

# Biological Assessment Report

## ISKCON Cultural Center

Escondido, California

APNs: 224-100-84, APN 224-100-85

### **Prepared for:**

Phil Martin & Associates  
2987 NW Fairway Heights Dr.  
Bend, OR 97703

Contact: Phil Martin  
pmartin@philmartinassociates.com

### **Prepared by:**

Bloom Biological, Inc.  
13611 Hewes Avenue  
Santa Ana, California 92705  
949.272.0905

Contact: Rainey Barton  
raineybarton@bloombiological.com

**October 10, 2023**

## ABOUT BLOOM BIOLOGICAL, INC,

For more than 45 years, Bloom Biological, Inc. (BBI) has provided biological consulting services for large and small clients. Our resume of services includes raptor and endangered species research, biological monitoring, impact assessment, permitting, conservation planning and geospatial analysis. Our innovative approach has provided solutions to complex problems for clients and projects throughout a range of industries including alternative energy, residential development, and the public sector. Collectively, the management and staff of BBI hold permits or memoranda of understanding for participating in the conservation and recovery of more than a dozen endangered or threatened species, as well as several other special-status species, in California and the western United States. Over the years, BBI has established an impeccable relationship with the resource agencies, project proponents, and environmental organizations by skillfully balancing the needs and objectives of land planning, resource conservation, and the public interest. In addition to our work in California and the western United States, BBI biologists have worked in Alaska, Central and South America, Europe, Southern Asia, and the western Pacific. BBI is a certified Small Business Enterprise and Woman-owned Business Enterprise.

## CONTENTS

<b>1.0</b>	<b>EXECUTIVE SUMMARY.....</b>	<b>1</b>
<b>2.0</b>	<b>PROJECT OVERVIEW .....</b>	<b>1</b>
2.1	PROJECT LOCATION.....	1
2.2	PROJECT DESCRIPTION.....	2
2.3	SITE HISTORY.....	3
2.4	TOPOGRAPHY.....	4
2.5	SOIL TYPES.....	4
2.6	LAND USE & SURROUNDING DEVELOPMENT.....	4
<b>3.0</b>	<b>BIOLOGICAL SITE ASSESSMENT METHODS.....</b>	<b>4</b>
3.1	LITERATURE AND DATABASE REVIEW.....	4
3.2	BIOLOGICAL SURVEYS.....	5
3.2.1	<i>Coastal California Gnatcatcher Surveys.....</i>	<i>6</i>
3.2.2	<i>Mature &amp; Protected Trees.....</i>	<i>6</i>
3.2.3	<i>Jurisdictional Waters/Wetlands Investigation.....</i>	<i>6</i>
<b>4.0</b>	<b>RESULTS .....</b>	<b>6</b>
4.1	FLORA.....	6
4.1.1	<i>Coastal Sagescrub.....</i>	<i>7</i>
4.1.2	<i>Engelmann Oak Woodland.....</i>	<i>7</i>
4.1.3	<i>Non-native Grassland.....</i>	<i>7</i>
4.1.4	<i>Avocado Orchard.....</i>	<i>7</i>
4.1.5	<i>Developed &amp; Disturbed.....</i>	<i>7</i>
4.1.6	<i>Summer Holly.....</i>	<i>7</i>
4.1.7	<i>Ramona Horkelia.....</i>	<i>8</i>
4.1.8	<i>Mature and Protected Trees.....</i>	<i>8</i>
4.2	FAUNA.....	8
4.2.1	<i>Coastal California Gnatcatcher.....</i>	<i>8</i>
4.2.2	<i>Least Bell's Vireo.....</i>	<i>8</i>
4.2.3	<i>Coastal Whiptail.....</i>	<i>8</i>
4.2.4	<i>Orange-throated Whiptail.....</i>	<i>9</i>
4.2.5	<i>Southern California Rufous-crowned Sparrow.....</i>	<i>9</i>
4.2.6	<i>Nesting Birds.....</i>	<i>9</i>
4.2.7	<i>Wildlife Corridors and Habitat Linkages.....</i>	<i>9</i>
4.3	WATER RESOURCES.....	9
<b>5.0</b>	<b>IMPACTS &amp; MITIGATION RECOMMENDATIONS.....</b>	<b>10</b>
5.1	VEGETATION COMMUNITIES.....	10
5.2	MATURE & PROTECTED TREES.....	10
5.3	CALIFORNIA GNATCATCHER.....	11
5.4	COASTAL & ORANGE-THROATED WHIPTAIL.....	11
5.5	NESTING BIRDS.....	11
5.6	WATER RESOURCES.....	12
5.7	ADDITIONAL RECOMMENDATIONS.....	12
	<b>CERTIFICATION .....</b>	<b>12</b>

**LITERATURE CITED ..... 13**

**APPENDICES..... 14**

APPENDIX A. SITE PHOTOGRAPHS.....14

APPENDIX B. SITE PLANS.....23

APPENDIX C. SOIL MAP .....25

APPENDIX D. FLORAL COMPENDIUM .....29

APPENDIX E. VEGETATION COMMUNITIES MAP.....31

APPENDIX F. MATURE TREE MAP .....33

APPENDIX G. FAUNAL COMPENDIUM .....35

APPENDIX H. WETLAND MAP .....36

## 1.0 EXECUTIVE SUMMARY

Bloom Biological, Inc. (BBI) was retained by Phil Martin & Associates in June of 2023 to conduct a Biological Assessment of the proposed ISKCON Cultural Center project for ISKCON of Escondido, Inc., located at 1315 and 1356 Rincon Ave, Escondido, California 92026 [APN 224-100-84 (4.2 acres) and APN 224-100-85 (20.33 acres)]. The Project proposes to construct a temple and ten (10) single-family residences on the subject property. The development will comprise 7.30 acres of the 24.53 acres within the subject parcels. An existing single-family residence, live-stock corral and shelter, garden, and outbuildings are present within the larger of the two parcels (224-100-85). There is no existing development within the smaller parcel (224-100-84). This Biological Assessment is prepared in order to summarize the biological data for the proposed project, document the project's potential biological impacts, and provide recommendations for reducing, avoiding, and/or mitigating those potential impacts.

The project was assessed for the presence/absence of several species designated as Species of Special Concern (SSC) by the California Department of Fish and Wildlife (CDFW), threatened or endangered under the California Endangered Species Act (CESA) or federal Endangered Species Act (ESA), or protected by city or county ordinance. The presence/absence and the potential for the following species to occur onsite was assessed through literature review and field survey: Coastal California Gnatcatcher (*Polioptila californica californica*), Least Bell's Vireo (*Vireo bellii pusillus*), Southern California Rufous-crowned Sparrow (*Aimophila ruficeps canescens*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), orange-throated whiptail (*Aspidoscelis hyperythra*), summer holly (*Comarostaphylis diversifolia* ssp. *diversifolia*), Ramona horkelia (*Horkelia truncata*), and mature and protected trees.

A biological survey of the property was conducted on 6 July 2023 with the primary purpose of inventorying all biological resources present and analyzing potential project related impacts. Additional protocol-level surveys for Coastal California Gnatcatcher were conducted on the following dates: [Survey are still underway]. Field surveys followed the requirements provided in the applicable species-specific protocol developed by the U.S. Fish and Wildlife Service (USFWS 1997).

The subject property is comprised of four vegetation communities: coastal sagescrub, non-native grassland, Engelmann oak woodland, and avocado orchard. The dominant vegetation community within the area proposed for development is non-native grassland. There are 20 mature trees within the project impact area which are proposed for removal, which consist of non-native eucalyptus and pines. Additionally, 1.94 acres of coastal sagescrub and 5.09 acres of non-native grassland fall within the project impact area and will be removed as a result of the project. Coastal whiptail and orange-throated whiptail have a moderate potential to occur within the project impact area.

Recommendations for reducing, avoiding, and/or mitigating potential project impacts to vegetation communities, mature trees, coastal and orange-throated whiptails, nesting birds, and water resources are provided in Section 5.0 of this document. Recommendations for reducing or avoiding potential impacts to offsite water resources via runoff into the storm drain network involves implementation of stormwater Best Management Practices.

*{Recommendations for reducing, avoiding, and/or mitigation potential project impacts to Coastal California Gnatcatcher have not yet been developed as protocol-level surveys remain underway.}*

## 2.0 PROJECT OVERVIEW

### 2.1 Project Location

The proposed project is located at 1315 and 1356 Rincon Ave., in Escondido, California on two parcels [APN 224-100-84 (4.2 acres) and APN 224-100-85 (20.33 acres)], consisting of 24.53-acres. The property is bordered by Rincon Ave. and a plant nursery to the north, existing residential subdivisions to the south and west, an avocado orchard and vacant land to the east, and vacant land to the southwest. The project is in northwestern San Diego County, Valley Center USGS 7.5-minute quadrangle, in Township 12 south and Range 2 west. The City of Escondido is

accessible via Interstate 15 (I-15) and State Route 78 (SR-78). Photographs of the project site taken during the 2023 biological surveys are provided in Appendix A. Figure 1 shows the location of the Project relative to the state and county.



Figure 1. Location of the Project Relative to the State (Left) and County (Right).

