APPENDIX N

CONCEPTUAL REVEGETATION PLAN

MONTECITO RANCH
CONCEPTUAL REVEGETATION PLAN
TM 5250

Prepared for:

MONTECITO RANCH LLC
402 West Broadway, Suite 2175
San Diego, CA 92101-3542

Prepared by:

R·E·C
Consultants, Inc.

2442 Second Avenue
San Diego, California 92101
(619) 232-9200

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Elyssa Robertson
County Certified Biologist

EXECUTIVE SUMMARY

The proposed wetland creation project is located on the 935-acre Montecito Ranch property in the unincorporated community of Ramona in the county of San Diego, approximately 20 miles northeast of the City of San Diego. The project site is located approximately one mile northwest of the Ramona Town Center. Pine Street, which also serves as State Route 78 borders the northern project boundary while Montecito Way, stems for the southern project boundary. This site is located on the San Pasqual USGS 7.5' quadrangle map, Range 1 East and Township 13 South.

The specific wetland impact associated with this TM is due to improvements to an offsite access road. The project includes several offsite roadway improvements and offsite facilities including the construction of an offsite water tank. The project proposes to widen Ash Street, construct Montecito Ranch Road through the Project site from Ash Street at the eastern SPA boundary to Montecito Way at the southern boundary, construct on-site residential streets connecting to Montecito Ranch Road, widen the existing segment of Montecito Way, and widen Montecito Road from Montecito Way to Main Street which will include improvements to the existing bridge over Santa Maria Creek. These improvements would impact 0.24 acres of wetland. Impacts for roadway improvements will be mitigated with habitat creation at a 1:1 ratio as well as habitat enhancement at a 2:1 ratio.

The conceptual wetland creation and enhancement areas will be implemented onsite for roadway improvements. The revegetation is located in the southwestern section of Montecito Ranch within a designated open space area. This area is located between the existing ranch house and an un-named dirt road to the west. The proposed wetland creation will occur as an additional area to an already proposed wetland creation planned for the site.

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1.0 DESCRIPTION OF THE IMPACT SITE

1.1 Responsible Parties

This Revegetation Report is prepared for the Montecito Ranch Project (Tentative Map (TM) 5250). Current property owners are responsible for the implementation of this plan. The current responsible party is Montecito Ranch LLC.

1.2 Location of the Development Project

The proposed wetland creation project is located on the 935.2-acre Montecito Ranch property in the unincorporated community of Ramona in the County of San Diego, approximately 20 miles northeast of the City of San Diego. The project site is located approximately one mile northwest of the Ramona Town Center. Pine Street, which also serves as State Route (SR) 78, borders the northern project boundary, while Montecito Way stems from the southern project boundary. Figures 1 and 2 depict the regional and site vicinity locations, respectively.

The specific wetland impact associated with this TM is due improvements to of an offsite access road. The project includes several offsite roadway improvements and offsite facilities including the construction of an offsite water tank. The project proposes to widen Ash Street, construct Montecito Ranch Road through the Project site from Ash Street at the eastern SPA boundary to Montecito Way at the southern boundary, construct on-site residential streets connecting to Montecito Ranch Road, widen Montecito Way, and widen Montecito Road from Montecito Way to Main Street which will include improvements to the existing bridge over Santa Maria Creek. These improvements would impact 0.24 acres of wetland.

1.3 Summary of Project and Proposed Mitigation

The following information describes the conditions on Montecito Ranch, where the overall development and mitigation will take place, as well as the offsite impact locations for which this report is prepared.

The proposed 935.2-acre Montecito Ranch project (proposed project) is located in the unincorporated community of Ramona in the County of San Diego. Historically, the site has been used until 2002 for cattle grazing, and oat hay farming. The project site is undeveloped except for a small ranch house that is to be preserved as well as several agricultural related ponds and numerous dirt roads.

The project includes the development of 397.04 acres of the overall 935.2 acres of the project site. The project proposes to improve offsite facilities including the

construction of an offsite water tank. The project also includes several offsite roadway improvements. The project proposes to widen Ash Street, construct Montecito Ranch Road through the Project site from Ash Street at the eastern SPA boundary to Montecito Way at the southern boundary, construct on-site residential streets connecting to Montecito Ranch Road, widen Montecito Way, and widen Montecito Road from Montecito Way to Main Street which will include improvements to the existing bridge over Santa Maria Creek. This option would impact an additional 26.63 total acres (including 0.24 acres of wetland).

The Montecito Ranch SPA is generally characterized by a broad valley in the central portion of the site with gently sloping terrain to the north. In addition, three distinct knolls are located onsite; one in the central northernmost portion of the site; one adjacent to the northwest project boundary; and the other adjacent to the central southern project boundary. Elevations vary onsite from a high of approximately 1750 ft above mean sea level atop the knoll along the central southern property boundary to approximately 1,420 feet above mean sea level in the southwestern portion of the project site.

The project site and the offsite improvement areas support several sensitive plant communities, including Diegan coastal sage scrub, oak woodlands (open Engelmann oak woodland, dense Engelmann oak woodland, and Southern Coast Live oak woodland), wetlands (riparian scrub, disturbed wetlands), non-native grasslands and chaparral (chamise chaparral and southern mixed chaparral). In addition, there are rock outcrops onsite. Non-native grasslands occur on the flatter portions of the property where cattle grazing or historical farming have altered the natural vegetation.

Sensitive plant species that occur on the project site or within the right of way for the roadway improvements include: peninsular spineflower, delicate clarkia, rush-like bristleweed, Engelmann oak and southern tarplant. Sensitive wildlife species observed onsite include a variety of raptors, California gnatcatcher, loggerhead shrike, Southern California rufous crowned sparrow, black-tailed jackrabbit, coastal western whiptail, San Diego horned lizard, San Diego desert woodrat and two striped garter snakes.

This revegetation plan is being prepared in response to impacts associated with offsite roadway expansions. No RPO wetlands are proposed to be impacted on the Montecito Ranch property. Proposed roadway improvements would impact 0.24 acres of Riparian woodland at one location along Santa Maria Creek caused by widening the existing bridge on Montecito Road. This would require a total wetland mitigation of 0.24 acre including habitat creation at a 1:1 ratio and habitat enhancement at a 2:1 ratio. Table 1 summarizes the habitat impacts and mitigation requirements for the proposed roadway improvements.

Table 1. Summary of Wetland Impacts and Mitigation for Roadway Improvements.

Habitats impacted	Total Impacted Acreage	Habitat Creation Ratio and Acreage	Habitat Enhancement Ratio and Acreage	Total Mitigation Ratio and Acreage
Riparian woodland- 0.24	0.24 ac	1:1 (0.24 ac)	2:1 (0.48 ac)	3:1 (0.72 ac)

2.0 GOALS OF THE REVEGETATION PLAN

2.1 Responsibilities

2.1.1 Responsibility of the Project Owner

The owner of the site, Montecito Ranch LLC, will be responsible for the success of this project. The owner's responsibilities include contracting a Project Biologist, an Installation Contractor, a Maintenance contractor, and providing the finances to carry out the project.

