Appendix C
Biological Technical Report

DRAFT

Biological Technical Report

Eddie Jones Warehouse, Manufacturing and Distribution Facility Project

NOVEMBER 2022

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFGC	California Fish and Game Code
CNPS	California Native Plant Society
CRPR	California Rare Plant Rank
ESA	federal Endangered Species Act
HUC	hydrologic unit code
MBTA	Migratory Bird Treaty Act
MHCP	Multiple Habitat Conservation Program
RWQCB	Regional Water Quality Control Board
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
WCPZ	Wildlife Corridor Planning Zone

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Summary of Findings

This biological technical report (report) was prepared to provide the existing conditions of the biological study area and evaluation of the proposed Eddie Jones Warehouse, Manufacturing & Distribution Facility Project (proposed project). The *biological study area* refers to the approximately 31.2-acre on-site area analyzed in this report. The proposed project site is in the City of Oceanside in San Diego County (County). The Oceanside Subarea Plan is used as a guidance document for development projects in the City of Oceanside but has yet to be approved by the Oceanside City Council.

Dudek conducted vegetation mapping and a general biological survey in 2022. No focused surveys for special-status plants or wildlife were conducted. This report documents the results of Dudek's fieldwork and provides an analysis of the biological impacts related to the proposed project.

Based on species composition and general physiognomy, Dudek mapped two land covers within the biological study area: disturbed habitat (16.28 acres) and urban/developed (14.90 acres). No jurisdictional resources were mapped within the biological study area. The San Luis Rey River is located north of the San Luis Rey River Trail, which is situated on top of a levee, and is located outside the project site. A basin that seems to direct runoff into the storm drain system was documented within the biological study area but is not waters of the United States or state.

Two special-status species were observed on the project site: orange-throated whiptail (*Aspidoscelis hyperythra*) and northern harrier (*Circus hudsonius*). Additional special-status wildlife species with high potential to occur within the biological study area include the San Diegan tiger whiptail (*Aspidoscelis tigris stejnegeri*). No special-status plants were observed or have moderate or high potential to occur on site.

The proposed project would result in 30.33 acres of on-site permanent impacts associated with the redevelopment of the site.

Of the overall impacts, significant direct and/or indirect effects would occur on special-status wildlife species and wildlife corridors/habitat linkages.

Mitigation to reduce these impacts to a less-than-significant level includes pre-construction nesting bird surveys; biological monitoring during clearing, grubbing, and grading; best management practices; limitations on construction activities; prohibition of invasive species in planting palettes; and review of planting stock for invasive species.

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1 Introduction

1.1 Purpose of the Report

This biological technical report (report) summarizes the methods and results of biological studies conducted on Eddie Jones Warehouse, Manufacturing & Distribution Facility Project (proposed project) site to describe the existing conditions of the biological resources on the project site, including vegetation communities and land covers, jurisdictional resources, flora, wildlife, potential for special-status species, and wildlife movement. This report presents the evaluation of the biological significance of these resources and potential project impacts, and recommends measures to avoid, minimize, or mitigate potential impacts to less-than-significant levels where feasible.

1.2 Location and Project Description

1.2.1 Location

The approximately 31.2-acre property is located at 250 Eddie Jones Way in the City of Oceanside at the northeastern corner of Benet Road and Eddie Jones Way in the City of Oceanside (City) on Assessor's Parcel Numbers 145-021-3200, 145-021-2900, and 145-021-3000.

The project site is bounded by the San Luis Rey River Trail and San Luis Rey River to the north, a vacant undeveloped parcel to the east, Benet Road and vacant land to the west, and the Bob Maxwell Memorial Field Oceanside Municipal Airport to the south. The project site is located approximately 1.9 miles east of Interstate 5, 12 miles west of Interstate 15, and 0.14 miles north of State Route 76 (Figure 1, Project Location). The project site falls within Sections 13 of Township 11 South, Range 5 West of the San Luis Rey, California 7.5-minute U.S. Geological Survey Topographic Quadrangle Map (Figure 1). The approximate center of the project site is at 33.218836, −117.354965 (decimal degrees).

1.2.2 Project Description

The proposed project consists of development of a new 566,905-square-foot warehouse and distribution facility. The proposed warehouse and distribution facility would consist of 369,415 square feet of warehouse area, 158,320 square feet of manufacturing space and 39,170 square feet of office area designated as a single building that could support multi-tenant occupancies. Loading docks would be provided on the north and south sides of the proposed building with a total of 114 truck terminals (Figure 2, Proposed Project). Access to the project site would be maintained and improved as necessary, with existing access points from Alex Road at the northeast corner and Benet Road at the southwest corner. Development of the proposed project would include associated landscaping, stormwater features, 590 parking spaces for employee/visitor parking, 60 truck-trailer parking stalls, and vehicle circulation area.

Additionally, the proposed project would include a 100-foot biological buffer from the outer edge of San Luis Rey River's riparian vegetation. This 100-foot buffer is shown on Figure 2. The Final Oceanside Subarea Habitat Conservation Plan/Natural Community Conservation Plan (Subarea Plan; City of Oceanside 2010) provides that "In the event that natural habitats do not currently (at the time of proposed action) cover the 100-foot buffer area,

native habitats appropriate to the location and soils shall be restored as a condition of project approval." The Subarea Plan further states that "coastal sage scrub vegetation [is] be the preferred habitat to restore within the biological buffer." Approximately 0.85 acres of the 100-foot buffer area is located within the proposed project boundary. This area is currently mapped as disturbed habitat and would require restoration (Figure 2). The remaining 3.51 acres of the 100-foot buffer are located outside the proposed project boundary. These areas consist of riprap along the north slope of the levee, the San Luis Rey River Trail, and disturbed habitat on the south slope of the levee and would not require restoration.

The project site is zoned IL–Limited Industrial, corresponding with the General Plan designation of Light Industrial (LI). Surrounding areas to the project site are zoned Limited Industrial (to the south, east, and west), and residential zones, including RS (Single-Family Residential District) and RM-A (Medium Density A District) (north of the project site on the north side of the San Luis Rey River). Additional Light Industrial and Commercial zones are located alongside Highway 76, which is less than 1 mile south of the project site.

1.2.3 Project Terms

Project site. This term describes the approximately 31.2-acre area proposed for the development of a new 566,905-square-foot warehouse and distribution facility and includes a 100-foot offset from the San Luis Rey River riparian edge. It is noted that the *project site* is synonymous with on-site area and project ownership.

Proposed project. The *proposed project* refers to the development of a new 566,905-square-foot warehouse and distribution facility and associated improvements.

Biological study area. The *biological study area* refers to the on-site area analyzed in this report and totals approximately 31.2 acres.

2 Regulatory Context

2.1 Federal

Federal Endangered Species Act

The federal Endangered Species Act (ESA) of 1973 (16 USC 1531 et seq.), as amended, is administered by the U.S. Fish and Wildlife Service (USFWS) for most plant and animal species, and by the National Oceanic and Atmospheric Administration National Marine Fisheries Service for certain marine species. This legislation is intended to provide a means to conserve the ecosystems upon which endangered and threatened species depend and provide programs for the conservation of those species, thus preventing extinction of plants and wildlife. The ESA defines an endangered species as "any species that is in danger of extinction throughout all or a significant portion of its range." A threatened species is defined as "any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range." Under the ESA, it is unlawful to take any listed species, and "take" is defined as, "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct."

The ESA allows for the issuance of incidental take permits for listed species under Section 7, which is generally available for projects that also require other federal agency permits or other approvals, and under Section 10, which provides for the approval of habitat conservation plans on private property without any other federal agency involvement. Upon development of a habitat conservation plan, USFWS can issue incidental take permits for listed species.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) was originally passed in 1918 as four bilateral treaties, or conventions, for the protection of a shared migratory bird resource. The primary motivation for the international negotiations was to stop the "indiscriminate slaughter" of migratory birds by market hunters and others. Each of the treaties protects selected species of birds and provides for closed and open seasons for hunting game birds. The MBTA protects over 800 species of birds and prohibits the take of any migratory bird or any part, nest, or eggs of any such bird. Under the MBTA, "take" is defined as pursuing, hunting, shooting, capturing, collecting, or killing, or attempting to do so (16 USC 703 et seq.). In December 2017, Department of the Interior Principal Deputy Solicitor Jorjani issued a memorandum (M-37050) that interprets the MBTA to prohibit only intentional take. Unintentional or accidental take is not prohibited (DOI 2017). Additionally, Executive Order 13186, Responsibilities of Federal Agencies to Protect Migratory Birds, requires that any project with federal involvement address impacts of federal actions on migratory birds with the purpose of promoting conservation of migratory bird populations (66 FR 3853–3856). The executive order requires federal agencies to work with USFWS to develop a memorandum of understanding. USFWS reviews actions that might affect these species.

Two species of eagles that are native to the United States, the bald eagle (*Haliaeetus leucocephalus*) and golden eagle (*Aquila chrysaetos*), were granted additional protection within the United States under the Bald and Golden Eagle Protection Act (16 USC 668–668d) to prevent the species from becoming extinct.

Clean Water Act

Pursuant to Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged and/or fill material into "waters of the United States." The term "wetlands" (a subset of waters of the United States) is defined in Title 33 of the Code of Federal Regulations, Section 328.3(b), as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." In the absence of wetlands, the limits of USACE jurisdiction in non-tidal waters, such as intermittent streams, extend to the ordinary high water mark (OHWM), which is defined in Title 33 of the Code of Federal Regulations, Section 328.3(e).

2.2 State

California Endangered Species Act

The California Department of Fish and Wildlife (CDFW) administers the California Endangered Species Act (CESA), which prohibits the take of plant and animal species designated by the California Fish and Game Commission as endangered or threatened in the state of California. Under CESA Section 86, *take* is defined as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." CESA Section 2053 stipulates that state agencies may not approve projects that will "jeopardize the continued existence of any endangered species or threatened species, or result in the destruction or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available consistent with conserving the species or its habitat which would prevent jeopardy."

CESA defines an endangered species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease." CESA defines a threatened species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the [California Fish and Game] Commission as rare on or before January 1, 1985, is a threatened species." A candidate species is defined as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the Commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the Commission has published a notice of proposed regulation to add the species to either list." CESA does not list invertebrate species.

CESA authorizes the taking of threatened, endangered, or candidate species if take is incidental to otherwise lawful activity and if specific criteria are met. These provisions also require CDFW to coordinate consultations with USFWS for actions involving federally listed species that are also state-listed species. In certain circumstances, CESA allows CDFW to adopt a CESA incidental take authorization as satisfactory for California Environmental Quality Act (CEQA) purposes based on finding that the federal permit adequately protects the species and is consistent with state law.

A CESA permit may not authorize the take of fully protected species that are protected in other provisions of the California Fish and Game Code (CFGC), discussed further in the following subsection.

California Fish and Game Code

Sections 3511 (birds), 4700 (mammals), 5050 (reptiles and amphibians), and 5515 (fish) of the CFGC provide that designated fully protected species may not be taken or possessed without a permit. Incidental take of these species is not authorized by law.

Pursuant to Section 3503.5 of the CFGC, it is unlawful to take, possess, or destroy any birds of prey; or to take, possess, or destroy any nest or eggs of such birds. Birds of prey refer to species in the orders Falconiformes and Strigiformes.

Nests of all other birds (except English sparrow [*Passer domesticus*] and European starling [*Sturnus vulgaris*]) are protected under Sections 3503 and 3513 of the CFGC.

Pursuant to Section 1602 of the CFGC, CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. Diversion, obstruction, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife requires authorization from CDFW by means of entering into an agreement pursuant to Section 1602 of the CFGC.

Porter–Cologne Water Quality Control Act

The Porter–Cologne Water Quality Control Act (Porter–Cologne Act) protects water quality and the beneficial uses of water. It applies to surface water and groundwater. Under this law, the State Water Resources Control Board develops statewide water quality plans, and the Regional Water Quality Control Boards (RWQCBs) develop regional water quality control plans for each basin (basin plans) that identify beneficial uses, water quality objectives, and implementation plans. The RWQCBs have the primary responsibility to implement the provisions of statewide plans and basin plans. Waters regulated under the Porter–Cologne Act include isolated waters that are not regulated by USACE. The RWQCBs regulate discharging waste, or proposing to discharge waste, within any region that could affect a water of the state (California Water Code Section 13260[a]). *Waters of the state* are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state" (California Water Code Section 13050[e]). Developments with impacts on jurisdictional waters must demonstrate compliance with the goals of the Porter–Cologne Act by developing stormwater pollution prevention plans, standard urban stormwater mitigation plans, and other measures to obtain a Clean Water Act Section 401 certification. If a Clean Water Act Section 404 permit is not required for the project, the RWQCB may still require a permit (i.e., Waste Discharge Requirement) for impacts to waters of the state under the Porter–Cologne Act.

California Environmental Quality Act

CEQA (California Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (14 CCR 15000 et seq.) require identification of a project's potentially significant impacts on biological resources and feasible mitigation measures and alternatives that could avoid or reduce significant impacts. CEQA Guidelines Section 15380(b)(1) defines endangered animals or plants as species or subspecies whose "survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors" (14 CCR 15000 et seq.). A rare animal or plant is defined in CEQA Guidelines Section 15380(b)(2) as a species that, although not currently threatened with extinction, exists "in such

small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or … [t]he species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered 'threatened' as that term is used in the federal Endangered Species Act." Additionally, an animal or plant may be presumed to be endangered, rare, or threatened if it meets the criteria for listing, as defined further in CEQA Guidelines Section 15380(c). CEQA also requires identification of a project's potentially significant impacts on riparian habitats (such as wetlands, bays, estuaries, and marshes) and other sensitive natural communities, including habitats occupied by endangered, rare, and threatened species.

In Title 14 of the California Code of Regulations (CCR), Section 1.72 (14 CCR, Section 1.72), CDFW defines a *stream* (including creeks and rivers) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation."

In 14 CCR 1.56, CDFW's definition of *lake* includes "natural lakes or man-made reservoirs." Diversion, obstruction, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife requires authorization from CDFW by means of entering into an agreement pursuant to Section 1602 of the CFGC.

CDFW recognizes that all plants with California Rare Plant Rank (CRPR) 1A, 1B, and 2, and some with CRPR 3, according to the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants in California (CNPS 2022) may meet the criteria for listing as threatened or endangered and should be considered under CEQA (CDFW 2022a). Some of the CRPR 3 and 4 plants meet the criteria for determination as "rare" or "endangered" as defined in Section 1901, Chapter 10 (Native Plant Protection Act), Division 2, of the CFGC, as well as Section 2062 and Section 2067, Chapter 1.5 (CESA), Division 3. Therefore, consideration under CEQA for these CRPR 3 and 4 species is strongly recommended by CNPS (CNPS 2022).

For purposes of this report, animals considered rare under CEQA include endangered or threatened species, Birds of Conservation Concern (BCC; USFWS 2021), California Species of Special Concern (SSC; CDFW 2022b), and fully protected species.

Section IV, Appendix G (Environmental Checklist Form) of the CEQA Guidelines (14 CCR 15000 et seq.) requires an evaluation of impacts to "any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game [now CDFW] or the U.S. Fish and Wildlife Service."

The criteria used to determine the significance of impacts to biological resources under CEQA are provided in Chapter 6, Anticipated Project Impacts and Analysis of Significance.

2.3 Local

North County Multiple Habitat Conservation Program

The North County Multiple Habitat Conservation Program (MHCP) is a long-term regional conservation plan established to protect sensitive species and habitats in northern San Diego County. The MHCP is divided into seven Subarea Plans—one for each jurisdiction within the MHCP—that are permitted and implemented separately from one another. The City of Carlsbad is the only city under the MHCP that has an approved and permitted Subarea

Plan. The City of Oceanside Subarea Plan (Subarea Plan) has been prepared and is used as a guidance document for development projects in the City, but the Subarea Plan has not been approved or permitted; however, it is considered to be a final version (City of Oceanside 2010). The project site is not located within a Biological Core and Linkage Area identified in the North County MHCP (SANDAG 2003, Figure 2-4) since it is located outside the San Luis Rey River.

City of Oceanside Subarea Plan

The overall goal of the Subarea Plan is to contribute to regional biodiversity and the viability of rare, unique, or sensitive biological resources throughout the City and the larger region while allowing public and private development to occur consistent with the City's General Plan and Capital Improvement Program. In addition, the Subarea Olan calls for the conservation of 90% to 100% of all hardline conservation areas; conservation of a minimum of 2,511 acres of existing native habitats as a biological preserve in the City; conservation of a minimum of 95% of rare and narrow endemic species populations within the preserve and a minimum of 80% throughout the City as a whole; and restoration of a minimum of 164 acres of coastal sage scrub habitat within the City, of which 145 acres will be within a wildlife corridor planning zone. Parcels within the wildlife corridor planning zone contribute to the north–south regional coastal California gnatcatcher (gnatcatcher; *Polioptila californica californica*) steppingstone corridor. Although the Subarea Plan is used as a guidance document for development projects in the City, the Subarea Plan has yet to be approved by the Oceanside City Council, and incidental take authority has therefore not been transferred to the City from USFWS and CDFW.

The Subarea Plan identifies undeveloped lands within the City where conservation and management will achieve the Subarea Plan's biological goals while minimizing adverse effects on lands uses, economics, or private property rights. In addition, the Subarea Plan establishes preserve planning zones, the existing biological conditions and goals of which were used as foundations for their designation; however, the zones are defined for effective implementation of the Subarea Plan. Brief descriptions of the preserve planning zones are provided below:

- **Wildlife Corridor Planning Zone.** The Wildlife Corridor Planning Zone (WCPZ) extends from U.S. Marine Corps Base Camp Pendleton south to Buena Vista Creek. This zone varies in width from 1 to 2 miles along most of its length and is centered roughly on El Camino Real and the associated San Diego Gas & Electric Company (SDG&E) electric transmission corridor. It encompasses those habitat parcels that potentially contribute to the north–south, regional gnatcatcher steppingstone corridor, recognizing that existing preserve lands north of the San Luis Rey River complete the steppingstone corridor connection to U.S. Marine Corps Base Camp Pendleton. The project site is located inside the WCPZ (Figure 3, Regional Context).
- **Pre-Approved Mitigation Areas.** These areas represent land areas that have significant resource value and therefore will qualify for on-site mitigation credit. Development is allowed in pre-approved mitigation areas, subject to planning guidelines to avoid, minimize, and fully mitigate impacts. The project site is not located within a pre-approved mitigation area.
- **Agricultural Exclusion Zone.** This zone includes lands north of the San Luis Rey River that are planned for agricultural uses under the Oceanside General Plan. Ongoing agricultural practices may continue in this area as long as they do not remove existing natural habitats. The project site is not located within an agricultural exclusion zone.

- **Off-Site Mitigation Zone.** This zone includes all other parcels within the City that support natural vegetation outside of the WCPZ, agriculture exclusion zone, and coastal zone. The off-site mitigation zone includes several pre-approved mitigation areas. The project site is not located within an off-site mitigation zone.
- **Coastal Zone.** This zone includes all areas within the City's coastal zone where the federal Coastal Zone Management Act and California Coastal Act policies apply. The project site is not located within the coastal zone.

