



Sunrise of Oceanside Project

Appendix B

Biological Resources Evaluation

EVERETT AND ASSOCIATES

ENVIRONMENTAL CONSULTANTS

ESTABLISHED IN 1975

POST OFFICE BOX 1085
LA JOLLA, CALIFORNIA 92038

(858) 456-2990 TELEPHONE
everett@esrc.org EMAIL

28 May 2020

Greg McCafferty
North County Community Partners, LLC
300 S Harbor Blvd., Suite 808
Anaheim, CA 92805

Re: Sunrise Senior Living - Oceanside Project, Biological Resources Evaluation

Dear Mr. McCafferty,

At your request I have prepared this Biological Resources Evaluation for the above-referenced project in the City of Oceanside. I have reviewed available background information and conducted a site visit on 22 May 2020. The following are my findings:

The Sunrise Senior Living project is the subdivision of an existing 14.24 acre parcel into two parcels, and a Conditional Use Permit allowing construction of a 120 bed, 78,100 square foot Senior Assisted Living and Memory Care Facility and associated improvements (e.g., parking areas, driveways, etc.). The property currently contains a church, church office space, a parking lot, playground, and vacant land. In addition to construction of the Senior Living Facility, the project involves the relocation of 68 parking stalls from the east side of the property to a currently unpaved overflow parking area on the west side of the church. The property is located on the northeast corner of College Boulevard and Mesa Drive at 4700 Mesa Drive, in the central portion of the City of Oceanside (Figures 1, 2, & 3).

In early 2001 Dudek and Associates, Inc. was retained to conduct a Coastal Sage Scrub (CSS) and California Gnatcatcher (CAGN) habitat assessment prior to construction of the currently existing church and facilities. They concluded that the area to be impacted did not contain CSS and was not suitable for occupation by CAGN.

In order to assess potential impacts to sensitive biological resources resulting from the currently proposed project, the City of Oceanside has requested an evaluation of the presence or absence of endangered, threatened, or rare species, including locally designated species. This report will also address any sensitive and wetland habitats and wildlife dispersal or migration corridors.

Sources of information for this analysis include the 2001 Dudek report, the California Natural Diversity Data Base (CNDDB), the 2005 Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan, databases maintained by the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife, as well as information collected during the Everett and Associates site visit.

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None the above mentioned sources indicate the known presence of any sensitive biological resources within the footprint of the proposed project. No wetlands occur on or near the project site, and the nearest wildlife corridor is located between El Camino Real and Rancho Del Oro Drive, approximately two miles west of the project site.

On-site examination of the project site (See Figures 6 - 9) reveals that the entire area was cleared and graded at the same time the existing church and associated facilities were constructed. The site now consists entirely of compacted decomposed granite. Most of the area remains bare mineral earth, but it is apparent that this area is also frequently mowed. Where present, vegetation consists of weedy, non-native invasive herbaceous plants such as mustard *Hirschfeldia incana*, filaree *Erodium cicutarium*, and dandelion *Taraxacum erythrospermum*. No native plant species were detected anywhere on the area to be impacted. The current state of the vegetation is best described as Urban/Developed and Ruderal.

Approximately 100 meters northwest of the area to be impacted is a small patch of Coastal Sage Scrub (CSS - See Figure 5). This area of sensitive vegetation will not be impacted by project implementation.

Conclusions

No sensitive biological resources occur on the project site, and none will be impacted from the proposed project.

Thank you for the opportunity to conduct this work, and please contact me if I can provide any additional information or clarification.

Sincerely,

A handwritten signature in cursive script, appearing to read "William T. Everett".