## 2.2 Project Description

The roughly 25-acre project site is vacant, except for a single-family detached residence and foundations of a shed and other outbuildings close to the residence that are located in the north central area of the site. The project applicant proposes to demolish the existing outbuilding foundations and build 10 single-family detached residential units on approximately 4.2-acres of the 25-acre site adjacent to and south of Rincon Avenue. The residential lots range from 0.31 acres up to 0.63 acres in size. The project proposes the construction of market rate homes on 8 of the 10 lots with two of the lots proposed for low- and moderate-income households.

The project also includes the proposed development of a 6,500 square foot Krishna Temple, an adjacent 5,413 square foot residence associated with the Krishna Temple and a 964 square foot restroom/change room/janitor closet. The Temple/residence/restroom buildings are approximately 80 feet east of the proposed residential development and adjacent to and south of Rincon Avenue. The project proposes 88 parking spaces for the Krishna Temple and meets the number of parking spaces required for the project by the City of Escondido parking code. Each proposed residential unit would provide 2 parking spaces for a total of 20 parking spaces.

The project proposes to construct a 56-foot-wide and 600-foot-long private cul de sac that would extend south from Rincon Avenue and serve the single-family homes. All utilities, including sewer, water, natural gas, electricity, and telecommunication facilities that would serve the residential units would be constructed within the easement of the private on-site cul de sac. Access to the Temple would be provided by a second on-site private road that would be 60 feet-wide and extend approximately 100 feet onto the site south from Rincon Avenue. Both on-site private streets would be paved. All utilities, including water, sewer, storm drain, natural gas, and telecommunication facilities would be constructed within the easement of the road that provides access to the Temple. Grading on the site would be balanced with 30,000 cubic yards of cut and 30,000 cubic yards of fill.

The project is scheduled to start construction in the first quarter of 2024 and be completed in the first quarter of 2025.

## 2.3 Site History

Within the property there is an existing single-family residence, livestock pens and enclosures, and a garden area. The majority of the property is undeveloped and contains areas experiencing routine weed abatement as well as relatively undisturbed native vegetation. A review of Google Earth imagery indicates that the single-family residence has been present since at least 1995, the garden to the south of the residence was installed between 2010 and 2012, and the livestock area to the east was constructed in 2013. Figure 2 shows the site and surrounding lands in 1995 in relatively the same condition as it is today, with the exception of the housing developments now present to the south and southwest of the property (Figure 3).

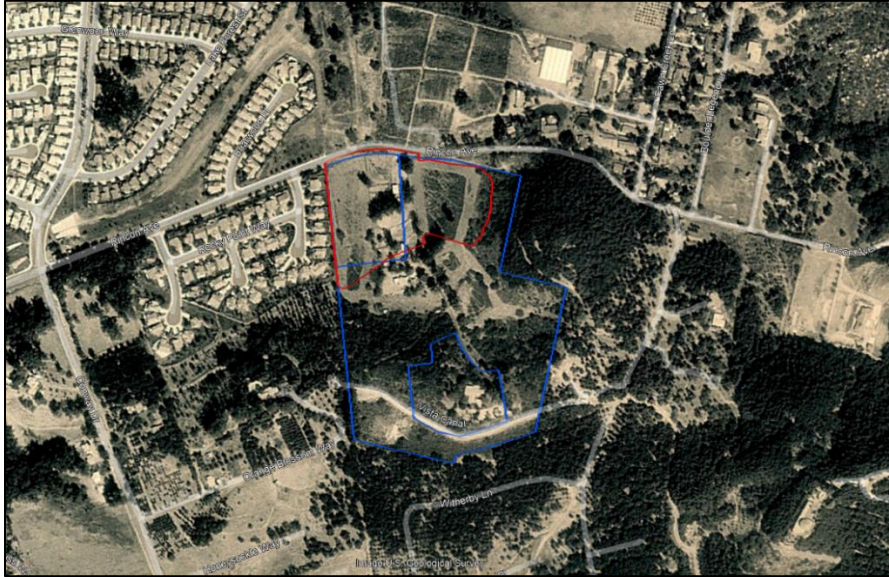


Figure 2. Historic Aerial Imagery of the Project Site (Google Earth, October 1995).  
Property boundary shown in blue and project area shown in red.



Figure 3. Recent Aerial Imagery of the Project Site (Google Earth, May 2023).  
Property boundary shown in blue and project area shown in red.

## 2.4 Topography

The property slopes toward Rincon Ave to the north, with elevations ranging from approximately 760 to 940 ft (231 to 287 m) above mean sea level (amsl). There is a ridgeline between 920 to 940 ft (280 to 286 m) amsl that borders the property along the eastern edge and intersects the property in the southern region. The proposed project area in the northern portion of the property is gently sloping towards the north and northwest with elevations ranging between 760 and 800 ft (232 to 244 m) amsl. A topographic map of the project site is included in Appendix XX.

## 2.5 Soil Types

Soils present onsite and in the immediate vicinity include Visalia sandy loam with 0 to 2 percent slopes, Ramona sandy loam with 9 to 15 percent slopes and eroded, Vista coarse sandy loam with 15 to 30 percent slopes and MLRA 20, Cieneba rocky coarse sandy loam with 9 to 30 percent slopes and eroded, and Cieneba-Rock outcrop complex with 30 to 75 percent slopes and very stony (NRCS 2022) (Appendix C).

Visalia soils are well drained and typically used as irrigated farmland. The Ramona series consists of well-drained soils with slow to rapid runoff and moderately slow permeability, frequently used for production of crops and in undeveloped areas is dominated by annual grasses, forbs, chamise, or chaparral. Vista soils are coarse-loamy, mixed, super active, and thermic with good drainage, slow to rapid runoff, and moderately rapid permeability. This soil is common beneath irrigation of avocados and citrus and natural vegetation includes annual grasses and forbs including California sagebrush, scrub oak, lilac, chamise, sumac, and flatter buckwheat. Cieneba soils are made from weathered granitic rock and are somewhat excessively drained with low to high runoff and moderately rapid permeability. Vegetation in Cieneba soils consists mainly of chaparral and chamise with widely spread foothill pines or oak trees (Soil Survey Staff 2023).

## 2.6 Land Use & Surrounding Development

The smaller of the two parcels (APN 224-100-84) in the northwestern corner of the project site has an Existing Land Use (LU) of Vacant and Undeveloped Land (9101) and Planned Land Use (PLU) of Spaced Rural Residential (1000). The larger parcel (APN 224-100-85) which extends from the northeastern corner of the project site to the south, is comprised of Spaced Rural Residential (1000) LU and Spaced Rural Residential (1000) PLU. Existing residential subdivisions are present to the northwest, west, southwest, and south of the project. Agricultural fields and buildings are located to the north of the project site across Rincon Ave. and an avocado orchard is immediately adjacent to the east. The majority of the areas surrounding the project consist of single-family residences. Daley Ranch open space begins 0.3 miles to the east and extends approximately 3 miles east to Valley Center Rd, 3 miles north, and 2 miles south.

## 3.0 BIOLOGICAL SITE ASSESSMENT METHODS

### 3.1 Literature and Database Review

Prior to performing the biological inventory of the site, a review of all pertinent literature was conducted, and the CDFW California Natural Diversity Database (CNDDDB) and USFWS Information for Planning and Consultation (IPaC) were queried for the presence of sensitive species and habitats and to compile all relevant information pertaining to wetland and riparian resources. For the purpose of this report, sensitive species and habitats include rare, threatened, or endangered species that are designated or are candidates for listing under State or Federal Law, California Native Plant Society (CNPS) "1B" or "2" listed species, those species identified as state "fully protected species" or "species of special concern", and any other species for which there is compelling evidence of rarity. The literature and database review for sensitive species and habitats was conducted for the following USGS quadrants: Valley Center (3311721), San Marcos (3311722), Rodriguez Mtn (3311628), Bonsall (3311732), Pala (3311731),



Boucher Hill (3311638), Rancho Santa Fe (3311712), Escondido (3311711), and San Pasqual (3311618) (CDFW 2023). These results were refined to include only observations within 2-miles of the project site. The USFWS National Wetlands Inventory (NWI) and USGS National Hydrography Dataset (NHD) were reviewed to compile all relevant information pertaining to wetland and riparian features in the vicinity of the project site (USFWS 2009, USGS 2023).

The potential for sensitive species to occur within the project site was evaluated based on the criteria provided in Table 1, with the exception of Coastal California Gnatcatcher for which protocol-level surveys are currently being conducted.

Table 1. Criteria for Evaluating Potential for Special Status Species Occurrence

Potential for Occurrence	Criteria
Not Expected	Species is restricted to habitats or conditions that do not occur on site.
Low Potential	Historical records for this species do not exist within close proximity to the site, and/or habitats or conditions needed to support the species are of poor quality.
Moderate Potential	Either historical records exist for the species in close proximity and marginal habitat exists on site or habitat requirements or conditions associated with the species occur onsite, but no historical records exist in close proximity.
High Potential	Both historical record exists of the species in close proximity and habitat requirements and conditions associated with the species occur onsite.
Present	Species was detected in or near the project site during the biological surveys.

