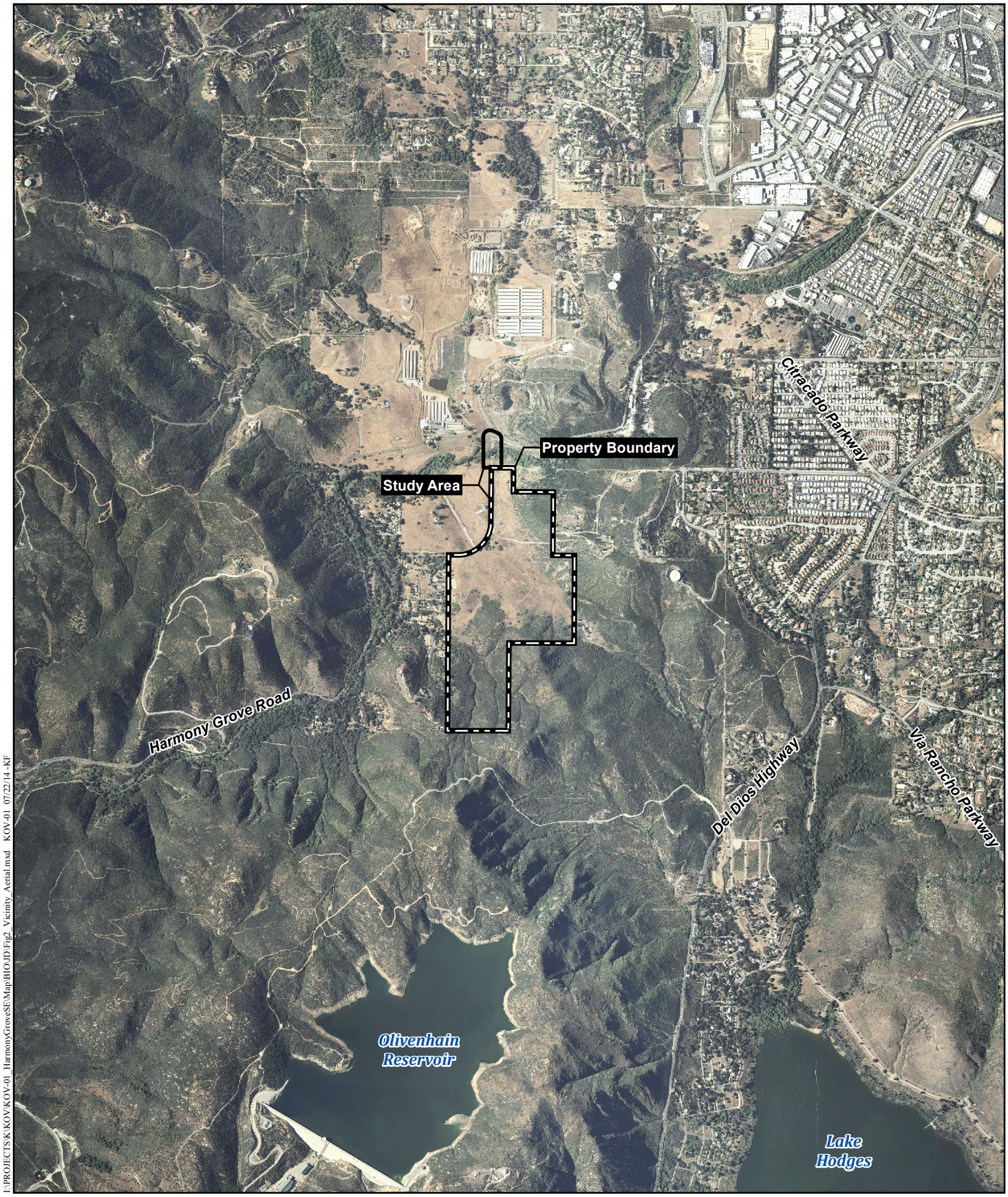

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