William T. Everett, PhD, FN, FRGS
San Diego and Riverside County Approved Biological Consultant

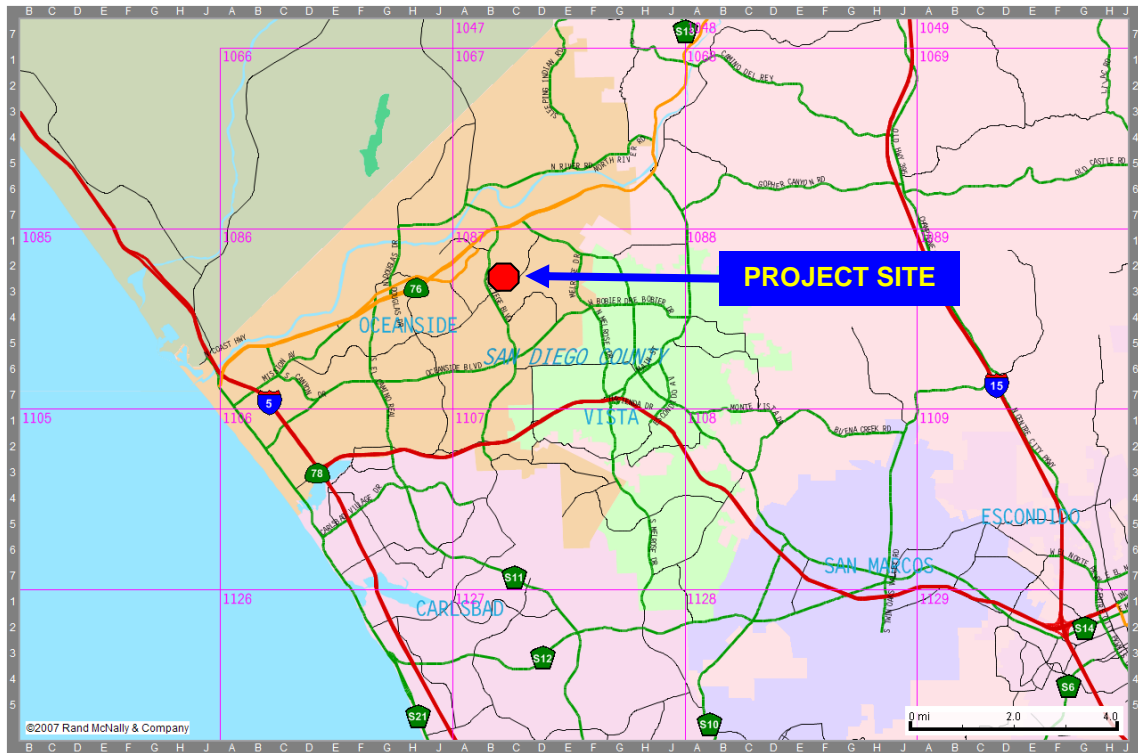


Figure 1. Location of project site in regional context. Thomas Bros. Map page #1087, B3.

