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Conceptual Wetland Mitigation Plan for the Castlerock Project City of San Diego Project No. 10046

Prepared for

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1.0 Introduction

This conceptual wetland mitigation plan provides an evaluation of a location for potential habitat restoration and creation associated with mitigation for impacts to U.S. Army Corps of Engineers (USACE) and California Department of Fish and Game (CDFG) jurisdictional wetlands and riparian vegetation located within the Castlerock project site (Figures 1 and 2). This plan is based on the impact and mitigation analysis presented in the Draft Environmental Impact Report for the Castlerock Project (RECON 2012).

Implementation of the proposed project would result in disturbances to areas that are under the jurisdiction of the USACE according to Section 404 of the Clean Water Act, Section 1600 of the California Department of Fish and Game Code, and the City of San Diego. Two project alternatives were evaluated; the Annexation Scenario and the No Annexation Scenario.

USACE/Regional Water Quality Control Board (RWQCB) permanent impacts under the Annexation Scenario include 0.40 acre of non-wetland waters and 0.07 acre of wetland on-site. CDFG impacts would include 0.40 acre of unvegetated streambed and 0.04 acre of riparian vegetation. Permanent impacts under the No Annexation Scenario consist of 0.40 acre of non-wetland waters and 0.09 acre of wetlands, including 0.02 acre of off-site wetland impacts required for infrastructure improvements. The No Annexation Scenario would also have 0.30 acre of temporary USACE/City jurisdictional impacts and 0.43 acre of temporary CDFG jurisdictional impacts due to the utility improvements at the West Hills Parkway Bridge.

To mitigate the impacts to 0.07 acre of jurisdictional wetlands under the Annexation Scenario and 0.09 acre of jurisdictional wetlands under the No Annexation Scenario, an on-site approximately 0.37-acre wetland mitigation area will be established at the southeastern end of Quail Canyon. This area is adjacent to an existing wetland and allows for a wetland creation opportunity through excavation, so that the overall area of wetland at this location could be increased. The remaining mitigation would be provided through preservation of existing on-site non-wetlands and wetland habitats. Temporary impact areas would be mitigated by restoring functions and values of impacted habitat in place.

2.0 Project Location and Description

The 203.64-acre Castlerock site is located in the city of San Diego, in the East Elliott community planning area, on the north side of Mast Boulevard between Medina Drive and West Hills Parkway (see Figures 1 and 2). Pardee Homes is proposing a residential development at the Castlerock site in the city of San Diego, California. Two project