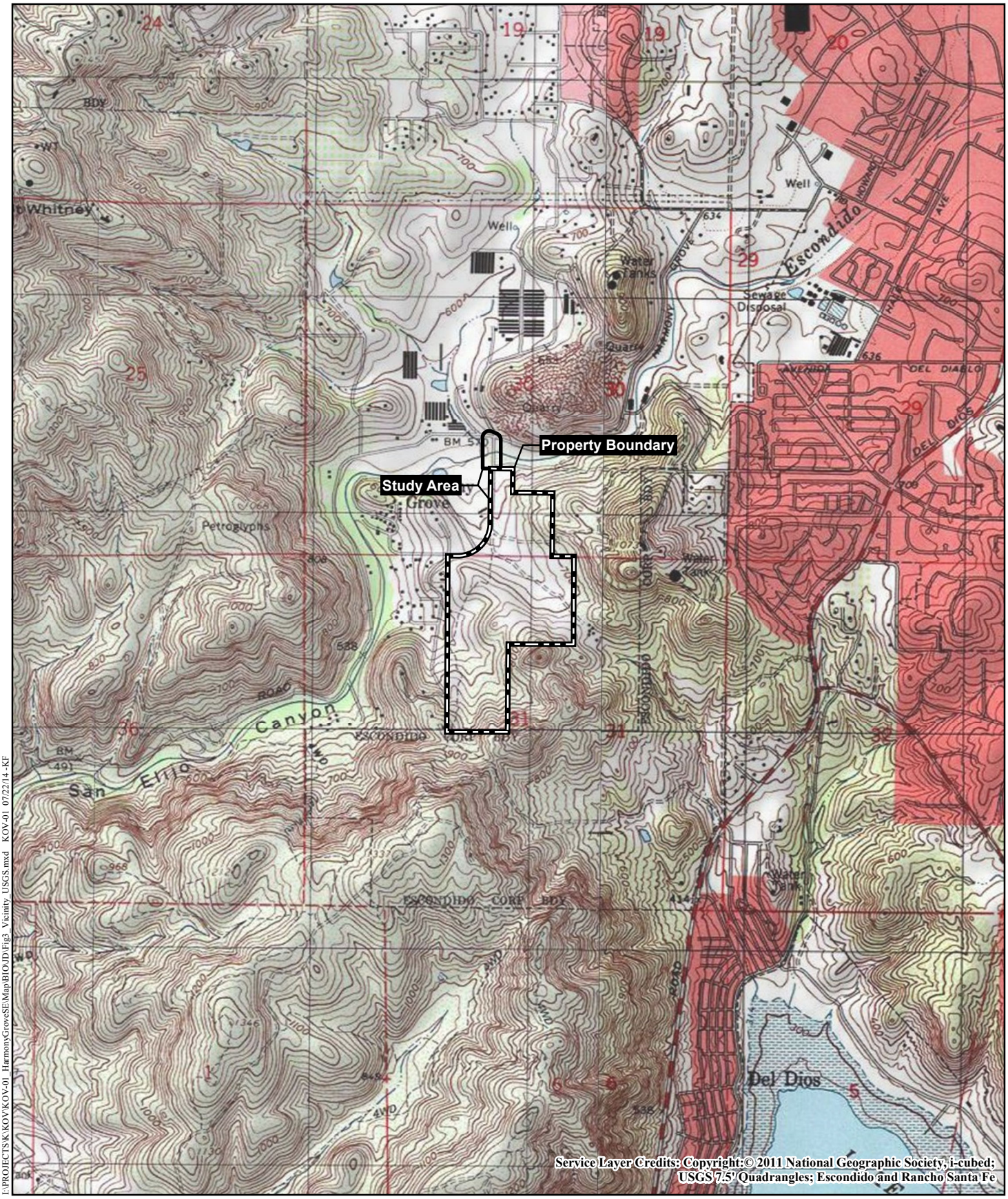
Project Vicinity Map (Aerial Photograph)

