APPENDIX A: LANDSCAPE PALETTE

RECOMMENDED PLANTING PALETTE

This planting palette sets forth a variety of plant materials that are acceptable and recommended for landscape use within the Pacific Highlands Ranch area. However, this list is not comprehensive and is not intended to restrict a registered landscape architect from using other plants not listed here that would be equally appropriate for use within Pacific Highlands Ranch. Similarly, all of the plants should not necessarily be used in a given area. In choosing specific plant materials, consideration should be given to grouping plant species with similar water, climate and exposure requirements.*

TREES - Primary Streetscape

Botanical Name	Common Name
Platanus acerifolia	London Plane Tree
Schinus molle	California Pepper
Alnus rombifolia	White Alder
Pinus species	Pine
Eucalyptus species	Eucalyptus
Acacia species	Acacia
Jacaranda acutifolia	Jacaranda
Olea europaea	Olive
Pittosporum undulatum	Victorian Box
Quercus agrifolia	Coast Live Oak
Size/Percentage for Trees – Primary Streetscape	
30% 36” box	
50% 24” box	
20% 15 gal.	

TREES - Ridgeline Streetscape

Botanical Name	Common Name
Platanus acerifolia	London Plane Tree
Schinus molle	California Pepper
Pinus species	Pine
Eucalyptus species	Eucalyptus
Pittosporum undulatum	Victorian Box
Size/Percentage for Trees – Ridgeline Streetscape	
30% 36” box	
50% 24” box	
20% 15 gal.	

*editor’s note: Some plant names have been updated for accuracy and consistency.

TREES - Secondary Streetscape

Botanical Name	Common Name
Lophostemon confertus (Tristania conferta)	Brisbane Box
Pinus canariensis	Canary Island Pine
Metrosideros excelsa	New Zealand Christmas Tree
Liquidambar styraciflua	American Sweet Gum
Size/Percentage for Trees – Secondary Streetscape	
30% 36" box	
50% 24" box	
20% 15 gal.	

TREES - Circulation Nodes (Enhanced Circulation Nodes, Project Entries and Street Medians)

Botanical Name	Common Name
Schinus molle	California Pepper
Pinus species	Pine
Pittosporum undulatum	Victorian Box
Jacaranda acutifolia	Jacaranda
Size/Percentage for Trees – Circulation Nodes	
100% 24" box	

TREES - Internal Landscaped Slopes

Botanical Name	Common Name
Lophostemon confertus (Tristania conferta	Brisbane Box
Pinus species	Pine
Eucalyptus species	Eucalyptus
Acacia species	Acacia
Melaleuca species	Melaleuca
Rhus lancea	African Sumac
Size/Percentage for Trees – Internal Landscaped Slopes	
30% 24" box	
70% 15 gal.	

SHRUBS – Primary, Ridgeline, and Secondary Streetscape

Botanical Name	Common Name
Escallonia fragaria	Escallonia
Raphiolepsis species	India Hawthorne
Photinia fraseri	Photinia
Pittosporum species	Pittosporum
Trachelospermum jasminoides	Star Jasmine
Cotoneaster species	Cotoneaster

Botanical Name	Common Name
Ligustrum lucidum	Privit
Myrtus communis	Myrtle
Leptopermum species	Tea Tree
Lantana montevidensis	Lantana
Size/Percentage for Shrubs – Primary, Ridgeline, and Secondary Streetscape	
70% 5 gal.	
30% 1 gal.	

SHRUBS – Private Driveway Landscaping

Botanical Name	Common Name
Cotoneaster species	Cotoneaster
Acacia species	Acacia
Ceanothus griseus horizontalis	Carmel Creeper
Heteromeles arbutifolia	Toyon
Rhus species	Sumac
Verbena species	Verbena
Size/Percentage for Shrubs – Private Driveway Landscaping	
70% 5 gal.	
30% 1 gal.	