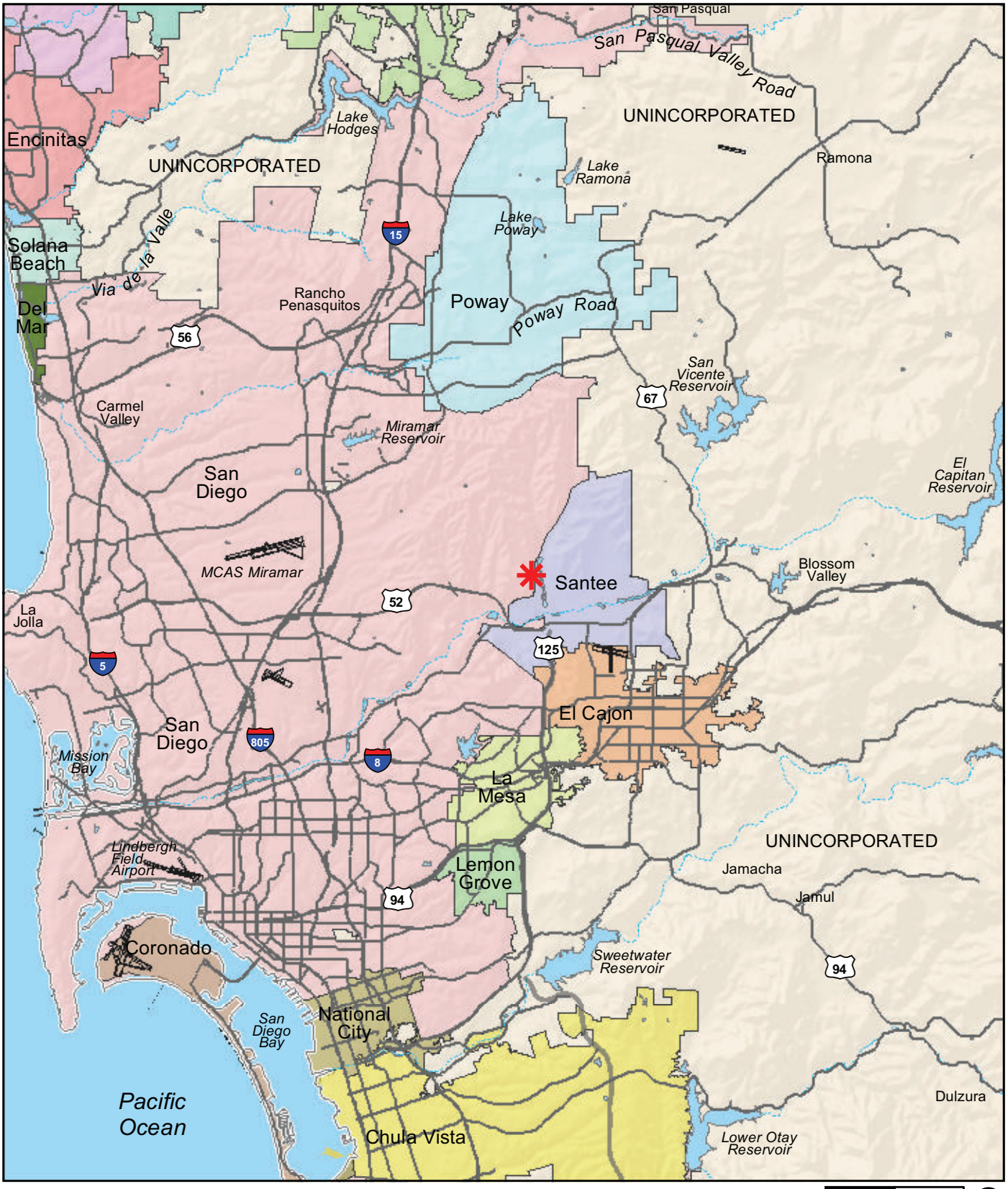

FIGURE 1

Regional Location

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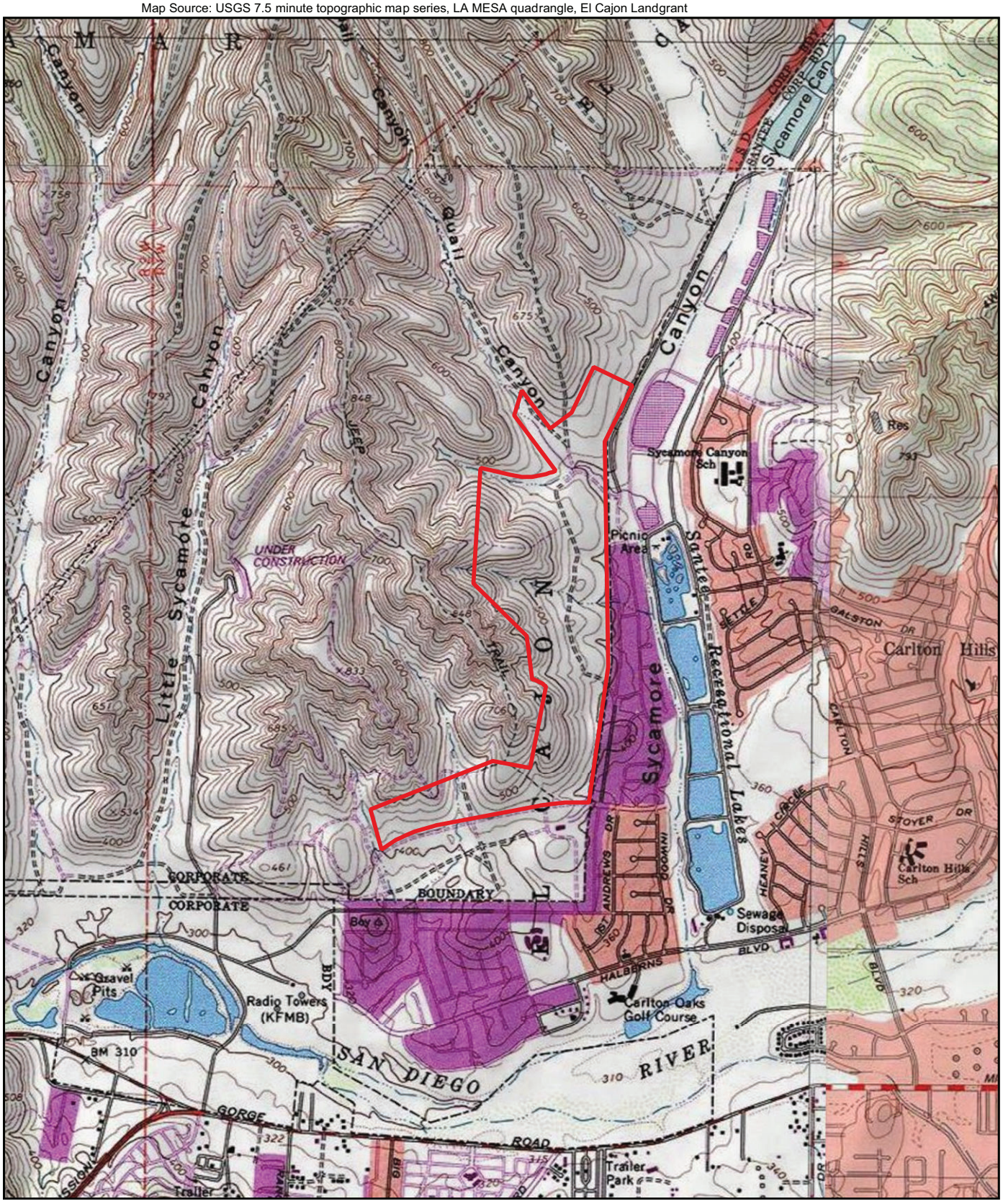
Map Source: USGS 7.5 minute topographic map series, LA MESA quadrangle, El Cajon Landgrant