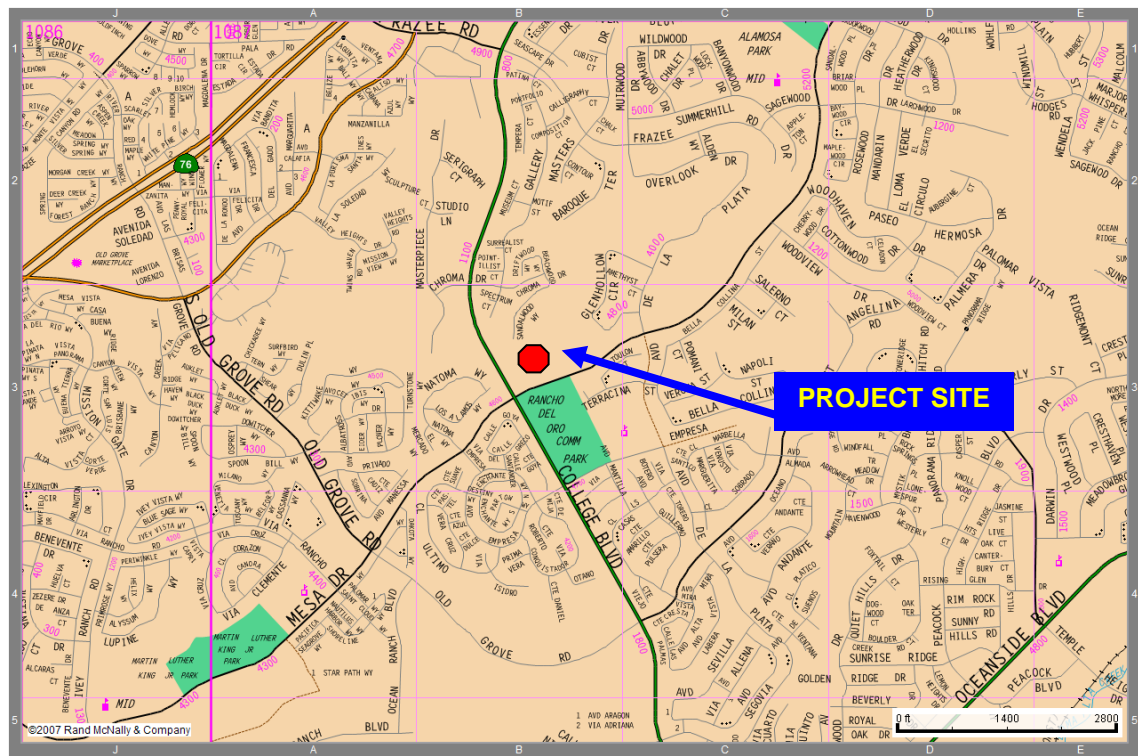


Figure 2. Detail location map of project site. Thomas Bros. Map page #1087, B3.