### 3.2 Biological Surveys

BBI biologist Rainey Barton conducted a biological survey of the project site on 6 July 2023, from approximately 0800 to 1330 hours to inventory all biological resources and assess the project site for the potential special status species to occur. The entire project site and all areas within 500 ft were walked, pausing frequently to listen, observe, and document all species, species sign, vegetation communities, and habitats in detail. The site was assessed for the presence of the sensitive species provided in Table 2, as well as mature and protected trees, through a combination of literature review and site surveys.

Table 2. Special-Status Species & Occurrence Potential

Scientific Name Common Name	Status			Occurrence Potential
	Federal Status	State Status	CDFW Status/Rare Plant Rank	
<i>Polioptila californica californica</i> Coastal California Gnatcatcher	Threatened	None	SSC	[TBD]
<i>Vireo bellii pusillus</i> Least Bell's Vireo	Endangered	Endangered	N/A	Not Expected in Project Area Not Expected on Property
<i>Aspidoscelis tigris stejnegeri</i> Coastal whiptail	None	None	SSC	Moderate Potential in Project Area Moderate Potential on Property
<i>Aspidoscelis hyperythra</i> Orange-throated whiptail	None	None	SSC	Moderate Potential in Project Area Moderate Potential on Property
<i>Aimophila ruficeps canescens</i> Southern California Rufous-crowned Sparrow	None	None	WL	Low Potential in Project Area Low Potential on Property
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i> Summer holly	None	None	1B.2	Not Expected in Project Area Low Potential on Property
<i>Horkelia truncata</i> Ramona horkelia	None	None	1B.3	Not Expected in Project Area Not Expected on Property

### 3.2.1 Coastal California Gnatcatcher

{USFWS protocol-level surveys for Coastal California Gnatcatcher are currently being conducted and this section of the report will be completed once the surveys have concluded.}

### 3.2.2 Mature & Protected Trees

The project site was assessed for the presence of mature and protected trees. The City of Escondido considers a “mature tree” to be any self-supporting woody perennial plant, native or ornamental, with a single well-defined stem or multiple stems supporting a crown of branches. The single stem, or one of the multiple stems of any mature oak tree (*Quercus* sp.), shall have a diameter of 4 inches or greater when measured at 4.5 feet at breast height (DBH) above the tree’s natural grade. All other mature trees shall have a DBH of 8 inches, or greater, for a single stem or one of the multiple stems. A “protected tree” is defined as any oak that has a 10-inch or greater DBH, or any other tree species or individual specimen listed on the historic register or is determined to substantially contribute to the historic character of a property or structure listed on the local register, pursuant to Article 40 of the Escondido Zoning Code. The project impact area was evaluated from the presence of mature and/or protected trees.

### 3.2.3 Jurisdictional Waters/Wetlands Investigation

Although a formal wetlands delineation was not conducted during the field survey, the project site was evaluated for the potential to support jurisdictional waters regulated under the federal Clean Water Act, California Fish and Game Code, and Porter-Cologne Water Quality Act. This included a field survey of the project site and a review of the USFWS NWI and the USGS NHD.

## 4.0 RESULTS

Weather conditions during the general biological survey on 6 July 2023 consisted of clear skies, no wind, temperatures between 97° to 93°F and some moisture was present on the ground and vegetation from overnight fog. Photographs taken during the survey are provided in Appendix A.

### 4.1 Flora

The results of the botanical survey detected 38 species of plants present within the property (Appendix D). Vegetation communities present onsite include coastal sagescrub (both intact and disturbed), Engelmann oak woodland, and non-native grassland (Table 3). Disturbance onsite varies, with higher disturbance in the northern region of the property and surrounding the existing residences, structures, and livestock area. The eastern and southern regions of the property contain relatively intact plant communities which have only experienced slight disturbances. All vegetation types present onsite are provided in Table 4 and a map of vegetation communities is provided in Appendix E.

Table 3. Vegetation Types within the Property & Project Area

Vegetation Type	Total Property Area (acres)
Coastal Sagescrub	7.81
Disturbed Coastal Sagescrub	2.29
Engelmann Oak Woodland	3.61
Non-native Grassland	6.99
Avocado Orchard	0.54
Developed/disturbed	3.29
<b>Total</b>	<b>24.53</b>

#### 4.1.1 Coastal Sagescrub

Coastal sagescrub is present primarily along the eastern boundary and southern region of the property (7.81 acres). A small portion of intact coastal sagescrub occurs within the project impact area (0.60 acres) and additional areas of disturbed coastal sagescrub are present within the project impact area (1.34 acres). The disturbed areas have experienced clearing for fire suppression. This community primarily consists of California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*), laurel sumac (*Malosma laurina*), and white sage (*Salvia apiana*).

#### 4.1.2 Engelmann Oak Woodland

A dense Engelmann oak woodland (3.61 acres) is present on the north facing slope of the property to the south of the project impact area. This woodland primarily consists of mature Engelmann oaks and scrub oaks (*Quercus berberidifolia*) with some coast live oaks (*Quercus agrifolia*). The understory within the woodland is dominated by spiny redberry (*Rhamnus crocea*), monkey flower (*Mimulus* sp.) and poison oak (*Toxicodendron diversilobum*).

#### 4.1.3 Non-native Grassland

Non-native grassland comprises 6.99 acres of the property consisting primarily of wild oat (*Avena fatua*), brome (*Bromus* spp.), and short-pod mustard (*Hirschfeldia incana*). This community is highly invasive, and these species are found throughout the entire property with the highest concentration in the northern region where routine weed abatement occurs. A substantial number of the highly invasive tree of heaven (*Ailanthus altissima*) are also present within this region, all of which have heights less than 4 ft. Stands of eucalyptus (*Eucalyptus* spp.) are present along the roadways and in the northern region of the project site within the non-native grassland community. The area proposed for development will primarily occur in non-native grassland (5.09 acres).

#### 4.1.4 Avocado Orchard

The neighboring property to the east contains an avocado orchard with some spillover into the eastern area of the subject property (0.54 acres). This region of the property likely receives regular irrigation and its proximity to the coastal sagescrub community may be increasing the health of this community through inadvertent watering. No areas containing avocado orchard fall within the area proposed for development.

#### 4.1.5 Developed & Disturbed

Areas categorized as developed/disturbed within the property include residences, other existing structures, roadways, and livestock facilities and comprise 3.29 acres. Within these areas are a variety of non-native ornamental plants, fruit trees, eucalyptus trees, and a vegetable garden. The area proposed for development encompasses 0.27 acres of previously developed/disturbed areas onsite.

#### 4.1.6 Summer Holly

Summer holly is a perennial evergreen shrub which is found in chaparral and cismontane woodland in San Diego County and in the Peninsular Range, extending into northern Baja California, Mexico. The floristic period for this plant is between April and June. The nearest known occurrence of this species is 1.5 miles north of the project site in Daley Ranch Park (CDFW 2023). This species was not observed during the biological survey. It is a relatively conspicuous species and would have been detected within the area proposed for development during the survey, if it had been present. However, there is a low potential for it to occur in the more-dense areas of vegetation on the property outside of the project impact area, which were inaccessible to the biologist.

#### 4.1.7 *Ramona Horkelia*

*Ramona horkelia* is a perennial herb found in dry red clay and gabbroic soils in open chaparral and cismontane woodland in the Peninsular Range and south into northern Baja California, Mexico. The floristic period for this species is between May and June. The nearest known occurrence is located 1 mile northeast on Daley Ranch (CDFW 2023). This species was not observed during the biological survey. While there is no suitable habitat for this species within the area proposed for development, there is a low potential for it to occur in open areas within the more-dense vegetation within the property. This project is expected to have no impact on *Ramona horkelia*.

#### 4.1.8 *Mature and Protected Trees*

There are 20 mature trees present within the proposed project area consisting of the following species and quantities: *Eucalyptus* spp. (16), *Pinus* spp. (4). No protected trees were observed within the project impact area. A map displaying the locations of the mature trees within the project impact area is provided in Appendix F.

## 4.2 Fauna

Wildlife detected on and adjacent to the project site consists of 18 bird, 4 mammal, and 2 reptile species (Appendix G). Most notably, there are an abundance of small mammal burrows present throughout the northern region of the property, belonging primarily to California ground squirrel (*Otospermophilus beecheyi*) and gopher. Additionally, a pack of three coyotes was observed hunting in this region of the property during the July 6<sup>th</sup> survey, spending over one hour foraging onsite and resting in the shade beneath the eucalyptus trees. Substantial bird activity was observed during the survey and birds are expected to nest onsite.

#### 4.2.1 *Coastal California Gnatcatcher*

Coastal California Gnatcatcher is a local, uncommon, obligate resident of arid coastal scrub below about 1,500 ft. (500 m) from eastern Orange and southwestern Riverside Counties south through the coastal foothills of San Diego County. They are found along the immediate coast at Palos Verdes Peninsula, Los Angeles County, at Camp Pendleton and in the Tijuana River Valley, San Diego County, and may still occur along lower, coastal slopes of San Gabriel and San Bernardino Mountains, Los Angeles, and San Bernardino Counties, but their status is uncertain (Grinnell and Miler 1944, Garrett and Dunn 1981, Atwood 1990, 1993). The nearest documented occurrence is 1.5 miles west of the project site where an adult and juvenile were observed along the Caltrans right-of-way of I-15 in 2000.

