

BIOLOGICAL SURVEY REPORT

**A Letter Survey Report Describing
The Biological Resources Present
on the Dolphin Green Carwash
Camino Real at Las Rosas Street, Carlsbad, California**

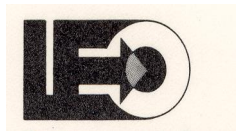
City of Oceanside Planning and Development Review

D11-00004 CUP 11-00007 APN 165-012-15-00

Prepared for

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**Investigator: Stephen Lamprides, Field Biologist
March 13, 2013**

A handwritten signature in black ink that reads "Stephen Lamprides".

Stephen Lamprides, Biologist

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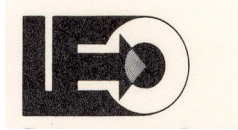
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March 13, 2013

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SUBJECT: BIOLOGICAL SURVEY OF THE DOLPHIN GREEN CAR WASH NORTH OF LAS ROSAS STREET, OCEANSIDE, CALIFORNIA, D11-00004, CUP 11-00007, APN 165-012-15-00

Dear Dr. Wang:

In response to your request, we have made a biological survey and prepared this letter report. This report is intended respond to the comments of the City of Oceanside Application Review Committee, (ARC).

I. Management Summary/Abstract

To facilitate development of complete carwash facilities, on a 1.28 acre lot, which is located on a street corner in a commercial business district a Conditional Use Permit must be granted by the City of Oceanside. Since issuance of this entitlement is a discretionary action, a statement or declaration per the California Environmental Quality Act (CEQA) must be made. To provide information for the initial study used to determine the exact type of report to be processed under CEQA a biological survey of the resources on the vacant site is required. The purpose of this letter report is to present information per the City of Oceanside's preliminary review on the subject property.

The biological survey conducted on February 28, 2013 reveals that an extremely disturbed stand of the *Grassland** plant community occupies the approximately 1.28 acres of the site. Approximately 85 % of the site has been graded for access, circulation and siting of a previously proposed 90 room hotel project.

The site is entirely outside the Multiple Habitat Conservation Area, and surrounded on three sides by existing legally developed commercial lots, infrastructure and appurtenances. The lot to be developed is adjacent to an eleven acre vacant lot zoned Commercial Professional, CP, with a Sub area Plan overlay designating it as a "Wild Life Corridor."

*The Final Oceanside Subarea Plan differentiates grassland as follows: "The most abundant natural habitat in the planning area is grassland (primarily nonnative/ annual as opposed to native perennial grasslands."

There are no rare endangered or narrow endemic plants, as defined by the current City of Oceanside Subarea Plan, on the site. None of the definable plant communities on the site could serve as habitat for the California Coastal Gnatcatcher and other sensitive species and none of these species were observed or detected by sign.

The percentage of on-site non native grassland plants is difficult to determine or specify due to the large transitional zone (ecotone) between the two ecological communities. The entire site may be considered as covered with grassland plant species. The only impacts discernable are indirect impacts to the adjacent vacant lot and it's overlay corridor. These impacts will be mitigated as the result of design requirements set forth by the ARC preliminary review.

II. Introduction

The proposed project is the development of an automated car wash structure, appurtenances and landscaping on a 1.28 acre lot, which is a legal lot on a recorded subdivision map. The purpose of this letter report is to present information obtained from a biological survey on the subject property.

The subject property is located northerly of Las Flores Street, and easterly of El Camino Real, at their intersection, in Oceanside, California, the street address is 2190 El Camino Real . The assessor's Parcel Map Number is 165-012-15-00. The latitude and longitude are 33.18691 and -117.32742, respectively. The property is zoned Community Commercial, (CC). The property which abuts the subject to the north, south and west is developed with commercial structures. The property is adjacent to an already developed office building (northerly). A San Diego Gas and Electric high voltage power line easement is located over the southerly 30 feet of the property along its property line. There is a 30 foot, power line tower located within the easement on the subject site.