2.1.2 Responsibility of the County of San Diego

The County of San Diego is responsible for ensuring that the final Revegetation Plan is implemented per plan, that the annual maintenance, monitoring and reporting occur, and that the final success criteria are achieved. The County of San Diego has the ability to determine if success thresholds have been met and that the habitat created or restored are functioning in the manner that is the goal of the project.

2.1.3 Responsibility and Qualifications of Mitigation Project Designer

The Mitigation Project designer is responsible for taking this conceptual plan and preparing a final revegetation plan including landscape drawings in accordance with County of San Diego requirements. The plan and the drawings shall be in enough detail to be implemented by a contractor. The designer should have knowledge of the vegetation associations proposed for the mitigation site, at least two years of study or practical experience in native habitat design and function, and at least two years of field experience in identifying and sampling native vegetation of the San Diego region. If the designer is not a landscape architect, the designer will over see a landscape architect in the completion of the final drawings.

2.1.4 Responsibility and Qualification of Installation Contractor

The installation contractor will have the responsibility of implementing the landscape drawings contained within the final revegetation plan, and will be responsible for the maintenance of the mitigation area until final notification is received from the Revegetation Monitor certifying proper completion of all required installation contract maintenance tasks, including but not limited to dead

plant removal, erosion control, retrofitting plants with browse barriers (if needed), weeding, irrigation regime (if needed) and irrigation system maintenance as needed.

The Installation contractor shall be responsible for the replacement of all plant materials, considered dead or diseased by the Revegetation Monitor, by the specific replacement dates defined in the Final Revegetation Plan.

2.1.5 Responsibility and Qualification of Revegetation Monitor

A Revegetation Monitor shall direct the project's horticultural monitoring program. The Revegetation Monitor should have training and/or local experience in growing native plant species used in this project; minimum of two years of practical horticultural experience with native plant communities and at least two years of local experience in identifying and sampling native vegetation. The Revegetation Monitor will be responsible for monitoring the installation of the revegetation site in accordance with the specifications. The Revegetation Monitor will be responsible for ensuring that the plans are implemented correctly, that the contractor maintains the site to the standards of the final revegetation plan, conduct the specified number of horticultural monitoring visits, collect data annually to determine success standards and provide communication between the contractor, the property owner and the County of San Diego.

2.1.6 Responsibility and Qualification of Maintenance Contractor

After the installation is deemed complete, the Applicant shall hire a Maintenance Contractor for the 5-year monitoring period. The Maintenance Contractor will be hired on an annual basis with renewal based on the recommendations of the project biologist and the applicant. The maintenance contractor may change on a yearly basis, at the discretion of the applicant and project biologist, if proper maintenance is not performed. The Maintenance Contractor will be responsible for the maintenance program requirements once the installation Contractor's work has been certified as complete. Upon termination of each maintenance contract, the maintenance Contractor will be responsible for completion of all requests for work specified by the project biologist before receiving final payment.

2.2 Habitats to be Restored, Enhanced, and/or Preserved

The proposed wetland mitigation will be the creation and enhancement of willow riparian woodland and riparian scrub. These habitats, once established will meet or exceed the functions of the areas impacted.

2.3 Functions and Values

The focus of this revegetation plan is to construct a successful native wetland area within a protected open space area that will thrive on its own and provide suitable foraging and breeding habitat for local wildlife after the five-year monitoring period. The design will consist of creating approximately 0.24 acre of willow riparian woodland and riparian scrub habitat along a created drainage channel that will occur within the central portion of the open space area. The goal is to add to the general diversity of habitat and to provide foraging, nesting, and roosting opportunities for wildlife.

2.4 Time Lapse

It is anticipated that the mitigation will be installed concurrently with the habitat impact. If the mitigation site is not installed concurrently with the habitat impact, then it must be installed within one year of the impact occurring. The one-year time frame is provided in case construction of the road crossing does not coincide with the appropriate time of year to conduct wetland creation.

2.5 Cost

The total cost for implementation of this mitigation plan will be determined as part of the Final Plan. The cost must include the following:

1) Include all compensatory mitigation site preparation, planting, maintenance, and monitoring and,
2) Provide a complete itemized cost estimate for each installation, each maintenance year, and each monitoring year for the mitigation project. Include a 3% (compounding) annual inflation factor per year for the compensatory mitigation costs to be applied to the total project cost.

3.0 DESCRIPTION OF THE PROPOSED COMPENSATORY MITIGATION SITE

3.1 Site Selection

The creation site is suitable because it features two of the three diagnostic wetland criteria needed for a successful riparian ecosystem: wetland hydrology and facultative plant species. There are two natural drainages within the open space area that display many local hydrologic features such as ephemeral water movement and scouring, high water table, and erosion and sedimentation. With natural hydrologic factors present, this area would have adequate hydrology to support a riparian system.

The onsite soil, Bonsall Fallbrook sandy loams 2-5% slopes, has been disturbed by disking, but is still of the proper soil type to support facultative species (USDA 1973). This soil type is described as having medium fertility and allows root depths up to 60 inches (5-feet). Bonsall Fallbrook sandy loams soil is known for

its sandy clay sub-soil, which maintains a slow to moderate permeability and a water holding capacity of up to 8 inches with slow to moderate run-off.

In comparison, the Santa Maria creek reference site has soil types known as Tujunga Series and Visalia Series. Soils at both sites share similar characteristics such as medium to high fertility, root depths up to 60 inches, moderate to rapid permeability, and water holding capacity of up to 9 inches.

Although the Bonsall Fallbrook sandy loam soil is not listed as hydric, it does have the adequate capacity to support facultative species such as the ones that make up riparian scrub and willow riparian woodland. Based on the succession of facultative species (after the disking activities) and natural hydrologic features present onsite, it is anticipated that disturbance to the soil profile will not permanently inhibit growth of an introduced riparian system.

3.2 Location and Size of Compensatory Mitigation Site

The proposed wetland creation project is located on the 935-acre Montecito Ranch property in the unincorporated community of Ramona in the county of San Diego, approximately 20 miles northeast of the City of San Diego (Figure 1). Montecito Ranch is located approximately one mile northwest of the Ramona Town Center. The mitigation site will be located within the designated open space west of the existing ranch house. This site is located on the San Pasqual USGS 7.5' quadrangle map, Range 1 East and Township 13 South (Figure 2).

The impacts caused by roadway improvements will be mitigated onsite. The wetland creation area (1:1 ratio) is specifically located in the southwestern section of the Montecito Ranch site within a designated open space area. This area located between the existing ranch house and an un-named dirt road to the west (Figure 3). The proposed wetland creation will occur as an additional area to an already proposed wetland creation planned for this site. The wetland enhancement mitigation area (2:1 ratio) will be located within one of the three drainages on Montecito Ranch.

The design will consist of creating approximately 0.24 acre of willow riparian woodland and riparian scrub habitat along a created drainage channel that will occur within the central portion of the open space area. The goal is to add to the general diversity of habitat and to provide foraging, nesting, and roosting opportunities for wildlife.