SHRUBS - Enhanced Circulation Nodes, Project Entries and Street Medians

Botanical Name	Common Name
Escallonia fragaria	Escallonia
Raphiolepis species	India Hawthorne
Photinia fraseri	Photinia
Pittosporum species	Pittosporum
Trachelospermum jasminoides	Star Jasmine
Cotoneaster species	Cotoneaster
Ligustrum lucidum	Privit
Myrtus communis	Myrtle
Leptopermum species	Tea Tree
Phormium tenax	Flax
Size/Percentage for Shrubs – Enhanced Circulation Nodes, Project Entries and Street Medians	
70% 5 gal.	
30% 1 gal.	

SHRUBS - Internal Landscaped Slopes

Botanical Name	Common Name
Raphiolepis species	India Hawthorne
Photinia fraseri	Photinia
Rhus species	Sumac

Botanical Name	Common Name
Rhus species	Sumac
Arctostaphylos hookeri	Manzanita
Ceanothus species	Wild Lilac
Cistus species	Rock Rose
Tecomaria capensis	Cape Honeysuckle
Myoporum species	Myoporum
Size/Percentage for Shrubs – Internal Landscaped Slopes	
20% 5 gal.	
80% 1 gal.	

SHRUBS – Exterior Slopes Adjacent to Natural Open Space

Botanical Name	Common Name
Ceanothus species	Wild Lilac
Rhus species	Sumac
Heteromeles arbutifolia	Toyon
Artemisia californica	Artemisia
Baccharis pilularis	'Twin Peaks' Coyote Bush
Prunus lyonii	Catalina Cherry
Size/Percentage for Shrubs – Exterior Slopes Adjacent to Natural Open Space	
20% 5 gal.	
80% 1 gal.	

GROUND COVERS – Primary, Ridgeline and Secondary Streetscape

Botanical Name	Common Name
Myoporum species	Myoporum Turf
Lantana montevidensis	Lantana
Lonicera japonica	Japanese Honeysuckle
Trachelospermum jasminoides	Star Jasmine
Verbena peruviana	Verbena
Size/Percentage for Ground Covers – Primary, Ridgeline and Secondary Streetscape	
50% 1 gal.	
50% from flats	

GROUND COVERS – Private Driveway Landscaping

Botanical Name	Common Name
Verbena peruviana	Verbena
Lantana montevidensis	Lantana
Cistus species	Rock Rose
Atriplex species	Saltbush
Size/Percentage for Ground Covers – Private Driveway Landscaping	
50% 1 gal.	
50% from flats or Hydroseed	

GROUND COVERS - Enhanced Circulation Nodes, Project Entries and Street Medians	
Botanical Name	**Common Name**
Lantana montevidensis	Lantana
Myoporum species	Myoporum Turf
Bougainvilla species	Bougainvilla
Rosmarinus species	Rosemary
Pyracantha species	Pyracantha Turf
Size/Percentage for Ground Covers – Enhanced Circulation Nodes, Project Entries and Street Medians	
50% 1 gal.	
50% from flats.	

GROUND COVERS – Internal Landscaped Slopes	
Botanical Name	**Common Name**
Lantana montevidensis	Lantana
Myoporum species	Myoporum Turf
Baccharis pilularis	'Twin Peaks' Coyote Bush
Drosanthemum floribundum	Ice Plant
Size/Percentage for Ground Covers – Internal Landscaped Slopes	
30% 1 gal.	
70% from flats or Hydroseed	

GROUND COVERS – Exterior Slopes Adjacent to Natural Open Space	
Botanical Name	**Common Name**
Atriplex semibaccata	Saltbush
Encelia californica	Bush Daisy
Eschscholzia californica	California Poppy
Lupinus species	Lupine
Mimulus puniceus	Bush Monkey Flower
Salvia species	Sage
Trichostema lanatum	Bluecurls
Size/Percentage for Ground Covers – Exterior Slopes Adjacent to Natural Open Space	
100% Hydroseed	