In addition to preserve planning zones, the Subarea Plan also identifies specific hardline and softline preserves. Generally, *hardline preserves* are areas that are already preserved to Subarea Plan standards and *softline preserves* are areas specifically targeted for preservation through application of Subarea Plan standards and policies. The project site is not located within a hardline or softline preserve (Figure 3).

The Subarea Plan also provides guidelines for wetland buffers. Wetland buffers generally refer to an area that extends perpendicularly into upland areas from the delineated edge of wetland or riparian areas. Wetland buffer areas establish an upland zone adjacent to wetlands designed to avoid and minimize indirect effects on wetland functions (e.g., species habitat, water quality maintenance, flood capacity). Under Section 5.2.4 of the Subarea Plan (City of Oceanside 2010):

> Wherever development or other discretionary actions are proposed in or adjacent to riparian habitats along the San Luis Rey River, the riparian area and/or other wetlands and associated natural habitats shall be designated as biological open space and incorporated into the Preserve. In addition, a minimum 100-foot biological buffer shall be established for upland habitats, beginning at the outer edge of riparian vegetation. The following uses are prohibited in the 100-foot biological buffer: (1) new development, (2) new pedestrian and bike trails or passive recreational uses not already planned, and (3) fuel modification activities for new development. In the event that natural habitats do not currently (at the time of proposed action) cover the 100-foot buffer area, native habitats appropriate to the location and soils shall be restored as a condition of project approval. In most cases, coastal sage scrub vegetation shall be the preferred habitat to restore within the biological buffer.

However, because the Subarea Plan has not been approved by the City, these buffers and setbacks are subject to reduction based on approval from the City and the wildlife agencies (CDFW and USFWS). This project incorporates a 100-foot wetland buffer from the edge of the San Luis Rey River riparian vegetation.

3 Survey Methods

3.1 Literature Review

Sensitive biological resources present or potentially present on site were identified through a literature search using the following sources:

- Subarea Plan (City of Oceanside 2010)
- CDFW's California Natural Diversity Database for the San Luis Rey 7.5-minute quadrangle and the surrounding seven quadrangles (CDFW 2022c)
- USFWS Critical Habitat Data and Species Occurrence Data within 5 miles of the project site (USFWS 2022)
- CNPS's Online Inventory of Rare and Endangered Vascular Plants for the San Luis Rey 7.5-minute quadrangle and the surrounding seven quadrangles (CNPS 2022)
- U.S. Department of Agriculture Web Soil Survey (USDA 2022a)

General information regarding wildlife species present in the region was obtained from Unitt (2004) for birds, Tremor (2017) for mammals, and Stebbins (2003) and California Herps (CaliforniaHerps.com 2022) for reptiles and amphibians.

3.2 Field Reconnaissance

Dudek biologist Callie Amoaku mapped the southern edge of the San Luis Rey River adjacent to the project site in 2021, and Dudek biologist Erin McKinney conducted a general biological reconnaissance survey of the property in 2022, including vegetation mapping and a habitat assessment for special-status plants and wildlife (Figure 4, Survey Area). Survey timing, focus, and weather conditions are shown in Table 1. All plant and wildlife species encountered were recorded and are listed in Appendices A and B.

Table 1. Biological Surveys of the Project Site

Date	Time	Survey Type	Personnel	Survey Conditions
08/05/21	9:30 a.m.–10:30 a.m.	Map San Luis Rey River top of bank	Callie Amoaku	Not recorded
06/07/22	11:00 a.m.–1:45 p.m.	Vegetation mapping and habitat assessment	Erin McKinney	70°F–73°F; 0%–20% cloud cover; 2–4 mph wind
07/01/22	1:25 p.m.–4:00 p.m.	Vegetation mapping and habitat assessment	Erin McKinney	78°F–80°F; 0% cloud cover; 1–4 mph wind

Notes: °F: degrees Fahrenheit; mph: miles per hour.

3.3 Vegetation Mapping

Vegetation communities were evaluated within the biological study area on an aerial map at a 200 scale (1 inch = 200 feet). These boundaries and locations were digitized and downloaded by Dudek geographic information system

(GIS) technicians using ArcGIS software. Vegetation communities and land covers were mapped using the Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986) as modified by the County and noted in Vegetation Communities of San Diego County (Oberbauer et al. 2008).

3.4 Flora

Erin McKinney conducted a general floral inventory at a reconnaissance level and a habitat assessment for special-status plant species on the property on June 7, 2022, and July 1, 2022 (see Table 1). All plant species observed or detected during the surveys were recorded and are presented in Appendix A, Plant Species List. Scientific and common names follow the Checklist of the Vascular Plants of San Diego County, 5th Edition (Rebman and Simpson 2014).

Special-Status Plants

Special-status plant species considered in this report are those that are (1) species listed by federal and/or state agencies, proposed for listing as threatened or endangered, or candidate species (CDFW 2022a); (2) species with a CRPR (CNPS 2022); or (3) species listed on the Oceanside Subarea Plan Proposed Covered Species list (City of Oceanside 2010).

3.5 Fauna

Erin McKinney conducted a general wildlife survey on the property on June 7, 2022, and July 1, 2022 (see Table 1). Wildlife species detected during field surveys by sight, calls, tracks, scat, or other sign were recorded. All wildlife species observed or detected during the surveys were recorded and are presented in Appendix B, Wildlife Species List. Latin and common names of animals follow Crother (2017) for reptiles and amphibians, American Ornithological Society (AOS 2018) for birds, Wilson and Reeder (2005) for mammals, and North American Butterfly Association (NABA 2016) or San Diego Natural History Museum (SDNHM 2002) for butterflies.

Special-Status Wildlife

Special-status wildlife species considered in this report are those that are (1) listed by federal and/or state agencies, proposed for listing as threatened or endangered, or candidate species (CDFW 2022b); (2) Species of Special Concern and Birds of Conservation Concern (CDFW 2022b; USFWS 2021); (3) fully protected species (CDFW 2022b); or (4) listed on the Subarea Plan Proposed Covered Species list (City of Oceanside 2010).

3.6 Survey Limitations

Surveys were reconnaissance level; no focused surveys for special-status plants or wildlife species were conducted. In addition, no formal jurisdictional delineation was performed. Limitations of the wildlife observations include a diurnal bias and the absence of trapping for mammals and reptiles. All surveys were conducted during the daytime to maximize visibility for the detection of plants and most animals, particularly birds. Daytime surveys usually result in few observations of mammals, many of which may be active at night. In addition, many species of reptiles and amphibians are secretive and are difficult to observe. The surveys were conducted in summer in a drought year. Additionally, the site had burn scarring that indicated it had recently burned. The plant inventory was limited to species that were identified during vegetation mapping rather than more intensive focused surveys.

4 Physical Characteristics

4.1 Site Description

The existing site is composed of approximately 31.2 gross acres, currently occupied by an approximately 172,300-square-foot industrial manufacturing facility, paved roads and parking, picnic tables, barbeque areas, a basketball and tennis court, and associated infrastructure and landscaping (Figure 4). The manufacturing facility was vacated in the summer of 2021.

The proposed project site supports disturbed habitat surrounding the existing buildings and parking lots and urban/developed land in the site's southeastern and southwestern areas. The San Luis Rey River runs parallel, in an east–west direction, north of the project site. There is a levee with a trail just north of the project boundary and a second earthen levee wraps around the property, creating a basin between the two levees in the northern and eastern portions of the project site. This basin area seems to collect runoff and direct it into the storm drain system. Portions of the project site burned in a small fire several weeks before the vegetation mapping was conducted in June 2022.

The project site was previously graded and is currently relatively flat. Elevations on site range from approximately 25 feet above mean sea level to 40 feet above mean sea level.

4.2 Soils

There are two soil types located on the project site: Tujunga sand, 0% to 5% slopes, and Riverwash (USDA 2022a). Tujunga sand is located in the northeastern and southwestern corners of the site and accounts for approximately 19.94 acres within the project site. Riverwash runs through the middle of the project site from the southeast to the northwest and accounts for approximately 11.24 acres within the project site (Figure 5, Soils).

According to the U.S. Department of Agriculture Natural Resource Conservation Service, the Tujunga sand, 0% to 5% slopes, consists of sand, loamy sand, and stratified gravelly sand to gravelly loamy sand, with a parent material of alluvium derived from granite. These soils that are somewhat excessively drained with a negligible runoff class. The mean annual precipitation is about 10 to 25 inches, and the mean annual air temperature is 59°F to 64°F (USDA 2022a). Depth to water table is more than 80 inches. Tujunga sands' available water capacity is low, about 3.9 inches (USDA 2022a). This soil is classified as non-hydric (USDA 2022b).

Riverwash soils are located in drainageways with slopes that range from 0% to 4%. The available water capacity is very low (about 1.9 inches). These soils are excessively drained, and the runoff is negligible. The mean annual precipitation is 8 to 15 inches, and the mean annual air temperature is 46°F to 52°F. These soils include gravelly coarse sand and stratified, extremely gravelly coarse sand to gravelly sand (USDA 2022a). This soil has a hydric soil rating (USDA 2022b).

4.3 Hydrology

The site is located within the Guajome Lake-San Luis Rey River (hydrologic unit code [HUC] 180703030304) of the Lower San Luis Rey River HUC 1807030303), within the San Luis Rey–Escondido watershed (HUC 18070303) (RWQCB 2016) (Figure 6, Hydrologic Setting). The San Luis Rey River runs parallel to the northern border of the

project site. There is a levee with a trail just north of the project boundary. A second earthen flood levee wraps around the property, creating a basin between the two levees. This man-made basin does not have any observable hydrologic features and seems to direct any runoff from the project site west into the storm drain system. The storm drain system outlets into the San Luis Rey River and then into the Pacific Ocean approximately 2.3 miles west of the site.

5 Results

5.1 Vegetation Communities

5.1.1 Disturbed Habitat

Disturbed lands are areas that have been physically disturbed and are no longer recognizable as native or naturalized vegetation associations. These areas may continue to retain soil substrate (Oberbauer et al. 2008). Disturbed land is Habitat Group F – Disturbed land, agricultural land, eucalyptus (City of Oceanside 2010).

Disturbed areas surround the existing structures, roads, and parking lot within the biological study area (Figure 7, Vegetation Communities and Land Cover Types); see Table 2 for acreage on the project site. These areas were previously graded and maintained in a park-like setting. The area is dominated by black mustard (*Brassica nigra*), prickly Russian thistle (*Salsola tragus*), crown daisy (*Glebionis coronaria*), yellow sweetclover (*Melilotus albus*), and cultivated radish (*Raphanus sativus*), but include several native species common in disturbed areas, including ladies' tobacco (*Pseudognaphalium californicum*) and telegraphweed (*Heterotheca grandiflora*). Several trees were planted in this area, including native Fremont cottonwood (*Populus fremontii*) and velvet ash (*Fraxinus velutina*) and non-native species such as *Eucalyptus* sp. *and Acacia* sp.

Additionally, disturbed habitat dominated by black mustard occurs between the levees within the basin. The basin supports sparse native species (i.e., Menzies' golden bush [*Isocoma menziesii*], western ragweed [*Ambrosia psilostachya*], Hooker's evening primrose [*Oenothera elata*], and mulefat [*Baccharis salicifolia*]), but the absolute percent covers were too low to map as a separate native vegetation community within the basin. The basin has several culverts directing runoff into the existing storm drain system.

5.1.2 Urban/Developed Land

Urban/developed land is a land cover type that includes areas where vegetation growth is prevented by an existing structure or material, such as a building or road, and includes ornamental vegetation associated with structures (Oberbauer et al. 2008). Urban/developed occurs along Eddie Jones Way in the southeastern and southwestern portions of the property; see Table 2 for acreage on the project site. There are also scattered buildings, pavement, and courts throughout the project site used for seating, barbeque, and sports. Ornamental plantings include Italian stone pine (*Pinus pinea*), western juniper (*Juniperus occidentalis*), jade plant (*Crassula ovata*), Indiantree spurge (*Euphorbia tirucalli*) and common lantana (*Lantana camara*) around the buildings and China rose (*Rosa chinensis*), purple three-awn (*Aristida purpurea*), glossy shower (*Senna surattensis*), golden shower tree (*Cassia fistula*), and fountain grass (*Pennisetum setaceum*) were planted in and around the parking lot. A few scattered willows (Gooding's willow [*Salix gooddingii*] and arroyo willow [*Salix lasiolepis*]) were starting to emerge next to buildings. Urban/developed land is in Habitat Group F – Disturbed land, agricultural land, eucalyptus (City of Oceanside 2010).

Table 2. Vegetation Communities and Land Covers

Vegetation/Land Cover Types	Acreage
Disturbed habitat	16.28
Urban/developed land	14.90
Total	**31.18**

5.2 Flora

A total of 114 species of native or naturalized plants, 36 native (32%) and 78 non-native (68%), were recorded on the project site. A cumulative list of plant species observed on the project site is provided in Appendix A.

5.3 Special-Status Plants

No special-status plants were observed during general surveys in 2022. Special-status plants evaluated that have low potential to occur or are not expected to occur are described in Appendix C, Special-Status Plant Species Not Expected to Occur within the Biological Study Area.

5.4 Fauna

A total of 20 wildlife species, mostly birds, was observed during field surveys. A cumulative list of the species observed during the general wildlife survey is provided in Appendix B. Species observed or likely to occur are discussed in the following sections.

5.4.1 Reptiles and Amphibians

Two reptile species were observed on the site: western fence lizard (*Sceloporus occidentalis*) and Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*). Belding's orange-throated whiptail is a CDFW Watch List species and is covered under the Subarea Plan. No amphibians were observed on site. Common reptiles such as side-blotched lizard (*Uta stansburiana*) and gopher snake (*Pituophis melanoleucus*) and common amphibians such as Pacific tree frog (*Hyla regilla*) might be expected to occur on the project site. Special-status reptiles and amphibians also have potential to occur on the project site (see Section 5.4.5, Special-Status Wildlife, and Appendix D).

5.4.2 Birds

Fifteen bird species were recorded during the general field survey of the site. Most of the species observed or detected are common, urban-adapted, or resident bird species that use a wide variety of native and disturbed habitats. Two raptor species, red-tailed hawk (*Buteo jamaicensis*) and northern harrier (*Circus hudsonius*) were observed during the surveys. The northern harrier is a USFWS bird of conservation concern (BCC) and a State species of special concern (SSC). See Section 5.4.5 and Appendix D for additional special status birds that have potential to occur peon the project site.

5.4.3 Mammals

One mammal species was observed on site, California ground squirrel (*Spermophilus [Otospermophilus] beecheyi*). Widespread, urban adapted species such as brush rabbit (*Sylvilagus bachmani*), Audubon's cottontail (*Sylvilagus beecheyi*), raccoon (*Procyon lotor*), Botta's pocket gopher (*Thomomys bottae*), coyote (*Canis latrans*), Virginia opossum (*Didelphis virginiana*), and North American deer mouse (*Peromyscus maniculatus*) might also be expected to occasionally occur on or adjacent to the site. Special-status mammals also have potential to occur (see Section 5.4.5 and Appendix D, Special-Status Wildlife Species Potential to Occur within the Biological Study Area).

5.4.4 Invertebrates

Two butterfly species were observed on site. No special-status butterfly species or other invertebrates have potential to occur (see Section 5.4.5 and Appendix D).

5.4.5 Special-Status Wildlife

Special-status species detected on site include orange-throated whiptail and northern harrier. The orange-throated whiptail is a CDFW Watch List species and the northern harrier is a USFWS BCC and CDFW SSC. A northern harrier was observed flying over the project site and perched on the existing building. It was likely foraging, but would not nest on the project site as there is no suitable habitat.

Additional special-status wildlife species and the potential (high, medium, low, or not expected) for each to occur on site are included in Appendix D. The San Diegan tiger whiptail (*Aspidoscelis tigris stejnegeri*) has a high potential to occur on the project site due to the suitable habitat on adjacent parcels of land.

Coastal California gnatcatcher, which is federally listed as threatened and is a CDFW SSC, was not observed on site during the reconnaissance survey and there is no suitable habitat for this species on the project site.

Stephens' kangaroo rat (*Dipodomys stephensi*) historically occurred in extreme northwestern San Diego County around Oceanside and Bonsall; however, the species is now considered extirpated from these urbanized and cultivated areas (CDFW 2022c; Tremor 2017) and has a low potential to occur on the project site.

Some bird species present on site, or potentially occurring, are protected under the MBTA and CFGC Sections 3503–3513 and 3800–3801. Avoidance measures consistent with MBTA and CFGC requirements are described in Chapter 7, Avoidance, Minimization, and Mitigation Measures.

Appendix D lists sensitive wildlife species reported in the California Natural Diversity Database, USFWS occurrence data, and Subarea Plan covered wildlife species and includes an analysis of their potential to occur on the project site.

5.5 Wildlife Corridors/Habitat Linkages

The project site is located inside the WCPZ designated by the Subarea Plan (City of Oceanside 2010). The site is surrounded by a levee to the north and Bob Maxwell Memorial Field Oceanside Municipal Airport and State Route

76 to the south, which limits movement of larger mammals. There is no Diegan coastal sage scrub on site; therefore, the project site does not serve as a steppingstone for dispersing coastal California gnatcatcher individuals.

Urban-adapted species observed or that could commonly occur in the disturbed areas in the lowlands include California ground squirrel, desert cottontail (*Sylvilagus audubonii*), western fence lizard (*Sceloporus occidentalis*), common side-blotched lizard, horned lark (*Eremophila alpestris*), American crow (*Corvus brachyrhynchos*), house finch (*Haemorhous mexicanus*), and California towhee (*Melozone crissalis*).

5.6 Wetland Buffer

Per Section 5.2.4 of the Draft Subarea Plan (City of Oceanside 2010), a 100-foot biological buffer shall be established for upland habitats, beginning at the outer edge of riparian vegetation. This 100-foot buffer is shown on Figure 2; however, the Draft Subarea Plan provides that "In the event that natural habitats do not currently (at the time of proposed action) cover the 100-foot buffer area, native habitats appropriate to the location and soils shall be restored as a condition of project approval." The Draft Subarea Plan further states that "coastal sage scrub vegetation [is] the preferred habitat to restore within the biological buffer."

The following uses are prohibited within the 100-foot biological buffer:

- New development
- New pedestrian and bike trails or passive recreational uses not already planned
- Fuel modification activities for new development

The existing habitat and vegetation communities within the wetland buffer are summarized in Table 3. As shown in the table, these areas consist of 0.85 acres of disturbed habitat within the project boundary and 3.51 acres of disturbed habitat and existing urban/developed areas outside the project boundary. Areas outside the project boundary include the San Luis Rey River Trail and riprap on the north side of the levee slope. The areas outside the project boundary would not be revegetated. Table 3 includes areas both inside and outside the project boundary.