{USFWS protocol level surveys for Coastal California Gnatcatcher are currently being conducted and this section of the report will be completed once the surveys have concluded.}

#### 4.2.2 *Least Bell's Vireo*

Least Bell's Vireo are a rare, local summer resident below 2,000 ft amsl. During the breeding season, they are found in low vegetation in shrub-dominated and woodland habitats, including riparian areas, mesquite brushland or woodland, shrubby old-fields, and sapling-stage shrub habitats. They are mostly found in natural ecosystems, often in riparian scrub along drainages or in other areas near water (Kus et al. 2022). The nearest observation of this species is 0.17 miles west of the project site, where a territorial individual was observed during surveys along a riparian area in 1999 (CDFW 2023). Neither this species nor suitable habitat was observed within or in proximity to the property and this species is not expected to occur onsite.

#### 4.2.3 *Coastal Whiptail*

Coastal whiptails are typically found in hot, dry, flat open spaces in deserts or semi-arid areas in a variety of habitat types. This species occurs in California from southern Santa Barbara County south through San Diego County and

into Baja California, Mexico. While this species was not observed during the biological survey, suitable habitat is present within the property and project impact area and there is a moderate potential for this species to occur onsite.

#### 4.2.4 *Orange-throated Whiptail*

Orange-throated whiptails are found in semi-arid brushy areas typically with loose soil and rocks, including in washes, stream sides, rocky hillsides, and in coastal chaparral. This species ranges from the Santa Ana River in Orange County south through Baja California, Mexico. While this species was not observed during the biological survey, suitable habitat is present within the property and project impact area and there is a moderate potential for this species to occur onsite.

#### 4.2.5 *Southern California Rufous-crowned Sparrow*

Southern California Rufous-Crowned Sparrows are residents of southwestern California on coastal slopes of the Transverse and Peninsular Ranges from northwestern Los Angeles County, south into Baja California, Mexico. They prefer south- or west-facing slopes with coastal sagescrub dominated by California sagebrush, but also are found in coastal bluff scrub, low chaparral outcrops, sparse chaparral recovering from burn, and along the edges of tall chaparral (Collins 2020). The nearest documented occurrence is located 1.5 miles west of the project site where one adult was observed in July of 1998 (CDFW 2023). While this species was not detected during the biological survey, suitable habitat is present in the coastal sagescrub along the western edge of the site.

#### 4.2.6 *Nesting Birds*

Suitable nesting bird habitat is present throughout the site and within the area proposed for development and birds are expected to nest in vegetation onsite. Additionally, several adult Red-tailed Hawks were observed foraging within the property and in areas immediately adjacent, suggesting the presence of a nearby nest territory.

#### 4.2.7 *Wildlife Corridors and Habitat Linkages*

The project site was analyzed for sign of and potential for wildlife movement and corridors. While wildlife is known to utilize and move through the site, it does not constitute a wildlife corridor. The property is surrounded by a chain link fence which limits wildlife movement. However, coyotes were observed passing through holes in the fence to hunt onsite. The property is largely surrounded by existing single-family residential development, agricultural development, and the roadway along the northern parcel boundary. The property does not provide connectivity to substantial habitat patches.

### 4.3 Water Resources

The project site falls within the northeastern region of the Carlsbad Watershed (HUC 18070303). This watershed encompasses roughly 211 square miles and is comprised of six distinct hydrologic areas, extending from the headwaters of Lake Wohlford in the east to the Pacific Ocean in the west. It is bordered by the San Luis Rey Watershed to the north and the San Dieguito Watershed to the south. A freshwater emergent wetland and riverine feature are located offsite 130 to 320 m northwest of the property. A review of the USFWS NWI and the NHD as well as a survey of onsite conditions returned no results of the presence of water resources present onsite. An ephemeral stream/river shown in the NHD is present 50 m to the east of the site (Appendix H). It is likely that this stream/river was present historically; however, the development to the north of Rancho Rd has channelized this once ephemeral stream, redirecting it into the storm drain network, prior to crossing Rancho Rd. The project site does not contain any wetland features or water resources.

## 5.0 IMPACTS & MITIGATION RECOMMENDATIONS

The California Environmental Quality Act (CEQA), California Natural Community Conservation Program (NCCP), and the Multiple Habitat Conservation Program Plan (MHCP) require that projects avoid or adequately mitigation for the loss of sensitive species and habitats.

### 5.1 Vegetation Communities

In summary, 1.94 acres of coastal sagescrub and 5.09 acres of non-native grassland fall within the project impact area and will be removed as a result of the project. Mitigation is required for the removal of non-native grassland and coastal sagescrub as a result of the development. Table 4 provides a breakdown of the acreage present onsite, the amount of impact, and the required mitigation.

Table 4. Mitigation Required for Vegetation Removal

Vegetation Type	Total Property Area (acres)	Project Impact Area (acres)	Acreage Preserved Onsite	Impacts Requiring Mitigation	Mitigation Required (Ratio)
Coastal Sagescrub	7.81	0.6	7.21	7.81	0.6 (1:1)
Disturbed Coastal Sagescrub	2.29	1.34	0.95	2.29	1.34 (1:1)
Engelmann Oak Woodland	3.61	0	3.61	3.61	0
Non-native Grassland	6.99	5.09	1.90	6.99	2.55 (0.5:1)
Avocado Orchard	0.54	0	0.54	0.54	0
Developed/disturbed	3.29	0.27	3.02	3.29	0
<b>Total</b>	<b>24.53</b>	<b>7.30</b>	<b>17.23</b>	<b>24.53</b>	<b>4.49</b>

In August of 2002, the City of Escondido approved a Coastal Sage Scrub Habitat Loss 4(d) Permit for removal of 2.22 acres of sage scrub associated with the future development of the ISKCON Cultural Center (Resolution No. 2002-203). Per the terms of the permit, the remaining 9.77 acres of sage scrub was to be preserved onsite and additional mitigation credits were to be purchased to offset the direct impacts onsite. It is not clear whether this permit is still applicable or whether offsite credits have been purchased.

### 5.2 Mature & Protected Trees

Mature trees which cannot be preserved onsite shall be replaced at a minimum ratio of 1:1. Protected trees which cannot be preserved on site shall be replaced at a minimum ratio of 2:1. However, the number, size, and species of replacement trees can be determined on a case-by-case basis by consultation with the City.

There are 20 mature trees, eucalyptus and pine, that fall within the project impact area and will be removed as a result of the project, requiring mitigation as provided in Table 5.

Table 5. Mitigation Required for Mature Tree Removal

Tree Designation	Tree Species	Number of Trees to be Removed	Mitigation Required (Ratio)
Mature Tree	<i>Eucalyptus</i> spp.	16	16 (1:1)
Mature Tree	<i>Pinus</i> spp.	4	4 (1:1)
<b>Total</b>		<b>20</b>	<b>20</b>

### 5.3 Coastal California Gnatcatcher

*{USFWS protocol level surveys for Coastal California Gnatcatcher are currently being conducted and this section of the report will be completed once the surveys have concluded.}*

### 5.4 Coastal & Orange-throated Whiptail

As coastal and orange-throated whiptail have a moderate potential to occur within the proposed development area, there is a potential for these species to be directly impacted by injury or mortality as a result of construction activities. The following measures are recommended to avoid, reduce, and mitigate potential impacts to whiptail lizards:

- A biologist with appropriate permits for surveying, monitoring, and handling coastal and orange-throated whiptails should be onsite daily for all grading grubbing, and clearing activities.
- The biologist will conduct a daily preconstruction survey for whiptail lizards, sweeping the work area for sign of the species, and work shall only begin once the biologist has communicated that the site is cleared to proceed with work.
- The biologist will remain onsite daily to monitor grading, grubbing, and clearing activities to ensure no whiptails are harmed.
- If a coastal or orange-throated whiptail is found within the work area, construction will be paused, and the biologist will attempt to capture and relocate the lizard to suitable habitat within the property boundary, but outside of the development area.

### 5.5 Nesting Birds

As nesting bird habitat is present and birds are expected to nest onsite, this project has a potential to impact nesting birds if construction occurs during nesting bird season (February 1 through September 1). Disrupting active bird nests represents a potential violation of Section 3503 of the California Fish and Game Code. Thus, clearing and grading of the site during nesting bird season could potentially result in a significant adverse effect upon nesting birds.

In order to avoid impacts to nesting birds it is recommended that the following mitigation measures be employed:

- Any necessary clearing and removal of vegetation for project development should be conducted outside of the typical nesting season for birds.
- If vegetation removal must be conducted during the nesting bird season (February 1 through September 1), a biologist should first conduct a survey to determine whether any birds are nesting in the area.
- The survey should occur within 7-days prior to beginning work and include a search for nesting raptors within 500 feet line-of-sight of the project and all other bird nests within or adjacent to the project site.
- If any active nests are found, a “no disturbance” buffer should be implemented by the biologist and no activity should occur within the buffer until after all young have fledged from the nest or the nest is determined to no longer be active. Exceptions may be made to the buffer distance if a biological monitor is present onsite when work is occurring.

## 5.6 Water Resources

No riparian, riverine, or wetland resources were observed within the project site. However, as runoff is conveyed from this project site into the storm drain network there is a potential for impacts in the form of stormwater and non-stormwater pollution.