3.3 Functions and Values

Throughout the open space area there is a diverse succession of native and non-native facultative species adjacent to the two small drainage swales. For example, there is a single mature Arroyo willow (*Salix lasiolepis*) growing approximately 20 feet from the bank of the easterly drainage with hydrophytic

understory species including western ragweed (*Ambrosia psilostachya*), mariposa rush (*Juncus bufonius*), common tarweed (*Hemizonia fasciculata*), grass poly (*Lythrum hyssopifolium*), annual rabbit-foot (*Polypogon monspeliensis*) and barley (*Hordeum* sp). The presence of abundant native and non-native hydrophytic species in the open space area in spring of 2005 also indicates that valuable soil biotic matter still remains onsite.

3.4 Jurisdictional Delineation

A Jurisdictional Study has been completed over the entirety of the Montecito Ranch site, including the proposed mitigation area. The proposed creation site will be designed to avoid impacts to jurisdictional areas but close enough to increase the beneficial wildlife uses of the areas.

3.5 Present and Proposed Uses

The site has been historically used for grazing and agriculture production (oat hay) as recently as 2001. The site has not been farmed or grazed in the last five years. The site where the mitigation is proposed is proposed for permanent open space and managed in perpetuity in accordance with the Montecito Ranch Resource Management Plan. The open space is currently fenced with two-strand barbed wire and has posted “No Trespassing” signs.

3.6 Reference Site

The closest reference site available to the project is located along Santa Maria Creek within the Cumming Ranch property, approximately two miles south of the creation area (Figure 4). Based on the results from the Draft Biological Technical Report for the proposed 682.6-acre Cumming Ranch Residential Subdivision (Ecological Ventures California, Inc. 2005), the reference site supports approximately 5.64 acres of willow riparian woodland and riparian scrub habitat of moderate quality and exhibits similar slope and aspect features.

4.0 IMPLEMENTATION PLAN FOR THE COMPENSATORY MITIGATION SITE

4.1 Rationale for Expecting Implementation Success

It is anticipated that the revegetation effort at this location will be successful for the following reasons:

- Appropriate soils occur onsite
- The site will be adjacent to another wetland creation project and therefore, volunteer germination is likely
- Sufficient hydrology occurs in the area to support this habitat type
- The site will be protected in open space that will be managed in perpetuity.

4.2 Financial Assurances

Implementation of the revegetation plan described herein will be the financial responsibility of Montecito Ranch LLC. A revegetation agreement shall be signed and notarized by the property owner following approval of this revegetation plan and accompanied by the required security as agreed upon by the County of San Diego.

4.3 Schedule

A final installation and monitoring schedule will be developed as part of the final revegetation plan.

4.4 Site Preparation

4.4.1 Equipment Required

Some large or heavy equipment is expected to be required to implement this wetland creation plan. Small equipment such as a bobcat, trench diggers, and augers may be utilized. These will either be transported to the site on small trailers or on the bed of pick-up trucks. No equipment will be stored at the mitigation site overnight. In addition, the equipment will not be fueled or maintained with the mitigation area. Larger equipment may include scrapers for the initial soil removal.

4.4.2 Site Access

Since the wetland creation area is within an area proposed for open space, access to the site is an important consideration. Vehicular access will be required for the Installation Contractor as well as the Maintenance Contractor. Access will be via the dirt road to the existing Montecito Ranch house, then along an abandoned agricultural road north of the house. The access route will be flagged by the Biologist prior to construction.

4.4.3 Site Protection and Fencing

The limits of grading of the creation site will be flagged in the field and checked by the Project Biologist prior to grading. In addition, the limits will be identified to the equipment operators. No fencing of the area should be required since the revegetation site is in a larger open space area. The overall open space is protected and will have signs posted to avoid trespassing.

4.4.4 Schedule

Planting should be done between October 1 and April 30 to take advantage of the winter rainy season, dormancy of foliage, and rooting period to ensure optimum survival of the plants. If planting cannot be done during this time supplemental irrigation and other measures may be needed to ensure survivability. A final schedule will be developed with the completion of the Final Revegetation Plan.

4.4.5 Plant material

To achieve the habitat specified within this plan the following container plants will be installed (Table 2). A final landscape plan will delineate the location of these plants and the total of each species proposed.

Table 2. Proposed Planting Palette for the Montecito Roadway Mitigation.

Species	Number/Acre	Size	Density
Arroyo Willow (*Salix lasiolepis*)	400	1 gallon	6 ft. on center
Black Willow (*Salix gooddingii*)	100	1 gallon	6 ft. on center
Narrow-leaf Willow (*Salix exigua*)	100	1 gallon	6 ft. on center
Mulefat (*Baccharis salicifolia*)	200	1 gallon	6 ft. on center
Arrow-weed (*Pluchea sericea*)	200	1 gallon	6 ft. on center
Western ragweed (*Ambrosia psilostachya*)	2 lbs	Seed	Scattered
Goldenbush (*Isocoma menziesii*)	2 lbs	Seed	Scattered
Mexican rush (*Juncus mexicanus*)	2 lbs	Seed	Scattered
Douglas Mugwort (*Artemisia douglasiana*)	2 lbs	Seed	Scattered
Hooker's Primrose (*Oenothera hookeri*)	1 lb	Seed	Scattered

4.4.6 Plant and Seed Source

All container plant and seed material will be from established reputable nurseries that utilize locally grown plant stock.

4.5 Planting Plan

Minor grading will be necessary to create wetland topographic features such as a bed and bank to mimic a natural riparian system. Minor grading shall ensue before the planting plan is implemented. The installation contractor or grading contractor will be responsible for implementing the grading activities.

Plants would be installed in holes that are slightly larger than the root ball. Holes would be soaked and allowed to drain prior to planting. No soil amendments would be used. Root cages may be used around the root balls to control root

predation from rodents if the installation contractor and project biologist determine it would be necessary. The installation contractor will be responsible for the planting activities.

4.6 Irrigation Plan

The goal of this conceptual plan is to create a self-sustaining wetland habitat. Given the location of groundwater at less than 8 feet, irrigation should not be required. However, given the region's propensity for lengthy droughts, irrigation will be available if needed. An above ground pipe will be installed around the perimeter of the revegetated wetlands. High impact irrigation heads will be installed on risers that will not impact the vegetation. The irrigation main will either be connected to the existing adjacent well or to a water source associated with the ranch house. The Project Biologist will determine the need to turn the irrigation on or off. Once the biologist deems that the habitat is self-sustaining and that the irrigation lines can be turned off completely, the irrigation system will be removed from the site.

5.0 MAINTENANCE DURING MONITORING

5.1 Maintenance Activities

5.1.1. Irrigation Maintenance

The Installation Contractor shall make checks on the irrigation system every three days for the first month after installation in order to assure proper system operations. Thereafter, the Maintenance Contractor will be responsible for the regular maintenance and repair of all elements of the irrigation system. The Maintenance Contractor shall make checks of the irrigation system every week for the first month after taking over maintenance to ensure that the irrigation system is working correctly and coverage is adequate. Thereafter, the Maintenance Contractor will check the system operation at least once a month, except during periods when the system is not in operation, as recommended by the Project Biologist.