Table 3. Vegetation Communities and Land Covers within the Wetland Buffer

Vegetation Community or Land Cover	Area of Vegetation Community or Land Cover (Acres)		
	100-Foot Biological Buffer Outside the Project Site	100-Foot Biological Buffer Inside the Project Site	Total
Disturbed habitat	1.26	0.85	2.11
Urban/developed land	2.25	0	2.25
Total	**3.51**	**0.85**	**4.36**

6 Anticipated Project Impacts and Analysis of Significance

This chapter addresses direct, indirect, and cumulative impacts to biological resources that would result from implementation of the proposed project.

Direct impacts are defined as those that result in the direct removal of a biological resource through clearing, grubbing, and/or grading. These impacts are further classified as temporary or permanent: temporary impacts primarily result from staging or work areas outside the permanent footprint that will be restored to its pre-project conditions, and permanent impacts refer to the buildings, roads, and other permanent structures. No temporary impacts are proposed as part of the project. Indirect impacts primarily result from adverse edge effects as either short-term indirect impacts related to construction activities or long-term indirect impacts associated with the proximity of apartments to open space areas.

Cumulative impacts refer to incremental individual environmental effects over the long-term implementation of the project when considered together with other impacts from other projects in the area. These impacts taken individually may be minor, but can become collectively significant as they occur over a period of time.

6.1 Explanation of Findings of Significance

Impacts to special-status vegetation communities, special-status plants, special-status wildlife species, jurisdictional resources, and wildlife movement must be quantified and analyzed to determine whether such impacts are significant under CEQA. CEQA Guidelines Section 15064(b) states that an ironclad definition of *significant* effect is not possible because the significance of an activity may vary with the setting. Appendix G of the Guidelines, however, does provide "examples of consequences which may be deemed to be a significant effect on the environment" (14 CCR 15064[e]). These effects include substantial effects on rare or endangered species of animals or plants or the habitat of the species. CEQA Guidelines Section 15065(a) is also helpful in defining whether a project may have "a significant effect on the environment." Under that section, a proposed project may have a significant effect on the environment if the project has the potential to (1) substantially degrade the quality of the environment; (2) substantially reduce the habitat of a fish or wildlife species; (3) cause a fish or wildlife population to drop below self-sustaining levels; (4) threaten to eliminate a plant or animal community; (5) substantially reduce the number or restrict the range of an endangered, rare or threatened species; or (6) eliminate important examples of a major period of California history or prehistory.

6.2 Direct Impacts

The on-site impacts consist of permanent impacts from the proposed project. The permanent impacts consist of the grading and development of the proposed project.

6.2.1 Vegetation Communities

The proposed project would result in permanent direct impacts. These impacts are summarized in Table 4 and shown on Figure 8, Impacts.

Table 4. Permanent Impacts to Vegetation Communities and Land Covers

Vegetation Community/Land Cover	Code	Total Impact (Acres)	Mitigation		No Impact Wetland Buffer (Acres)
			Ratio	Mitigation Acres Required	
Disturbed habitat	11300	15.43	0	0	0.85
Developed land	12000	14.90	0	0	—
Total	—	**30.33**	—	**0**	**0.85**

6.2.2 Special-Status Plant Species

No special-status plants were observed during the vegetation mapping surveys in 2022 and none have moderate or high potential to occur. Therefore, the project would not result in direct impacts to special-status plant species. Special-status plants evaluated but not expected to occur on the project site are described in Appendix C.

6.2.3 Special-Status Wildlife Species

Two special-status wildlife species, Belding's orange-throated whiptail and northern harrier, were observed during the vegetation mapping surveys in 2022. The orange-throated whiptail is likely moving through the project site from adjacent native habitat suitable to this species, such as coastal sage scrub. The San Diego tiger whiptail has a high potential to move through the site. As with the orange-throated whiptail, there is suitable habitat for the San Diego tiger whiptail adjacent to the proposed project. The northern harrier is likely foraging within the project site and would not nest within the project site due to lack of suitable habitat. Therefore, there would be no direct impacts to these special-status species because no direct impact to suitable habitat would occur. Additionally, Mitigation Measure (MM) BIO-1 (Nesting Bird Surveys), MM-BIO-2 (Biological Monitoring), and MM-BIO-3 (Temporary Installation of Fencing) would be implemented, further reducing impacts to wildlife species (see Chapter 7). Special-status wildlife evaluated but not expected to occur on the project site are described in Appendix D.

Least Bell's Vireo

Least Bell's vireo (*Vireo bellii pusillus*) is known to occur approximately 1.4 miles east of the project site. There is suitable habitat within the San Luis Rey River that has high potential to support least Bell's vireo. However, there is no suitable habitat to support this species within the project site. Since no direct impacts to the riparian vegetation would occur, there would be no potential significant direct impacts to least Bell's vireo habitat.

Southwestern Willow Flycatcher

Southwestern willow flycatcher (*Empidonax traillii extimus*) is known to occur approximately 0.5 miles northeast of the project site. There is suitable habitat within the San Luis Rey River that has high potential to support southwestern

willow flycatcher. However, there is no suitable habitat to support this species within the project site. Since no direct impacts to the riparian vegetation would occur, there would be no potential significant direct impacts to southwestern willow flycatcher habitat.

Light-Footed Ridgway's Rail

Light-footed Ridgway's rail (*Rallus obsoletus levipes*) is known to occur approximately 2 miles southwest of the project site. There is suitable habitat within the San Luis Rey River that has high potential to support light-footed Ridgway's rail. There is no suitable habitat to support this species within the project site. Since no direct impacts to the wetland vegetation would occur, there would be no potential significant direct impacts to light-footed Ridgway's rail habitat.

California Least Tern

California least tern (*Sternula antillarum browni*) is known to occur approximately 3.2 miles west of the project site. However, there is suitable habitat within the San Luis Rey River that has high potential to support California least tern. There is no suitable habitat to support this species within the project site. Since no direct impacts to the riparian vegetation would occur, there would be no potential significant direct impacts to California least tern habitat.

Coastal California Gnatcatcher

Coastal California gnatcatcher is known to occur approximately 0.8 miles northwest of the project site. However, there is no suitable habitat to support this species within the project site. Since no direct impacts to coastal sage scrub vegetation would occur, there would be no potential significant direct impacts to coastal California gnatcatcher habitat.

Other Special-Status Wildlife Species

Additional special-status wildlife species with potential to occur on the project site are included in Appendix D. These species could occasionally use the disturbed habitat on site. Impacts to the disturbed land could result in loss of foraging and/or breeding and nesting habitat for these species and would be considered a potentially significant impact. This impact shall be mitigated to less than significant through nesting bird surveys and establishment of appropriate buffers, as described in MM-BIO-1 (Nesting Bird Surveys), MM-BIO-2 (Biological Monitoring), and MM-BIO-3 (Temporary Installation of Fencing), which are provided in full in Section 7.1, Minimization and Mitigation Measures.

The CFGC protects bird nests and the MBTA prohibits the intentional take of any migratory bird or any part, nest, or eggs of any such bird. If clearing, grubbing, or other activities that result in the removal of vegetation occur during the nesting bird season, any impacts to active nests or the young of nesting bird species would be potentially significant. This impact shall be mitigated to less than significant through nesting bird surveys and establishment of appropriate buffers, as described in MM-BIO-1 (Nesting Bird Surveys), provided in Section 7.1.

6.2.4 Jurisdictional Resources

No jurisdictional resources are present within the project site.

6.2.5 Wildlife Corridors/Habitat Linkages

The project site is located within the WCPZ designated by the Subarea Plan (City of Oceanside 2010). The City uses the Subarea Plan as guidance for the review of new development proposals, and it states that new development within the WCPZ would need to conserve at least 50% of the parcel as open space and remove no more than 25% of the coastal sage scrub habitat. Deviations from these standards can be approved if (1) the amount of the conservation deficit is provided elsewhere within the WCPZ and is provided in addition to all other required mitigation and (2) the alternative solution provides biologically superior conservation value as determined by the City and the wildlife agencies (City of Oceanside 2010).

The site has been previously developed and consists of disturbed habitat and urban/developed land. There is no coastal sage scrub habitat on the site. The project site does not contain the necessary habitat for coastal California gnatcatcher and would not serve as a steppingstone for dispersing coastal California gnatcatchers. Therefore, impacts from the proposed project would be less than significant.

6.2.6 Wetland Buffer

Section 2.3 describes the wetland buffer per Section 5.2.4 of the Subarea Plan (City of Oceanside 2010), which states that a minimum 100-foot biological buffer shall be established for upland habitats, beginning at the outer edge of riparian vegetation.

The proposed project includes a 100-foot biological buffer, as shown on Figures 2 and 8. Therefore, impacts from the proposed project would be less than significant.

6.3 Indirect Impacts

6.3.1 Vegetation Communities and/or Special-Status Plants

Short-Term Indirect Impacts

Potential short-term or temporary indirect impacts to special-status vegetation communities and special-status plants (if they occur) adjacent to but outside the project site would primarily result from construction activities and include impacts related to or resulting from the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; and the introduction of chemical pollutants (including herbicides). Potential short-term indirect impacts could affect special-status vegetation communities and special-status plants adjacent to the biological study area in the San Luis Rey River. These impacts are described in detail in the following paragraphs and shall be mitigated to less than significant through MM-BIO-2 (Biological Monitoring) and MM-BIO-3 (Temporary Installation of Fencing), provided in Section 7.1.

Generation of Fugitive Dust. Excessive dust can decrease the vigor and productivity of vegetation through effects on light, penetration, photosynthesis, respiration, transpiration, increased penetration of phytotoxic gaseous pollutants, and increased incidence of pests and diseases.

Changes in Hydrology. Construction could result in hydrologic impacts adjacent to and downstream of the limits of grading.

Chemical Pollutants. Erosion, sedimentation, and chemical pollution (releases of fuel, oil, lubricants, paints, release agents, and other construction materials) may affect special-status vegetation communities and/or special-status plants. The use of chemical pollutants can decrease the number of plant pollinators, increase the existence of non-native plants, and cause damage to and destruction of native plants.

Long-Term Indirect Impacts

Long-term (operation-related) or permanent indirect impacts could result from the proximity of the proposed project to special-status vegetation communities and/or special-status plants after construction. Permanent indirect impacts that could affect adjacent special-status vegetation communities include chemical pollutants, altered hydrology, non-native invasive species, and increased human activity. However, with the establishment of the 100-foot buffer between the proposed project and the San Luis Rey River, these long-term effects are minimized. Each of these potential indirect impacts is discussed in the following paragraphs and shall be mitigated through MM-BIO-4 (Invasive Species Prohibition), provided in Section 7.1.

Chemical Pollutants. The effects of chemical pollutants on vegetation communities and special-status plant species are described above. During landscaping activities, herbicides may be used to prevent vegetation from reoccurring around structures. However, weed control treatments shall include only legally permitted chemical, manual, and mechanical methods. Additionally, the herbicides used during landscaping activities would be contained within the project impact footprint. Therefore, no long-term indirect impacts would occur within adjacent vegetation communities.

Altered Hydrology. Water would be used for landscaping purposes that may alter the on-site hydrologic regime. These hydrologic alterations may affect special-status vegetation communities and special-status plant communities. Altered hydrology can allow for the establishment of non-native plants and invasion by Argentine ants (*Linepithema humile*), which can compete with native ant species that could be seed dispersers or plant pollinators. However, the water used during landscaping activities (and associated runoff) would be contained within the project impact footprint or directed into the drainage basins, and long-term indirect impacts associated with altered hydrology are not expected (Pasco Laret Suiter & Associates 2022).

Non-Native, Invasive Plant and Animal Species. Invasive plant species that thrive in edge habitats are a well-documented problem in Southern California and throughout the United States. Bossard et al. (2000) list several adverse effects of non-native species in natural open areas, including, but not limited to, exotic plant competition for light, water, and nutrients, and the formation of thatches that block sunlight from reaching smaller native plants. Exotic plant species may alter habitats and displace native species over time, leading to extirpation of native plant species and unique vegetation communities. The introduction of non-native, invasive animal species could negatively affect native species that may be pollinators of or seed dispersal agents for plants within vegetation communities and special-status plant populations. However, the proposed development is situated in a developed area already disturbed by non-native species and human activity. With the prohibition of invasive species used in the landscape plans, no new impacts are expected to occur.

Increased Human Activity. The proposed development would include a 566,905-square-foot warehouse and distribution facility, 400 parking spaces for employee/visitor parking, 139 truck trailer parking stalls, and vehicle circulation area.

Increased human activity could result in the potential for trampling of vegetation outside of the impact footprint, as well as soil compaction, and could affect the viability of plant communities. Trampling can alter the ecosystem, creating gaps in vegetation and allowing non-native plant species to become established, leading to soil erosion. Trampling may also affect the rate of rainfall interception and evapotranspiration, soil moisture, water penetration pathways, surface flows, and erosion. An increased human population increases the risk for damage to vegetation communities and/or special-status plants. However, with the establishment of the 100-foot buffer between the proposed project site and the San Luis Rey River, these long-term effects are not expected to occur.

6.3.2 Special-Status Wildlife Species

Short-Term Indirect Impacts

Short-term, construction-related, or temporary indirect impacts to special-status wildlife species that may occur adjacent to the biological study area (e.g., northern harrier, least Bell's vireo, southwestern willow flycatcher, coastal California gnatcatcher, Southern California rufous-crowned sparrow [*Aimophila ruficeps canescens*], Southern California legless lizard [*Anniella stebbinsi*], and orange-throated whiptail) would primarily result from construction activities adjacent to the San Luis Rey River. Potential temporary indirect impacts could occur as a result of generation of fugitive dust, noise, chemical pollutants, and increased human activity. These impacts are described in detail in the following paragraphs and shall be mitigated to less than significant through MM-BIO-1 (Nesting Bird Surveys), MM-BIO-2 (Biological Monitoring), and MM-BIO-3 (Temporary Installation of Fencing), provided in Section 7.1.

Generation of Fugitive Dust. Dust and applications for fugitive dust control can impact vegetation surrounding the limits of grading, resulting in changes in the community structure and function. These changes could result in impacts to nearby suitable habitat for special-status wildlife species.

Noise. Construction-related noise could occur from equipment used during vegetation clearing and construction of residences and associated infrastructure. Noise impacts can have a variety of indirect impacts on wildlife species, including increased stress, weakened immune systems, altered foraging behavior, displacement due to startle, degraded communication with conspecifics (e.g., masking), damaged hearing from extremely loud noises, and increased vulnerability to predators (Lovich and Ennen 2011; Brattstrom and Bondello 1983, cited in Lovich and Ennen 2011).

Chemical Pollutants. Accidental spills of hazardous chemicals could contaminate nearby surface waters and groundwater and indirectly impact wildlife species through poisoning or altering suitable habitat.

Increased Human Activity. Increased human activity associated with the construction activities can deter wildlife from using habitat areas near the proposed project footprint.

Long-Term Indirect Impacts

Potential long-term or permanent indirect impacts to special-status wildlife species that may occur adjacent to the project site include non-native, invasive plant and animal species and increased human activity. However, with the establishment of the 100-foot buffer between the proposed project site and the San Luis Rey River, these long-term effects would be minimized. These impacts are described in detail in the following paragraphs and shall be mitigated to less than significant through MM-BIO-2 (Biological Monitoring) and MM-BIO-4 (Invasive Species Prohibition), provided in Section 7.1.

Non-Native, Invasive Plant and Animal Species. Invasive plant species that thrive in edge habitats are a well-documented problem in Southern California and throughout the United States. Development could also fragment native plant populations, which may increase the likelihood of invasion by exotic plants due to the increased interface between natural habitats and developed areas. Bossard et al. (2000) list several adverse effects of non-native species in natural open areas, including, but not limited to, the fact that exotic plants compete for light, water, and nutrients and can create a thatch that blocks sunlight from reaching smaller native plants. Exotic plant species may alter habitats and displace native species over time, leading to extirpation of native plant species and subsequently suitable habitat for special-status wildlife species. However, the proposed development is situated in a previously graded area already disturbed by non-native species and human activities. With the prohibition of invasive species used in the landscape plans, no new impacts are expected to occur.

Increased Human Activity. The proposed development will include a 566,905-square-foot warehouse and distribution facility, 400 parking spaces for employee/visitor parking, 139 truck trailer parking stalls, and vehicle circulation area. Increased human activity could result in the potential for trampling of vegetation outside the impacts footprint, and soil compaction could affect the viability and function of suitable habitat for wildlife species. An increased human population increases the risk for damage to suitable habitat for wildlife species. In addition, increased human activity can deter wildlife from using habitat areas near the proposed project footprint. However, the proposed development is situated in a previously graded area with existing human disturbance. However, with the establishment of the 100-foot buffer between the proposed project site and the San Luis Rey River, these long-term effects are not expected to occur.

Collision. The proposed development will include non-reflective glass windows to help reduce potential bird collisions with windows.

6.3.3 Jurisdictional Resources

Short-Term Indirect Impacts

Potential short-term or temporary indirect impacts to jurisdictional resources adjacent to the project site would primarily result from construction activities and include impacts related to or resulting from the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; and the introduction of chemical pollutants, including herbicides. Potential short-term indirect impacts that could affect jurisdictional aquatic resources within the adjacent San Luis Rey River are described in detail in the following paragraphs and shall be mitigated to less than significant through MM-BIO-2 (Biological Monitoring) and MM-BIO-3 (Temporary Installation of Fencing), provided in Section 7.1.

Generation of Fugitive Dust. As stated above, excessive dust can decrease the vigor and productivity of vegetation through effects on light, penetration, photosynthesis, respiration, and transpiration, as well as increased penetration of phytotoxic gaseous pollutants and increased incidence of pests and diseases.

Changes in Hydrology. Construction could result in hydrologic and water-quality-related impacts in San Luis Rey River downstream of the construction area. The effects of changes in hydrology would be similar to those described in Section 6.3.1, Vegetation Communities and/or Special-Status Plants.

Chemical Pollutants. Erosion and chemical pollution (releases of fuel, oil, lubricants, paints, release agents, and other construction materials) may affect jurisdictional resources. The use of chemical pollutants can decrease the number of plant pollinators, increase the existence of non-native plants, and cause damage to and destruction of native plants.

Long-Term Indirect Impacts

Long-term (operation-related) or permanent indirect impacts could result from the proximity of the proposed project to jurisdictional aquatic resources after construction. Permanent indirect impacts that could affect jurisdictional aquatic resources include chemical pollutants, altered hydrology, non-native invasive species, and increased human activity. However, with the establishment of the 100-foot buffer between the proposed project and the San Luis Rey River, these long-term effects would be minimized. Each of these potential indirect impacts is discussed in detail in the following paragraphs and shall be mitigated to less than significant through implementation of MM-BIO-2 (Biological Monitoring) and MM-BIO-4 (Invasive Species Prohibition), provided in Section 7.1.

Chemical Pollutants. The effects of chemical pollutants on jurisdictional resources are described above. No long-term indirect impacts would occur within adjacent jurisdictional aquatic resources.