HARMONY GROVE

HELIX Environmental Planning

N 0 2,000 Feet

Figure 2



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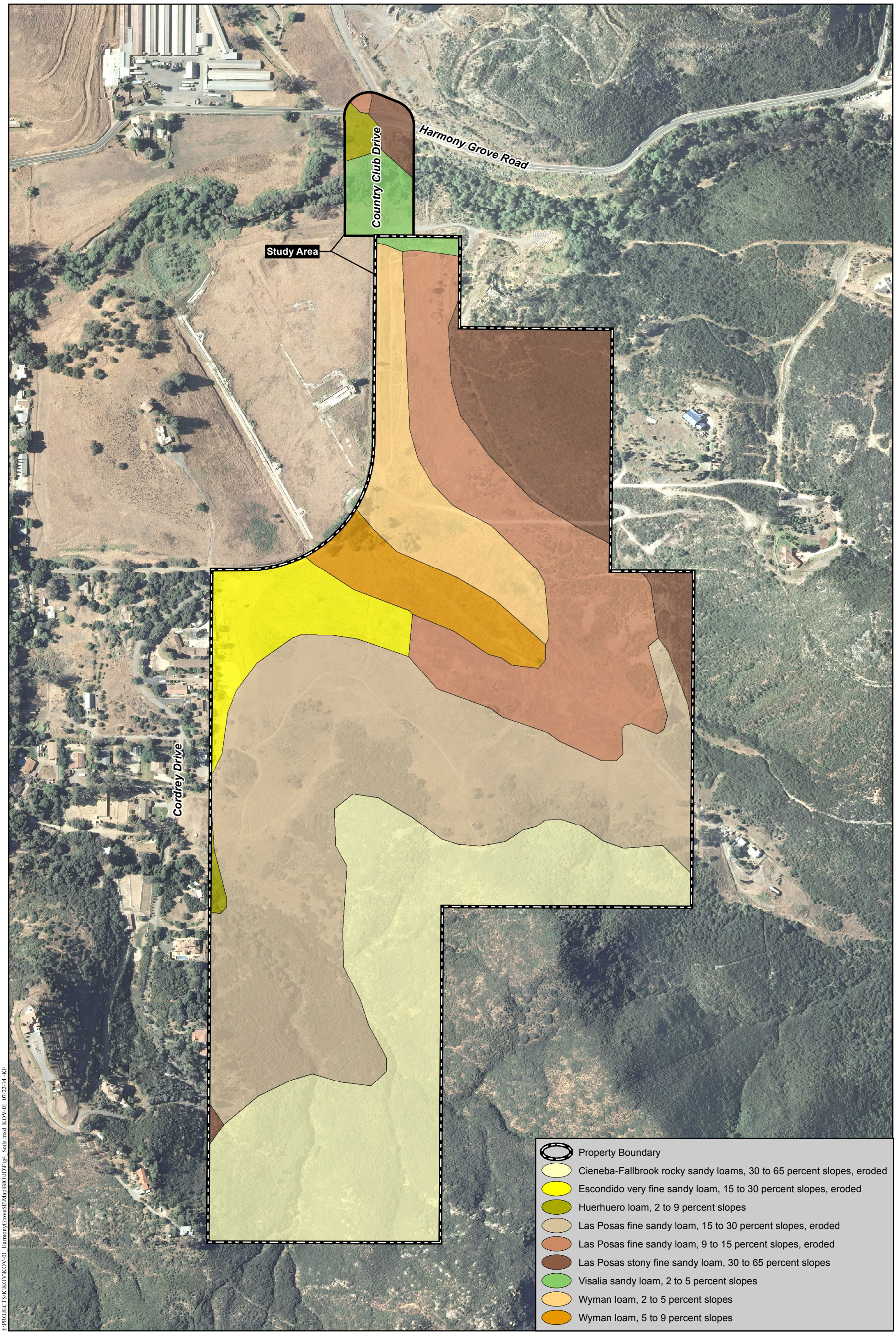
Project Vicinity Map (USGS Topography)

HARMONY GROVE

HELIX Environmental Planning

N 0 2,000 Feet

Figure 3



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Soils

HARMONY GROVE

HELIX Environmental Planning

N 0 350 Feet

Figure 4

This includes watercourses having a surface or subsurface flow that supports riparian vegetation" (Title 14, Section 1.72). Definitions of CDFW jurisdictional areas are presented in Appendix B.

Four sampling points were taken within the study area during the delineation. Standard data forms are included as Appendix C. Photos were taken of the sampling points and are included as Appendix D.

III. RESULTS

A. SITE DESCRIPTION

Elevations in the study area range from approximately 982 feet above mean sea level (amsl) to 562 feet amsl. Elevation generally increases from north to south across the site. The tributaries identified on site drain into the Escondido Creek. The lands surrounding the study area are primarily rural with some housing to the west, north and east of the project site. Active construction for the Harmony Grove Village was underway to the north of the site.