REVEGETATION: MANUFACTURED SLOPES ADJACENT TO NATURAL OPEN SPACE

All manufactured slopes that abut areas of native vegetation and existing slopes planned for revegetation with native plant materials should be planted with annuals, perennials, woody ground covers and shrubs capable of surviving without continuous supplemental watering and should be predominately native and native naturalized plant species appropriate to the specific site conditions. Plants used in these areas should he non-invasive if they are non-natives. Refer to Section 7.2-2 in the City of San Diego *Landscape Technical Manual,* for additional slope preparation, planting and fertilizing requirements for manufactured slopes located adjacent to natural open space.

As part of the required approvals for Pacific Highlands Ranch projects, a habitat Revegetation and Restoration Plan should be developed for revegetation and restoration of manufactured slopes on project sites that abut natural open space. This Habitat Revegetation and Restoration Plan should be prepared by a qualified biologist and registered landscape architect and submitted to the City of San Diego for review and approval by the Director of Development Services department. The revegetation areas should transition the native vegetation existing immediately adjacent to the revegetation areas into the character of the project.

APPENDIX B: WATER, SEWER AND DRAINAGE

The backbone infrastructure utilities (public and semi-public) will be needed within Pacific Highlands Ranch in order to support the proposed development of the community. These facilities are preliminary in nature and will be refined prior to tentative maps, final maps, building permits and occupancy as noted.

WATER

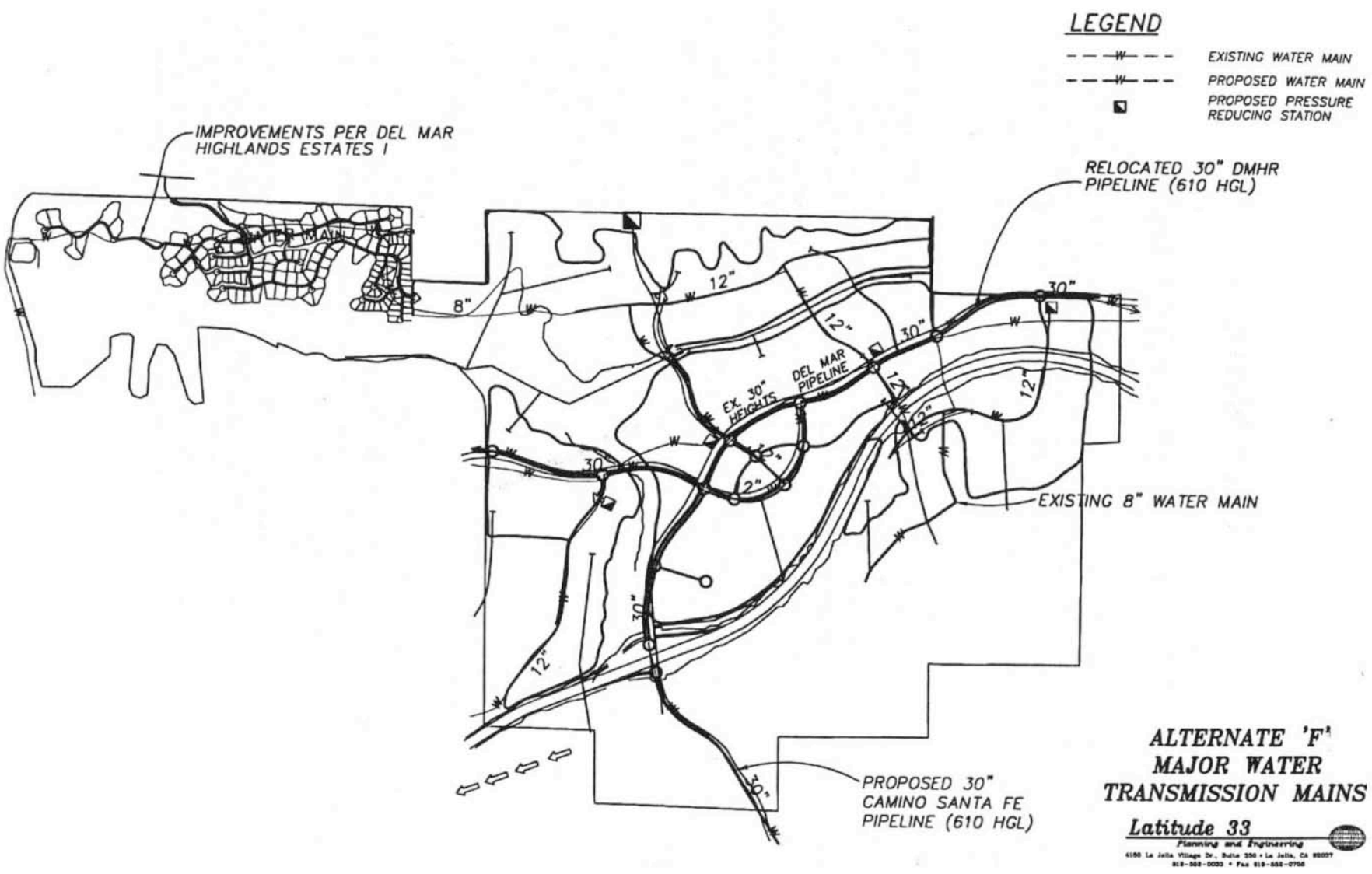
Existing regional water transmission facilities to the south, east and west of the Pacific Highlands Ranch community will provide the points of connection to supply water to Pacific Highlands Ranch. The 36-inch Rancho Bernardo pipeline in Peñasquitos will supply water from the Miramar Treatment Plant at hydraulic grade line 712. Additionally, the Rancho Bernardo pipeline connects to the San Diego second aqueduct at the Black Mountain connection SDCWA #10. The Del Mar Heights pipeline connects to the Rancho Bernardo pipeline on the north end of the Peñasquitos community and the pressure is reduced to hydraulic grade line 610. The Del Mar Heights pipeline continues westerly in the general alignment of Old Black Mountain Road through the FUA, and in Del Mar Heights Road, through the Carmel Valley community plan area and, continuing across I-5, into the Del Mar Heights area.