Altered Hydrology. Water used for landscaping purposes may alter the adjacent hydrologic regime. These hydrologic alterations may affect nearby jurisdictional resources. However, the water used during landscaping activities (and associated runoff) would be contained within the project impact footprint or directed into the drainage basins, and long-term indirect impacts associated with altered hydrology are not expected (Pasco Laret Suiter & Associates 2022).

Non-Native, Invasive Plant and Animal Species. The effects of non-native, invasive plant and animal species would be similar to those described in Section 6.3.1. The introduction of non-native, invasive animal species could negatively affect native species that may be pollinators of or seed dispersal agents for plants within nearby jurisdictional resources. However, the proposed development is situated in a developed area already disturbed by non-native species and human activity. With the prohibition of invasive species used in the landscape plans, no new impacts are expected to occur.

Increased Human Activity. The effects of increased human activity would be similar to those described in Section 6.3.1. With the establishment of the 100-foot buffer between the proposed project and the San Luis Rey River, these long-term effects are not expected to occur.

6.3.4 Wildlife Corridors/Habitat Linkages

Short-Term Indirect Impacts

Short-term indirect impacts to habitat connectivity and wildlife corridors could result from adjacent increased human activity associated with the proposed project. These impacts are described in detail in the following paragraphs and shall be mitigated to less than significant through implementation of MM-BIO-1 (Nesting Bird Surveys), MM-BIO-2 (Biological Monitoring), and MM-BIO-3 (Temporary Installation of Fencing), provided in Section 7.1.

Increased Human Activity. Project construction would occur during the daytime and would not affect wildlife species such as mammals that are most active in evenings and nighttime. Wildlife species such as birds, rabbits, and lizards are active in the daytime but use a variety of habitats and could continue using other areas within and adjacent to the biological study area for wildlife movement.

Long-Term Indirect Impacts

Long-term indirect impacts include increased human activity and lighting. These impacts are described in detail as follows and shall be mitigated to less than significant through implementation of MM-BIO-2 (Biological Monitoring) and MM-BIO-4 (Invasive Species Prohibition), provided in Section 7.1.

Increased Human Activity. The proposed development would include a 566,905-square-foot warehouse and distribution facility, 400 parking spaces for employee/visitor parking, 139 truck trailer parking stalls, and vehicle circulation area. Increased human activity can deter wildlife from using habitat areas near the proposed project footprint. However, the proposed development is situated in a previously graded area with existing human disturbance. With the establishment of the 100-foot buffer between the proposed project site and the San Luis Rey River, these long-term effects are not expected to occur.

Lighting. Lighting will be directed downward and away from the San Luis Rey River. The buildings and parking areas would include lighting designed to minimize light pollution and preserve dark skies while enhancing safety, security, and functionality.

6.4 Cumulative Impacts

The cumulative biological study area is the area covered by the Oceanside Subarea Plan (City of Oceanside 2010). No direct impacts to special-status plant or wildlife species would occur; therefore, the proposed project would not contribute to any cumulative sensitive species impacts. Indirect impacts would be mitigated to less than significant through implementation of MM-BIO-1 through MM-BIO-4. The project would implement standard best management practices, which would avoid contributions towards a cumulative indirect impact to special-status wildlife species and sensitive habitats. As with all other projects, the proposed project would be required to comply with the CFGC and MBTA to avoid impacts to nesting birds. Therefore, the project is not anticipated to result in significant cumulative impacts to regional biological resources.

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7 Avoidance, Minimization, and Mitigation Measures

7.1 Minimization and Mitigation Measures

The following minimization and mitigation measures shall be implemented to reduce potential direct and indirect impacts to less than significant.

MM-BIO-1 Nesting Bird Surveys. Construction-related ground-disturbing activities (e.g., clearing/grubbing, grading, and other intensive activities) that occur during the breeding season (typically February 1 through September 15) shall require a one-time biological survey for nesting bird species to be conducted within the limits of grading and a 500-foot buffer within 72 hours prior to construction. This survey is necessary to ensure avoidance of impacts to nesting raptors and/or birds protected by the federal Migratory Bird Treaty Act and California Fish and Game Code, Sections 3503 and 3513. If any active nests are detected, the area shall be flagged and mapped on the construction plans or a biological resources figure, and the information provided to the construction supervisor and any personnel working near the nest buffer. Active nests will have buffers established around them (e.g., 250 feet for passerines and 500 feet for raptors) by the project biologist in the field with brightly colored flagging tape, conspicuous fencing, or other appropriate barriers or signage. The project biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to avoid inadvertent impacts to these nests. The project biologist may adjust the 250-foot or 500-foot setback at their discretion depending on the species and the location of the nest (e.g., if the nest is well protected in an area buffered by dense vegetation). However, if needed, additional qualified monitors shall be provided in order to monitor active nests or other project activities in order to ensure all the project biologist's duties are completed. Once the nest is no longer occupied for the season, construction may proceed in the setback areas.

If construction activities, particularly clearing/grubbing, grading, and other intensive activities, stop for more than 3 days, an additional nesting bird survey shall be conducted within the proposed impact area and a 500-foot buffer.

MM-BIO-2 Biological Monitoring. To prevent inadvertent disturbance to areas outside the limits of grading for each phase, all grading of native habitat shall be monitored by a biologist. The biological monitor(s) shall be contracted to perform biological monitoring during all clearing and grubbing activities.

The project biologist(s) also shall:

a. Attend the pre-construction meeting with the contractor and other key construction personnel prior to clearing and grubbing to reduce conflict between the timing and location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds).

b. During clearing and grubbing, conduct meetings with the contractor and other key construction personnel each morning prior to construction activities to go over the proposed activities for the day, and for the monitor(s) to describe the importance of restricting work to designated areas and of minimizing harm to or harassment of wildlife prior to clearing and grubbing.

c. Review and/or designate the construction area in the field with the contractor in accordance with the final grading plan prior to clearing and grubbing.

d. Supervise and monitor vegetation clearing and grubbing weekly to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved and to document that protective fencing is intact.

e. Flush wildlife species (i.e., reptiles, mammals, avian, or other mobile species) from occupied habitat areas immediately prior to brush-clearing activities. This does not include disturbance of nesting birds (see MM-BIO-1).

f. Periodically monitor the construction site to verify that the project is implementing the following stormwater pollution prevention plan best management practices: dust control, silt fencing, removal of construction debris and a clean work area, covered trash receptacles that are animal-proof and weather-proof, prohibition of pets on the construction site, and a speed limit of 15 mph during daylight.

g. Periodically monitor the construction site after grading is completed and during the construction phase to see that artificial security light fixtures are directed away from open space and are shielded, and to document that no unauthorized impacts have occurred.

h. Keep monitoring notes for the duration of the proposed project for submittal in a final report to substantiate the biological supervision of the vegetation clearing and grading activities and the protection of the biological resources.

i. Prepare a monitoring report after the construction activities are completed, which describes the biological monitoring activities, including a monitoring log; photos of the site before, during, and after the grading and clearing activities; and a list of any special-status species observed.

MM-BIO-3 Temporary Installation of Fencing. To prevent inadvertent disturbance to areas outside the limits of grading for each phase, the contractor shall install temporary fencing, or utilize existing fencing, along the limits of grading.

MM-BIO-4 Invasive Species Prohibition. The final landscape plans shall be reviewed by the project biologist and a qualified botanist to confirm that there are no invasive plant species as included on the most recent version of the California Invasive Plant Council Inventory for the project region. In addition, any planting stock to be brought onto the project site for landscape or habitat creation/restoration/enhancement will be first inspected by a qualified pest inspector to ensure it is free of pest species that could invade natural areas, including but not limited to, Argentine ants (*Linepithema humile*), fire ants (*Solenopsis invicta*), and other insect pests. Any planting stock found to be infested with such pests will not be allowed on the project site or within 300 feet of natural habitats unless documentation is provided to the U.S. Fish and Wildlife Service that these pests already occur in natural areas around the project site. The stock will be quarantined, treated, or disposed of according to best management principles by qualified experts in a manner that precludes invasions

into natural habitats. All temporary irrigation will be for the shortest duration possible, and that no permanent irrigation will be used, for landscape adjacent to the on-site preserve.

7.2 Regional Resource Planning Context – Compliance Review

City of Oceanside MHCP Subarea Plan

The proposed project includes a 100-foot wetland buffer from the adjacent San Luis Rey River. Lighting will be directed down and away from the San Luis Rey River. These design features are consistent with the draft Subarea Plan; therefore, the project is in compliance with the City of Oceanside's Subarea Plan.

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14 CCR 15000–15387 and Appendices A–N. Guidelines for Implementation of the California Environmental Quality Act, as amended.

16 USC 1531–1544. Endangered Species Act of 1973, as amended.

16 USC 668–668d. Bald and Golden Eagle Protection Act, as amended.

16 USC 703–712. Migratory Bird Treaty Act, as amended

66 FR 3853–3856. Executive Order 13186, Responsibilities of Federal Agencies to Protect Migratory Birds.

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California Fish and Game Code, Section 1901–1913. Native Plant Protection Act.

California Fish and Game Code, Section 2053. General Provisions of California Endangered Species.

California Fish and Game Code, Section 3503–3513. General Bird Provisions.

California Fish and Game Code, Section 4700. Fully Protected Mammals.

California Public Resources Code, Sections 21000–21177. California Environmental Quality Act.

California Water Code Division 7, Sections 13000–16104. Porter–Cologne Water Quality Control Act.

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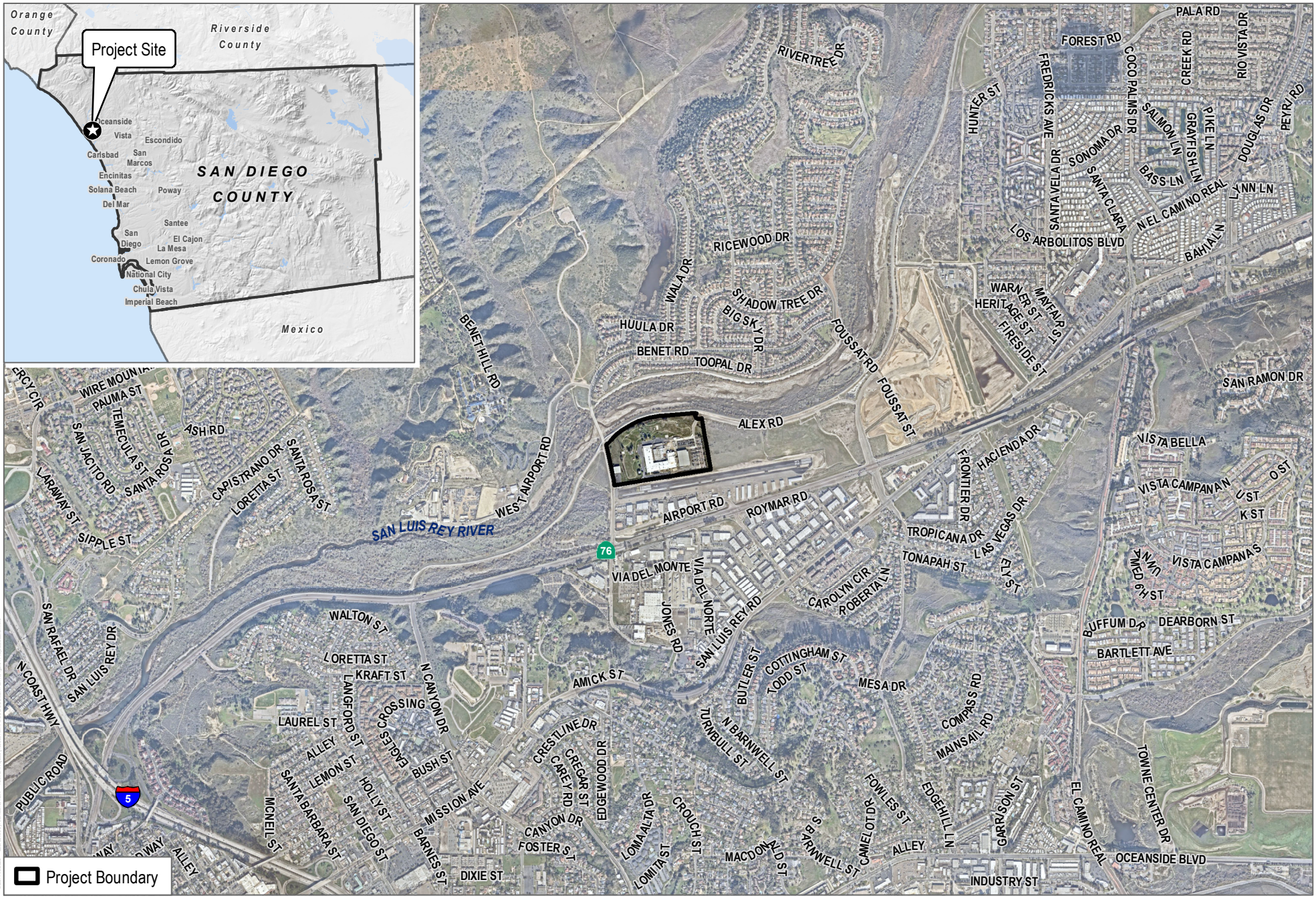

SOURCE: SANGIS 2020, 2022

DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Location

Eddie Jones Warehouse, Manufacturing & Distribution Facility Project

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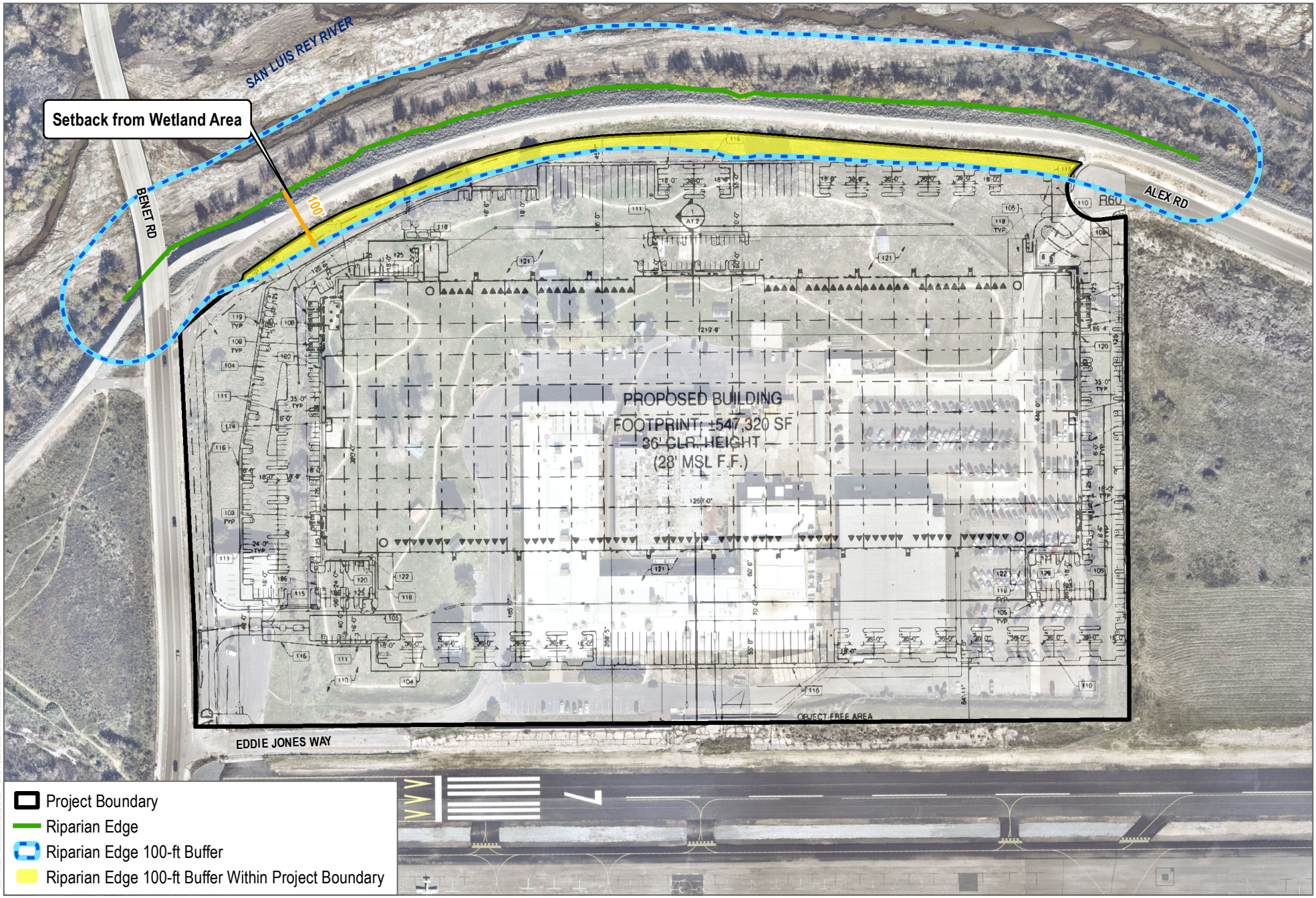

SOURCE: SANGIS 2020, 2022

DUDEK

0 100 200 Feet

FIGURE 2

Proposed Project

Eddie Jones Warehouse, Manufacturing & Distribution Facility Project

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SOURCE: SANGIS 2020, 2022; USFWS 2018; City of Oceanside 2018

DUDEK

0 500 1,000 Feet

FIGURE 3

Regional Context

Eddie Jones Warehouse, Manufacturing & Distribution Facility Project

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SOURCE: SANGIS 2020, 2022

DUDEK

0 100 200 Feet

FIGURE 4

Survey Area

Eddie Jones Warehouse, Manufacturing & Distribution Facility Project

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SOURCE: SANGIS 2020, 2022; USDA SSURGO 2022