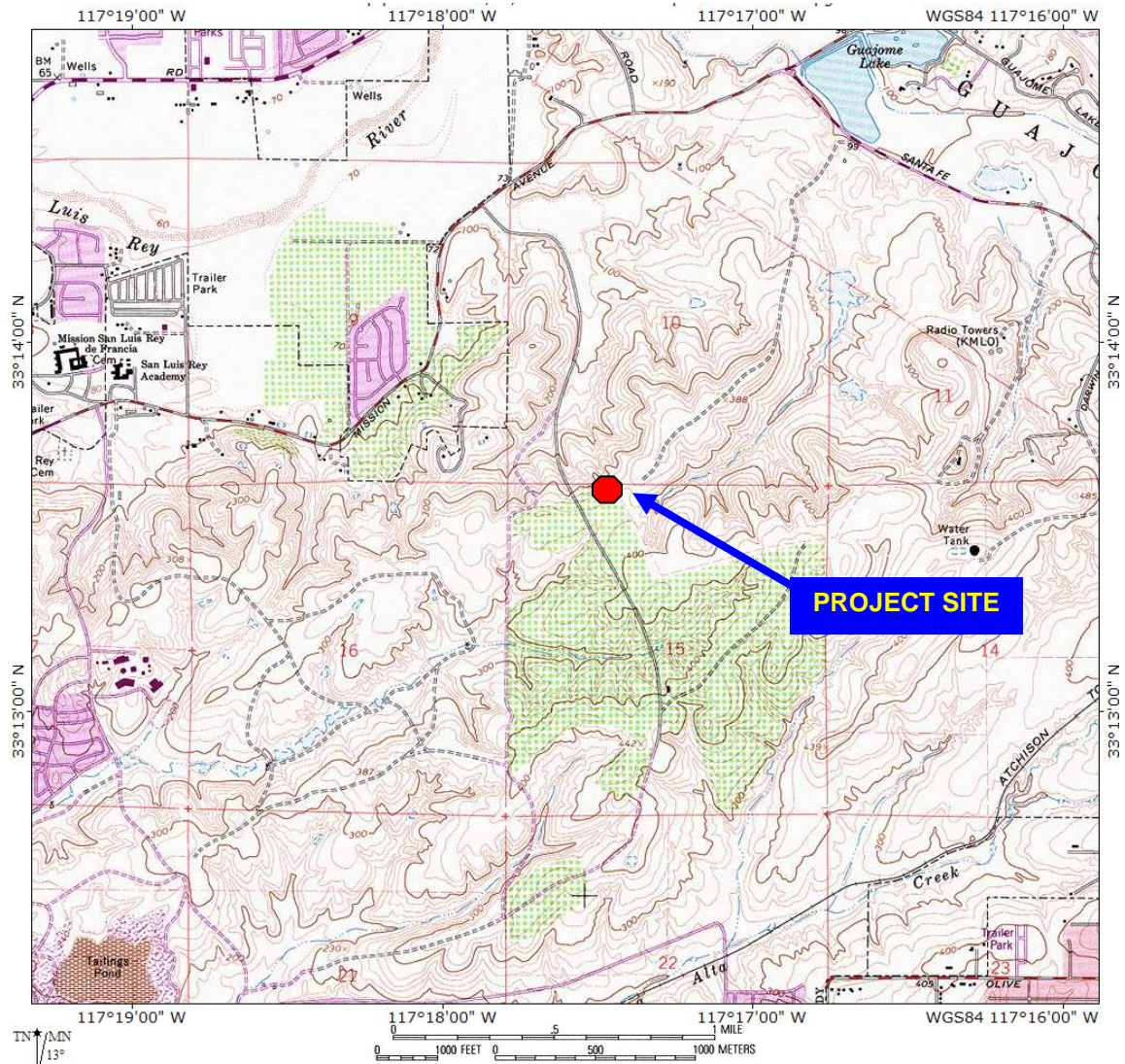


Figure 3. Topographical map showing project site. Taken from USGS San Luis Rey 7.5 minute series quadrangle.

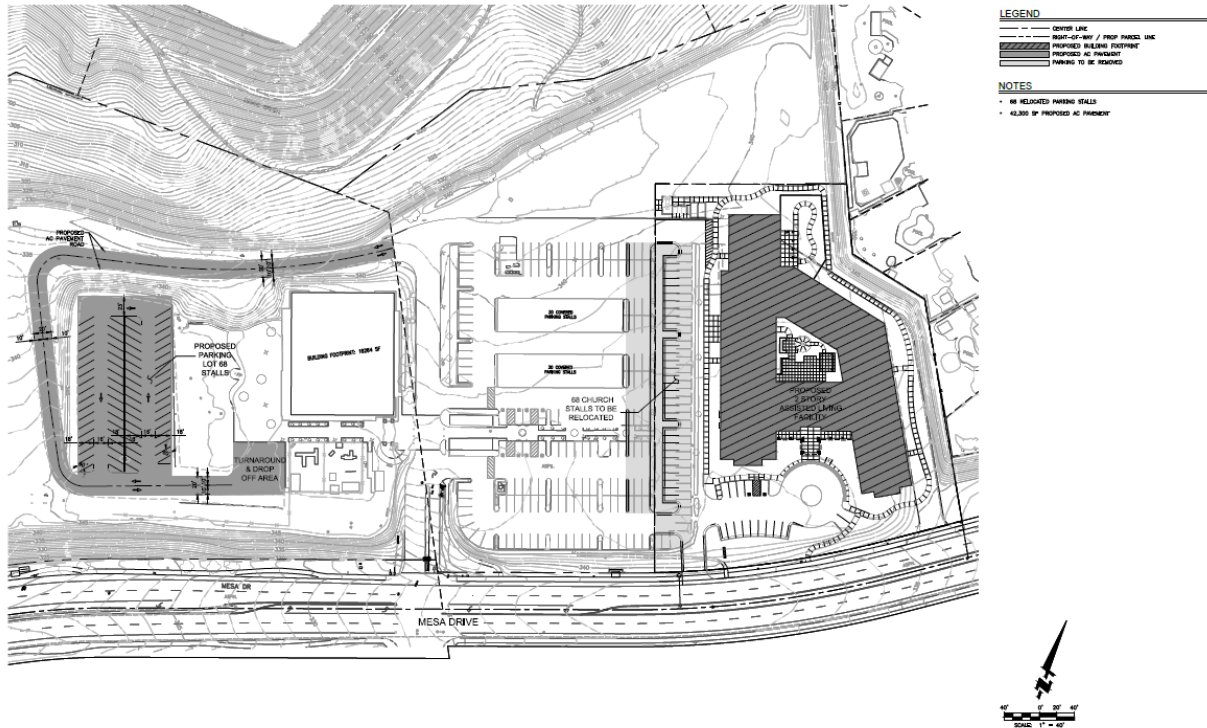


Figure 4. Proposed Site Plan. Areas of proposed impacted are shaded.

