

Appendix C-1: Biological Resources

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20 July 2019

Jason Greminger
 Consultant's Collaborative, Inc.
 160 Industrial Street
 San Marcos, CA 92078

Re: Nutmeg Street Project Biological Resources Report and Biological Resources Map

Dear Jason,

At your request I have prepared this Addendum to my Biological Resources Report dated 1 February 2019. These changes resulted from analysis conducted by Vista Community Planners, Inc., which calculated additional impacts to Coastal Sage Scrub (CSS) habitat. To be consistent with the Draft Escondido Subarea Plan the mitigation ratio for impacts to CSS is also increased from 0.5:1 to 1:1. The following Table replaces the one on page seven of my report:

Table 1. Existing and Impacted Habitat on the Project Site

PLANT COMMUNITY	ACREAGE ON-SITE	IMPACTED ACREAGE	IMPACT NEUTRAL	ACREAGE PRESERVED ON-SITE	IMPACTS REQUIRING MITIGATION	MITIGATION REQUIRED (Ratio)***
Southern Mixed Chaparral	1.78	1.78	0	0	1.78	1.78 (1:1)
Coastal Sage Scrub	3.56	3.56	0*	0	3.56	7.12 (2:1)
Non-Native Grassland	4.27	4.27	4.12**	0	0.15	0.08 (0.5:1)
Coast Live Oak Woodland	0.25	0.25	0	0	0.25	0.50 (2:1)
TOTAL	9.86	9.86	4.12	0	5.74	9.48

*WITHIN CALTRANS, NUTMEG STREET, OR CENTER CITY PARKWAY RIGHT OF WAY
 ** WITHIN AREA PREVIOUSLY MITIGATED
 *** MITIGATION RATIO FOR IMPACTS PER DRAFT ESCONDIDO SUBAREA PLAN, TABLE 5-2

In addition, the following revises the first paragraph of the Conclusions and Mitigation section of my report, also on page seven:

Mitigation for unavoidable impacts to 3.56 acres of Coastal Sage Scrub, 1.78 acres of Southern Mixed Chaparral, and 0.25 acres of Coast Live Oak Woodland, and 0.15 acres of Non-Native Grassland will be accomplished by the purchase off-site of suitable habitat within a City approved mitigation bank (such as the Daley Ranch Conservation Bank) at mitigation ratios

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prescribed by the Draft Escondido Subarea Plan. A total of 9.48 acres of mitigation credits will be obtained.

Please let me know if I can provide any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "William T. Everett". The signature is written in a cursive style with a prominent loop at the end.

William T. Everett
Certified Biological Consultant