DUDEK

0 100 200 Feet

FIGURE 5

Soils

Eddie Jones Warehouse, Manufacturing & Distribution Facility Project

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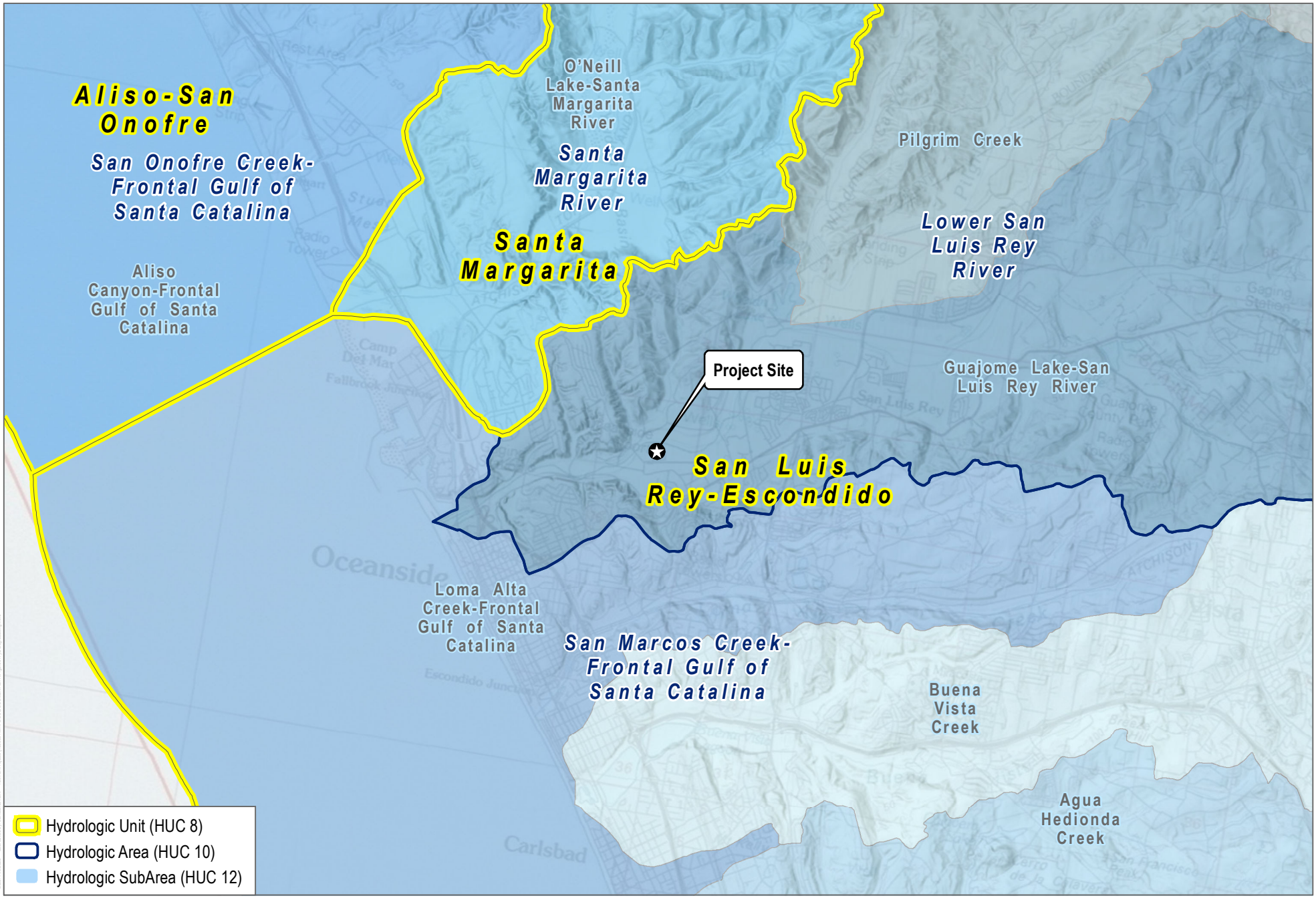

SOURCE: Esri 2022; SANGIS 2022; USGS 2022

DUDEK

0 1 2 Miles

FIGURE 6

Hydrologic Setting

Eddie Jones Warehouse, Manufacturing & Distribution Facility Project

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SOURCE: SANGIS 2020, 2022

DUDEK

0 100 200 Feet

FIGURE 7

Vegetation Communities and Land Cover Types

Eddie Jones Warehouse, Manufacturing & Distribution Facility Project

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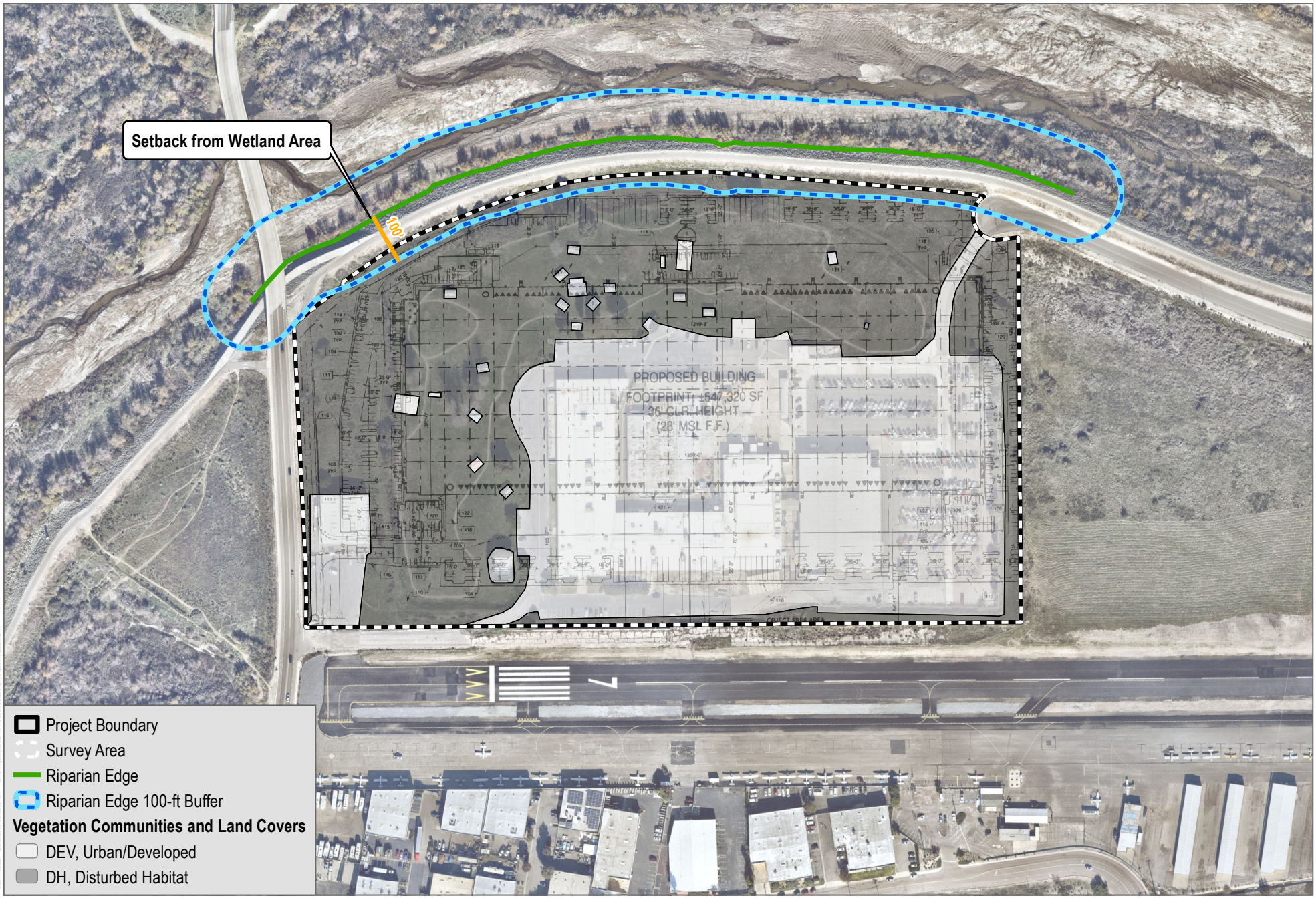

SOURCE: SANGIS 2020, 2022

DUDEK

0 100 200 Feet

FIGURE 8

Impacts

Eddie Jones Warehouse, Manufacturing & Distribution Facility Project

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Appendix A
Plant Species List

Vascular Species

Eudicots

AIZOACEAE – FIG-MARIGOLD FAMILY

* *Aptenia cordifolia* – heartleaf iceplant
* *Carpobrotus edulis* – hottentot fig
* *Mesembryanthemum crystallinum* – common iceplant
* *Mesembryanthemum nodiflorum* – slenderleaf iceplant

ANACARDIACEAE – SUMAC OR CASHEW FAMILY

Malosma laurina – laurel sumac
Rhus integrifolia – lemonade berry
* *Schinus molle* – Peruvian peppertree
* *Schinus terebinthifolius* – Brazilian peppertree
Toxicodendron diversilobum – poison oak

APOCYNACEAE – DOGBANE FAMILY

* *Nerium oleander* – oleander

ASTERACEAE – SUNFLOWER FAMILY

Ambrosia acanthicarpa – flatspine bur ragweed
Ambrosia psilostachya – western ragweed
Baccharis pilularis – coyote brush
Baccharis salicifolia – mulefat
* *Centaurea melitensis* – Maltese star-thistle
* *Dittrichia graveolens* – stinkwort
* *Erigeron bonariensis* – asthmaweed
Erigeron canadensis – Canadian horseweed
* *Glebionis coronaria* – crowndaisy
* *Hedypnois rhagadioloides* – crete weed
Heterotheca grandiflora – telegraphweed
Isocoma menziesii – Menzies's golden bush
* *Lactuca serriola* – prickly lettuce
Laennecia coulteri – Coulter's horseweed
Pseudognaphalium beneolens – Wright's cudweed
Pseudognaphalium biolettii – two-color rabbit-tobacco
Pseudognaphalium californicum – ladies' tobacco
* *Pseudognaphalium luteoalbum* – Jersey cudweed
Pseudognaphalium stramineum – cottonbatting plant

* *Sonchus asper* – spiny sowthistle
* *Sonchus oleraceus* – common sowthistle
  Stephanomeria diegensis – San Diego wirelettuce

BORAGINACEAE – BORAGE FAMILY

Heliotropium curassavicum – salt heliotrope

BRASSICACEAE – MUSTARD FAMILY

* *Brassica nigra* – black mustard
* *Hirschfeldia incana* – shortpod mustard
* *Raphanus sativus* – cultivated radish
* *Sisymbrium altissimum* – tall tumblemustard
* *Sisymbrium irio* – London rocket

CARYOPHYLLACEAE – PINK FAMILY

* *Silene gallica* – common catchfly

CHENOPODIACEAE – GOOSEFOOT FAMILY

* *Atriplex semibaccata* – Australian saltbush
* *Chenopodium murale* – nettleleaf goosefoot
* *Halogeton glomeratus* – saltlover
  Salicornia pacifica – Pacific swampfire
* *Salsola tragus* – prickly Russian thistle
  Suaeda nigra – bush seepweed

CRASSULACEAE – STONECROP FAMILY

Crassula connata – sand pygmyweed
* *Crassula ovata* – jade plant

EUPHORBIACEAE – SPURGE FAMILY

* *Euphorbia maculata* – spotted sandmat
* *Euphorbia tirucalli*– Indiantree spurge
* *Ricinus communis* – castorbean

FABACEAE – LEGUME FAMILY

* *Acacia cyclops* – coastal wattle
  Acmispon glaber – deer weed
* *Caesalpinia gilliesii* – bird-of-paradise shrub
* *Cassia fistula*– golden shower tree
* *Medicago lupulina* – black medick
* *Medicago polymorpha* – burclover

* *Melilotus albus* – yellow sweetclover
* *Senna surattensis*– glossy shower

GERANIACEAE – GERANIUM FAMILY

* *Erodium botrys* – longbeak stork's bill
* *Erodium cicutarium* – redstem stork's bill

LYTHRACEAE – LOOSESTRIFE FAMILY

* *Lagerstroemia indica* – crape myrtle
* *Lythrum hyssopifolia* – hyssop loosestrife

MALVACEAE – MALLOW FAMILY

* *Malva parviflora* – cheeseweed mallow

MYRSINACEAE – MYRSINE FAMILY

* *Lysimachia arvensis* – scarlet pimpernel

MYRTACEAE – MYRTLE FAMILY

* *Callistemon citrinus* – lemon bottlebrush
* *Eucalyptus camaldulensis* – river redgum
* *Eucalyptus citriodora* – lemonscented gum
* *Eucalyptus globulus* – Tasmanian bluegum
* *Eucalyptus sideroxylon* – red ironbark
* *Melaleuca quinquenervia* – paperbark tree

OLEACEAE – OLIVE FAMILY

Fraxinus velutina – velvet ash

ONAGRACEAE – EVENING PRIMROSE FAMILY

Camissonia strigulosa – sandysoil suncup

Epilobium brachycarpum – tall annual willowherb

Oenothera elata – Hooker's evening primrose

POLYGONACEAE – BUCKWHEAT FAMILY

Eriogonum fasciculatum – California buckwheat

* *Rumex crispus* – curly dock

PROTEACEAE – PROTEA FAMILY

* Grevillea banksii– red silky oak

ROSACEAE – ROSE FAMILY

* *Rhaphiolepis indica* – Indian hawthorn
* *Rosa chinensis*– China rose

SALICACEAE – WILLOW FAMILY

Populus fremontii – Fremont cottonwood

Salix gooddingii – Goodding's willow

Salix lasiolepis – arroyo willow

SIMAROUBACEAE – QUASSIA OR SIMAROUBA FAMILY

* *Ailanthus altissima* – tree of heaven

SOLANACEAE – NIGHTSHADE FAMILY

Datura wrightii – sacred thorn-apple

* *Nicotiana glauca* – tree tobacco

Solanum americanum – American black nightshade

TAMARICACEAE – TAMARISK FAMILY

* *Tamarix ramosissima* – tamarisk

VERBENACEAE – VERVAIN FAMILY

* *Lantana camara* – lantana

VIBURNACEAE – MUSKROOT FAMILY

Sambucus mexicana – blue elderberry

ZYGOPHYLLACEAE – CALTROP FAMILY

* *Tribulus terrestris* – puncturevine

Gymnosperms and Gnetophytes

CUPRESSACEAE – CYPRESS FAMILY

Juniperus occidentalis – western juniper

PINACEAE – PINE FAMILY

* *Pinus pinea* – Italian stone pine

Monocots

ARECACEAE – PALM FAMILY

* *Washingtonia robusta* – Washington fan palm

AMARYLLIDACEAE – AMARYLLIS FAMILY

* *Agapanthus africanus* – African lily

ASPARAGACEAE – ASPARAGUS FAMILY

* *Asparagus asparagoides* – African asparagus fern
* *Yucca gigantea* – spineless yucca

POACEAE – GRASS FAMILY

Aristida purpurea – purple three-awn
* *Avena barbata* – slender oat
* *Bromus diandrus* – ripgut brome
* *Bromus madritensis* – compact brome
* *Cortaderia selloana* – Uruguayan pampas grass
* *Cynodon dactylon* – Bermudagrass

Distichlis spicata – salt grass
* *Ehrharta longiflora* – longflowered veldtgrass

Festuca microstachys – small fescue
* *Festuca myuros* – rat-tail fescue
* *Festuca perennis* – perennial rye grass
* *Hordeum murinum* – mouse barley
* *Lamarckia aurea* – goldentop grass
* *Paspalum dilatatum* – dallisgrass
* *Pennisetum setaceum* – fountain grass
* *Phalaris minor* – littleseed canarygrass
* *Poa annua* – annual bluegrass
* *Schismus barbatus* – common Mediterranean grass

* signifies introduced (non-native) species

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Appendix B
Wildlife Species List

Birds

Blackbirds, Orioles, and Allies

ICTERIDAE – BLACKBIRDS

Icterus cucullatus – hooded oriole

Finches

FRINGILLIDAE – FRINGILLINE AND CARDUELINE FINCHES AND ALLIES

Haemorhous mexicanus – house finch

Spinus psaltria – lesser goldfinch

Flycatchers

TYRANNIDAE – TYRANT FLYCATCHERS

Sayornis nigricans – black phoebe

Tyrannus vociferans – Cassin's kingbird

Hawks

ACCIPITRIDAE – HAWKS, KITES, EAGLES, AND ALLIES

Buteo jamaicensis – red-tailed hawk

Circus hudsonius – northern harrier

Hummingbirds

TROCHILIDAE – HUMMINGBIRDS

Calypte anna – Anna's hummingbird

Jays, Magpies, and Crows

CORVIDAE – CROWS AND JAYS

Corvus corax – common raven

Mockingbirds and Thrashers

MIMIDAE – MOCKINGBIRDS AND THRASHERS

Mimus polyglottos – northern mockingbird

New World Vultures

CATHARTIDAE – NEW WORLD VULTURES

Cathartes aura – turkey vulture

Pigeons and Doves

COLUMBIDAE – PIGEONS AND DOVES

Zenaida macroura – mourning dove

Starlings and Allies

STURNIDAE – STARLINGS

* *Sturnus vulgaris* – European starling

Wrens

TROGLODYTIDAE – WRENS

Thryomanes bewickii – Bewick's wren

Invertebrates

Butterflies

HESPERIIDAE – SKIPPERS

Erynnis funeralis – funereal duskywing

PIERIDAE – WHITES AND SULFURS

Pieris rapae – cabbage white

Mammals

Squirrels

SCIURIDAE – SQUIRRELS

Otospermophilus beecheyi – California ground squirrel

Reptiles

Lizards

PHRYNOSOMATIDAE – IGUANID LIZARDS

Sceloporus occidentalis – western fence lizard

TEIIDAE – WHIPTAIL LIZARDS

Aspidoscelis hyperythra beldingi – Belding's orange-throated whiptail

* signifies introduced (non-native) species

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Appendix C

Special-Status Plant Species Not Expected to Occur within the Biological Study Area

Scientific Name	Common Name	Status (Federal/State/CRPR/ Oceanside Subarea Plan)	Primary Habitat Associations/Life Form/Blooming Period/Elevation Range (feet amsl)	Potential to Occur
Abronia maritima	red sand-verbena	None/None/4.2/None	Coastal dunes/perennial herb/Feb–Nov/0–330	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5.0 miles of the project site (CDFW 2022; CCH 2022).
Abronia villosa var. *aurita*	chaparral sand-verbena	None/None/1B.1/None	Chaparral, coastal scrub, desert dunes; sandy/annual herb/(Jan)Mar–Sep/245–5,250	Not expected to occur as chaparral sand-verbena is more likely to be found in sandy washes and sandy floodplains, which are not present within the study area. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Acanthomintha ilicifolia	San Diego thorn-mint	FT/SE/1B.1/Covered	Chaparral, coastal scrub, valley and foothill grassland, vernal pools; clay, openings/annual herb/Apr–June/30–3,150	Not expected to occur. San Diego thorn-mint does not tolerate high levels of soil disturbance. Even though many of the native shrubs are high quality, annuals like thorn-mint do not do well with heavy foot traffic, garbage, and non-native annual grasses. San Diego thorn-mint also requires unique cracked or broken clay soils that are not present within the study area. The closest known CNDDB occurrence is approximately 4.9 miles east of the project site in Oceanside, California (CDFW 2022; USFWS 2022).
Acmispon prostratus	Nuttall's acmispon	None/None/1B.1/Covered	Coastal dunes, coastal scrub (sandy)/annual herb/Mar–June(July)/0–35	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present. The closest known CNDDB occurrence is approximately 2.1 miles southwest of the project site at the mouth of the San Luis Rey River (CDFW 2022).
Adolphia californica	California adolphia	None/None/2B.1/None	Chaparral, coastal scrub, valley and foothill grassland; clay/perennial deciduous shrub/Dec–May/30–2,430	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no clay soil on site. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Agave shawii var. *shawii*	Shaw's agave	None/None/2B.1/None	Coastal bluff scrub, coastal scrub; maritime succulent scrub/perennial leaf succulent/Sep–May/5–395	Not expected to occur. Shaw's agave has a limited distribution near the U.S./Mexico border and up to Torrey Pines along the bluffs. Shaw's agave is more likely to be found in maritime succulent scrub or coastal bluff scrub, which are not present within the study area. In addition, Shaw's agave would have been observed during the vegetation mapping survey as it is a large perennial leaf succulent that is observed year-round. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Ambrosia pumila	San Diego ambrosia	FE/None/1B.1/Covered	Chaparral, coastal scrub, valley and foothill grassland, vernal pools; sandy loam or clay, often in disturbed areas, sometimes alkaline/perennial rhizomatous herb/Apr–Oct/65–1,360	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present. The closest known CNDDB occurrence is approximately 1.1 miles east of the project site (CDFW 2022).
Aphanisma blitoides	aphanisma	None/None/1B.1/None	Coastal scrub, bluffs, saline sand/ Annual, glabrous/ Jun-Sep/ < 200 m	Not expected to occur. There is no suitable coastal scrub present. The closest known CNDDB occurrence is approximately 1.4 miles southwest of the project site on the sea coast (CCH 2022).
Arctostaphylos glandulosa ssp. *crassifolia*	Del Mar manzanita	FE/None/1B.1/None	Chaparral (maritime, sandy)/perennial evergreen shrub/Dec–June/0–1,200	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5.0 miles of the project site (CDFW 2022)
Arctostaphylos rainbowensis	Rainbow manzanita	None/None/1B.1/None	Chaparral/perennial evergreen shrub/Dec–Mar/670–2,200	Not expected to occur. The site is outside of the species' known elevation range, and there is no suitable vegetation present. There are no known occurrences within 5.0 miles of the project site (CDFW 2022)
Artemisia palmeri	San Diego sagewort	None/None/4.2/None	Chaparral, coastal scrub, riparian forest, riparian scrub, riparian woodland; sandy, mesic/perennial deciduous shrub/(Feb)May–Sep/45–3,000	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present. There are no known occurrences within 5.0 miles of the project site (CDFW 2022)
Asplenium vespertinum	western spleenwort	None/None/4.2/None	Chaparral, cismontane woodland, coastal scrub; rocky/perennial rhizomatous herb/Feb–June/590–3,280	Not expected to occur. The site is outside of the species' known elevation range. There are no known occurrences within 5.0 miles of the project site (CCH 2022; CDFW 2022).