Project Boundary

FIGURE 2

Project Location on USGS Map

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development scenarios were evaluated for this site, the Annexation Scenario and the No Annexation Scenario.

The Annexation Scenario assumes that the project is annexed into the City of Santee. For the Annexation Scenario, Pardee Homes proposes to develop approximately 108.72 out of a total of 203.64 acres of the Castlerock site for residential and recreational use (Figure 3a). The Annexation Scenario would result in the construction of 283 detached single-family residences, 147 single-family detached units clustered on larger lots (referred to as green court units), approximately 4.0 acres (gross) of public parks, 0.64 acre (gross) and 0.49 acre (usable) of pocket parks, a pedestrian trail, and public streets and private driveways on an undeveloped site within the East Elliott Community Plan. The remainder of the property (94.92 acres) would be retained as open space. Access to the Annexation Scenario would be provided from Mast Boulevard from the south.

The No Annexation Scenario assumes that the project is not annexed into the City of Santee and remains within City of San Diego. For the No Annexation Scenario, Pardee Homes proposes to develop approximately 108.91 acres out of a total of 203.64 acres of the Castlerock site for residential and recreational use (Figure 3b). Due to the additional infrastructure requirements, the No Annexation Scenario has one fewer detached single-family residence and seven fewer green court units. Also, this scenario includes a water tower and an associated access road on-site, and additional water and sewer improvements on- and off-site. The No Annexation Scenario would involve minor changes in the land uses with 282 detached single-family residences, 140 single-family detached green court units, approximately 4.0 acres (gross) of public parks, 0.50 acre (gross) and 0.39 acre (usable) of pocket parks, a pedestrian trail, public streets and private driveways, and 94.73 acres of open space. On-site jurisdictional areas subject to impact consist of ephemeral drainages that vary in regards to associated upland vegetation communities. The selected potential mitigation site is located in the northwestern portion of the project site.

3.0 Habitat Types Proposed to Be Impacted

3.1 Annexation Scenario

The Annexation Scenario would permanently impact 0.40 acre of on-site non-wetland drainages that are under the jurisdiction of the USACE and the CDFG. In addition, this scenario would impact 0.07 acre of wetland under the jurisdiction of the USACE/City and 0.04 acre of wetland under the jurisdiction of the CDFG on-site (Natural Resource

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FIGURE 3a

Location of Impacts Annexation Alternative

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FIGURE 3b

Location of Impacts No Annexation Alternative

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Consultants [NRC] 2012). No off-site impacts to jurisdictional habitats would occur under this scenario.

3.2 No Annexation Scenario

The No Annexation Scenario would permanently impact 0.40 acre of on-site non-wetland drainages that are under the jurisdiction of the USACE and the CDFG. In addition, the No Annexation Scenario would permanently impact 0.09 acre of wetland under the jurisdiction of the USACE/City (including 0.02 acre off-site) and 0.04 acre of wetland under the jurisdiction of the CDFG on-site (NRC 2012).

The No Annexation Scenario would also result in temporary impacts to off-site jurisdictional habitat. A total of approximately 0.5 acre of southern cottonwood willow riparian forest vegetation that includes 0.30 acre of USACE wetland jurisdiction and 0.43 acre of CDFG and City jurisdictional wetlands would be subject to temporary impacts due to off-site infrastructure improvements (NRC 2012). The temporary impacts would be limited to the selected trimming of native tree and shrub branches and crushing of vegetation and compaction of soils by construction equipment. Planks or boards will be placed on the ground for rubber tire vehicles to access the bridge. Ultimately, the off-site improvements may be redesigned to avoid these temporary off-site impacts.