The following recommendations are provided for mitigating potential impacts to water resources:

- Stormwater Best Management Practices – During the project, proper stormwater Best Management Practices (BMPs) should be followed to preserve native vegetation, reduce disturbed soil areas, and establish proper spill covers, sediment and erosion control, material storage, and waste management. Erosion prevention BMPs which may be implemented include, but are not limited to, straw wattle, sandbags, and silt fencing. More information on stormwater BMPs can be found at the following website:

## 5.7 Additional Recommendations

- During construction-related activities, motor vehicles should be limited to the use of maintained roads, designated routes, and areas identified as being permanently or temporarily affected by construction within the development area. Motor vehicle speeds should not exceed 15 mph.
- All holes, trenches, pits, or other steep-sided excavations that may pose a threat to animals should either be constructed with escape ramps (earthen or wooden) or securely covered when unattended to prevent trapping.
- At the start and end of each workday and just before backfilling, all excavations should be inspected for trapped animals.
- All animals found trapped should be provided with an exit to leave of their own accord.
- Any animals which do not leave on their own shall be removed by the City Approved Biologist.
- All pipes or other construction materials should be inspected for trapped wildlife prior to moving or installing.
- Trash and food items should be contained in closed containers and removed daily to reduce attracting predators and to avoid entrapping wildlife.

## CERTIFICATION

I certify that the information in this report and attached appendices fully and accurately represents the work of BBI. If you have any questions or require additional information, please feel free to contact us at (949) 272-0905 ext. 103 or [raineybarton@bloombiological.com](mailto:raineybarton@bloombiological.com).

### **BLOOM BIOLOGICAL, INC.**



Rainey Barton  
Project Manager & Biologist



## LITERATURE CITED

- Baldwin, B. G., D. H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken, editors. 2012. *The Jepson manual: vascular plants of California, second edition*. University of California Press, Berkeley.
- Calflora. 2023. Information on California plants for education, research, and conservation, with data contributed by public and private institutions and individuals, including Consortium of California Herbaria. [web application]. The Calflora Database. Berkeley, California. <https://www.calflora.org/>
- CDFW. 2023. RareFind: Valley Center, San Marcos, Rodriquez Mtn, Bonsall, Pala, Boucher Hill, Rancho Santa Fe, Escondido, and San Pasqual Quadrants. California Natural Diversity Database. Website <https://wildlife.ca.gov/Data/CNDDDB> (Accessed 1 July 2023)
- CNPS (California Native Plant Society, Rare Plant Program). 2023. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org>
- Collins, P. W. 2020. Rufous-crowned Sparrow (*Aimophila ruficeps*), version 1.0. In Birds of the World (A. F. Pool and F. B. Gill, eds.). Cornell Lab of Ornithology, Ithaca, NY, USA.
- Garrett, K. and J. Dunn. 1981. Birds of southern California. Los Angeles Audubon Soc. 408pp.
- Grinnell, J. and A. H. Miller. 1944. The distribution of the birds of California. Pac. Coast Avifauna No. 27. 608 pp.
- Jepson Flora Project. 2023. Jepson Interchange List of Currently Accepted Names of Native and Naturalized Plants of California. Berkeley, California. University of California.
- Kus, B., S. L. Hopp, R. R. Johnson, B. T. Brown, and B. M Reiley. 2022. Bell's Vireo (*Vireo bellii*), version 2.0. In Birds of the World (R. G. Rodewald, ed.). Cornell Lab of Ornithology, Ithaca, NY, USA.
- NRCS (Natural Resources Conservation Service). 2022. Web Soil Survey: Soil Map – San Diego County Area, California. Version 18, Sept 14, 2022. U.S. Department of Agriculture (USDA). <https://websoilsurvey.sc.egov.usda.gov/App/Homepage.htm>
- Sawyer, J. O., Keeler-Wolf, T., and J. Evens. 2009. A Manual of California Vegetation. 2<sup>nd</sup> Ed. Sacramento, California Native Plant Society.
- Stebbins, R. C., and S. M. McGinnis. 2018. Peterson field guide to western reptiles & amphibians. Houghton Mifflin Harcourt.
- USFWS (U.S. Fish and Wildlife Service). 1997. Coastal California Gnatcatcher (*Polioptila californica californica*) presence/absence survey protocol. Unpublished report, Carlsbad Field Office, Carlsbad, California.
- USFWS. 2009. National Wetlands Inventory website. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. <https://www.fws.gov/wetlands/>
- USGS (U.S. Geological Survey). 2023. USGS National Hydrography Dataset Best Resolution (NHD) for Hydrological Unit (HU) 8 – 18090208 (published 20230412). File GDB: U.S. Geological Survey.

APPENDICES

Appendix A. Site Photographs



Photo 1. Western boundary of property facing south (07/06/2023).



Photo 2. Northern extent of property facing east (07/06/2023).



Photo 3. Northern region of property facing south (07/06/2023).



Photo 4. Northern region of property and Rincon Ave facing north (07/06/2023)



Photo 5. Southern extent of development area facing southwest (07/06/2023).



Photo 6. Disturbed coastal sagescrub in the foreground and Engelmann oak woodland on the hillside, facing south (07/06/2023).



Photo 7. Disturbed coastal sagescrub in the central-western region of the property, facing northeast (07/06/2023).



Photo 8. Row of mature eucalyptus in the northern region of property (07/06/2023).



Photo 9. Row of mature eucalyptus in the northern region of property (07/06/2023).



Photo 10. Disturbed coastal sagescrub in the northern region of the property, facing northeast (07/06/2023).



Photo 11. Disturbed coastal sagescrub in the northern region of the property, facing southwest (07/06/2023).



Photo 12. Disturbed coastal sagescrub in the northern region of the property, facing east (07/06/2023).



Photo 13. Coastal sagescrub in the northeastern region of the property, facing northeast (07/06/2023).



Photo 14. Livestock facilities in the central region of the property (07/06/2023).





Photo 15. Non-native grassland and coastal sagescrub in the southeastern region of the property (07/06/2023).



Photo 16. Coastal sagescrub in the southeastern region of the property (07/06/2023).



Photo 17. Coastal sagescrub in the very southeastern region of the property (07/06/2023).



Photo 18. View of surrounding development from the southern extent of the property, facing southwest (07/06/2023).

## Appendix B. Site Plans

-- Content Appears on Following Page --

**LEGAL DESCRIPTION**  
 PARCELS A AND B OF CITY OF ESCONDIDO ADJUSTMENT PLAT NO. SUB14-0004, AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. SUB14-0017, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 7, 2014 AS DOCUMENT NO. 2014-0487232 OF OFFICIAL RECORDS

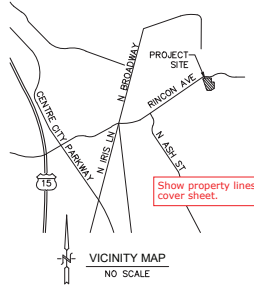
Show property lines on cover sheet.

Not sure what this is. Please explain further.

Existing or Proposed?

Provide a minimum 20-foot public utility easement for future sewer main extension. Also provide a private sewer lateral easement outside of this rule in favor of APN 224-100-73.

EXISTING WATER METERS FOR APNS 224-100-85 AND 224-100-73, TO BE RELOCATED



**OWNER / APPLICANT DEVELOPER:**  
 ISKCON OF ESCONDIDO, INC.  
 ATTN: DHIRU TANTOD  
 10707 EL CABALLO AVENUE  
 SAN DIEGO, CA, 92127  
 (858) 344-0892

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

(SIGNATURE)

**SITE ADDRESS:**  
 1315 & 1356 RINCON AVENUE ESCONDIDO, CA 92026

**ASSESSOR'S PARCEL NO.:** 224-100-84, 224-100-85  
**ZONING:** EXISTING: RE-20  
 PROPOSED: RE-20

**SCOPE OF WORK:**  
 PROPOSED SUBDIVISION OF EXISTING PARCELS INTO ELEVEN (11) PARCELS WITH TEN (10) LOTS FOR SINGLE FAMILY DWELLINGS WITH DRIVEWAY ACCESS, AN ACCESS ROAD AND CUL-DE-SAC, AND ONE (1) LOT FOR THE PROPOSED NEW DEVELOPMENT INCLUDING THE CONSTRUCTION OF A RELIGIOUS TEMPLE, HALL WITH LIVING AREA, PATIO, DETACHED RESTROOMS, PARKING LOT, AND DRIVEWAY.

**GRADING QUANTITIES**      **TOPO SOURCE**  
 CUT 30,000 CY      MAX CUT = 17.4'      TOPOGRAPHIC CONTOURS PROVIDED BY REC CONSULTANTS DATED 6-16-2022  
 FILL 30,000 CY      MAX FILL = 25.1'  
 NET BALANCE

**SEWER NOTE**  
 ALL LOTS ARE TO BE ON THE PROPOSED SANITARY SEWER SYSTEM THAT SHALL CONNECT TO THE EXISTING PUBLIC SEWER MAIN.