III. Methods and Survey Limitations

On Thursday, February 28, 2013 at 9:00 AM the subject property was surveyed by a biologist from Lamprides Environmental Organisation. The sky was clear and the temperature was 65 degrees. The reconnaissance survey by Stephen Lamprides, Biologist, was to definitively determine the composition of plant and animal species on the site.

The entire site and 75 feet adjacent and beyond the southerly property line was covered by walking over it in the pattern of transects. All habitats and plant communities were examined. A mammal trapping program was not conducted.

Surveys were conducted during the daylight to maximize the detection of plants and most animals. Many of mammals that might occur onsite are only active at night and are difficult to observe during daytime surveys. Reptiles that are secretive are difficult to observe using standard survey techniques.

Particular attention was given to the potential for the use of the site by the California Gnatcatcher due to the adjacent property's wild life corridor designation. A protocol survey for this gnatcatcher was not conducted due to the condition of habitat observed and location of the subject site.

Plant nomenclature used in this report and in the checklist (Appendix A) follows generally that of Beauchamp, and Simpson et al. Vegetation categories generally follow the scheme of Holland as modified by Oberbauer. No quantitative analysis of the vegetation was made. Zoological nomenclature follows AOU and supplements for birds, and Bond for mammals.

IV. Survey Results

The 1.28 acre site has been terraced using cast in place reinforced concrete retaining walls. The top soil on-site is fine grey-brown clay. There are no outcroppings of rocks, cryptogamic crusts, vernal pools or ephemeral areas on the site.

A. Biological Resources--Flora

The site is a disturbed area commonly defined as ruderal habitat. Ruderal habitat typically develops on sites with heavily compacted soils following intense levels of disturbance such as grading for access roads and underground pipeline installation activities. Due to the urban location of the site and the limited representation by the introduced grass family (Poaceae) of plants and the unlikelihood that the site is a native habitat, the site is clearly considered a ruderal area.

The City of Oceanside's Sub Area Plan distinguishes between non-native grassland plant communities and other disturbed areas or ruderal. Using this definition the best general description of the site's plant assemblage is *disturbed*. This is so designated in *Final Oceanside Subarea Plan PLAN 2010, Section 3 Biological Resources*. Several schemes of classification recognize that community descriptions may need additional categories.

At the time of the survey the dominant plant on the subject and adjacent vacant site was the non-native, Garland, *Chrysanthemum coronarium*.

B. Biological Resources—Fauna

Wildlife species were identified directly by sight or sound, or indirectly by scat, tracks, or burrows. Field notes were maintained throughout the survey of observed wildlife. Wildlife that would utilize the site are expected to be adapted to human presence. Wildlife observed onsite include: Northern Mockingbird (*Mimus polyglottos*), house finches (*Carpodacus mexicanus*), wren-tit (*Chamaea fasciata*), California Towhee (*Pipilo crissalis*), honey bees (*Apis mellifera*), Ground Squirrel (*Spermophilus beecheyi*), and Cotton Tailed Rabbit (*Sylvilagus bachman*).

Results of the survey indicate that the property is probably utilized more extensively by mammals than birds. While several species of both groups are expected, the time of the year reduced the likelihood of more species to be inventoried.

Although no trapping was conducted, the property contains a representative population of rodent species. Small burrows are common on the site.

Amphibians and Reptiles: No species of either group was identified on the subject. This is the result of time of the year the survey was conducted. It is not deemed to be of value to simply list the expected species for the area. No rare or endangered species is expected to inhabit the subject.

Insects: Notable insects such as butterflies were not observed on the site.

Soil: According to the *Soil Survey of San Diego Area, California*, (Bowman 1973), soils on and immediately adjacent to the site are:

Las Flores loamy fine sand, 2 to 9 percent slopes (LeC).--This soil is not eroded. It is gently sipping to moderately sloping and has an 18- to 24-inch surface layer. The rooting depth is 20 to 40 inches. The available water holding capacity is 4 to 5 inches. Runoff is slow to medium, and the erosion hazard slight to moderate. In other features, this soil is similar to Las Flores loamy fine sand, 9 to 15 percent slopes, eroded.