4.0 Responsibilities

4.1 Owner/Project Proponent

The owner/project proponent shall provide detailed construction drawings, accurate timelines, and written project specifications in conformance with this plan. The owner/project proponent shall be responsible for funding all aspects of the project including implementation, long-term maintenance, and remedial actions as determined by the CDFG, USACE, RWQCB, and the City of San Diego.

The owner/project proponent shall be responsible for coordination between the grading contractor and project biologist to ensure restoration plans will occur on the proper schedule. In coordination with City of San Diego Development Services and Environmental Analysis Section, the owner/project proponent shall manage project activities in the best interest of mitigation goals. The owner/project proponent will be solely responsible for administration of project contracts including the project biologist and grading contractor. Decisions to stop work are the responsibility of the owner/project proponent, except where noted herein. The owner/project proponent shall have sole authority in decisions to suspend payment or terminate such contracts. This includes all

phases of project installation, long-term maintenance, and biological monitoring. The owner/project proponent may, with sole discretion at any time, replace any of these parties if necessary.

4.2 Project Biologist

The project biologist will be an individual or team of individuals with a minimum of two years' experience in riparian community creation and restoration. The project biologist will be retained during the project to perform the following tasks, and be responsible for implementing the mitigation plan in accordance with its specifications:

- Consult with the contractor on any activities that may be disruptive to the mitigation.
- Attend pregrading and preconstruction meetings to consult with the owner/project proponent and grading contractor and to educate the contractors on mitigation goals and habitat sensitivity.
- Approve and monitor seed collection, plant propagation, and plant installation, and monitor qualified subcontractors in execution of aspects of this plan.
- Oversee and perform the required monitoring and reporting in accordance with the procedures established in this plan.

4.3 Plant Supplier

The native plant supplier may be the project biologist or a qualified native plant nursery.

- The plant supplier will be notified of propagation needs approximately six months prior to planting to ensure the availability of properly aged plants.
- The plant supplier will produce properly aged container plants ready for out-planting.
- All plants will be produced from seed or cuttings collected within approximately 15 miles of the site and inoculated with mycorrhizae through the use of native soils or a commercial mycorrhizal inoculant.
- Conditions for plant propagation adhere to sound ecological restoration practices, will be tracked by the restoration biologist, and will comply with lead agency requirements.

4.4 Seed Supplier

The qualified seed supplier must have experience collecting riparian seeds for restoration projects.

- Only species specified by the project biologist will be collected.
- The site's proximity to the San Diego River ensures the availability of a local riparian seed source. If seed collection must occur outside of the San Diego River watershed, the range of seed collection will be limited to within 15 miles of the site at a similar elevation.
- Conditions for seed collection adhere to sound ecological restoration practices, will be tracked by the restoration biologist, and will comply with lead agency requirements.

5.0 Revegetation

Mitigation for jurisdictional wetland and non-wetland jurisdictional waters will include the creation of a functioning wetland located at the southeastern end of Quail Canyon (Figure 4).

5.1 Wetland Creation

This conceptual mitigation plan includes methods for wetland creation. The term creation implies a constructed ecosystem or habitat derived from the observed functions and values of a naturally existing equivalent.

5.1.1 Goal of Mitigation

The purpose of this wetland creation is to replace functions and habitat values lost by impacts to wetlands and non-wetland jurisdictional waters. The quality of the created habitat will exceed that of the existing wetland habitat. This mitigation will create 0.37 acre of riparian scrub in place of non-wetland and wetland jurisdictional waters. This proposed mitigation would provide for a net increase in wetland acreage and an increase in habitat values beyond extant conditions.

5.1.2 Existing Conditions of Mitigation Site

The mitigation site occurs adjacent to an existing disturbed wetland (Photographs 1 and 2). The proposed mitigation site is vegetated with non-native grassland and includes