The Del Mar Heights pipeline is connected to the Miramar pipeline via the Green Valley pipeline as part of the Carmel Valley community FBA. The Green Valley pipeline is substantially completed through the community of Carmel Valley and extends south of SR-56 in El Camino Real to Carmel Mountain Road and eventually connects with the Miramar pipeline in Sorrento Mesa.

Previous analysis in this area consisted of the North City West Domestic Water System Master Plan that was prepared by Lowery and Associates dated June 1980, which called for the construction of the Green Valley pipeline to connect the Del Mar Heights pipeline and the 51-inch Miramar pipeline. This study additionally demonstrated the need for a 24-inch transmission main in the alignment of Carmel Mountain Road traversing the FUA and connecting to the existing Carmel Mountain Road pipeline in Peñasquitos.

Additional studies by Dudek and Associates on behalf of the Sorrento Hills project to complete the scope of work identified by Poutney and Associates for the City of San Diego regarding the North City Area 712/610 zones system analysis has been completed. That study has not been accepted; however, it is anticipated that it will identify regional water transmission facilities required to support completion of development within Torrey Hills, Carmel Valley and the entire FUA.

As shown on the water system exhibits, the Pacific Highlands Ranch community will be served by a series of looping public water mains within proposed public and private street right-of-ways. The Carmel Mountain Road water main will be extended within Pacific Highlands Ranch traversing north along Camino Santa Fe and will intersect with the Del Mar Heights 30-inch pipeline.