As depicted on Figure 4, there are 9 soil types mapped within the study area (NRCS 2014a). Those soils types covering the most area included Cieneba-Fallbrook rocky sandy loams, 30 to 65 percent slopes, eroded; Escondido very fine sandy loam, 15 to 30 percent slopes, eroded; Las Posas fine sandy loam, 15 to 30 percent slopes, eroded; Las Posas fine sandy loam, 9 to 15 percent slopes, eroded; Las Posas stony fine sandy loam, 30 to 65 percent slopes; Wyman loam 2 to 5 percent slopes; and Wyman loam, 5 to 9 percent slopes. Less common in the study area were Huerhuero loam, 2 to 9 percent slopes and Visalia sandy loam, 2 to 5 percent slopes. None of the named soils mapped in the study area is listed as hydric; however, there are unnamed inclusions in these soil types that may be hydric based on landscape position and hydrology (NRCS 2014b).

National Wetlands Inventory (NWI) data (Figure 5) indicate 4 wetland types within the study area: freshwater emergent wetland, freshwater forested/shrub wetland, riverine, and other (Figure 5; USFWS 2014). This delineation generally agrees with the NWI except for the isolated patch of freshwater emergent wetland and other isolated wetland in the study area; no evidence of wetlands was identified at these locations during the delineation.

The study area supports 13 vegetation communities/land cover types (Table 1; Figure 6). Three of these are potentially jurisdictional: mulefat scrub, southern willow riparian forest, and coast live oak woodland. The remaining communities are non-jurisdictional uplands. A description of each of these vegetation/land cover types is provided below.

Table 1 VEGETATION COMMUNITIES/LAND COVER TYPES		
VEGETATION COMMUNITY/ LAND COVER TYPE	**EXISTING ACREAGE**	
	On site	**Off site**
Developed Land	1.2	1.1
Disturbed Habitat	2.4	1.1
Non-native Vegetation	0.8	--
Eucalyptus Woodland	0.3	--
Non-native Grassland	43.6	0.1
Granitic Southern Mixed Chaparral	32.3	--
Mafic Southern Mixed Chaparral	14.1	--
Coastal Sage-Chaparral Scrub	4.5	--
Diegan Coastal Sage Scrub - Disturbed	--	0.1
Diegan Coastal Sage Scrub	10.9	0.2
Coast Live Oak Woodland	1.2	0.01
Southern Willow Riparian Forest	--	0.9
Mule Fat Scrub	--	0.01
TOTAL	**111.1**	**3.4**

Developed Land. Developed land includes areas that have been covered by structures, pavement, irrigated landscaping, or hardscape to the extent that they no longer support any native or naturalized vegetation. Approximately 2.3 acres of developed land are mapped within the study area (approximately 1.2 acres within the property and 1.1 acres off site).

Disturbed Habitat. Disturbed habitat includes unvegetated or areas vegetated by non-native forbs. Approximately 3.5 acres of disturbed habitat are mapped within the study area (approximately 2.4 acres within the property and 1.1 acres off site).

Non-native Vegetation. Non-native vegetation is a category describing stands of naturalized trees and shrubs (e.g., acacia [*Acacia* sp.], peppertree [*Schinus* sp.]), many of which are also used in landscaping. Approximately 0.8 acre of non-native vegetation is mapped within the study area, entirely within the property.

Eucalyptus Woodland. Eucalyptus woodland is dominated by eucalyptus (Eucalyptus sp.), an introduced genus that produces a large amount of leaf and bark litter. The chemical and physical characteristics of this litter, combined with the shading effects of the tall trees, limit the ability of other species to grow in the understory, and floristic diversity decreases. If sufficient moisture is available, eucalyptus becomes naturalized and is able to reproduce and expand its range. Eucalyptus woodland covers approximately 0.3 acre of the study area (entirely within the property).

Non-native Grassland. Non-native grassland typically supports a sparse to dense cover of annual grasses, often associated with numerous species of showy flowered native annual forbs. This association occurs on gradual slopes with deep, fine-textured, usually clay soils. Most of