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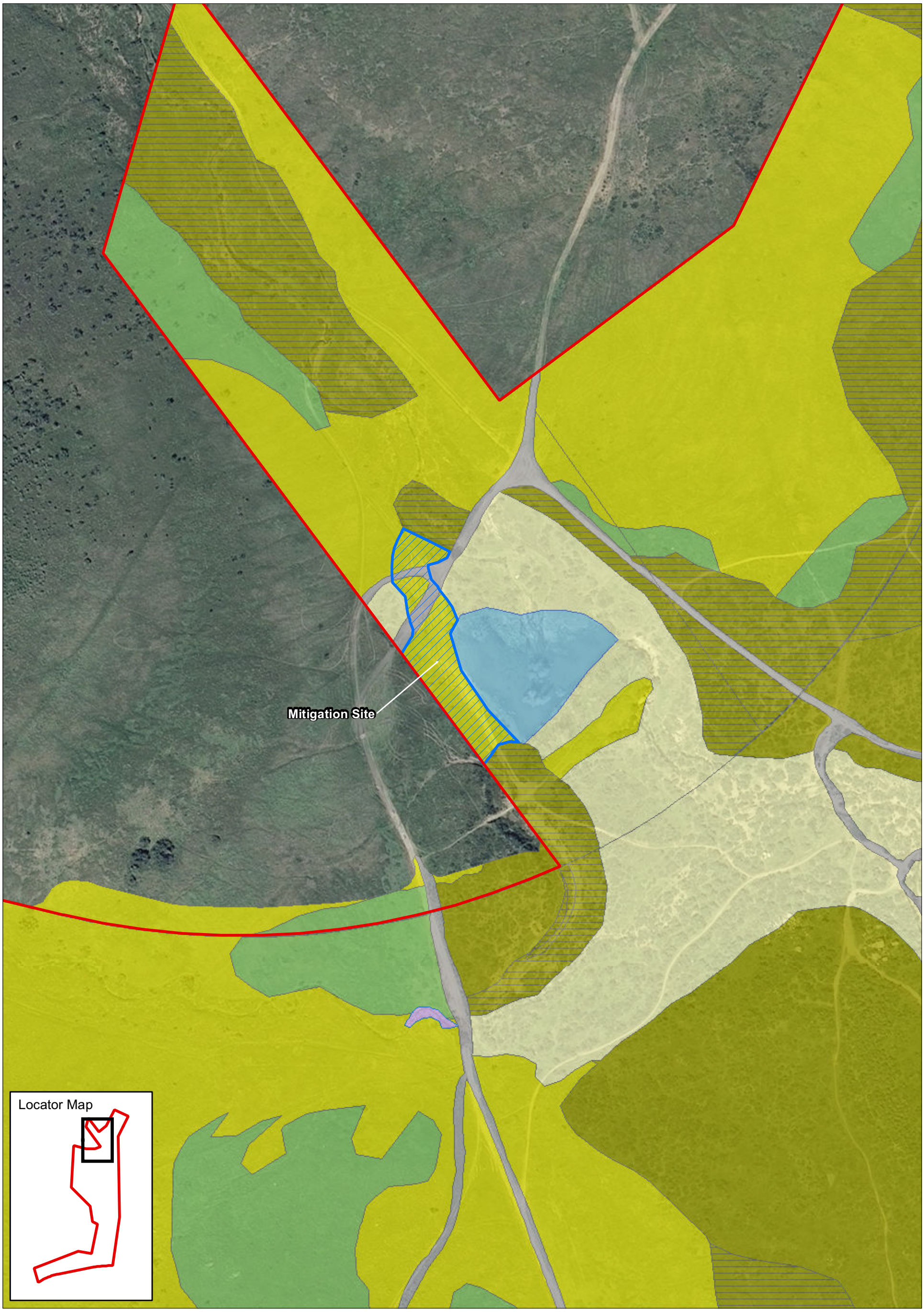

Project Boundary
Mitigation Site

Vegetation Communities
Coastal Sage Scrub
Disturbed Coastal Sage Scrub
Baccharis-dominated CSS
Annual Grassland
Native Grassland
Coastal and Valley Freshwater Marsh
Emergent Wetland
Disturbed

0 Feet 120

FIGURE 4

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Location of Wetland Mitigation Site

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PHOTOGRAPH 1
Looking Northeast Across Mitigation Site at Existing Adjacent Wetland

PHOTOGRAPH 2
Looking Southeast at Mitigation Site

wild oats (*Avena* sp.), bromes (*Bromus* sp.), fascicled tarplant (*Hemizonia fasciculata*), black mustard (*Brassica nigra*), prickly lettuce (*Lactuca serriola*), and tocalote (*Centaurea melitensis*).

5.1.3 Types of Habitat to Be Created

Impacts to 0.02 acre of off-site jurisdictional wetlands (No Annexation Scenario only) and 0.07 acre of on-site non-wetland jurisdictional waters (both scenarios) would be mitigated on-site through mitigation at a 2:1 ratio, consisting of 1:1 creation and 1:1 preservation. The project would exceed this requirement by providing 0.37 acre of riparian scrub creation adjacent to an existing seasonal wetland located at the southeastern end of Quail Canyon.

Riparian scrub communities, such as mule fat and southern willow scrub are considered sensitive habitat by the CDFG, USACE, and the City of San Diego. The dominant plant species in these communities are mule fat (*Baccharis salicifolia*) and willows (*Salix* spp.). The density of mule fat and willows typically prevents a developed understory from growing (Holland 1986). These riparian scrub plant communities are typically found along major drainages, but occur in small drainages as well. Typical species occurring in the vicinity of the project site include arroyo willow, mule fat, western ragweed (*Ambrosia psilostachya*), blue elderberry, and others. The target species for the mitigation program are listed in Table 1.

