

June 6, 2021

Ms. Teresa Wilkinson
TTG Environmental & Associates
8885 Rio San Diego, #237
San Diego, California 92108

Subject: Apollo Senior Care Project

Dear Ms. Wilkinson:

This letter has been prepared in support of the CEQA Addendum to the Final IS/MND approved for the Apollo Senior Care Project in January 2020. It provides a comparison of the impacts previously analyzed in our biological resources letter report dated July 22, 2019 with the current site plan.

The Apollo Development Group is proposing to construct a 78-unit Assisted Living/Memory Care facility at 3141 East Valley Parkway in the City of Escondido (Figures 1 and 2). Construction of the project with the new site plan would impact a total of 2.65 acres, or 0.16 acre more than the previous project impacts of 2.49 acres (Table 1; Figure 3).

In summary, the impacts are slightly greater but not substantially more than was previously analyzed in the July 22, 2019 biological resources letter report, and none of the new impacts would be to sensitive biological resources. Rather, the additional impacts would be to the following non-sensitive vegetation communities: ornamental, disturbed habitat, and agriculture (avocado orchard). Therefore, no new significant impacts and no significant increase in previously identified significant impacts would occur. As such, no additional mitigation would be required for the project.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Mason", is written over a light blue circular background.

Greg Mason
Senior Biologist

Enclosures:

Table 1 – Impacts to Vegetation Communities

Figure 1 – Regional Location

Figure 2 – Project Location

Figure 3 – Project Impacts

Table 1 Impacts to Vegetation Communities¹			
Vegetation Community	Previous	Current	Change
Coast Live oak woodland	0.01	0.01	-
Diegan coastal sage scrub	0.00	0.00	-
Diegan coastal sage scrub-disturbed	0.03	0.03	-
Eucalyptus woodland	0.02	0.02	-
Ornamental	0.85	0.93	+0.08
Disturbed habitat	1.10	1.11	+0.01
Developed	0.48	0.48	-
Agriculture	0.00	0.07	+0.07
Total	2.49	2.65	+0.16

¹Numbers in acres

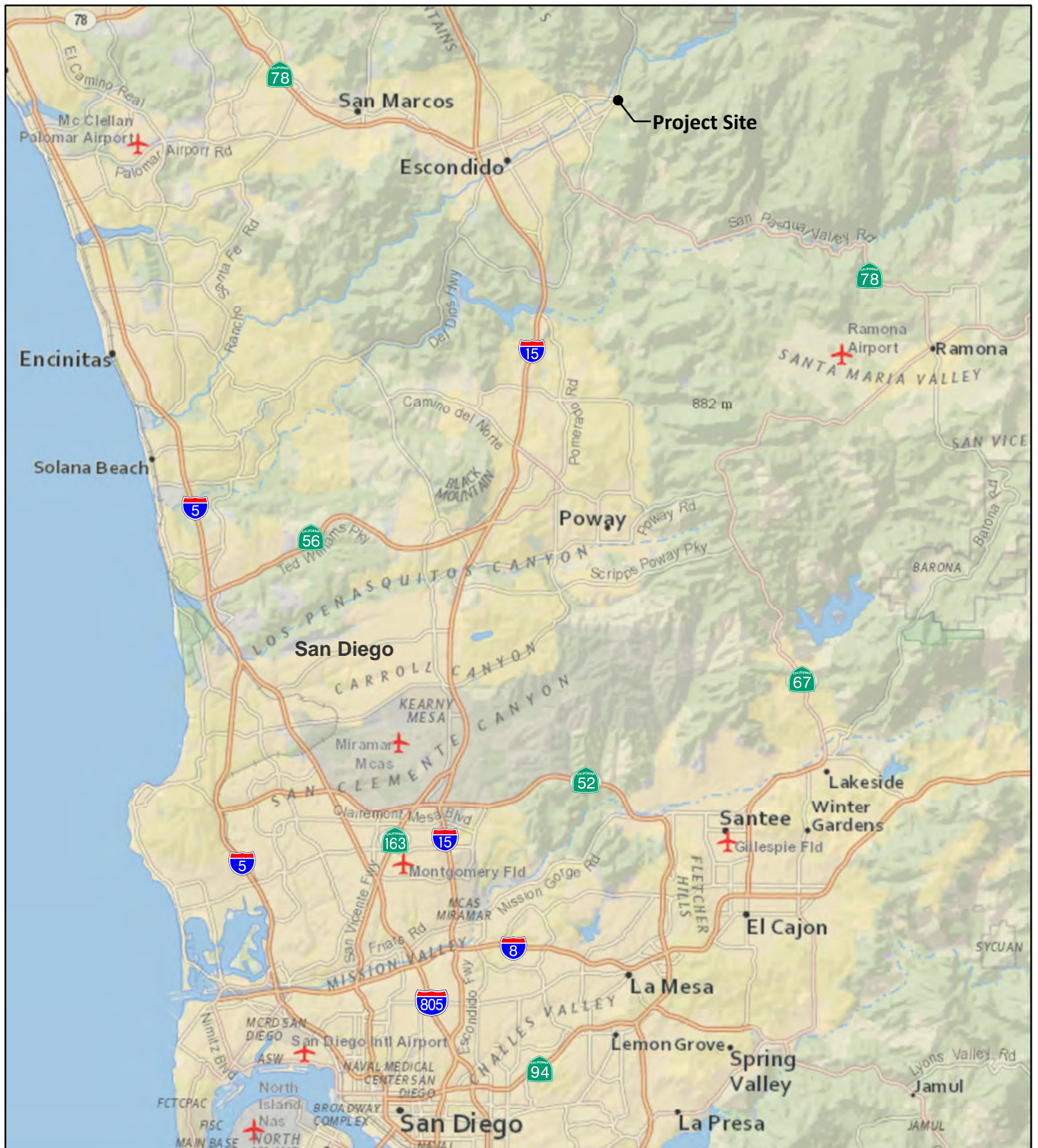
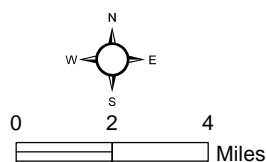