Scientific Name	Common Name	Status (Federal/State/CRPR/ Oceanside Subarea Plan)	Primary Habitat Associations/Life Form/Blooming Period/Elevation Range (feet amsl)	Potential to Occur
Astragalus tener var. *titi*	coastal dunes milk-vetch	FE/SE/1B.1/None	Coastal bluff scrub (sandy), coastal dunes, coastal prairie (mesic); often vernally mesic areas/annual herb/Mar–May/0–165	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 2.9 miles west of the project site within grasslands and salt flat of the Santa Margarita River (CDFW 2020).
Atriplex coulteri	Coulter's saltbush	None/None/1B.2/None	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland; alkaline or clay/perennial herb/Mar–Oct/5–1,510	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no coastal bluff scrub and alkaline or clay soil on site. The closest known CNDDB occurrence is 1.1 miles west, north of the San Luis Rey River (CDFW 2022).
Atriplex pacifica	south coast saltscale	None/None/1B.2/None	Coastal bluff scrub, coastal dunes, coastal scrub, playas/annual herb/Mar–Oct/0–460	Not expected to occur. This species was not detected during vegetation mapping surveys. There is suitable coastal scrub present; however, there is no coastal bluff scrub on site. The closest known CNDDB occurrence is approximately 1.8 miles east of the project site in San Luis Rey (CDFW 2022).
Atriplex parishii	Parish's brittlescale	None/None/1B.1/None	Chenopod scrub, playas, vernal pools; alkaline/annual herb/June–Oct/80–6,235	Not expected to occur. No suitable vegetation present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Baccharis vanessae	Encinitas baccharis	FT/SE/1B.1/None	Chaparral (maritime), cismontane woodland; sandstone/perennial deciduous shrub/Aug, Oct, Nov/195–2,360	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Bloomeria clevelandii	San Diego goldenstar	None/None/1B.1/None	Chaparral, coastal scrub, valley and foothill grassland, vernal pools; clay/perennial bulbiferous herb/Apr–May/160–1.525	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no clay soils. There are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Brodiaea filifolia	thread-leaved brodiaea	FT/SE/1B.1/Covered	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools; often clay/perennial bulbiferous herb/Mar–June/80–3,675	Not expected to occur. This species was not detected during focused plant surveys. There is no suitable coastal scrub present and no clay soil on site. The closest known CNDDB occurrence is approximately 0.9 miles southeast of the project site along San Luis Rey River (CDFW 2022; USFWS 2022).
Brodiaea orcuttii	Orcutt's brodiaea	None/None/1B.1/None	Closed-cone coniferous forest, chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, vernal pools; mesic, clay/perennial bulbiferous herb/May–July/95–5,550	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable habitat present and there is no clay soil. There are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Camissoniopsis lewisii	Lewis' evening-primrose	None/None/3/None	Coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrub, valley and foothill grassland; sandy or clay/annual herb/Mar–May(June)/0–985	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable habitat present. The closest known occurrence is approximately 2.3 miles south of the project site in Carlsbad, California (CCH 2022).
Caulanthus simulans	Payson's jewelflower	None/None/4.2/None	Chaparral, coastal scrub; sandy, granitic/annual herb/(Feb)Mar–May(June)/295–7,220	Not expected to occur. The site is outside the species' known elevation range. There are no known occurrences within 5.0 miles of the project site (CDFW 2020; CCH 2022).
Ceanothus verrucosus	wart-stemmed ceanothus	None/None/2B.2/None	Chaparral/perennial evergreen shrub/Dec–May/0–1,245	Not expected to occur. This species was not detected during vegetation mapping surveys. There are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Centromadia parryi ssp. *australis*	southern tarplant	None/None/1B.1/None	Marshes and swamps (margins), valley and foothill grassland (vernally mesic), vernal pools/annual herb/May–Nov/0–1,575	Not expected to occur. Southern tarplant is more likely to be found in foothill grassland that is vernally mesic. Areas with the potential for grassland habitat are disturbed. Non-native annual grasses occur within the study area. In addition, southern tarplant would have been observed during the initial site visits. The closest known CNDDB occurrence is approximately 4.6 miles north of the project site along Santa Margarita River (CDFW 2022).
Centromadia pungens ssp. *laevis*	smooth tarplant	None/None/1B.1/None	Chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grassland; alkaline/annual herb/Apr–Sep/0–2,100	Not expected to occur. Smooth tarplant occurs in alkaline foothill grasslands. In addition, smooth tarplant would have been observed during the initial site visits. The closest known CNDDB occurrence is less than 1.8 miles east of the project site along the San Luis Rey River (CDFW 2022).

Scientific Name	Common Name	Status (Federal/State/CRPR/ Oceanside Subarea Plan)	Primary Habitat Associations/Life Form/Blooming Period/Elevation Range (feet amsl)	Potential to Occur
Chaenactis glabriuscula var. *orcuttiana*	Orcutt's pincushion	None/None/1B.1/None	Coastal bluff scrub (sandy), coastal dunes/annual herb/Jan–Aug/0–330	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 2.3 miles southwest of the project site along sea bluffs in Oceanside (CDFW 2022).
Chamaebatia australis	southern mountain misery	None/None/4.2/None	Chaparral (gabbroic or metavolcanic)/perennial evergreen shrub/Nov–May/980–3,345	Not expected to occur. The site is outside the species' known elevation range, and there is no suitable vegetation present. There are no known occurrences within 5.0 miles of the project site (CDFW 2022; CCH 2022).
Chorizanthe orcuttiana	Orcutt's spineflower	FE/SE/1B.1/None	Closed-cone coniferous forest, chaparral (maritime), coastal scrub; sandy openings/annual herb/Mar–May/5–410	Not expected to occur. vegetation mapping surveys. There is no suitable coastal scrub present and no known occurrences within 5.0 miles of the project site (CDFW 2022).
Chorizanthe polygonoides var. *longispina*	long-spined spineflower	None/None/1B.2/None	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools; often clay/annual herb/Apr–July/95–5,020	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no known occurrences within 5.0 miles of the project site (CDFW 2022).
Cistanthe maritima	seaside cistanthe	None/None/4.2/None	Coastal bluff scrub, coastal scrub, valley and foothill grassland; sandy/annual herb/(Feb)Mar–June(Aug)/15–985	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present. There are no known occurrences within 5.0 miles of the project site (CCH 2022).
Clarkia delicata	delicate clarkia	None/None/1B.2/None	Chaparral, cismontane woodland; often gabbroic/annual herb/Apr–June/770–3,280	Not expected to occur. The site is outside the species' known elevation range, and there is no suitable vegetation present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Comarostaphylis diversifolia ssp. *diversifolia*	summer holly	None/None/1B.2/None	Chaparral, cismontane woodland/perennial evergreen shrub/Apr–June/95–2,590	Not expected to occur. No suitable vegetation is present There are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Convolvulus simulans	small-flowered morning-glory	None/None/4.2/None	Chaparral (openings), coastal scrub, valley and foothill grassland; clay, serpentinite seeps/annual herb/Mar–July/95–2,430	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no clay soil on site. There are no known occurrences within 5.0 miles of the project site (CCH 2022).
Corethrogyne filaginifolia var. *incana*	San Diego sand aster	None/None/1B.1/None	Coastal bluff scrub, chaparral, coastal scrub/perennial herb/June–Sep/5–375	Not expected to occur. San Diego sand aster and Del Mar Mesa sand aster have been lumped back taxonomically to *Corethrogyne filaginifolia.* However, these rare varieties recognized by the California Native Plant Society occur near Del Mar and within Torrey Pines State Preserve. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Corethrogyne filaginifolia var. *linifolia*	Del Mar Mesa sand aster	None/None/1B.1/None	Coastal bluff scrub, chaparral (maritime, openings), coastal scrub; sandy/perennial herb/May, July, Aug, Sep/45–490	Not expected to occur. San Diego sand aster and Del Mar Mesa sand aster have been lumped back taxonomically to *Corethrogyne filaginifolia.* However, these rare varieties recognized by the California Native Plant Society occur near Del Mar and within Torrey Pines State Preserve. There are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Cryptantha wigginsii	Wiggins' cryptantha	None/None/1B.2/None	Coastal scrub; often clay/annual herb/Feb–June/65–900	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no clay soil on site. The closest known CNDDB occurrence is approximately 3.7 miles southeast of the project site within Hidden Canyon Park (CDFW 2022).
Deinandra paniculata	paniculate tarplant	None/None/4.2/None	Coastal scrub, valley and foothill grassland, vernal pools; usually vernally mesic, sometimes sandy/annual herb/(Mar)Apr–Nov(Dec)/80–3,085	Not expected to occur. This species was not detected during focused plant surveys. There is no suitable coastal scrub present and no known occurrences within 5.0 miles of the project site (CDFW 2022; CCH 2022).
Dichondra occidentalis	western dichondra	None/None/4.2/None	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland/perennial rhizomatous herb/(Jan)Mar–July/160–1,640	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present. There are no known occurrences within 5.0 miles of the project site (CCH 2022).
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	None/None/1B.1/Covered	Coastal bluff scrub, chaparral, coastal scrub, valley and foothill grassland; rocky, often clay or serpentinite/perennial herb/Apr–June/15–1,475	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no clay soil on site. The closest known CNDDB occurrence is approximately 1.6 miles northwest of the project site on Wire Mountain within Marine Corps Base Camp Pendleton (CDFW 2022).

Scientific Name	Common Name	Status (Federal/State/CRPR/ Oceanside Subarea Plan)	Primary Habitat Associations/Life Form/Blooming Period/Elevation Range (feet amsl)	Potential to Occur
Dudleya multicaulis	many-stemmed dudleya	None/None/1B.2/None	Chaparral, coastal scrub, valley and foothill grassland; often clay/perennial herb/Apr–July/45–2,590	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no clay soil on site. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Dudleya variegata	variegated dudleya	None/None/1B.2/None	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland, vernal pools; clay/perennial herb/Apr–June/5–1,905	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no clay soil on site. The closest known CNDDB occurrence is approximately 1.7 miles southwest of the project site along San Luis Rey River Trail (CDFW 2022).
Dudleya viscida	sticky dudleya	None/None/1B.2/Covered	Coastal bluff scrub, chaparral, cismontane woodland, coastal scrub; rocky/perennial herb/May–June/30–1,805	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable habitat present. The closest known CNDDB occurrence is approximately 0.7 miles west of the project site along the north side of the San Luis Rey River (CDFW 2022).
Ericameria palmeri var. *palmeri*	Palmer's goldenbush	None/None/1B.1/None	Chaparral, coastal scrub; mesic/perennial evergreen shrub/(July)Sep–Nov/95–1,970	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no known occurrences within 5.0 miles of the project site (CDFW 2022).
Eryngium aristulatum var. *parishii*	San Diego button-celery	FE/SE/1B.1/None	Coastal scrub, valley and foothill grassland, vernal pools; mesic/annual/perennial herb/Apr–June/65–2,035	Not expected to occur. San Diego button-celery occurs in areas of with native grasslands and many times mesic meadows or vernal pools. Typical habitat is the coastal grassland areas of Marine Corps Base Camp Pendleton. The study area does not consist of native grasslands. The study area consists of disturbed soils and non-native annual grasses. The closest known CNDDB occurrence is less than 1.1 miles west of the project site just west of Wire Mountain and Tuley Canyon within Marine Corps Base Camp Pendleton (CDFW 2022).
Eryngium pendletonense	Pendleton button-celery	None/None/1B.1/None	Coastal bluff scrub, valley and foothill grassland, vernal pools; clay, vernally mesic/perennial herb/Apr–June(July)/45–360	Not expected to occur. Pendleton button-celery is known to occur only on Marine Corps Base Camp Pendleton. Pendleton button-celery occurs in vernally mesic native grasslands. The study area does not consist of native grasslands. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Erysimum ammophilum	sand-loving wallflower	None/None/1B.2/None	Chaparral (maritime), coastal dunes, coastal scrub; sandy, openings/perennial herb/Feb–June/0–195	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present. The closest known CNDDB occurrence is approximately 0.8 miles northwest of the project site within the vicinity of Wire Mountain (CDFW 2022).
Erythranthe diffusa	Palomar monkeyflower	None/None/4.3/None	Chaparral, lower montane coniferous forest; sandy or gravelly/annual herb/Apr–June/4,000–6,005	Not expected to occur. The site is outside the species' known elevation range, and there is no suitable vegetation present. There are no known occurrences within 5.0 miles of the project site (CDFW 2020; CCH 2022).
Euphorbia misera	cliff spurge	None/None/2B.2/None	Coastal bluff scrub, coastal scrub, Mojavean desert scrub; rocky/perennial shrub/Dec–Aug(Oct)/30–1,640	Not expected to occur. Cliff spurge would have been observed during the initial site survey.There is no suitable vegetation present. The closest known CNDDB occurrence is approximately 0.8 miles southeast of the project site within Oceanside (CDFW 2022).
Ferocactus viridescens	San Diego barrel cactus	None/None/2B.1/Covered	Chaparral, coastal scrub, valley and foothill grassland, vernal pools/perennial stem succulent/May–June/5–1,475	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present. The closest known CNDDB occurrence is approximately 1.2 miles west of the project site along the San Luis Rey River (CDFW 2022).
Harpagonella palmeri	Palmer's grapplinghook	None/None/4.2/None	Chaparral, coastal scrub, valley and foothill grassland; clay; open grassy areas within shrubland/annual herb/Mar–May/65–3,135	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub present; however, there is no clay soil on site. The closest known CNDDB occurrence is approximately 4.8 miles southwest of the project less than 0.25 miles from the beach (CDFW 2022).

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Hazardia orcuttii	Orcutt's hazardia	None/ST/1B.1/Covered	Chaparral (maritime), coastal scrub; often clay/perennial evergreen shrub/Aug–Oct/260–280	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no clay soil on site. There is no suitable coastal scrub present and no known occurrences within 5.0 miles of the project site (CDFW 2022).
Heterotheca sessiliflora ssp. *sessiliflora*	beach goldenaster	None/None/1B.1/None	Chaparral (coastal), coastal dunes, coastal scrub/perennial herb/Mar–Dec/0–4,020	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no known occurrences within 5.0 miles of the project site (CDFW 2022).
Holocarpha virgata ssp. *elongata*	graceful tarplant	None/None/4.2/None	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland/annual herb/May–Nov/195–3,610	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no known occurrences within 5.0 miles of the project site (CDFW 2022; CCH 2022).
Hordeum intercedens	vernal barley	None/None/3.2/None	Coastal dunes, coastal scrub, valley and foothill grassland (saline flats and depressions), vernal pools/annual herb/Mar–June/15–3,280	Not expected to occur. No habitat exists within the study area for this species. Vernal barley is found in vernal pools, vernal depressions, and less disturbed vernal grasslands. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Horkelia truncata	Ramona horkelia	None/None/1B.3/None	Chaparral, cismontane woodland; clay, gabbroic/perennial herb/May–June/1,310–4,265	Not expected to occur. The site is outside the species' known elevation range, and there is no suitable vegetation present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Isocoma menziesii var. *decumbens*	decumbent goldenbush	None/None/1B.2/None	Chaparral, coastal scrub (sandy, often in disturbed areas)/perennial shrub/Apr–Nov/30–445	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present. The closest known CNDDB occurrence is approximately 0.9 miles north on the southern portion of the Marine Corps Base Camp Pendleton (CDFW 2022).
Iva hayesiana	San Diego marsh-elder	None/None/2B.2/Covered	Marshes and swamps, playas/perennial herb/Apr–Oct/30–1,640	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 1.9 miles southwest of the project site along San Luis Rey River (CDFW 2022).
Juncus acutus ssp. *leopoldii*	southwestern spiny rush	None/None/4.2/None	Coastal dunes (mesic), meadows and seeps (alkaline seeps), marshes and swamps (coastal salt)/perennial rhizomatous herb/(Mar)May–June/5–2,955	Not expected to occur. No suitable vegetation is present. There is no suitable coastal scrub present and no known occurrences within 5.0 miles of the project site (CCH 2022).
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	None/None/1B.1/None	Marshes and swamps (coastal salt), playas, vernal pools/annual herb/Feb–June/0–4,005	Not expected to occur. No suitable vegetation is present. The closest known CNDDB occurrence is approximately 2.8 miles northwest of the project site within Santa Margarita River Marsh (CDFW 2020).
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	None/None/4.3/None	Chaparral, coastal scrub/annual herb/Jan–July/0–2,905	Not expected to occur. This species was not detected during vegetation mapping surveys. There is suitable coastal scrub present. The closest known CNDDB occurrence is approximately 1.8 miles east of the project site within the San Luis Rey Valley (CDFW 2022).
Leptosyne maritima	sea dahlia	None/None/2B.2/None	Coastal bluff scrub, coastal scrub/perennial herb/Mar–May/15–490	Not expected to occur. This species was not detected during vegetation mapping surveys. There is suitable coastal scrub present. The closest known CNDDB occurrence is approximately 1.6 miles southwest of the project site along the west side of Lawrence Canyon (CDFW 2022).
Lycium californicum	California box-thorn	None/None/4.2/None	Coastal bluff scrub, coastal scrub/perennial shrub/(Dec)Mar, June, July, Aug/15–490	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no known occurrences within 5.0 miles of the project site (CCH 2022).
Microseris douglasii ssp. *platycarpha*	small-flowered microseris	None/None/4.2/None	Cismontane woodland, coastal scrub, valley and foothill grassland, vernal pools; clay/annual herb/Mar–May/45–3,510	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable coastal scrub present and no clay soil on site. There is no suitable coastal scrub present and no known occurrences within 5.0 miles of the project site (CCH 2022).