TABLE 1
TARGET PLANT SPECIES—WETLAND CREATION AREA

Scientific Name	Common Name
Ambrosia psilostachya	Western ragweed
Baccharis salicifolia	Mule fat
Distichilis spicata	Salt grass
Eleocharis macrostachya	Pale spikerush
Iva hayesiana	San Diego marsh-elder
Juncus actutus var. *leopoldii*	Spiny rush
Leymus triticoides	Bearless wildrye
Muhlenbergia rigens	Deer grass
Juncus dubious	Mariposa rush
Pluchea odorata	Salt marsh fleabane
Juncus balticus	Baltic rush
Juncus mexicanus	Mexican rush
Sporobolus airoides	Alkali sacaton

Native species will be introduced to the creation area using rooted cuttings and seeds, as well as nursery-grown container stock produced from locally collected seed.

5.1.4 Functions and Values of Habitat to Be Created

The goal of the mitigation is to create a wetland with functions and values typical of seasonal drainages in the area. These functions and values will be created through the establishment of site appropriate native wetland vegetation at the mitigation area.

5.1.5 Time Lapse

Planting and seeding will be limited to between the months of March to June in order to coincide with appropriate weather conditions for plant growth. Creation of a functioning riparian scrub community may take approximately four to five years.

5.1.6 Final Success Criteria

The mitigation areas will be monitored for five years following the completion of plant installation. The mitigation site shall attain 90 percent native cover and support 80 percent of the target species listed in Table 1.

5.1.7 Target Hydrological Regime

The mitigation site will receive water from precipitation and resulting runoff. Currently, an earthen dam causes seasonal ponding of the existing adjacent wetland. The dam will function similarly for the proposed mitigation site.

5.1.8 Implementation

The wetland creation program will make use of cuttings collected from the local vicinity, as well as nursery-grown container plants grown from locally collected seed and/or cuttings. Control of invasive exotic weeds during the maintenance period will also be an important component of the plan.

5.1.8.1 Site Preparation

A total of approximately 0.37 acre of non-native grassland will be graded using heavy equipment to lower its elevation to as much as one foot lower than that of the existing adjacent wetland. This will bring the planting area closer to the water table. Prior to grading, the surface of the excavation area will be cleared of non-native plant species and the remaining one foot of top soil will be salvaged and used as fill to bring the mitigation site level near that of the existing wetland (final elevation). This process will provide viable soils for the mitigation plantings. The project biologist will be on-site during grading to ensure that the existing wetland and adjacent upland habitat is not unintentionally impacted. An effort will be made to schedule grading outside of the bird breeding season, but if grading during the breeding season is unavoidable, standard

noise mitigation measures (Mitigation Measures BIO-6 through 8), outlined in Section 4.4 of the Draft EIR will be implemented as required.

5.1.8.2 Container Plants

Mule fat cuttings will be taken from mature shrubs within a 10-mile radius of the mitigation site, and these will be used to produce nursery stock. These cuttings will be rooted in one-gallon containers for planting at the wetland creation site. Additional species, appropriate for the site conditions, will be grown from locally collected seeds. Installation of native plants will begin after grading of the mitigation area. Plant installation will be limited to the months of March through June. Exact planting locations will be determined in the field by the project biologist.

5.1.8.3 Seed Collection and Application

Seed collection will begin at least six months prior to restoration implementation. Following installation of container plants, the mitigation site will be seeded with locally collected annuals and perennials. Seed will be applied by hand to prevent disturbance of transplants.

5.1.8.4 Irrigation

A temporary irrigation system will be installed to insure survival of plantings in the event that there is not sufficient rainfall during the spring wet season. This system will be used to saturate the soil prior to planting to provide optimal planting conditions. We anticipate that the temporary irrigation system will be turned off two years following planting or as directed by the project biologist.

5.2 Site Protection

Signs will be placed at locations where unauthorized entry is most likely. Signs will provide notice that the area is an ecological preserve, that trespassing is prohibited, and cite penalties for trespass violation, including liability for repair of any damage such as disturbance of soil or vegetation. Signs will also identify the restoration project and a contact for additional information. Temporary fencing may be installed around the mitigation area to prevent unauthorized access.

5.3 As-Built Plan

Within 30 days of the completion of mitigation implementation an as-built plan will be submitted to the Environmental Analysis Section of the Development Services

Department of the City of San Diego, the California Department of Fish and Game, and the U.S. Army Corps of Engineers. This plan will include implementation dates, plant numbers and locations, and any significant problems encountered or if changes are needed to be made in the field during implementation of the final restoration plan, to determine if the mitigation project has been built as proposed.