Alternate "F" Major Water Transmission Mains

B-1

EXHIBIT

Pacific Highlands Ranch Subarea Plan

The Pacific Highlands Ranch property elevations range from a low of 125 feet to a high of 325 feet. It is anticipated that expansion of the adjacent 610 and 470 hydraulic grade zones would supply appropriate pressures for residential development and the associated uses of the Plan. As condition of final maps and building permits issuance for the anticipated development the following conditions should be satisfied

1. Acceptance of the 712/610 zone study which has been completed by Dudek and Associates;
2. Adoption of a master water system analysis for all of the Pacific Highlands Ranch area. This study will further refine the requirements for adequate public facilities to supply water to the individual dwelling units and other users and
3. Site specific water system reports on a subdivision-by-subdivision basis.

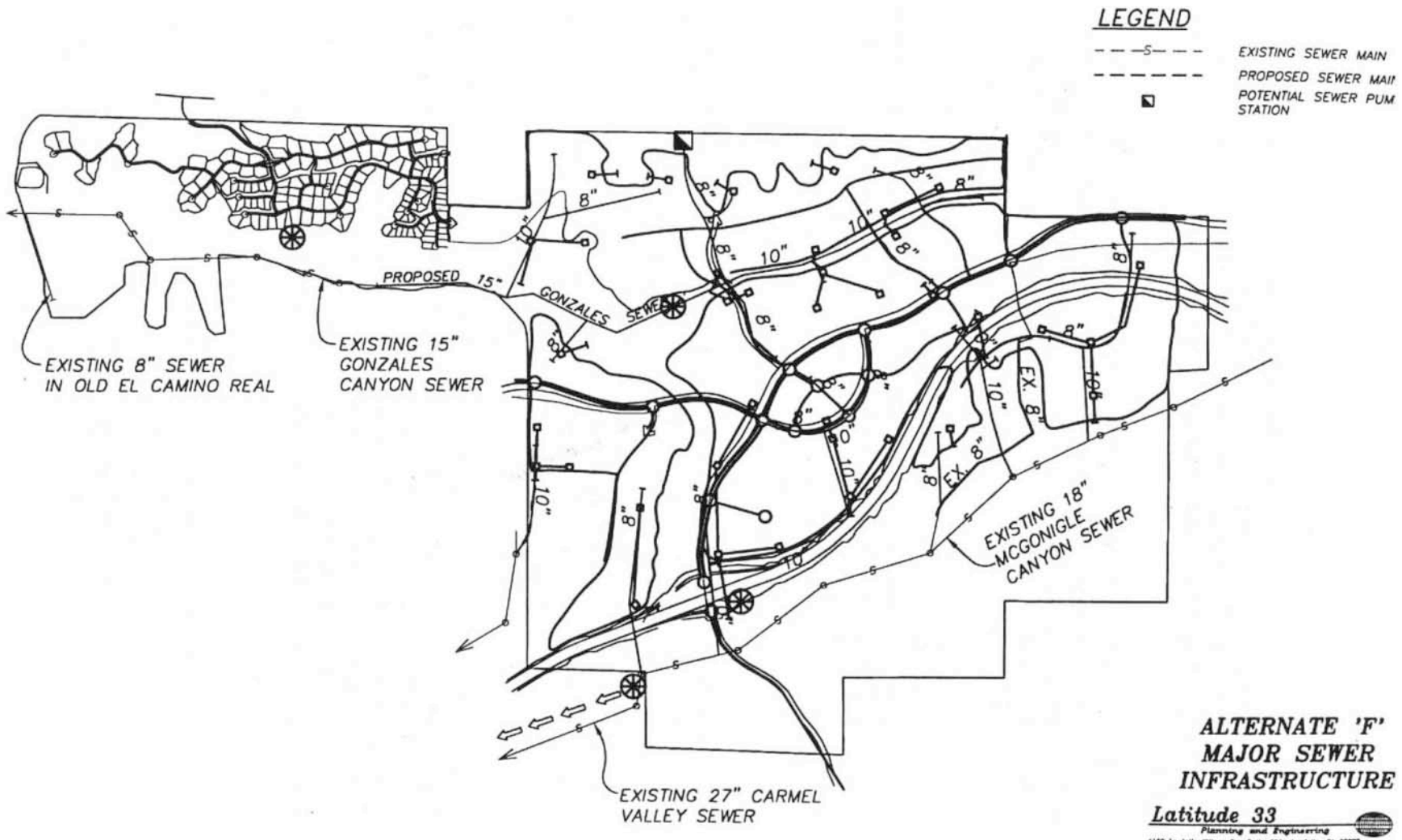
SEWER

The proposed Plan is located within the City of San Diego Metropolitan Sewerage System. The existing Carmel Valley Trunk and McGonigle Canyon Trunk sewers vary in size between 27 inches at the western boundary of the subarea to 18 inches at the eastern boundary. These trunk mains flow by gravity through Carmel Valley to Pump Station 65 and are then lifted into Pump Station 64 and on into the City's metro treatment system. A 15-inch sewer trunk exists in the western portion of Gonzales Canyon. It is proposed that Gonzales Canyon sewer be extended east through Gonzales Canyon into the east-west urban amenity through to Rancho Santa Fe Farms Road.