Included in mapping are small areas of Diablo soils, Huerhuero soils, Linne soils, and severely eroded Las Flores soils.

This Las Flores soil is used for flowers, range, truck crops, and housing developments. Capability unit IVe-3 (19); Claypan range site.

The A horizon ranges from light brownish gray to grayish brown or pale brown in color, from loamy (USDA Soil Survey 1973).

Resource evaluation: The property possesses a very limited habitat for vegetation and wildlife. The adjacent vacant parcel to the south of the site is more of an environmental resource in that it has remnant species of the natural coastal sage scrub plant community.

There is evidence that the adjacent property site has been disked in compliance with the California Uniform Fire Code section 1103.2 et seq. This code incorporated by the City of Oceanside into its ordinances, requires weeds grass and vines to be removed to prevent accumulation of combustible materials. It is difficult to determine the frequency with which the subject site has been disked. It is clear that some form of disking has occurred in the past. Based on the condition and soil configuration of the undisturbed remnants of the adjacent developed land, the adjacent site must be considered generally a disturbed area. Therefore, direct impacts to flora and fauna by the subject proposal would not occur.

V. Project Impact Analysis

The development of the subject site as proposed will remove most all of the existing native and invasive plant assemblage on the portions of the site to be developed. The area of the site which would be modified is approximately 1.28 acres or 100 per cent of the site.

The project would also have to conform to section 1.4.3 of the City of Oceanside MSCP Subarea Plan, land use adjacency guidelines which are outlined below as: drainage, toxics, lighting, noise, barriers, invasives, brush management, and grading development.

Drainage

Drainage should be directed away from the MHCP, or if not possible, must not drain directly into the MHCP. Instead runoff should flow into sedimentation basins, grassy swales, or mechanical frapping devices prior to draining into the MHCP. Best

Management Practices (BMPs) would include controlling runoff from parking areas or paved surfaces so that it does not drain directly into the MHCP.

Toxics

Toxics would include the control of toxic chemicals onsite so that they do not impact wildlife, habitats, or water quality within the MHCP.

Lighting

Lighting should be directed away from the MHCP, or incorporate shielding so that lighting would not affect sensitive species at night.

Indirect Impacts result from changes in land use adjacent to natural habitat and primarily result from adverse "edge effects," either short-term indirect impacts related to construction or long-term, chronic indirect impacts associated with urban development. During construction of the project, short-term indirect impacts include dust and noise that could temporarily disrupt habitat and species vitality or construction related soil erosion and run-off. Long-term indirect impacts may include intrusions by humans and domestic pets, noise, lighting, invasion by exotic plant and wildlife species, use of toxic chemicals (fertilizers, pesticides, herbicides, and other hazardous materials), soil erosion, litter, fire, and hydrological changes (e.g., groundwater level and quality).

Cumulative Impacts refer to incremental, individual environmental effects of two or more projects when considered together. These impacts taken individually may be minor but are collectively significant as they occur over a period of time.

In consideration of all the development design requirements required by the ARC, the proposed project will inherently mitigate both indirect and cumulative impacts.

VI. Conclusion

- The proposed project consists of the construction of a commercial car wash facility. The construction of the project and brush management area would change 1.28 acre of commercially zoned land. Impacts to developed and disturbed habitats total 1.28 acres. These impacts are not considered significant and would not require mitigation for direct impacts.
- Mitigation for the indirect impact of noise may include requiring heavy construction to occur outside of the California Coastal Gnatcatcher breeding season February 15 through August 30.

Appendix A

Checklist of plants and animals observed during on-site survey are as follows:
(This list is necessarily sparse due to the ruderal nature of the site and its urban surroundings.)