5.4 Restoration for Temporary Off-site Impacts

Off-site temporary impacts to southern cottonwood willow riparian forest habitat may occur as a result of the installation of water and sewer lines on the West Hills Parkway bridge. Temporary impacts include selected trimming of native tree and shrub branches, crushing of vegetation, and soil compaction by construction equipment. Since the vegetation will only be trimmed and crushed, it is anticipated that the vegetation in the construction area will recover naturally with no planting. If the off-site improvements are not redesigned to avoid temporary impacts to biological resources, the following restoration activities shall be completed.

Prior to any construction impacts, the project biologist will visit the area to assess the cover and species composition of the site. Photographs will also be taken prior to and immediately after the impacts to be used as a baseline to compare with subsequent years as the vegetation recovers. The temporary impact area will be monitored and maintained for five years in conjunction with the on-site wetland creation program. Weeding of the temporary impact area will be done as needed over a five-year period to ensure recovery of the vegetation. Any areas that are not recovering as anticipated will be restored using container plants of species listed in Table 2. The recovery of the vegetation will be considered successful when 90 percent of the original cover and species diversity is present. The weed cover of the site will be less than five percent for annual weeds and zero percent for perennial weeds in each of the five maintenance and monitoring years. A summary of the progress of the vegetation recovery will be included in the annual reports prepared for the on-site wetland creation program.

TABLE 2
TARGET PLANT SPECIES—TEMPORARY OFF-SITE IMPACTS AREA

Scientific Name	Common Name
Ambrosia psilostachya	Western ragweed
Baccharis salicifolia	Mule fat
Iva hayesiana	San Diego marsh-elder
Juncus actutus var. *leopoldii*	Spiny rush
Leymus triticoides	Bearless wildrye
Platanus racemosa	Western sycamore
Populus fremontii	Fremont cottonwood
Salix exigua	Narrow-leaved willow
Salix goodingii	Black willow
Salix laevigata	Red willow

If any grading is ultimately necessary to restore soils, an effort will be made to schedule grading outside of the bird breeding season and/or restore soils without the use of heavy equipment. If grading with heavy equipment during the breeding season is unavoidable, standard noise mitigation (Mitigation Measures BIO-6 through 8 and BIO-16 and 18) outlined in Section 4.4 of the Draft EIR will be implemented as required.

6.0 Maintenance and Monitoring

The objectives of the maintenance and monitoring program are to ensure successful habitat establishment and development of an information base, which documents the maintenance and monitoring efforts. To achieve these objectives, the project biologist will observe and direct restoration implementation, maintenance, and monitoring activities.

The five year maintenance and monitoring period will begin immediately upon completion of the 120-day plant establishment period, as presented in Table 3. The maintenance program will ensure that debris removal, weed control, replanting and reseeding, site protection, and other tasks are adequately performed. Maintenance measures will be monitored by the project biologist as outlined below for all restoration and enhancement areas.

TABLE 3
FIVE-YEAR MAINTENANCE AND MONITORING SCHEDULE

Tasks	120 Days	Year 1	Year 2	Year 3	Year 4	Year 5
Weeding	As Needed	Four Times	Four Times	Four Times	Twice	Twice
Trash removal	As Needed	As Needed	As Needed	As Needed	As Needed	As Needed
Qualitative monitoring	Bi-weekly	Monthly	Monthly	Quarterly	Quarterly	Quarterly
Quantitative monitoring	Once	None*	Spring	Spring	Spring	Spring

*Transects are not established until Year 2 in order to minimize potential damage to newly planted containers and small seedlings.

6.1 Implementation Monitoring

To ensure that conditions of this restoration plan are adhered to, all implementation activities will be monitored and recorded by the project biologist. The biologist will be available on-site during mitigation implementation to assist in making necessary plan modifications so the work may proceed. Records will include dates of container plantings and seeding. These will be included in the As-Built report.

6.2 General Maintenance Procedures

6.2.1 Vegetation Clearing and Trash Removal

Pruning of any native vegetation or removal of dead wood and leaf litter shall not be allowed in the revegetation areas. Trash will be removed from the sites by hand on an as-needed monthly basis for the duration of the maintenance and monitoring period. Trash consists of all man-made materials, equipment, or debris left within the restoration area that is not serving a function related to revegetation.

6.2.2 Weed Control

Likely weeds include annual grasses and annual and perennial herbs. Species-appropriate eradication methods will be used. Weed control will continue throughout the five-year monitoring period. Hand weeding or other weed control methods will be performed by maintenance workers familiar with and trained to distinguish weeds from native species. During the first year, weeding will be performed a minimum of four times (or more often as determined by the project biologist) to keep weeds from producing seeds and to control weed competition during the establishment period of native plants. Weed control will continue four times per year for years two and three and twice a year thereafter.