5.1.2. Weed Abatement

Grubbing (mechanical tilling and removal) and grading shall be the primary treatment to initially eradicate and control prolific stands of invasive exotic plants or weeds. The grubbing and grading shall remove all exotic plant seed and propagules that could invade the site. The Project Biologist shall be onsite during all grubbing and grading operations to identify and flag desired natives that shall be protected and to identify invasive exotics that shall be removed. After grubbing and grading, the combinations of manual and herbicide treatments (i.e. Rodeo®) are specified to further eradicate and control weeds.

Some noxious weeds are especially difficult to control and will require the use of herbicides. The Project Biologist will identify these plants. Such control will

consist of cutting the plants to 6" high (only during the active growing season April to August), treating the cut stems with 100 percent concentration of Rodeo® herbicide, or other herbicide approved by a licensed Weed Control Advisor, and the removal of all cut-off top growth to an offsite location. Repeated herbicide applications may be necessary on large plants. All small plants are to be removed with their roots; if possible, before herbicide use is attempted. All herbicide use at the project will be carried out under the supervision of the Project Biologist and a licensed Weed Control Advisor.

5.1.3. Dead Plant Replacement

The Project Biologist shall flag dead and diseased plants in the field, and a list shall be provided to the Maintenance Contractor for replacement. Dead and diseased plants will be replaced at 4 (after the initial 120 day monitoring period) and 12 months during the first year after installation. If plants fail to meet the success standards at the end of any given year, plant replacement may be one of the remedial measures recommended by the Project Biologist. The cost of replacement plants will ultimately be borne by the Applicant, unless some or all of the responsibility for plant failure is determined to be that of the Contractor or some other party. All plants will be replaced in accordance with the original planting plan unless otherwise specified by the Project Biologist.

5.1.4. Pruning

Pruning within the creation area is restricted to plants that are diseased. As a remedial measure, pruning may be recommended by the Project Biologist on a species-by-species basis. The Maintenance Contractor will be advised by the Project Biologist if pruning is necessary.

5.1.5. Trash Removal

The Maintenance Contractor will remove all trash and illegally dumped debris at least once every three months throughout the five-year maintenance period. Care will be taken that these trash removal activities minimize or avoid damage to plantings in the mitigation area. All dead limbs and tree fall will be left in the mitigation area. Weed debris will be removed from, and disposed of outside of the mitigation area. The Applicant shall comply with all litter and pollution laws. All contractors, subcontractors and employees also shall obey these laws and it shall be the responsibility of the Applicant to ensure compliance.

5.1.6. Pest Control

The Project Biologist shall monitor insects and diseases. Whenever possible, biological controls such as erecting fences will be used in the place of chemical controls. Plants that are severely diseased will be removed and replaced, to prevent the spread of disease and insects. Pesticides will be avoided unless recommended for special problems by the Project Biologist. Rodent control will be restricted to trapping or anti-coagulants with no secondary poisoning effects.

5.1.7. Fertilization

Fertilization is not to be used onsite during the implementation process. Fertilization may only be used as a remedial measure if success criteria are not being met during the five-year monitoring period.

5.2 Schedule

5.2.1. Maintenance Schedule

The maintenance period will extend five years, commencing when the Project Biologist certifies that the mitigation plantings have been completed. The overall post-construction maintenance will be divided into an initial 120-day installation-maintenance period and an additional five-year establishment maintenance period.

5.2.2. Irrigation and Schedule

The Project Biologist, based upon weather patterns and soil moisture levels, shall determine the irrigation regime. Water will be applied to the site in a manner that ensures deep penetration of water to the soils surrounding the root balls, i.e., deep and infrequent watering. Because these plants must eventually survive in the absence of supplemental irrigation, deep roots are needed to tap into the perennial soil moisture. Over-watering promotes unwanted shallow root systems and undesirable weeds. Deep and infrequent watering stimulates the development of extensive root systems. The Installation and Maintenance Contractors shall provide the Project Biologist with the cycle start times and the length of each cycle for all valves in the mitigation area. These times and cycles will be changed as recommended by the Project Biologist. When changes are made, the Contractor will provide the Project Biologist with written confirmation of the date and time at which the change was made. The Project Biologist and Contractor shall meet and evaluate the irrigation regime at least six times per year (bi-monthly).

5.2.3. Irrigation System Removal

The irrigation system in the mitigation area is to be removed once the restoration plantings have become established and self-sustaining. The Project Biologist will decide how and when irrigation is to be phased out. However, the irrigation system should be kept functional during the five-year maintenance period, even if it is not used, in the event of replanting and replacement of plants that would require temporary irrigation. Upon completion of the irrigation period, all irrigation components, which are above grade, will be removed by the Contractor from the mitigation area and all valves permanently disconnected.

5.2.4. Weed Abatement Schedule

The Installation Contractor shall maintain the mitigation site as weed free during the installation period. After the installation is deemed complete, there will be 10% tolerance of noxious weeds within the mitigation area. Noxious weeds

include perennial ryegrass (*Lolium perrene*), all brome species (*Bromus spp.*), black mustard (*Brassica nigra*), Bermuda grass, and any other noxious weeds identified by the Project Biologist. Because of the critical nature of weed control at the beginning of the project, it shall be understood that the Contractor is to be held responsible for reseeding or replanting if weeds are not removed on a timely basis, thus hampering or preventing the establishment of hand-seeded species or container plants. A timely basis shall be understood to be within one week of the written recommendation by the Project Biologist or as specified in the mitigation plan. Weeds will be removed at intervals no greater than 10 days. After the installation period, weed removal will take place at least once a month during the first year, once every four months for years two through four, and twice a year during year five. More frequent weed removal may be required as necessary, and recommended by the Project Biologist, to keep weeds at manageable levels.

6.0 MONITORING PLAN FOR THE COMPENSATORY MITIGATION SITE

6.1 Performance Standards for Target Dates and Success Criteria

6.1.1. Success Criteria

Final success criteria are proposed which will be used to determine the completion and ultimate success of the mitigation. Fulfillment of these criteria will indicate that the mitigation area has accomplished the long-term goals of this mitigation plan, i.e., the created willow riparian woodland and riparian scrub habitat provide similar functions and values as natural riparian habitats that have not been impacted.

The proposed plan will result in the creation of willow riparian woodland and riparian scrub habitat that will meet the habitat functionality of jurisdictional wetlands, such as the reference site along Santa Maria Creek. The final success criteria call for:

- 75% total cover after three years for all overstory and understory species
- 90% total cover for all overstory and understory species after five years

In addition, final success will be based on survivorship of plantings and shall meet the following criteria:

- 90% survival of original tree plantings;
- 80% survival of original shrub plantings; and
- 70% cover of native ground cover species.

To determine sufficient growth and health the following success criteria for growth of planted trees must also be established. Willow trees planted from one-gallon containers shall reach 10 feet after three years, and 15 feet after five years.

Table 3. Success Standards for Willow Tree Heights.