Native plants

| | |
|-----------------------|--------------------------------|
| Bush Sunflower | <i>Encelia californica</i> |
| San Diego Golden bush | <i>Isocoma menziesii</i> |
| Trickseed | <i>Coreopsis californica</i> |
| Coyote bush | <i>Baccharis pilularis</i> DC. |
| Thistle | <i>Cirsium sp.</i> |

Exotic plants

| | |
|---------------|---|
| Wild Oat | <i>Avena sp.</i> |
| Foxtail Chess | <i>Bromus sp.</i> |
| Ryegrass | <i>Lolium sp.</i> |
| Black Mustard | <i>Brascia nigra</i> (L.) Koch in Rohling |
| Fennel | <i>Glycyrrhiza sp.</i> |
| Tree Tobacco | <i>Nicotiana glauca</i> Grah. |
| Hottentot Fig | <i>Mesembryanthemum edule</i> |
| Acacia | <i>Acacia sp</i> |
| Garland | <i>Chrysanthemum coronarium</i> |

Avifauna

| | |
|----------------------|-----------------------------|
| Bushtit | <i>Psaltriparus sp.</i> |
| House Finch | <i>Carpodacus mexicanus</i> |
| Northern Mockingbird | <i>Mimus polyglottos</i> |
| Wrentit | <i>Chamaea fasciata</i> |
| California towhee | <i>Pipilo crissalis</i> |

Seven common bushtits *Psaltriparus sp.*, distinctive from California gnatcatcher by habit, call, and flight were observed.

Mammals (Detected on-site per comment)

| Animal | | Comment |
|----------------------|------------------------------|---------|
| Bottas's Gopher | <i>Thomomys bottae</i> | Burrow |
| Cotton Tailed Rabbit | <i>Sylvilagus bachman</i> | Scat |
| Ground Squirrel | <i>Spermophilus beecheyi</i> | Viewed |

Appendix B

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Skinner, M.W. and B.M. Pavilik, editors 1994. CNPS' Inventory of rare and Endangered Vascular Plants of California, Special Publication # 1, Fifth Edition.

SANDAG, *Final Oceanside Subarea Plan*, 2010

Appendix C

Biologist Resume:

STEPHEN LAMPRIDES 4856 Fir Street, San Diego, CA 92102 (619) 262-5622

EXPERIENCE:

2001-Present **LAMPRIDES ENVIRONMENTAL ORGANISATION** Biologist Consultant for biological studies in San Diego County. Field surveys for sensitive species, CEQA statements, Revegetation design and monitoring.

2000- 2001 **HDR ENGINEERING** Biological Monitor Provided all aspects of Biological and Environmental Monitoring Long Haul Fiber optic installation project in San Diego County. Environmental Planning support for 100 site project, member of San Bernardino County task force for Telecom Ordinance review

1998-2000 **DOUGLAS EILAR & ASSOC.** Project Analyst for acoustical and environmental studies. Used FHWA computer models to develop noise contours. Wrote Phase I & II reports on all Facets of CEQA NEPA Lead Biologist for land use studies

1997-1998 **IMPERIAL COUNTY** Land Use Planner Performed all aspects of current planning, interim basis.

1993- 1997 **FAS TRIED** Property Manager Real Estate manager including obtaining entitlements.

1986-1992 **PORT OF SAN DIEGO** Engineering Technician II

Reviewed developmental proposals for commercial land development; Checked conformance with Master Plan, CEQA and Coastal Zone Act; Wrote staff reports to Board; General engineering research; Construction inspection; Environmental Assessments for underground tank installations.

1979-1986 **LAMPRIDES ENVIRONMENTAL ORGANISATION** Principal Consultant

Managed technical consulting firm for land use planning and a window covering mfg. and contracting business. Field biologist for urban developments.

Processed Subdivision Maps
Write and Present EIR=s , EIS=s
Managed Technical Staff

Current Planning and Zoning
Construction Contract Management
Wrote and conducted Phase One Environ. Assessments

EDUCATION:

Master of Public Administration (Emphasis Land Use Planning) San Diego State University
B.Sc. Biology, S D S U
A.A. Physical Science/Chemistry, San Diego City College
U.S.C. Environmental Management, Institute Certificate (12 Semester Units)
Certificate in Geographic Information Systems Mesa College

CERTIFICATION:

CA Registered Environmental Assessor; California Teaching Credential (Emerg.) K-12; California Contractor's License, B General, C-27 Landscaping; FCC Lic. K 6 SCL