These backbone gravity mains consist of two collection systems. One to the north, into Gonzales Canyon sewer trunk, which would gravity into the El Camino sewer and connect to the existing 27-inch Carmel Valley sewer just east of I-5. The second to the south, into McGonigle Canyon trunk sewer, which would gravity into the existing 27-inch Carmel Valley sewer. Additional minor sewer mains will be required to serve individual properties on a case-by-case basis. These mains will be evaluated at the tentative map stage. Prior to recording final maps, project-level sewer analysis will be required to the satisfaction of the Water and Utilities department.

DRAINAGE

The backbone drainage system for Pacific Highlands Ranch will consist largely of surface and subsurface flows which feed into the existing natural drainage course This is due to the urban character of the development. In accordance with City policy, drainage systems will be designed that will not divert drainage from existing basin patterns. Existing drainage facilities adjacent to the area consist of Carmel Valley Restoration and Enhancement Plan (CVREP) within the Carmel Valley and the SR-56 project. The major drainage courses for the area are divided into three categories. First is the area adjacent to the southern boundary of La Zanja Canyon which drains into the existing La Zanja Canyon. Second is the central drainage area which drains into the east-west urban amenity and Gonzales Canyon. Lastly, is the south drainage which drains to the south McGonigle Canyon, and Carmel Valley Creek.