SPECIES	SIZE AT PLANTING	HEIGHT	
		@ 3 Years	@ 5 Years
Arroyo Willow	1 gallon	10 ft	15 ft
Black Willow	1 gallon	10 ft	15 ft
Narrow-leaved Willow	1 gallon	10 ft	15 ft

The goal of this program is the establishment of a self-sustaining community; the plants must be able to eventually survive without supplemental irrigation. A detailed description of the success standards is provided below.

If the specified minimum cover, survivorship, and growth standards are not met then the Applicant will be responsible for any corrective measures as determined in coordination with the resource agencies. Any replacement plantings will be subject to the monitoring requirements and success criteria described herein.

6.1.2 Success Standards

This section defines the yearly performance standards for evaluating the progress of the project as it compares to the reference site and the proper establishment of the plant materials. These standards will be used to determine the timing of appropriate remedial measures to correct any problems that may arise. Remedial measures are only partially defined here. The ultimate remedial measures are left to the discretion of the Project Biologist, since any given measure will not necessarily always be the appropriate or cost effective remedy. Remedial measures will include, but not necessarily be restricted to additional weeding, fertilization, pest control, replanting, modifications to the irrigation regime, changes to the irrigation system, and species substitution.

Table 3 defines those success standards for the mitigation area that shall be utilized to assess the horticultural and botanical data collected in order to determine the necessity of remedial measures. These standards will ensure that the mature cover goals in the design of the plant palette are ultimately achieved.

Table 4. Success Standards and Recommended Remedial Measures.

Standard	Remedial Measure if Standard not Met
Year 1	
1. 30% native groundcover of all species by transect analysis	Reseed/Replant; Substitutions if approved by Project Biologist
2. Adequate establishment of all species	Reseed/Replant; Substitutions if approved by Project Biologist
Year 2	
1. 60% native groundcover by transect analysis	Reseed/Replant based on the recommendations of the Project Biologist
2. 80% survival of container shrubs 90% survival of container trees	Replant based on the recommendations of the Project Biologist
Years 3-5	
1. 90% native ground cover by transect analysis	Reseed/Replant based on the recommendations of the Project Biologist
2. 80% survival of container shrubs 90% survival of container trees	Replant, recommendations to be provided by the Project Biologist based upon actual field conditions.

In addition to survivorship and cover, tree height standards outlined in Table 3 must be met for the species specified. A random selection of thirty percent of the planted trees will be measured to evaluate these criteria.

6.2 Target Functions and Values

The focus of this revegetation plan is to construct a successful native wetland habitat area within the open space area that will thrive on its own and provide suitable foraging and breeding habitat for local wildlife after the five-year monitoring period. The design will consist of creating approximately 0.24 acre of willow riparian woodland and riparian scrub habitat along a created drainage channel that will occur within the central portion of the open space area. The goal is to add to the general diversity of habitat and to provide foraging, nesting, and roosting opportunities for wildlife.

6.3 Target Hydrological Regime

The revegetation plan will be designed to mimic the natural functions of a native riparian habitat. Water is expected to flow through and saturate the area during precipitation events. It will match local hydrologic features such as ephemeral water movement and scouring, high water table, and erosion and sedimentation. With natural hydrologic factors present, this area would have adequate hydrology to support native riparian vegetation onsite.

6.4 Target Acreages

This revegetation plan is being prepared in response to impacts associated with offsite roadway expansions or extensions. No RPO wetlands are proposed to be impacted on the Montecito Ranch property. Roadway improvements including the expansion of the existing Montecito Road would impact 0.24 acres of Riparian woodland at one location along Santa Maria Creek. Impacts will be mitigated at a total ratio of 3:1 (0.72 acre) including habitat creation at a 1:1 ratio and habitat enhancement at a 2:1 ratio.

This revegetation plan is intended to mitigate for 0.24 acre of wetlands. Once the revegetation plan is approved, a final Revegetation Plan must be prepared with landscape drawings and approved by the County of San Diego.

The proposed mitigation will be the creation and enhancement of willow riparian woodland and riparian scrub. This habitat, once established will meet or exceed the functions of the areas impacted.

6.5 Monitoring Methods

6.5.1. Monitoring Program

The monitoring program will begin, prior to commencement of mitigation site construction activities, with a pre-construction education session, involving the project's Construction Contractors, the Project Biologist, and the Installation Contractor. Monitoring will continue for five years after the completion of the installation and/or until the project is given final approval by the County of San Diego. At this time, the County shall determine if the mitigation program has adequately achieved the performance standards. If the performance standards are deemed by these agencies to be met, no further monitoring will take place. If the County determines that the performance standards have not been adequately achieved, the County, applicant, and Project Biologist shall define additional monitoring and maintenance activities that need to be undertaken.

6.5.2. Horticultural Monitoring

Horticultural monitoring will be assessed qualitatively during regularly scheduled site visits. The project biologist will visually assess the progress of the mitigation effort making notes on project site including plant health, exotic weed growth, trash, and any other pertinent information. All observations will be recorded in a field log during the visits.

A written memorandum shall be prepared after each monitoring visit. Memoranda will list observations, problems, and recommend appropriate remedial measures, and be sent to the Maintenance Contractor for implementation. These memoranda will focus on horticultural problems such as weeding, irrigation regime and repair, trash removal, pruning, pest control, etc. The Project Biologist shall be responsible for recommending any and all remedial measures to be

implemented, and will assist in determining the irrigation schedule and the timing of the phasing-out of the irrigation system.

6.5.3. Botanical Monitoring

Growth and establishment of the habitat will be quantitatively assessed using the line-intercept technique for all three vegetation levels: tree overstory species, understory shrub species and groundcover understory. The vegetation within the mitigation site will be sampled through the use of four permanent, twenty-five meter long transect. Transect data collected will include survivorship, density, percent cover of species, tree heights, and tree health/vigor (i.e., diameter at breast height (dbh) measurements). Permanent photo points will be established at the transect location and at predetermined sites in general.

The reference site will be utilized to confirm conditions noted in the revegetation area. For example, anomalies related to drought, disease, or other uncontrollable conditions.

6.5.4. Modification of the Monitoring Period

The specified monitoring period is five years from the completion of the installation program. If at the end of the five-year monitoring, any of the revegetated areas do not meet the project's final success standards, then the monitoring and maintenance period would need to be extended, and a specific set of remedial measures implemented. The length of the additional monitoring and any necessary remedial measures would be determined in consultation with the County of San Diego. Only those areas failing to meet these final success standards would require the additional remedial measures. This interactive process would continue until all the standards are met, or until the County of San Diego determines that the mitigation goals have been adequately achieved.

6.6 Monitoring Schedule

6.6.1. Horticultural Monitoring

The Project Biologist on a biweekly basis shall inspect plantings during installation. During the first two years, the planting shall be inspected at least once every five weeks and after a large storm event. During the final three years of monitoring, the Project Biologist shall visit the project site a minimum of six times per year. Monitoring visits, however, may be conducted at a higher frequency to ensure the project's successful progress and maintenance.