Weeds will be killed or removed before they set seeds. Appropriate weed control measures will be implemented under the direction of the project biologist. In the event that additional invasive species are encountered, the project biologist shall refine control measures to address the problem.

6.2.3 Irrigation

Irrigation will be applied to container plants at the discretion of the project biologist. Watering schedules will vary depending on the weather patterns at the time of implementation. Timing of implementation is intended to use natural precipitation, but amounts of rainfall are highly variable from year to year and supplemental water is likely to be needed. The irrigation schedule will be adjusted by the monitoring biologist as deemed necessary and removed once plants are established.

6.3 Qualitative Monitoring

Evaluation of plant health and identifying and correcting problems are necessary for ensuring successful vegetation establishment. The site will be monitored bi-weekly during the 120-day establishment period, monthly for the first two years, and quarterly

for the remainder of the project. The project biologist will review the creation area to examine transplant vigor, native annual and grass germination, and exotic plant encroachment. The biologist will document the findings and implement remedial actions, if necessary.

A list of wildlife species observed on the mitigation site will be compiled during each qualitative monitoring visit. A description of wildlife use will be included with each annual report (see below).

6.4 Quantitative Monitoring

Quantitative monitoring will measure the development of vegetation in the mitigation area and document achievement of success criteria in the mitigation areas as defined by the performance standards.

Permanent vegetation sampling stations will be established within the mitigation site to measure year-to-year changes in native plant cover, and species composition following the protocol of the California Native Plant Society Plant Communities Project. Results will determine if the mitigation area is meeting the cover and species composition goals set by the performance standards.

Transects will not be established until the second season in order to minimize possible damage to the newly planted container stock and small seedlings. Beginning in Year 2, three plots will be established in the reference and mitigation site and transects will be walked within these plots to determine native cover and composition. Each sample endpoint will be used as a photodocumentation point to record the progress of mitigation over the monitoring period.

6.5 Monitoring Reports

For the duration of the monitoring period, annual reports summarizing monitoring results will be submitted to the CDFG, RWQCB, USACE, and the City of San Diego by the project biologist 30 days after the annual anniversary of the plant installation. The quantitative report will include survey methods, data summary analysis, performance standards comparison, discussion, remedial action discussion, recommendations, and photodocumentation. Starting in Year 2 each annual report will compare findings of the current year with those in previous years.

6.6 Performance Standards

If implemented, habitat mitigation of the Castlerock wetland mitigation area will be considered successful when the performance standards have been met. If the minimum levels for any one of the measurements described below (Table 4) are not achieved in any year, the project biologist will implement remedial actions, such as replanting container stock, to reach the following year's expected levels. During the 120-day plant establishment period 100 percent survivorship of container plants is required. Survivorship will not be monitored during the five-year monitoring period because natural recruitment should be sufficient to replace any mortality of target species. In order to meet the performance standards, the habitat must sustain itself for a minimum of two consecutive years in the absence of significant maintenance measures after the third year during the five-year monitoring period. Significant maintenance includes replanting and eradication of large weed infestations. Other maintenance measures, such as minor weed control, may continue until the end of the monitoring period.

TABLE 4
FIVE-YEAR PERFORMANCE STANDARDS

Year	Percentage of Total Native Plant Cover	Percentage of Target Species present*
1	-	100
2	50%	90
3	70%	80
4	80%	80
5	90%	80

*Target species are listed in Table 1.

6.6.1 Tolerance of Weeds

The cover of non-native annual grasses and herbs, such as brome grass or filaree, as identified by the project biologist, will be no more than five percent. No invasive exotic perennials, such as castor bean or pampas grass, will be permitted in the wetland creation area.

6.6.2 Remedial Measures

If performance criteria are not achieved at the end of the fifth year, the permittee will consult with the CDFG, RWQCB, USACE, and the City of San Diego to determine whether the mitigation effort is acceptable. The owner/project proponent understands that failure of any significant portion of the mitigation area may result in a requirement to replace or revegetate that portion of the site. The owner/project proponent shall be relieved of all responsibility for the mitigation site following agency approval.

6.7 Notification of Completion

At the end of the fifth year, a final report will be submitted to the agencies evaluating the success of the mitigation. The report will make a determination of whether the requirements of the mitigation plan have been achieved.

At the conclusion of the five-year monitoring period, or at such time the project has achieved the performance standards, the project biologist shall inform the owner/project proponent, CDFG, RWQCB, USACE, and the City of San Diego. A site review will be scheduled for all parties to review the revegetated sites. Upon confirmation of project success by CDFG, RWQCB, USACE, and the City of San Diego, the agencies shall release the owner/project proponent of all obligations associated with the five-year maintenance and monitoring program.

7.0 References Cited

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