**PROJECT AREA CALCULATIONS:**

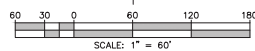
	RESIDENTIAL	TEMPLE
PARCEL AREA:	182,961 SF	885,575 SF
EXISTING PERVIOUS AREA:	181,046 SF	885,575 SF
EXISTING IMPERVIOUS AREA:	1,915 SF	0 SF
PROPOSED PERVIOUS AREA:	164,616 SF	821,300 SF
PROPOSED IMPERVIOUS AREA:	18,345 SF	64,275 SF
PROPOSED BUILDING AREA:	N/A	9,293 SF
ASSEMBLY AREA:	N/A	8,784 SF

**PARKING INFORMATION (RESIDENTIAL):**  
 REQUIRED: 2 CAR GARAGE OR CARPORT REQUIRED FOR EACH UNIT PER SINGLE FAMILY RESIDENCE.  
 PROPOSED: 10 LOTS X 2 SPACES = 20 SPACES

**PARKING INFORMATION (TEMPLE):**  
 REQUIRED: PER CITY OF ESCONDIDO ORDINANCE 1 PARKING SPACE FOR EVERY 100 SF OF ASSEMBLY AREA  
 PROPOSED: 8,784 S.F. OF ASSEMBLY AREA / 100 SF = 87.84 ~ 88 PARKING SPACES

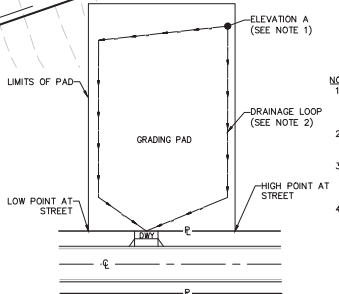
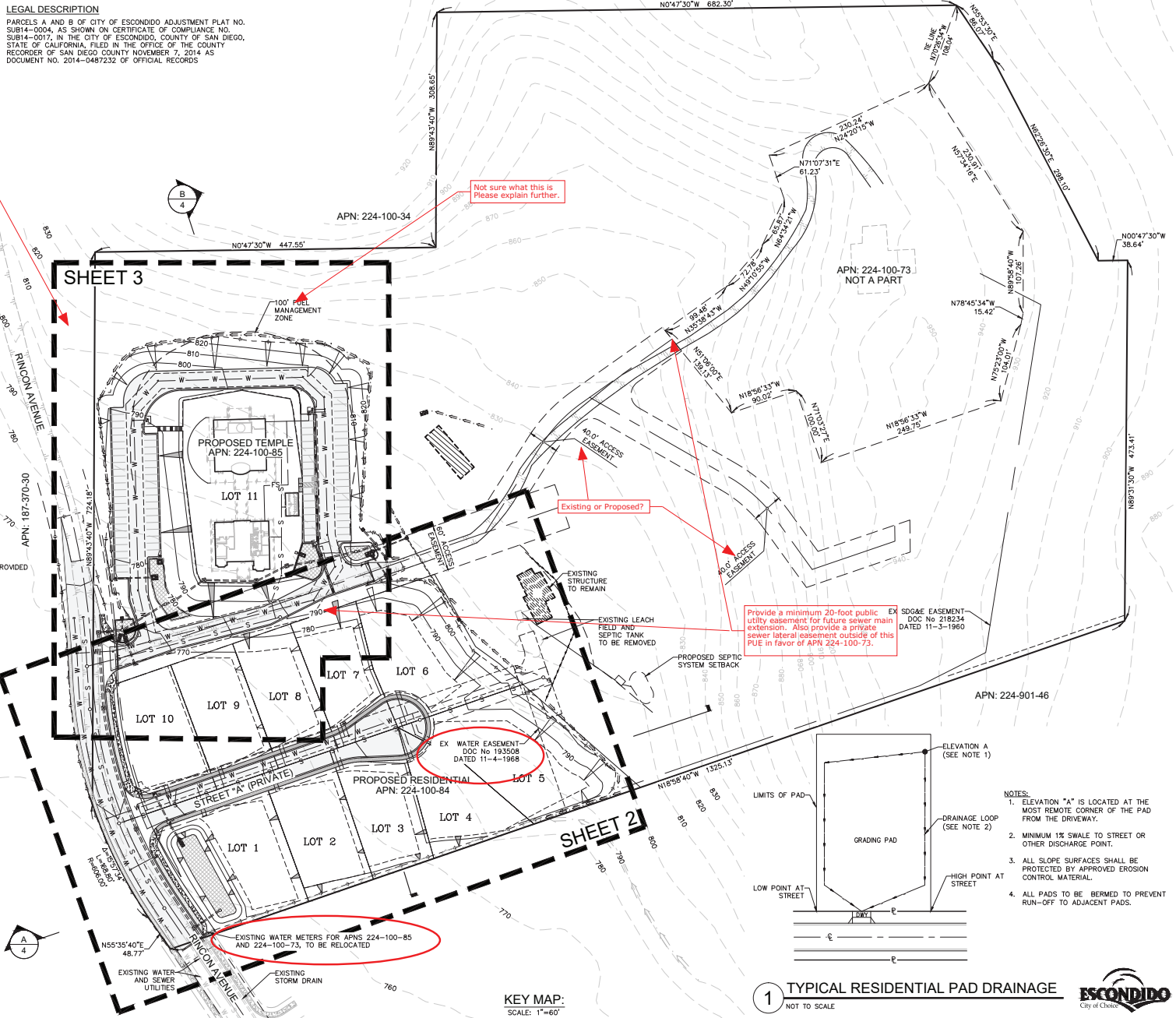
FOR EXISTING IMPROVEMENTS, UTILITIES, AND ALIGNMENT STATIONING, SEE CITY OF ESCONDIDO DWG. NO. P-1755, P-1865

**ENGINEER**  
 JONATHAN RAAB RYDEEN  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA



**SHEET 3**

**SHEET 2**



1 TYPICAL RESIDENTIAL PAD DRAINAGE  
 NOT TO SCALE

- NOTES:**
- ELEVATION "A" IS LOCATED AT THE MOST REMOTE CORNER OF THE PAD FROM THE DRIVEWAY.
  - MINIMUM 1% SWALE TO STREET OR OTHER DISCHARGE POINT.
  - ALL SLOPE SURFACES SHALL BE PROTECTED BY APPROVED EROSION CONTROL MATERIAL.
  - ALL PADS TO BE BERMED TO PREVENT RUN-OFF TO ADJACENT PADS.

NO.	REVISIONS DESCRIPTION	DATE	APP'D

**Civil Engineering • Environmental Land Surveying**  
 2970 Fife Avenue, Suite 340  
 Escondido, CA 92026  
 (619) 232-9200 (619) 232-9210 Fax  
 Consultants, Inc.

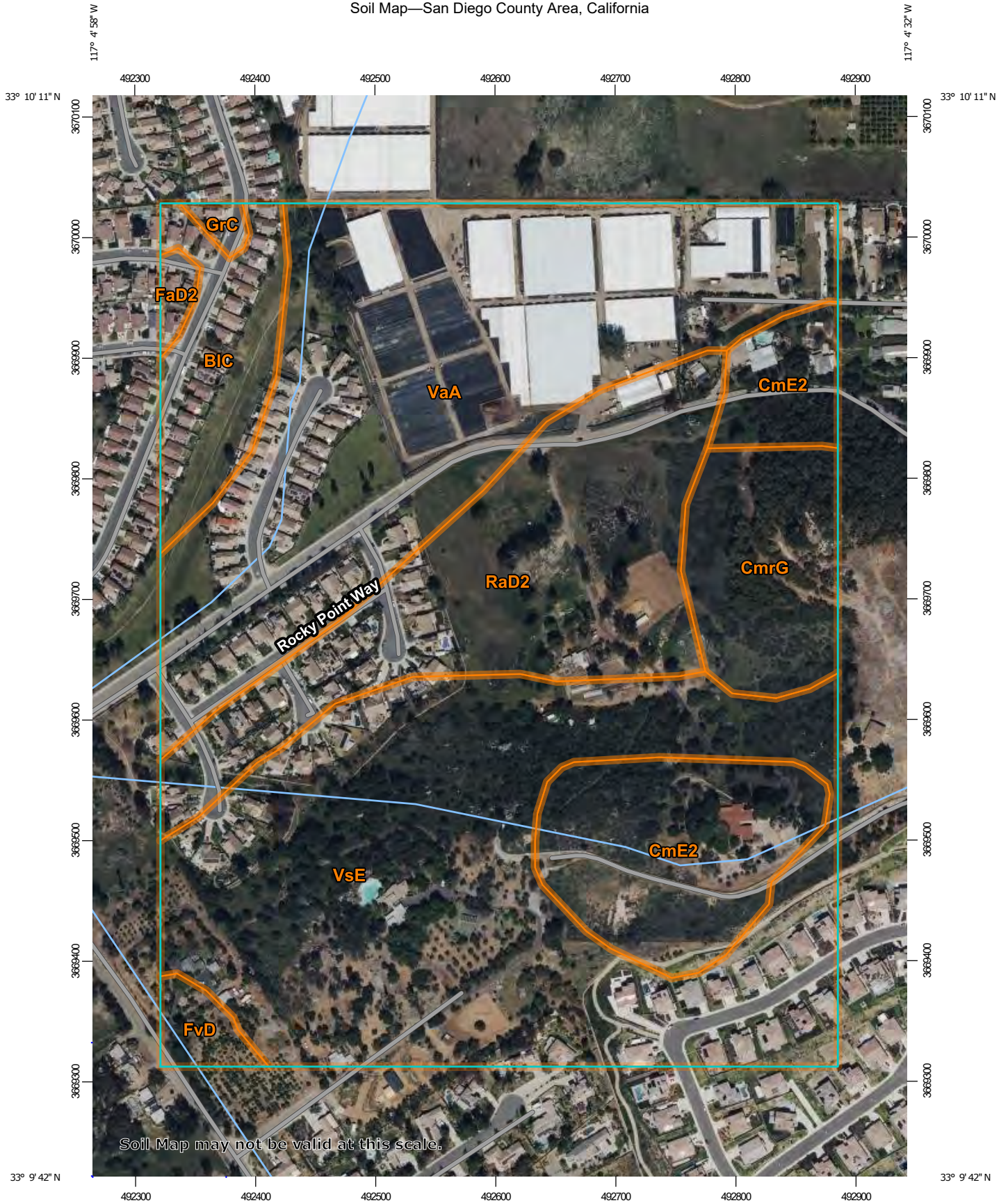
**TM - SITE PLAN**  
 KRISHNA RESIDENTIAL  
 ISKCON OF ESCONDIDO INC  
 1385 RINCON AVE - ESCONDIDO, CA 92026