6.6.2. Botanical Monitoring

The Project Biologist shall be responsible for the supervising of all of the botanical monitoring. Botanical monitoring will be conducted concurrently with horticultural monitoring. Baseline data on a representative sample of plants will be taken in the first year to evaluate growth during the subsequent years.

Monitoring will be conducted during the active growing season, from March to August.

6.7 Monitoring Reports

Both qualitative and quantitative reports are required to be submitted. Reports will be submitted after each monitoring event per the following schedule:

Year 1: Quarterly (3 qualitative, 1 quantitative)
Year 2: Biannually (1 qualitative, 1 quantitative)
Year 3: Biannually (1 qualitative, 1 quantitative)
Year 4: Annual (quantitative)
Year 5: Annual (quantitative)

Qualitative reports will document the general health of the planted specimen and the overall quality of the site. Quantitative monitoring reports shall be filed within 30 days after the annual botanical monitoring has occurred in each of the five years following planting. Reports will describe the progress of the site, recommend remedial measures, and evaluate past remedial measures that have been implemented during the reporting period. Each report will include a summary and analysis of the horticultural and botanical monitoring data collected from both the mitigation and reference sites, and an evaluation of the project's progress relative to the success standards including survival, height of trees, percent cover of tree, shrub and understory layers, and percent cover for the riparian habitat. Copies of these reports will be sent to the County of San Diego within 30 days of completion of the monitoring period.

7.0 COMPLETION OF COMPENSATORY MITIGATION

When the monitoring period is complete, and the final success criteria have been met, the applicant shall notify the County of San Diego when the annual report documenting this completion is submitted.

Following receipt of this report, the County of San Diego will require a site visit to confirm the completion of the mitigation effort and any jurisdictional delineation.

8.0 CONTINGENCY MEASURES

8.1 Initiating Contingency Procedures

The mitigation area shall not be deemed successful if non-native vegetation occupies greater than 10% of the area. The Applicant shall be responsible for all costs incurred for such replacement planting or other remediation measures.

If an annual performance criterion is not met for any portion of the mitigation project in any year, or if the final success criteria are not met, the Project

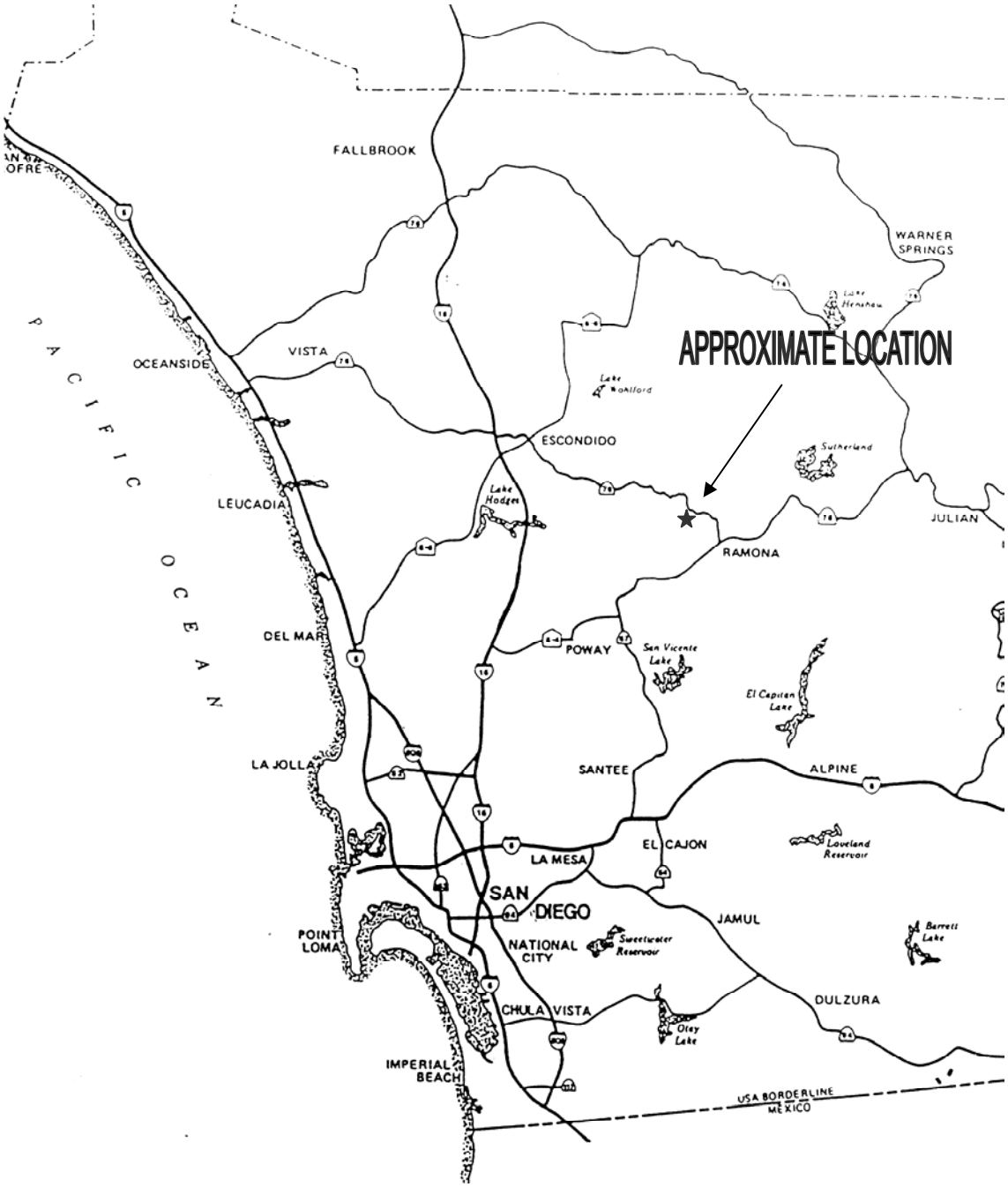
Biologist will prepare an analysis of the cause(s) of failure, and, if determined necessary by the County of San Diego, propose remedial action for approval. If the mitigation site has not met the performance criteria, the responsible party's maintenance and monitoring obligations shall continue until the County of San Diego gives final project confirmation. Remedial measures for all five years of the monitoring period are listed in Table 4 of the Success Standards section of the Monitoring Program.

8.2 Alternative Locations for Contingency Compensatory Mitigation

Should the proposed mitigation area be deemed inappropriate by the County of San Diego, an alternative site will be identified within the Montecito property boundary or alternately the Santa Maria Creek Watershed. Site selection will be in accordance with all current regulations for mitigation.

8.3 Funding

If the mitigation proposed in this plan cannot be successfully achieved at the proposed mitigation site, the applicant will provide the County of San Diego with the following information: an alternative mitigation location, an indication of funds available to pay for the planning, implementation, and monitoring of the contingency procedures required to achieve the mitigation goals; and a list of the names, addresses and phone numbers of persons or entities responsible for implementing and monitoring the contingency procedures.