Figure 1

Regional Location

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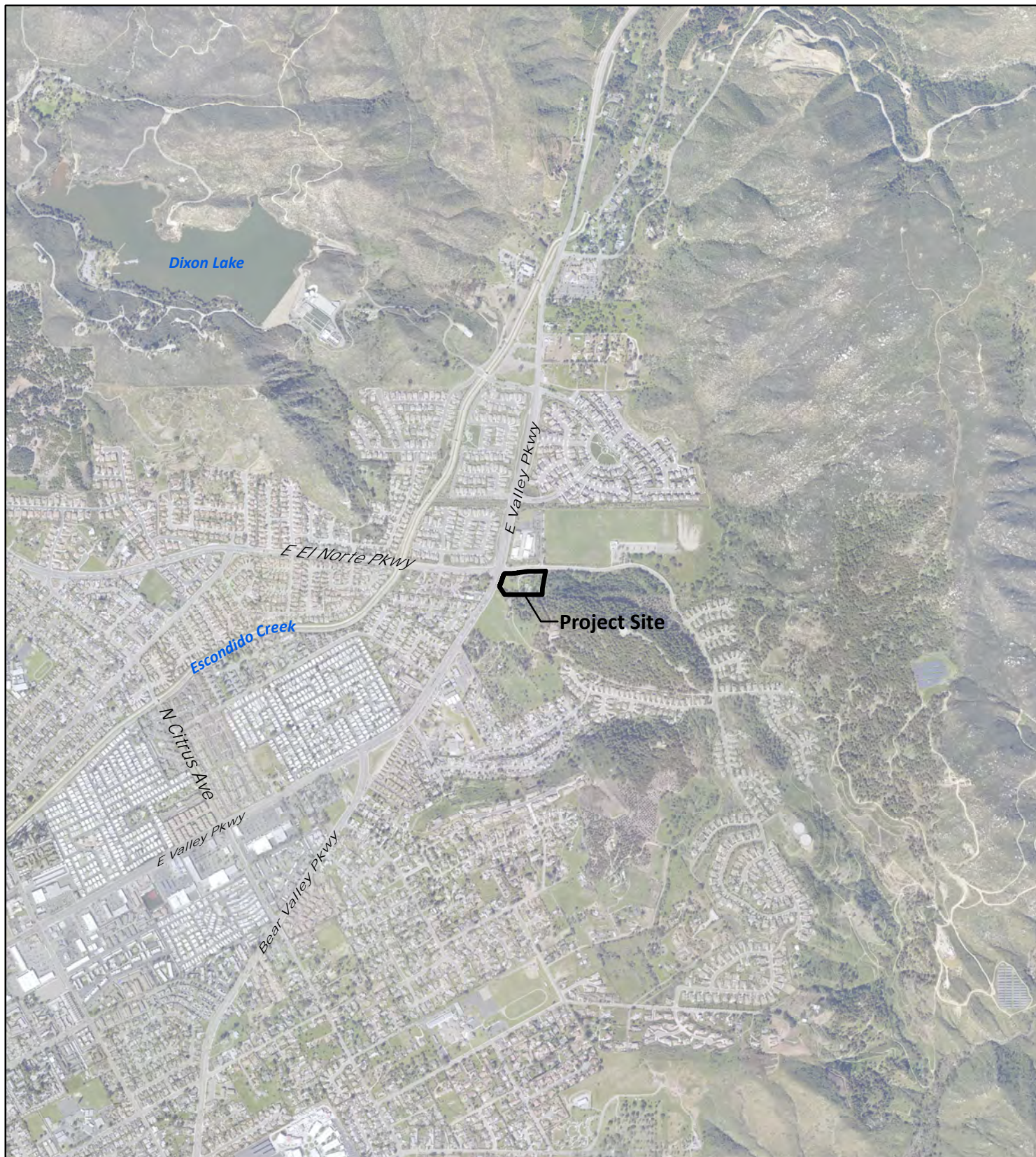
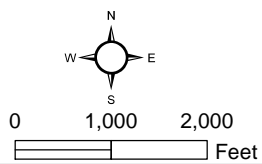


Figure 2

Project Location

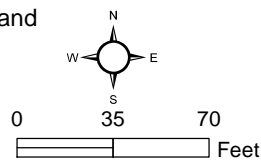
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- | | | |
|--|---|---|
| <ul style="list-style-type: none"> Project Boundary Previously Analyzed Limits of Impact Project Impacts Brush Management Zone 1 Brush Management Zone 2 | <p>Vegetation</p> <ul style="list-style-type: none"> Coast Live Oak Woodland Diegan Coastal Sage Scrub Diegan Coastal Sage Scrub - Disturbed Eucalyptus Woodland | <ul style="list-style-type: none"> Ornamental Disturbed Habitat Agriculture (Orchard) Developed |
|--|---|---|



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Figure 3

Project Impacts

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