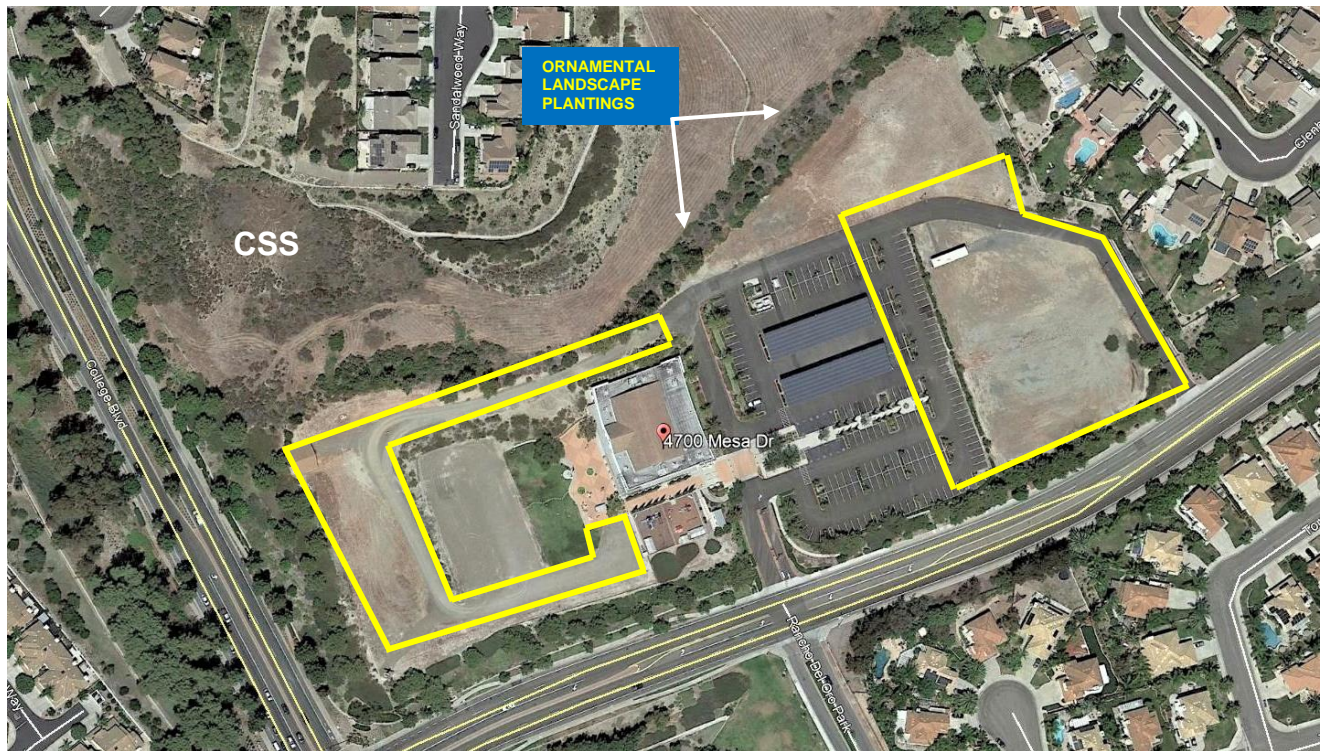


Figure 5. Aerial view of project site with areas to be impacted outlined in yellow. The ornamental landscape plantings consist of Ornamental Pines *Pinus* sp., California Sycamore *Platanus racemose*, and Coast Live Oak *Quercus agrifolia* trees.



Figure 6. View of proposed parking area on west side of project site.



Figure 7. View of proposed turnaround and drop off area on west side of the project site.



Figure 7. View of area on east side of project site where parking stalls will be relocated.



Figure 8. Area on east side of project site where assisted living facility will be built.