SHEET TITLE: TM - SITE PLAN  
 PROJECT: KRISHNA RESIDENTIAL  
 DATE: 2-19-2023  
 SCALE: 1" = 60'  
 DRAWN: J.M.P.  
 CHECKED: J.R.R.

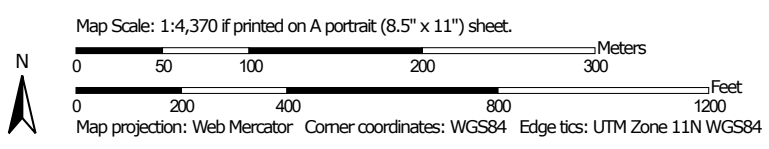
## Appendix C. Soil Map

-- Content Appears on Following Page --

Soil Map—San Diego County Area, California



Soil Map may not be valid at this scale.




## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Diego County Area, California

Survey Area Data: Version 18, Sep 14, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 14, 2022—Mar 17, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BIC	Bonsall sandy loam, 2 to 9 percent slopes	5.0	5.0%
CmE2	Cieneba rocky coarse sandy loam, 9 to 30 percent slopes, eroded	10.6	10.6%
CmrG	Cieneba-Rock outcrop complex, 30 to 75 percent slopes, very stony	6.0	6.0%
FaD2	Fallbrook sandy loam, 9 to 15 percent slopes, eroded	0.5	0.5%
FvD	Fallbrook-Vista sandy loams, 9 to 15 percent slopes	1.1	1.1%
GrC	Greenfield sandy loam, 5 to 9 percent slopes	0.4	0.4%
RaD2	Ramona sandy loam, 9 to 15 percent slopes, eroded	15.9	15.8%
VaA	Visalia sandy loam, 0 to 2 percent slopes	28.1	28.0%
VsE	Vista coarse sandy loam, 15 to 30 percent slopes, MLRA 20	32.7	32.6%
<b>Totals for Area of Interest</b>		<b>100.2</b>	<b>100.0%</b>



## Appendix D. Floral Compendium

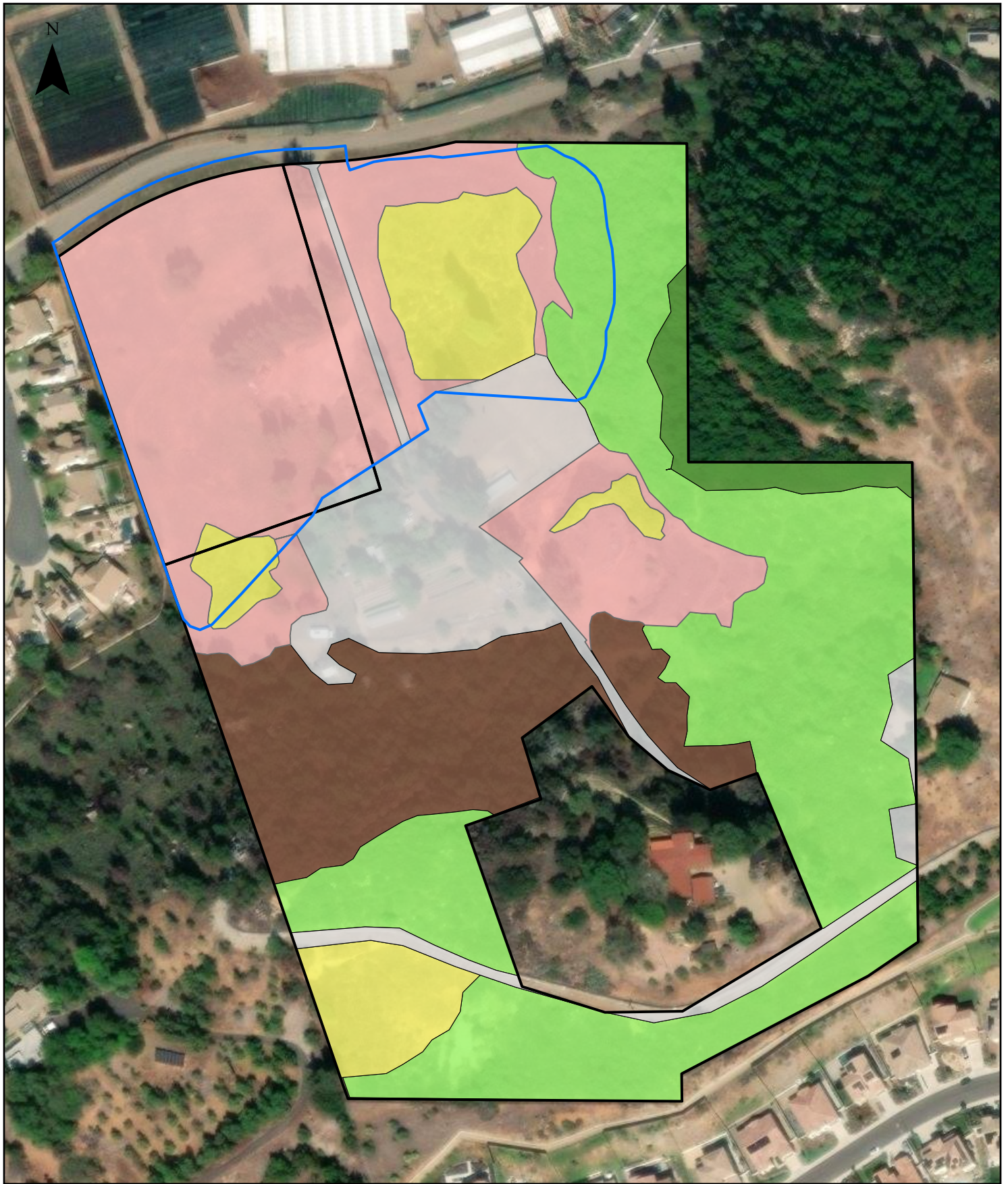
This compendium lists 38 plant species detected by BBI during the survey conducted on July 6, 2023.

Eudicots	Flowering Plants
<b>Aizoaceae</b>	<b>Fig-Marigold Family</b>
<i>Drosanthemum floribundum</i>	Ice plant
<b>Amaranthaceae</b>	<b>Amaranth Family</b>
<i>Salsola tragus</i>	Russian thistle
<b>Anacardiaceae</b>	<b>Sumac Family</b>
<i>Malosma laurina</i>	Laurel sumac
<i>Rhus aromatica</i>	Fragrant sumac
<i>Toxicodendron diversilobum</i>	Poison oak
<b>Asphodelaceae</b>	<b>Asphodel Family</b>
<i>Asphodelus fistulosus</i>	Onion-leafed asphodel
<b>Asteraceae</b>	<b>Sunflower Family</b>
<i>Artemisia californica</i>	California sagebrush
<i>Centaurea melitensis</i>	Tocalote
<i>Dittrichia graveolens</i>	Stinkwort
<i>Erigeron bonariensis</i>	Flax-leaved horseweed
<i>Isocoma menziesii</i>	Menzies' goldenbush
<b>Brassicaceae</b>	<b>Mustard Family</b>
<i>Hirschfeldia incana</i>	Short pod mustard
<b>Cactaceae</b>	<b>Cactus Family</b>
<i>Opuntia robusta</i>	Nopal tapon
<b>Caprifoliaceae</b>	<b>Honeysuckle Family</b>
<i>Lonicera subspicata</i>	Southern honeysuckle
<b>Chenopodiaceae</b>	<b>Goosefoot Family</b>
<i>Bassia scoparia</i>	Summer cypress
<b>Cucurbitaceae</b>	<b>Gourd Family</b>
<i>Marah macrocarpa</i>	Chilicothe
<b>Euphorbiaceae</b>	<b>Spurge Family</b>
<i>Croton setiger</i>	Turkey-mullein
<b>Fabaceae</b>	<b>Legume Family</b>
<i>Acemison glaber</i>	Deerweed
<b>Fagaceae</b>	<b>Beech, Chestnut, Oak Family</b>
<i>Quercus agrifolia</i>	Coast live oak
<i>Quercus berberidifolia</i>	Scrub oak
<i>Quercus engelmannii</i>	Engelmann oak
<b>Hydrophyllaceae</b>	<b>Waterleaf Family</b>
<i>Phacelia ramosissima</i>	Branching phacelia
<b>Juglandaceae</b>	<b>Walnut Family</b>
<i>Juglans californica</i>	Southern California black walnut
<b>Lamiaceae</b>	<b>Mint Family</b>