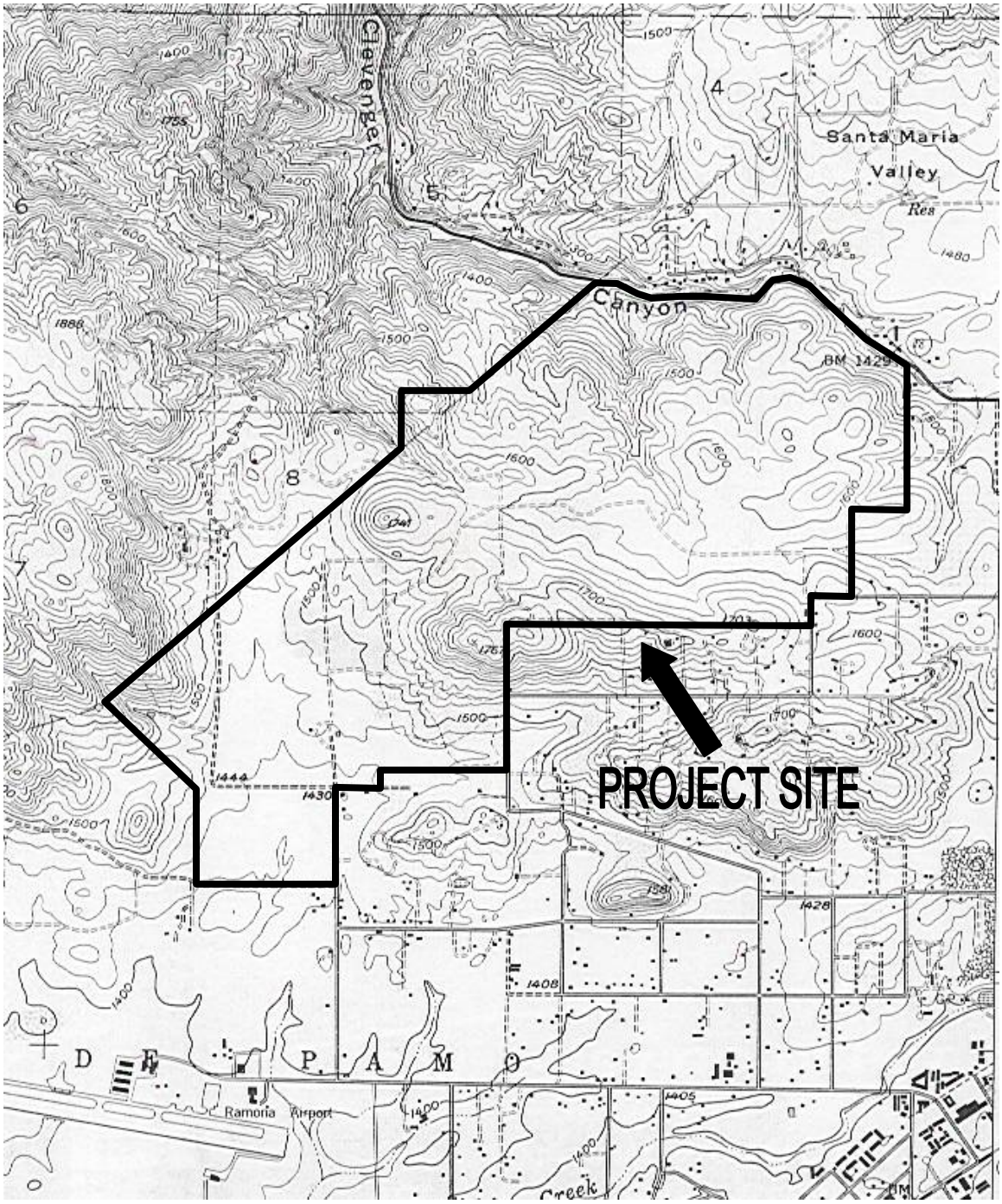
REC Consultants, Inc.

REGIONAL LOCATION
MONTECITO RANCH

NO SCALE

N

Figure 1



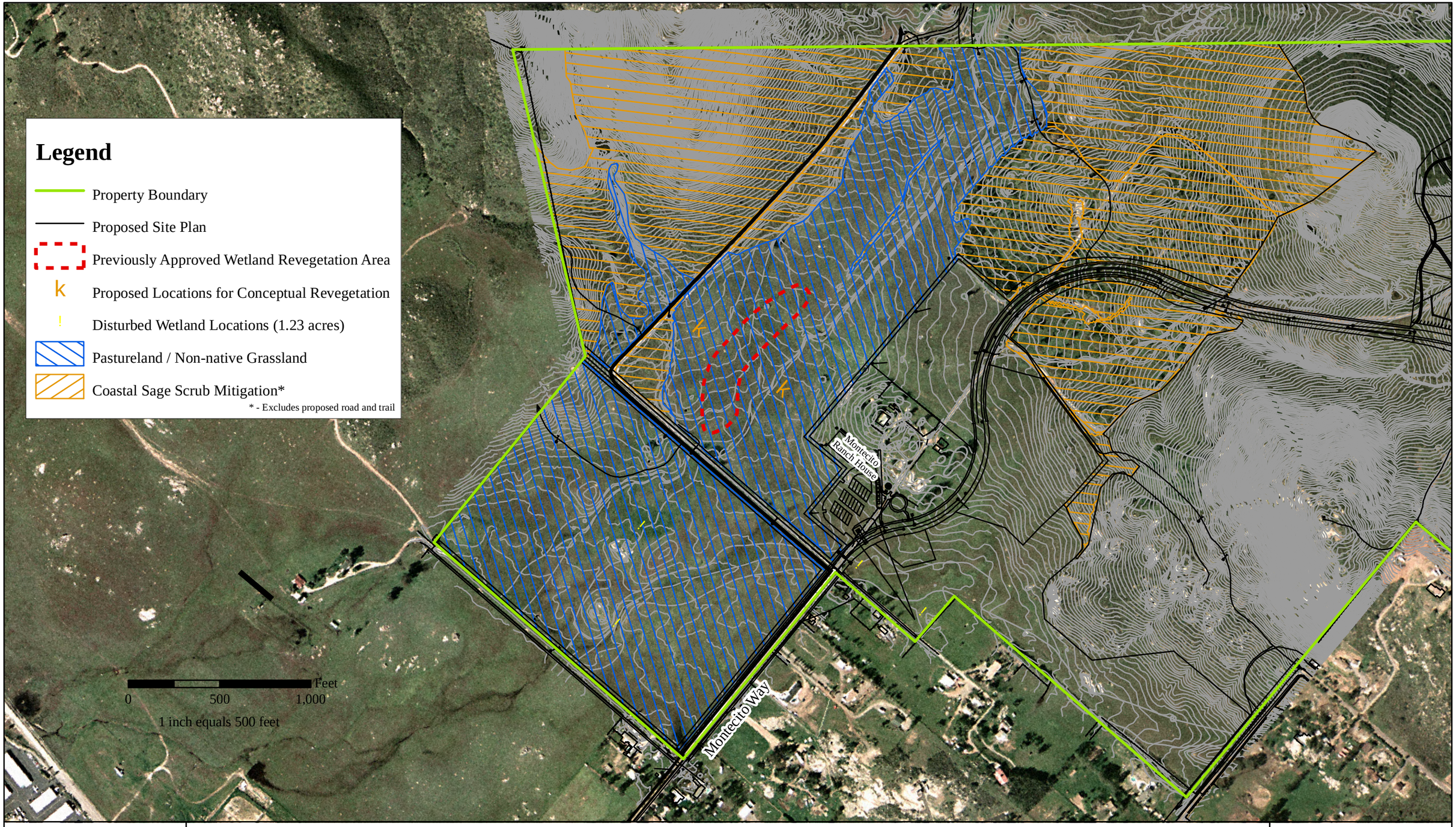
REC
Consultants, Inc.