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Monardella hypoleuca ssp. *lanata*	felt-leaved monardella	None/None/1B.2/None	Chaparral, cismontane woodland/perennial rhizomatous herb/June–Aug/980–5,165	Not expected to occur. The site is outside the species' known elevation range, and there is no suitable vegetation present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Myosurus minimus ssp. *apus*	little mousetail	None/None/3.1/None	Valley and foothill grassland, vernal pools (alkaline)/annual herb/Mar–June/65–2,100	Not expected to occur. Little mousetail occurs within vernal grasslands and vernal pools. The study area does not consist of quality habitat for little mousetail. The closest known CNDDB occurrence is approximately 2.9 miles northwest of the project site within Marine Corps Base Camp Pendleton (CDFW 2022).
Nama stenocarpa	mud nama	None/None/2B.2/None	Marshes and swamps (lake margins, riverbanks)/annual/perennial herb/Jan–July/15–1,640	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 1.8 miles east of the project site near San Luis Rey (CDFW 2022).
Navarretia fossalis	spreading navarretia	FT/None/1B.1/None	Chenopod scrub, marshes and swamps (assorted shallow freshwater), playas, vernal pools/annual herb/Apr–June/95–2,150	Not expected to occur. No suitable vegetation is present. The closest known CNDDB occurrence is approximately 1.1 miles northwest of the project site within Tuley Canyon (CDFW 2022).
Nemacaulis denudata var. *denudata*	coast woolly-heads	None/None/1B.2/None	Coastal dunes/annual herb/Apr–Sep/0–330	Not expected to occur. No suitable vegetation is present. The closest known CNDDB occurrence is approximately 1.9 miles southwest of the project site along the south side of the San Luis Rey River (CDFW 2022).
Nemacaulis denudata var. *gracilis*	slender cottonheads	None/None/2B.2/None	Coastal dunes, desert dunes, Sonoran desert scrub/annual herb/(Mar)Apr–May/-160–1,310	Not expected to occur. No suitable vegetation is present. The closest known CNDDB occurrence is less than 1.9 miles southwest of the project site at the mouth of the Santa Margarita River (CDFW 2022).
Nolina cismontana	chaparral nolina	None/None/1B.2/None	Chaparral, coastal scrub; sandstone or gabbro/perennial evergreen shrub/(Mar)May–July/455–4,185	Not expected to occur. The site is outside the species' known elevation range. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Orcuttia californica	California Orcutt grass	FE/SE/1B.1/None	Vernal pools/annual herb/Apr–Aug/45–2,165	Not expected to occur. No suitable vegetation is present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Orobanche parishii ssp. *brachyloba*	short-lobed broomrape	None/None/4.2/None	Coastal bluff scrub, coastal dunes, coastal scrub; sandy/perennial herb (parasitic)/Apr–Oct/5–1,000	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable vegetation present and no known occurrences within 5.0 miles of the project site (CDFW 2022; CCH 2022).
Pentachaeta aurea ssp. *aurea*	golden-rayed pentachaeta	None/None/4.2/None	Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, riparian woodland, valley and foothill grassland/annual herb/Mar–July/260–6,070	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable vegetation present and there are no known occurrences within 5.0 miles of the project site (CDFW 2022; CCH 2022).
Phacelia ramosissima var. *austrolitoralis*	south coast branching phacelia	None/None/3.2/None	Chaparral, coastal dunes, coastal scrub, marshes and swamps (coastal salt); sandy, sometimes rocky/perennial herb/Mar–Aug/15–985	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable vegetation scrub present, and there are no known occurrences within 5.0 miles of the project site (CDFW 2022; CCH 2022).
Phacelia stellaris	Brand's star phacelia	None/None/1B.1/None	Coastal dunes, coastal scrub/annual herb/Mar–June/0–1,310	Not expected to occur. This species was not detected during vegetation mapping surveys. There is suitable coastal scrub present. The closest known CNDDB occurrence is approximately 3.7 miles west of the project site within dunes north of the mouth of the Santa Margarita River (CDFW 2022).
Pinus torreyana ssp. *torreyana*	Torrey pine	None/None/1B.2/None	Closed-cone coniferous forest, chaparral; sandstone/perennial evergreen tree/N.A./95–525	Not expected to occur. No suitable vegetation is present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Pogogyne abramsii	San Diego mesa mint	FE/SE/1B.1/None	Vernal pools/annual herb/Mar–July/295–655	Not expected to occur. The site is outside the species' known elevation range, and there is no suitable vegetation present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Polygala cornuta var. *fishiae*	Fish's milkwort	None/None/4.3/None	Chaparral, cismontane woodland, riparian woodland/perennial deciduous shrub/May–Aug/325–3,280	Not expected to occur. The site is outside the species' known elevation range, and there is no suitable vegetation present. There are no known occurrences within 5.0 miles of the project site (CDFW 2022; CCH 2022).

Scientific Name	Common Name	Status (Federal/State/CRPR/ Oceanside Subarea Plan)	Primary Habitat Associations/Life Form/Blooming Period/Elevation Range (feet amsl)	Potential to Occur
Pseudognaphalium leucocephalum	white rabbit-tobacco	None/None/2B.2/None	Chaparral, cismontane woodland, coastal scrub, riparian woodland; sandy, gravelly/perennial herb/(July)Aug–Nov(Dec)/0–6,890	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable vegetation present, and no known occurrences within 5.0 miles of the project site (CDFW 2022).
Psilocarphus brevissimus var. *multiflorus*	Delta woolly-marbles	None/None/4.2/None	Vernal pools/annual herb/May–June/30–1,640	Not expected to occur. No suitable vegetation is present. There are no known occurrences within 5.0 miles of the project site (CDFW 2022; CCH 2022).
Quercus dumosa	Nuttall's scrub oak	None/None/1B.1/Covered	Closed-cone coniferous forest, chaparral, coastal scrub; sandy, clay loam/perennial evergreen shrub/Feb–Apr(May–Aug)/45–1,310	Not expected to occur. This species was not detected during vegetation mapping surveys. There is suitable vegetation present and no clay soil on site. The closest known CNDDB occurrence is approximately 0.9 miles northwest of the project site along Wire Mountain at Marine Corps Base Camp Pendleton (CDFW 2022).
Quercus engelmannii	Engelmann oak	None/None/4.2/None	Chaparral, Cismontane woodland, Riparian woodland, Valley and foothill grassland/perennial deciduous tree/Mar–June/160–4,265	Not expected to occur. Engelmann oak would have been observed during the initial site visit. There are no known occurrences within 5.0 miles of the project site (CDFW 2022; CCH 2022).
Salvia munzii	Munz's sage	None/None/2B.2/None	Chaparral, Coastal scrub/perennial evergreen shrub/Feb–Apr/375–3,495	Not expected to occur. The site is outside the species' known elevation range. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Selaginella cinerascens	ashy spike-moss	None/None/4.1/None	Chaparral, coastal scrub/perennial rhizomatous herb/N.A./65–2,100	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable vegetation present. There are no known occurrences within 5.0 miles of the project site (CCH 2022).
Senecio aphanactis	chaparral ragwort	None/None/2B.2/None	Chaparral, cismontane woodland, coastal scrub; sometimes alkaline/annual herb/Jan–Apr(May)/45–2,625	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable vegetation present. The closest known CNDDB occurrence is approximately 2.8 miles northwest of the project site near the mouth of the Santa Margarita River (CDFW 2022).
Sidalcea neomexicana	salt spring checkerbloom	None/None/2B.2/None	Chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, playas; alkaline, mesic/perennial herb/Mar–June/45–5,020	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable vegetation present no alkaline soils on site. The closest known CNDDB occurrence is approximately 1.9 mile southwest of the project site in Oceanside, California (CDFW 2022).
Sphenopholis interrupta ssp. californica	prairie false oat	None/None/1B.1/None	Chaparral (coastal)/annual herb/April/50	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable vegetation present no alkaline soils on site. The closest known CNDDB occurrence is approximately 3.1 mile southeast of the project site in Oceanside, California (CDFW 2022; CNPS 2022).
Stemodia durantifolia	purple stemodia	None/None/2B.1/None	Sonoran desert scrub (often mesic, sandy)/perennial herb/(Jan)Apr, June, Aug–Oct, Dec/590–985	Not expected to occur. The site is outside the species' known elevation range, and there is no suitable vegetation present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Stipa diegoensis	San Diego County needle grass	None/None/4.2/None	Chaparral, coastal scrub; rocky, often mesic/perennial herb/Feb–June/30–2,625	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable vegetation present, and no known occurrences within 5.0 miles of the project site (CDFW 2022; CCH 2022).
Suaeda esteroa	estuary seablite	None/None/1B.2/None	Marshes and swamps (coastal salt)/perennial herb/(May)July–Oct(Jan)/0–15	Not expected to occur. No suitable vegetation is present. There is no suitable vegetation present, and there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Tetracoccus dioicus	Parry's tetracoccus	None/None/1B.2/None	Chaparral, coastal scrub/perennial deciduous shrub/Apr–May/540–3,280	Not expected to occur. The site is outside the species' known elevation range. The closest known CNDDB occurrence is approximately 4.6 miles northeast of the project site along slopes in San Luis Rey (CDFW 2022).

Scientific Name	Common Name	Status (Federal/State/CRPR/ Oceanside Subarea Plan)	Primary Habitat Associations/Life Form/Blooming Period/Elevation Range (feet amsl)	Potential to Occur
Viguiera laciniata	San Diego County viguiera	None/None/4.3/None	Chaparral, coastal scrub/perennial shrub/Feb–June(Aug)/195–2,460	Not expected to occur. This species was not detected during vegetation mapping surveys. There is no suitable vegetation present, and there are no known occurrences within 5.0 miles of the project site (CDFW 2022).

Status Legend
Federal
FE: Federally listed as endangered
FT: Federally listed as threatened
State
SE: State listed as endangered
ST: State listed as threatened
CRPR: California Rare Plant Rank
1B: Plants rare, threatened, or endangered in California and elsewhere
2B: Plants rare, threatened, or endangered in California, but more common elsewhere
3: Plants about which more information is needed – a review list
4: Plants of limited distribution – a watch list
Threat Rank
0.1: Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)
0.2: Moderately threatened in California (20%–80% occurrences threatened/moderate degree and immediacy of threat)
0.3: Not very threatened in California (less than 20% of occurrences threatened/low degree and immediacy of threat or no current threats known)
Oceanside Subarea Plan
Covered: Species covered under the Subarea Plan
Notes: CRPR = California Rare Plant Rank; amsl = above mean sea level; CNDDB: California Natural Diversity Database; N.A. = not applicable.

References

CCH (California Consortium of Herbaria). 2022. Data provided by the participants of the Consortium of California Herbaria. Accessed October 2022. https://www.ucjeps.berkeley.edu/consortium/.

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CNPS (California Native Plant Society), Rare Plant Program. 2022. Rare Plant Inventory (online edition, v9-01 1.5). Accessed November 2022. Website https://www.rareplants.cnps.org.

USFWS (U.S. Fish and Wildlife Service). 2022. “Critical Habitat and Occurrence Data” [map]. USFWS Geospatial Services. Accessed October 2022. https://www.fws.gov/data.

Appendix D

Special-Status Wildlife Species Potential to Occur within the Biological Study Area

Scientific Name	Common Name	Status (Federal/State/ Oceanside Subarea Plan)	Habitat	Potential to Occur
Amphibians				
Anaxyrus californicus	arroyo toad	FE/SSC/Covered	Semi-arid areas near washes, sandy riverbanks, riparian areas, palm oasis, Joshua tree, mixed chaparral, and sagebrush; stream channels for breeding (typically third order); adjacent stream terraces and uplands for foraging and wintering.	Not expected to occur. The site is outside the species' known geographic range, and there is no suitable vegetation present. The closest known CNDDB and USFWS occurrence is 3.1 miles northwest of the project site along the north side of Ysidora Basin (CDFW 2022; USFWS 2022).
Spea hammondii	western spadefoot	None/SSC/Covered	Primarily grassland and vernal pools, but also in ephemeral wetlands that persist at least 3 weeks in chaparral, coastal scrub, valley–foothill woodlands, pastures, and other agriculture.	Not expected to occur. There is no suitable breeding habitat present. The closest known CNDDB occurrence is approximately 1 mile west of the project site near Wire Mountain at Marine Corps Base Camp Pendleton (CDFW 2022).
Reptiles				
Actinemys pallida	southwestern pond turtle	None/None/Covered	Slow-moving permanent or intermittent streams, ponds, small lakes, and reservoirs with emergent basking sites; adjacent uplands used for nesting and during winter.	Not expected to occur. The site is outside the species' known geographic range, and there is no suitable vegetation present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Anniella stebbinsi	Southern California legless lizard	None/SSC/None	Coastal dunes, stabilized dunes, beaches, dry washes, valley–foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and moist sandy or loose, loamy soils.	Low potential to occur. There is no suitable habitat present. However, there is suitable vegetation present in adjacent parcels. The closest known CNDDB occurrence is approximately 1.6 miles northeast of the project site south of San Luis Rey Rive rand Whelan Lake (CDFW 2022).
Arizona elegans occidentalis	California glossy snake	None/SSC/None	Commonly occurs in desert regions throughout Southern California. Prefers open sandy areas with scattered brush. Also found in rocky areas.	Low potential to occur. The study area is highly disturbed. The closest known CNDDB occurrence is approximately 2.6 miles south of the project site in south Oceanside, California (CDFW 2022).
Aspidoscelis hyperythra	orange-throated whiptail	None/WL/Covered	Low-elevation coastal scrub, chaparral, and valley–foothill hardwood.	Present within the study area during field reconnaissance in July 2022. This species was observed within the northwest corner of the proposed project boundary. This species is likely moving through the project site. There is suitable vegetation habitat present on adjacent land.
Aspidoscelis tigris stejnegeri	San Diegan tiger whiptail	None/SSC/None	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas.	High potential to occur within the study area. Although the study area is highly disturbed, there is suitable habitat within adjacent parcels. However, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Crotalus ruber	red diamond rattlesnake	None/SSC/None	Coastal scrub, chaparral, oak and pine woodlands, rocky grasslands, cultivated areas, and desert flats.	Low potential to occur. The study area is disturbed with no suitable habitat. The closest known CNDDB occurrence is approximately 1.4 miles southwest of the project site within Lawrence Canyon (CDFW 2022).
Emys marmorata	Western pond turtle	None/SSC/None	Slow-moving permanent or intermittent streams, ponds, small lakes, and reservoirs with emergent basking sites; adjacent uplands used during the winter and for nesting.	Not expected to occur. The site is outside the species' known geographic range, and there is no suitable vegetation present. The closest known CNDDB occurrence is approximately 4.3 miles northwest of the project site within Cockleburr Canyon on Marine Corps Base Camp Pendleton (CDFW 2022).
Phrynosoma blainvillii	Blainville's horned lizard	None/SSC/None	Open areas of sandy soil in valleys, foothills, and semi-arid mountains including coastal scrub, chaparral, valley–foothill hardwood, conifer, riparian, pine–cypress, juniper, and annual grassland habitats	Low potential to occur. There is no suitable habitat on site. There is suitable habitat in adjacent parcels of land. However, the site is likely too surrounded by urbanization and disconnected from populations for Blainville's horned lizard to occur. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Salvadora hexalepis virgultea	coast patch-nosed snake	None/SSC/None	Brushy or shrubby vegetation; requires small mammal burrows for refuge and overwintering sites.	Low potential to occur due to lack of suitable vegetation present. There are no known occurrences within 5.0 miles of the project site (CDFW 2022).

Scientific Name	Common Name	Status (Federal/State/ Oceanside Subarea Plan)	Habitat	Potential to Occur
Thamnophis hammondii	two-striped gartersnake	None/SSC/None	Streams, creeks, pools, streams with rocky beds, ponds, lakes, vernal pools.	Not expected to occur. No suitable vegetation present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Thamnophis sirtalis ssp. (Southern California coastal plain from Ventura County to San Diego County, and from sea level to about 850 meters above mean sea level)	south coast garter snake	None/SSC/None	Marsh and upland habitats near permanent water and riparian vegetation.	Low potential to occur. There is no suitable vegetation present. Potential to occur in the adjacent San Luis Rey River. The closest known CNDDB occurrence is approximately 0.7 miles northeast of the project site along San Luis Rey River (CDFW 2022).
Birds				
Accipiter cooperii (nesting)	Cooper's hawk	None/WL/Covered	Nests and forages in dense stands of live oak, riparian woodlands, or other woodland habitats often near water.	Moderate potential to nest in the non-native trees along the northern portion of the site, and scattered trees throughout the disturbed area. Potential to forage over the entire site. There are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Agelaius tricolor (nesting colony)	tricolored blackbird	BCC/SSC, ST/None	Nests near freshwater, emergent wetland with cattails or tules, but also in Himalayan blackberry (*Rubus armeniacus*); forages in grasslands, woodland, and agriculture.	Not expected to occur. No suitable nesting vegetation is present within the project site. The closest known CNDDB occurrence is approximately 1.5 miles northwest of the project site along the San Luis Rey River in the vicinity of Whelan Lake (CDFW 2022).
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	None/WL/Covered	Nests and forages in open coastal scrub and chaparral with low cover of scattered scrub interspersed with rocky and grassy patches.	Not expected to occur. No suitable nesting vegetation is present within the project site. The closest known CNDDB occurrence is approximately 1.4 miles southwest of the project site within the vicinity of Lawrence Canyon (CDFW 2022).
Aquila chrysaetos (nesting and wintering)	golden eagle	BCC/FP, WL/Covered	Nests and winters in hilly, open/semi-open areas, including shrublands, grasslands, pastures, riparian areas, mountainous canyon land, open desert rimrock terrain; nests in large trees and on cliffs in open areas and forages in open habitats.	Not expected to occur. No suitable vegetation is present. The project site is too urbanized for this species. The closest known CNDDB occurrence is approximately 2.5 miles northwest of the project site along the Ysidora cliffs west of the Santa Margarita River (CDFW 2022).
Artemisiospiza belli belli	Bell's sage sparrow	BCC/WL/Covered	Nests and forages in coastal scrub and dry chaparral; typically in large, unfragmented patches dominated by chamise; nests in more dense patches but uses more open habitat in winter.	Not expected to occur. No suitable vegetation is present within the project area. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Buteo swainsoni (nesting)	Swainson's hawk	BCC/ST/None	Nests in open woodland and savanna, riparian, and in isolated large trees; forages in nearby grasslands and agricultural areas such as wheat and alfalfa fields and pasture.	Not expected to occur. No suitable vegetation is present within the project area. Potential to occur in the adjacent riparian habitat in San Luis Rey River. The closest known CNDDB occurrence is approximately 1.8 miles east of the project site in San Luis Rey (CDFW 2022).
Campylorhynchus brunneicapillus sandiegensis (San Diego and Orange Counties only)	coastal cactus wren	BCC/SSC/None	Southern cactus scrub patches.	Not expected to occur. No cactus or succulent plant species occur in enough cover to form cactus scrub communities on site. The closest known CNDDB occurrence is approximately 1.5 miles north of the project site in the southwest corner of Marine Corps Base Camp Pendleton (CDFW 2022.
Charadrius alexandrinus nivosus (nesting)	western snowy plover	FT, BCC/SSC/Covered	On coasts, nests on sandy marine and estuarine shores; in the interior, nests on sandy, barren, or sparsely vegetated flats near saline or alkaline lakes, reservoirs, and ponds.	Not expected to occur. No suitable habitat is present. The closest known occurrence is a CNDDB record approximately 3 miles west of the project site within the Santa Margarita River Estuary on the Marine Corps Base Camp Pendleton (CDFW 2022; USFWS 2022).
Circus hudsonius (nesting)	northern harrier	None/SSC/None	Nests in open wetlands (marshy meadows, wet lightly-grazed pastures, old fields, freshwater and brackish marshes); also in drier habitats (grassland and grain fields); forages in grassland, scrubs, rangelands, emergent wetlands, and other open habitats.	Present within the study area during field reconnaissance in June 2022. Not expected to nest on site due to the proximity to urban areas and lack of suitable vegetation. Potential to forage on site. Potential to occur in the adjacent riparian habitat in San Luis Rey River.