<i>Marrubium vulgare</i>	White horehound
<i>Salvia apiana</i>	White sage
<b>Myrtaceae</b>	<b>Myrtle Family</b>
<i>Eucalyptus</i> spp.	Eucalyptus
<b>Oleaceae</b>	<b>Olive Family</b>
<i>Olea</i> spp.	Olive
<b>Phytolaccaceae</b>	<b>Pokeweed Family</b>
<i>Phytolacca americana</i>	American pokeweed
<b>Plantaginaceae</b>	<b>Plantain Family</b>
<i>Keckiella antirrhinoides</i> var. <i>antirrhinoides</i>	Chaparral beard tongue
<b>Polygonaceae</b>	<b>Buckwheat Family</b>
<i>Eriogonum fasciculatum</i>	California buckwheat
<b>Primulaceae</b>	<b>Primrose Family</b>
<i>Anagallis arvensis</i>	Scarlet pimpernel
<b>Rhamnaceae</b>	<b>Buckthorn Family</b>
<i>Rhamnus crocea</i>	Redberry buckthorn
<b>Simaroubaceae</b>	<b>Amargo, Bitterwood, Marupa, and Quassia Family</b>
<i>Alianthus altissima</i>	Tree of heaven
<b>Solanaceae</b>	<b>Nightshade Family</b>
<i>Nicotiana glauca</i>	Tree tobacco
<b>Viburnaceae</b>	<b>Moschatel Family</b>
<i>Sambucus mexicana</i>	Blue elderberry
<b>Zygophyllalaceae</b>	<b>Caltrop Family</b>
<i>Tribulus terrestris</i>	Puncture vine
Monocots	Grasses and Allies
<b>Poaceae</b>	<b>Grass Family</b>
<i>Avena fatua</i>	Wildoats
<i>Bromus</i> spp.	Brome
Gymnosperms	Conifers, Ginkos, Cycads, Gnetophytes
<i>Pinus</i> spp.	Pine

## Appendix E. Vegetation Communities Map

-- Content Appears on Following Page --

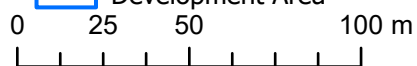


**Vegetation Community**

- Coastal Sagescrub
- Coastal Sagescrub Disturbed

- Non-native Grassland
- Avocado Orchard
- Developed/Disturbed

- Engelman Oak Woodland
- Parcel Boundary
- Development Area



Date: 10/05/2023  
Credits: ESRI Imagery



## Appendix F. Mature Tree Map

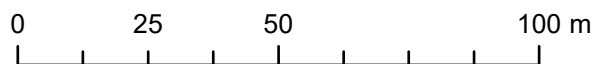
-- Content Appears on Following Page --



**Species**

- Eucalyptus (16)
- Pine (4)

- Parcel Boundary
- Development Area



Date: 10/05/2023  
Credits: ESRI Imagery

## Appendix G. Faunal Compendium

This compendium lists 18 bird, 4 mammal, and 2 reptile species detected by BBI during the survey conducted on 6 July 2023.

### Birds

Common Name	Scientific Name	Common Name	Scientific Name
Wrentit	<i>Chamaea fasciata</i>	Black Phoebe	<i>Sayornis nigricans</i>
California Towhee	<i>Melospiza crissalis</i>	House Finch	<i>Haemorrhous mexicanus</i>
California Scrub Jay	<i>Aphelocoma californica</i>	Anna's Hummingbird	<i>Calypte anna</i>
Red-tailed Hawk	<i>Buteo jamaicensis</i>	Bushtit	<i>Psaltriparus minimus</i>
Northern Mockingbird	<i>Mimus polyglottos</i>	Western Kingbird	<i>Tyrannus verticalis</i>
Mourning Dove	<i>Zenaida macroura</i>	Common Raven	<i>Corvus corax</i>
Eurasian Collared-dove	<i>Streptopelia decaocto</i>	Allen's Hummingbird	<i>Selasphorus sasin</i>
Blue-gray Gnatcatcher	<i>Poliophtila caerulea</i>	Acorn Woodpecker	<i>Melanerpes formicivorus</i>
American Robbin	<i>Turdus migratorius</i>	Red-shouldered Hawk	<i>Buteo lineatus</i>

### Mammals

Common Name	Scientific Name	Common Name	Scientific Name
California ground squirrel	<i>Otospermophilus beecheyi</i>	Gopher	Unk.
Coyote	<i>Canis latrans</i>	Striped skunk	<i>Mephitis mephitis</i>

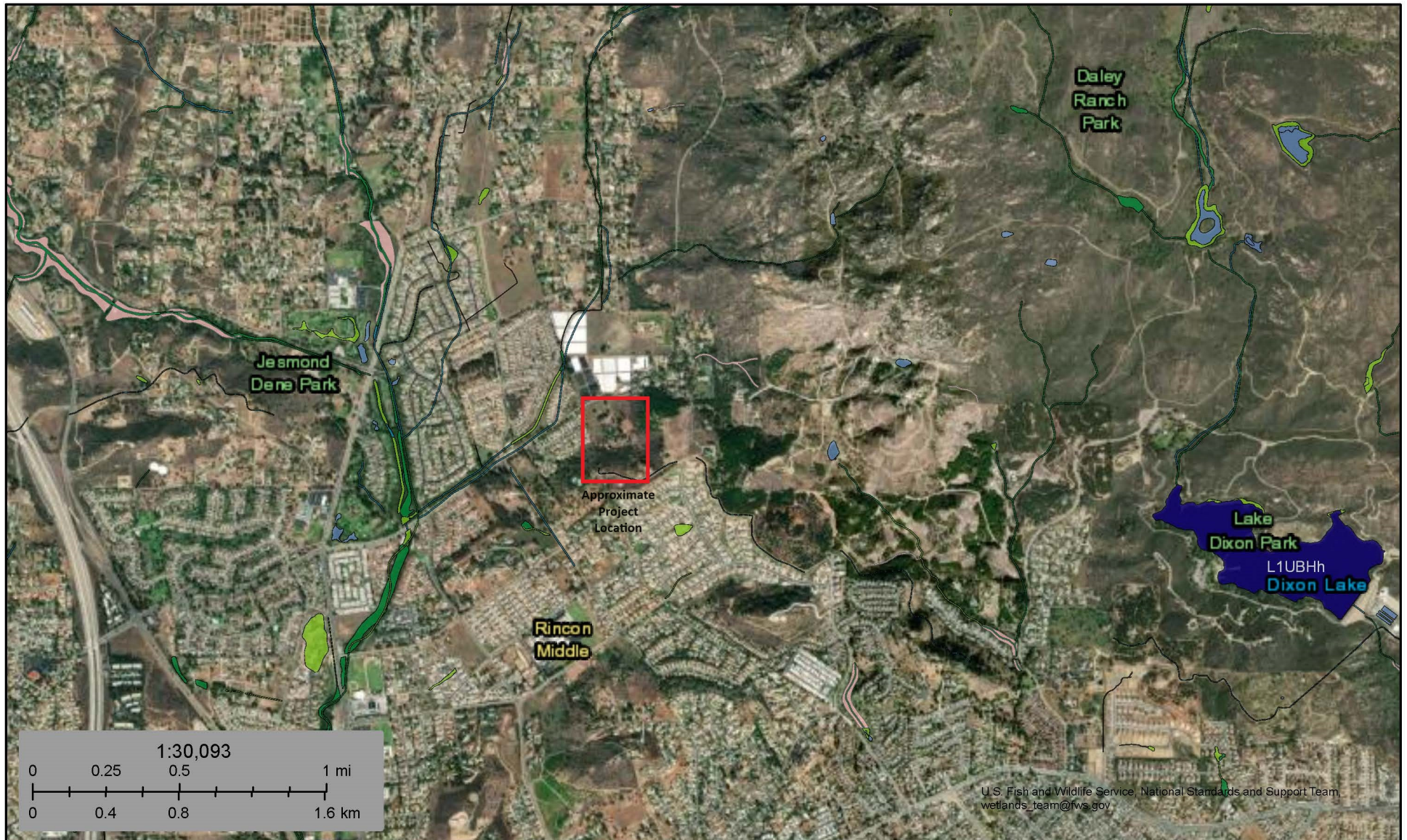
### Reptiles

Common Name	Scientific Name	Common Name	Scientific Name
Western fence lizard	<i>Sceloporus occidentalis</i>	Western side-blotched lizard	<i>Uta stansburiana elegans</i>

## Appendix H. Wetland Map

-- Content Appears on Following Page --





September 28, 2023

**Wetlands**

- |   |                                |   |                                   |   |          |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|   |                                |  | Freshwater Pond                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.