USGS SAN PASQUAL 7.5' QUAD
MONTECITO RANCH

Range 1 East, Township 13 South

N

Figure
2



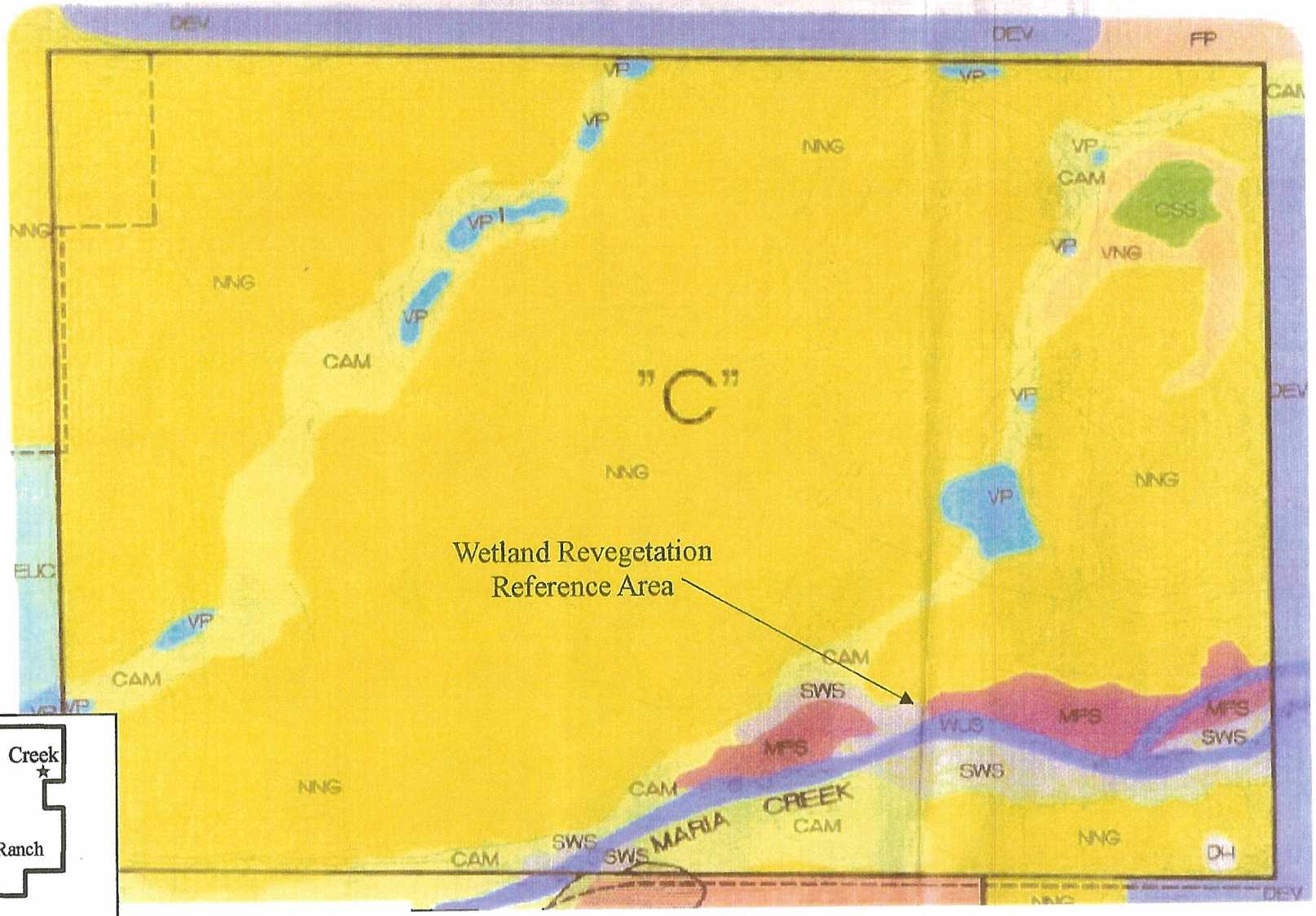
R·E·C Consultants, Inc.

Wetland Impacts and Conceptual Creation Area

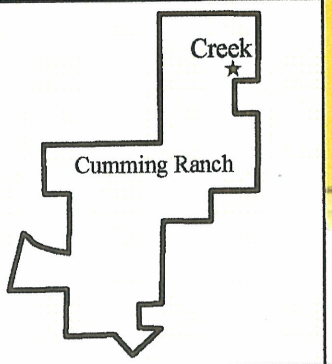
Montecito Ranch

January 2008

Figure 3



Source: Snipes-Dye Associates 1/14/05



R·E·C Consultants, Inc.

Reference Site Location
Montecito Ranch

February 2006

Figure 4

APPENDIX A
SANTA MARIA CREEK REFERENCE SITE PHOTOGRAPHS

REFERENCE SITE PHOTOGRAPHS

Southern riparian scrub along Santa Maria Creek (looking east).

Southern riparian scrub along Santa Maria Creek (looking north).

Southern riparian scrub understory along Santa Maria Creek (looking northeast).

Southern riparian scrub understory along Santa Maria Creek (looking northeast).

Southern riparian scrub upland terrace along Santa Maria Creek (looking east).

Southern riparian scrub upland terrace along Santa Maria Creek (looking south).

APPENDIX B
CUMMING RANCH ACCESS LETTER

805 PROPERTIES

February 21, 2006

Mr. David Davis
Montecito Ranch, LLC
402 West Broadway, Suite 2175
San Diego, CA 92101

RE: Authorization for entry and access to Cumming Ranch property

Dear Dave:

As requested, 805 Properties ("Owner") hereby authorizes entry and access to yourself, other representatives and agents of the Montecito Ranch, LLC, REC Consultants, and County of San Diego's associated staff to the Cumming Ranch property in Ramona, California. It is understood that your entry and access is necessary to view and examine the biological resources and terrain located in Areas B and C of the property.

Please avoid any vehicle entry into Area C – the fenced area between the Santa Maria Creek and Airport Road.

Owner shall not be held responsible for any damages, or liabilities, resulting from your entry and access to the property.

Unless renewed, this authorization for entry and access shall automatically be considered terminated at the end of six (6) months from the date of this letter.

Sincerely,

Gene Driscoll
Managing Partner