



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 25-963

Agenda Date: 9/3/2025

Agenda #: 9.

DATE: September 3, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

TITLE: PROFESSIONAL SERVICES AGREEMENT WITH DUDEK INC. FOR THE EL CORAZON HABITAT RESTORATION PLAN

RECOMMENDATION

Staff recommends that the City Council approve a Professional Services Agreement (PSA) with DUDEK Inc., in the amount of \$28,912, for environmental and ecological consulting services to create the El Corazon Habitat Restoration Plan (HRP); and authorize the City Manager to execute the agreement.

BACKGROUND AND ANALYSIS

The City's El Corazon property, located in central Oceanside, is comprised of multiple parcels totaling over 400 acres of combined undeveloped and developed land. It is the site of the current SoCal Sports Complex, the City's William A. Wagner Aquatic Center, El Corazon Senior Center, Frontwave Arena, residential developments, and the future location of El Corazon Park Site 1.

Development of the site has been guided by the El Corazon Specific Plan ("Specific Plan") and accompanying Final Environmental Impact Report (EIR) adopted by City Council in 2009 (Resolution Nos. 09-R0333-1 and 09-R0332-1, respectively), with subsequent amendments in 2016 and 2019. In addition to developable land uses identified by the Specific Plan, a Habitat District of approximately 170 acres was envisioned along the western portion of the property to conserve and enhance the existing open space. Of these 170 acres, the EIR required the restoration of a minimum of 20 acres of native coastal sage scrub within the Habitat District to support the site's biological significance as a wildlife corridor for threatened species. In 2023, the City completed a minor habitat restoration project in the northern segment of El Corazon to comply with a settlement agreement with the San Diego Regional Water Quality Control Board; however, the Habitat District goals for the site remain largely unfulfilled.

The creation of a comprehensive HRP for El Corazon would facilitate development of future habitat projects pursuant to the adopted Specific Plan and support conservation policies in the draft General Plan Update's Vital & Sustainable Resources Element. The proposed plan would be vetted by the wildlife agencies and incorporate stakeholder input throughout its development. It would also favorably position the City to seek State and Federal grant funds to offset future costs of the

restoration work.

The proposed scope of work to be performed by DUDEK includes the following deliverables:

- Assessment of El Corazon's current habitat condition by mapping vegetation;
- Listing of known native and non-native species present on-site;
- Identification of potential restoration areas based on soil quality and slope stability; and,
- Development of site restoration methods, schedule, and monitoring criteria to measure the success of future restoration projects consistent with industry standards.

Ultimately, the proposed plan would establish a framework for long-term management of the El Corazon Habitat District that incorporates current and future passive uses such as the Phase II Trails project. Pro-forma cost estimates for both restoration and long-term management of the Habitat District will be included in the HRP. Development of the HRP will include input received by Federal and State resource agencies and interested stakeholders.

Completion of the plan is expected by December 2025, at which time staff intends to apply for State Proposition 4 Climate Bond grant funds for the first restoration project in the Habitat District.

FISCAL IMPACT

Through a competitive procurement process, DUDEK Inc. was identified as the most qualified bidder to complete the El Corazon Restoration Plan. The PSA with DUDEK is in the amount not to exceed \$28,912. The entirety of the PSA will be charged to the Climate Action Plan Administration account 425450101.5326. This account has a budget of \$100,000; therefore, sufficient funds are available.

Account	FY25/26 Budget	Expense
425450101.5326	\$100,000	\$28,912

Under Section IX.D of Administrative Directive (AD) 21 - Procurement of Goods and Services, multiple contract awards to the same consultant from the same department have a cumulative effect. The Development Services Department has existing contracts with DUDEK with a combined value in excess of \$100,000. Under AD-21, any additional PSA approvals to the same consultant above the cumulative \$100,000 limit requires City Council approval.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

Prepared by: Justin Gamble, Sustainability Program Administrator

Reviewed by: Darlene Nicandro, Development Services Director
Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Staff Report
2. Professional Services Agreement with DUDEK