Scientific Name	Common Name	Status (Federal/State/ Oceanside Subarea Plan)	Habitat	Potential to Occur
Coccyzus americanus occidentalis (nesting)	western yellow-billed cuckoo	FT, BCC/SE/None	Nests in dense, wide riparian woodlands and forest with well-developed understories.	Not expected to occur. No suitable vegetation is present. Potential to occur in the adjacent riparian habitat in San Luis Rey River. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Elanus leucurus (nesting)	white-tailed kite	None/FP/None	Nests in woodland, riparian, and individual trees near open lands; forages opportunistically in grassland, meadows, scrubs, agriculture, emergent wetland, savanna, and disturbed lands.	Low potential to nest on site due to lack of dense woodland habitat. There are some non-native trees along the northern portion of the site, and scattered trees throughout the disturbed area. No white-tailed kites were observed during the vegetation mapping surveys. The closest known CNDDB occurrence is approximately 1.2 miles northwest of the project site within Tuley Canyon (CDFW 2022).
Empidonax traillii extimus (nesting)	southwestern willow flycatcher	FE/SE/Covered	Nests in dense riparian habitats along streams, reservoirs, or wetlands; uses variety of riparian and shrubland habitats during migration.	Not expected to occur. No suitable vegetation is present. Potential to occur in the adjacent riparian habitat in San Luis Rey River. The closest known occurrence is a CNDDB record approximately 0.5 miles northeast of the project site in San Luis Rey River just north of Foussat Road (CDFW 2022; USFWS 2022).
Falco peregrinus anatum (nesting)	American peregrine falcon	FD, BCC/FP, SD/Covered	Nests on cliffs, buildings, and bridges; forages in wetlands, riparian, meadows, croplands, especially where waterfowl are present.	Not expected to nest on site due to lack of suitable nesting habitat. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Icteria virens (nesting)	yellow-breasted chat	None/SSC/Covered	Nests and forages in dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush.	Not expected to occur on site. There are no dense riparian woodlands on site. Potential to occur in the adjacent riparian habitat in San Luis Rey River. The closest known CNDDB occurrence is approximately 1.6 miles southeast of the project site along Garrison Creek (CDFW 2022).
Ixobrychus exilis (nesting)	least bittern	BCC/SSC/None	Nests in freshwater and brackish marshes with dense, tall growth of aquatic and semi-aquatic vegetation.	Not expected to occur. No suitable vegetation is present. Additionally, there are no known occurrences within 5 miles of the project site (CDFW 2022).
Laterallus jamaicensis coturniculus	California black rail	BCC/FP, ST/None	Tidal marshes, shallow freshwater margins, wet meadows, and flooded grassy vegetation; suitable habitats are often supplied by canal leakage in Sierra Nevada foothill populations.	Not expected to occur. The site is outside the species' known geographic range, and there is no suitable vegetation present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Pandion haliaetus (nesting)	osprey	None/WL/Covered	Large waters (lakes, reservoirs, rivers) supporting fish; usually near forest habitats, but widely observed along the coast.	Not expected to nest on site due to lack of suitable nesting habitat. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Passerculus sandwichensis beldingi	Belding's savannah sparrow	None/SE/Covered	Nests and forages in coastal saltmarsh dominated by pickleweed (*Salicornia* spp.).	Not expected to occur. No suitable coastal saltmarsh vegetation is present. The closest known CNDDB occurrence is approximately 3.1 miles west of the project site within the marshes of Santa Margarita River Mouth (CDFW 2022).
Passerculus sandwichensis rostratus (wintering)	large-billed savannah sparrow	None/SSC/Covered	Nests and forages in open, low saltmarsh vegetation, including low halophytic scrub.	Not expected to occur. No suitable vegetation is present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Pelecanus occidentalis californicus (nesting colonies and communal roosts)	California brown pelican	FD/FP, SD/Covered	Forages in warm coastal marine and estuarine environments; in California, nests on dry, rocky offshore islands.	Not expected to occur. No suitable vegetation is present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Plegadis chihi (nesting colony)	white-faced ibis	None/WL/Covered	Nests in shallow marshes with areas of emergent vegetation; winter foraging in shallow lacustrine waters, flooded agricultural fields, muddy ground of wet meadows, marshes, ponds, lakes, rivers, flooded fields, and estuaries.	Not expected to occur. No suitable vegetation is present. The closest known CNDDB occurrence is approximately 3.3 miles south of the project site near Buena Vista Lagoon (CDFW 2022).
Polioptila californica californica	coastal California gnatcatcher	FT/SSC/Covered	Nests and forages in various sage scrub communities, often dominated by California sagebrush and buckwheat; generally avoids	Not expected to nest on site due to lack of suitable vegetation. The closest known occurrence is a CNDDB record approximately 0.9 miles

Scientific Name	Common Name	Status (Federal/State/ Oceanside Subarea Plan)	Habitat	Potential to Occur
			nesting in areas with a slope of greater than 40%; majority of nesting at less than 1,000 feet above mean sea level.	on the west side of Wire Mountain on Marine Corps Base Camp Pendleton (CDFW 2022; USFWS 2022).
Rallus obsoletus levipes	Ridgway's rail	FE/SE, FP/Covered	Coastal wetlands, brackish areas, coastal saline emergent wetlands.	Not expected to occur. No suitable vegetation is present on site. Potential to occur in the adjacent San Luis Rey River. The closest known occurrence is a CNDDB record approximately 2 miles southwest of the project site at the mouth of the San Luis Rey River (CDFW 2022; USFWS 2022).
Riparia riparia (nesting)	bank swallow	None/ST/None	Nests in riparian, lacustrine, and coastal areas with vertical banks, bluffs, and cliffs with sandy soils; open country and water during migration.	Not expected to nest on site due to lack of suitable nesting habitat. The closest known CNDDB occurrence is less than 1.9 mile southwest of the project site along the coast in Oceanside, California (CDFW 2022).
Setophaga petechia (nesting)	yellow warbler	BCC/SSC/None	Nests and forages in riparian and oak woodlands, montane chaparral, open ponderosa pine, and mixed-conifer habitats.	Not expected to occur on site. There are no riparian woodlands on site. Potential to occur in the adjacent riparian habitat in San Luis Rey River. The closest known CNDDB occurrence is approximately 1.6 miles southeast of the project site along Garrison Creek (CDFW 2022).
Sternula antillarum browni (nesting colony)	California least tern	FE/FP, SE/Covered	Forages in shallow estuaries and lagoons; nests on sandy beaches or exposed tidal flats.	Not expected to occur. No suitable vegetation is present. The closest known occurrence is a CNDDB record approximately 3.2 miles west of the project site at the mouth of the Santa Margarita River (CDFW 2022; USFWS 2022).
Thalasseus elegans (nesting colony)	elegant tern	None/WL/Covered	Inshore coastal waters, bays, estuaries, and harbors; forages over open water.	Not expected to occur. No suitable vegetation is present. Additionally, there are no known occurrences within 5 miles of the project site (CDFW 2022).
Vireo bellii pusillus (nesting)	least Bell's vireo	FE/SE/Covered	Nests and forages in low, dense riparian thickets along water or along dry parts of intermittent streams; forages in riparian and adjacent shrubland late in nesting season.	Not expected to occur on site. There are no dense riparian woodlands on site. High potential to occur adjacent to the site in San Luis Rey River. The closest known occurrence is a CNDDB record is 1.5 miles east of the project site along San Luis Rey River (CDFW 2022; USFWS 2022).
Fishes				
Eucyclogobius newberryi	tidewater goby	FE/SSC/None	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County, to the mouth of the Smith River.	Not expected to occur. No suitable habitat is present. The closest known occurrence is a CNDDB record approximately 0.5miles west of the project site within San Luis Rey River (CDFW 2022; USFWS 2022).
Gila orcuttii	arroyo chub	None/SSC/None	Warm, fluctuating streams with slow-moving or backwater sections of warm to cool streams at depths >40 centimeters (16 inches); substrates of sand or mud.	Not expected to occur. The site is outside the species' known geographic range, and there is no suitable vegetation present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Mammals				
Antrozous pallidus	pallid bat	None/SSC/None	Grasslands, shrublands, woodlands, forests; most common in open, dry habitats with rocky outcrops for roosting, but also roosts in man-made structures and trees.	Low potential to occur. No suitable vegetation is present. However, there are man-made structures on site that could be used for roosting. The closest known CNDDB occurrence is approximately 2.1 miles east of the project site in Oceanside, California (CDFW 2022).
Chaetodipus californicus femoralis	Dulzura pocket mouse	None/SSC/None	Open habitat, coastal scrub, chaparral, oak woodland, chamise chaparral, mixed-conifer habitats; disturbance specialist; 0 to 3,000 feet above mean sea level.	Low potential to occur in the disturbed habitat. This species is more commonly found in chaparral, which does not occur on site. There are two occurrences in the San Diego Mammal Atlas east of the project site (Tremor et al. 2017). However, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	None/SSC/Covered	Coastal scrub, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon–juniper, and annual grassland.	Low potential to occur. There is no suitable habitat, and the site lacks rocky areas preferred by this species. The closest known CNDDB occurrence is less than 1.8 miles southeast of the project site within Eternal Hills Memorial Park (CDFW 2022).

Scientific Name	Common Name	Status (Federal/State/ Oceanside Subarea Plan)	Habitat	Potential to Occur
Choeronycteris mexicana	Mexican long-tongued bat	None/SSC/None	Desert and montane riparian, desert succulent scrub, desert scrub, and pinyon–juniper woodland; roosts in caves, mines, and buildings.	Not expected to occur. No suitable roosting habitat is present on site. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Corynorhinus townsendii	Townsend's big-eared bat	None/SSC/None	Mesic habitats characterized by coniferous and deciduous forests and riparian habitat, but also xeric areas; roosts in limestone caves and lava tubes, man-made structures, and tunnels.	Not expected to roost on site due to lack of habitat. This species is presumed absent from coastal San Diego (Tremor et al. 2017). Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Dipodomys stephensi	Stephens' kangaroo rat	FE/ST/Covered	Annual and perennial grassland habitats, coastal scrub or sagebrush with sparse canopy cover, or in disturbed areas.	Not expected to occur. The flat open portion of the site, which would normally provide the most suitable area for the species, is highly disturbed, including likely disking and mowing that would have extirpated any populations on the site. Stephens' kangaroo rat in the region is now limited to Marine Corps Base Camp Pendleton and some areas of Fallbrook associated with the Naval Weapons Station adjacent to Camp Pendleton (Tremor et al. 2017). The project site is completely isolated from known populations of the species on Camp Pendleton, so there is no chance of immigration to the site, even if suitable habitat was present. The closest known occurrence is a CNDDB record 3 miles east of the project site south of Mission San Luis Rey (CDFW 2022; USFWS 2022).
Eumops perotis californicus	western mastiff bat	None/SSC/None	Chaparral, coastal and desert scrub, coniferous and deciduous forest and woodland; roosts in crevices in rocky canyons and cliffs where the canyon or cliff is vertical or nearly vertical, trees, and tunnels.	Not expected to roost on site due to lack of habitat. Tremor et al. 2017 describes the species as rarely roosting in palm trees, which do not occur on site. The closest known CNDDB occurrence is approximately 3 miles west of the project site within Marine Corps Base Camp Pendleton (CDFW 2022).
Lasiurus cinereus	hoary bat	None/None/None	Forest, woodland riparian, and wetland habitats; also juniper scrub, riparian forest, and desert scrub in arid areas; roosts in tree foliage and sometimes cavities, such as woodpecker holes.	Low potential to roost on site within the juniper trees. These trees have been planted around the buildings. However, there is not enough area to consider any of these planted areas juniper scrub habitat. Potential to roost in San Luis Rey River. There are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Lasiurus xanthinus	western yellow bat	None/SSC/None	Valley–foothill riparian, desert riparian, desert wash, and palm oasis habitats; below 2,000 feet above mean sea level; roosts in riparian and palms.	Low potential to roost on site. This species primarily roosts in fan palms (Tremor et al. 2017) which, although they do occur on site, are all under 4 feet tall and planted within the parking lot. Potential to roost in San Luis Rey River. The closest known CNDDB occurrence is approximately 3.9 miles south of the project site in Carlsbad, California (CDFW 2022).
Leptonycteris yerbabuenae	lesser long-nosed bat	FD/SSC/None	Sonoran desert scrub, semi-desert grasslands, lower oak woodlands.	Not expected to occur on site. The single occurrence of this species in San Diego County is from Oceanside in 1996; it likely occurs only as a rare visitor to the area (Tremor et al. 2017). The closest known CNDDB occurrence is 3.9 miles from the project site in Oceanside, California (CDFW 2022).
Lepus californicus bennettii	San Diego black-tailed jackrabbit	None/SSC/Covered	Arid habitats with open ground; grasslands, coastal scrub, agriculture, disturbed areas, and rangelands.	Low potential to occur. This conspicuous species was not observed during any 2022 surveys. The closest known CNDDB occurrence is 1.6 miles south of the project site north of Oceanside Boulevard (CDFW 2022).
Neotoma lepida intermedia	San Diego desert woodrat	None/SSC/None	Coastal scrub, desert scrub, chaparral, cacti, rocky areas.	Not expected to occur due to lack of habitat. There are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Nyctinomops femorosaccus	pocketed free-tailed bat	None/SSC/None	Pinyon–juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and	Low potential to roost on site within the juniper trees. These trees have been planted around the buildings. However, there is not enough area to consider any of these planted areas juniper scrub habitat or juniper

Scientific Name	Common Name	Status (Federal/State/ Oceanside Subarea Plan)	Habitat	Potential to Occur
			palm oases; roosts in high cliffs or rock outcrops with drop-offs, caverns, and buildings.	woodlands. Potential to roost in San Luis Rey River. The closest known CNDDB occurrence is approximately 3.9 miles south of the project site in Carlsbad, California (CDFW 2022).
Perognathus longimembris pacificus	Pacific pocket mouse	FE/SSC/None	Fine-grained sandy substrates in open coastal strand, coastal dunes, and river alluvium.	Not expected to occur. The site is outside the species' known extant geographic range, and there is no suitable vegetation present. The flat open portion of the site, which would normally provide the most suitable area for the species, has been disturbed, including likely disking and mowing that would have extirpated any populations on the site; There appears to be only one historical confirmed record for Pacific pocket mouse in Oceanside near the mouth of the San Luis Rey River, and the only two known extant populations in San Diego County are on Marine Corps Base Camp Pendleton. The project site is completely isolated from known populations of the species on Camp Pendleton, so there is no chance of immigration to the site, even if suitable habitat was present. The closest known occurrence is a CNDDB record approximately 2.8 miles northwest of the project site near the Santa Margarita River mouth (CDFW 2020; USFWS 2022).
Taxidea taxus	American badger	None/SSC/None	Dry, open, treeless areas; grasslands, coastal scrub, agriculture, and pastures, especially with friable soils.	Low potential to occur due to high levels of human activity in the area. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Invertebrates				
Branchinecta lynchi	vernal pool fairy shrimp	FT/None/None	Vernal pools, seasonally ponded areas within vernal swales, and ephemeral freshwater habitats.	Not expected to occur. The site lacks clay soils that would support vernal pools. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Branchinecta sandiegonensis	San Diego fairy shrimp	FE/None/None	Vernal pools, non-vegetated ephemeral pools.	Not expected to occur. The site lacks clay soils that would support vernal pools. The closest known CNDDB occurrence is approximately 1.1 miles west of the project site on the Wire Mountain vernal pool restoration site on Marine Corps Base Camp Pendleton (CDFW 2022; USFWS 2022).
Streptocephalus woottoni	Riverside fairy shrimp	FE/None/None	Vernal pools, non-vegetated ephemeral pools.	Not expected to occur. The site lacks clay soils that would support vernal pools. The closest known CNDDB occurrence is approximately 2.5 miles northwest of the project site just north of the Santa Margarita River (CDFW 2022; USFWS 2022).
Euphydryas editha quino	Quino checkerspot butterfly	FE/None/None	Annual forblands, grassland, open coastal scrub and chaparral; often soils with cryptogamic crusts and fine-textured clay; host plants include *Plantago erecta*, *Antirrhinum coulterianum*, and *Plantago patagonica* (Silverado Occurrence Complex).	Not expected occur. The site is outside the USFWS study area and outside critical habitat. There is no suitable habitat on site. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).
Panoquina errans	wandering skipper	None/None/Covered	Saltmarsh.	Not expected to occur. No suitable vegetation is present. Additionally, there are no known occurrences within 5.0 miles of the project site (CDFW 2022).

Status Legend
Federal
BCC: U.S. Fish and Wildlife Service birds of conservation concern
FD: Federally delisted; monitored for 5 years
FE: Federally listed as endangered
FT: Federally listed as threatened
State
FP: California Department of Fish and Wildlife fully protected species
SD: State delisted
SE: State listed as endangered

ST: State listed as threatened
SSC: California species of special concern
WL: California Department of Fish and Wildlife watch list species
Oceanside Subarea Plan
Covered: Species covered under the Subarea Plan
Notes: CNDDB; California Natural Diversity Database; USFWS: U.S. Fish and Wildlife Service.

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