Alternate "F" Major Sewer Infrastructure

B-2

EXHIBIT

Pacific Highlands Ranch Subarea Plan

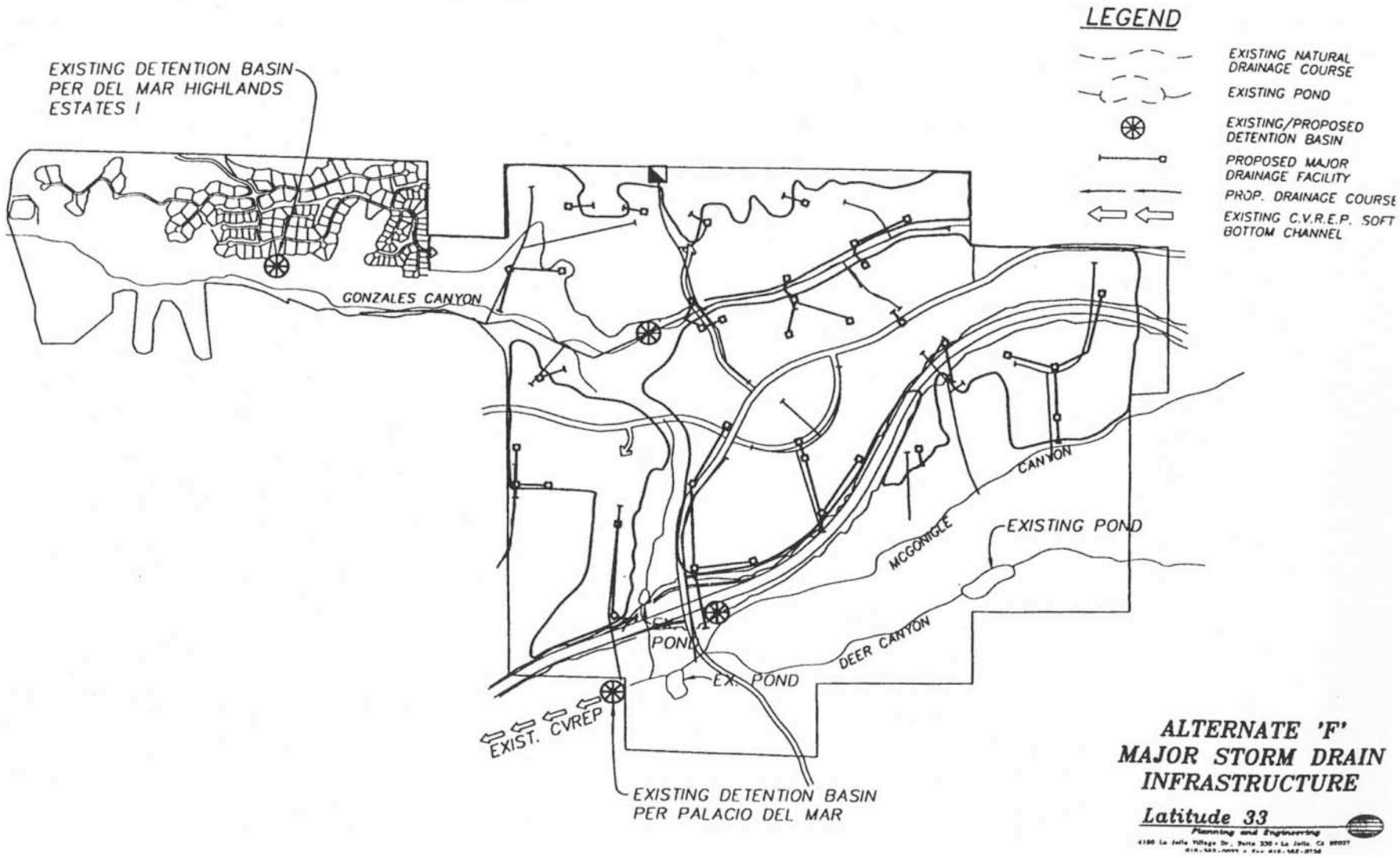
It is anticipated that the subdivisions would be designed with no net diversion of drainage from one of the major basins to another. Existing detention facilities and flood control facilities are located at the east end of Palacio and within the Del Mar Highlands Estates subdivision. Based upon these facilities, additional detention facilities for erosion control may be required at the junction of the east-west urban amenity and Gonzales Canyon and the intersection of Deer and McGonigle Canyons. These potential detention basins are shown on the drainage exhibits.

Portions of the project fall within the Coastal Commission jurisdiction boundaries, and as such proposed drainage solutions would need to meet the criteria identified by the Coastal Commission to prevent siltation and increased runoff from impacting the Peñasquitos and San Dieguito Lagoons.

In compliance with the Clean Water Act, "best management practices" should be used to control pollutants and sediment from entering storm water runoff. The Plan provides source control BMPs by requiring landscaping of all manufactured slopes and street right-of-way to prevent erosion and by incorporation of a grading/drainage concept that directs water away from easily erodible areas and into a drainage system designed to safely handle the storm water runoff. Additionally, detention, desilting/water quality basins may be provided at strategic locations within the area as shown on the drainage exhibits.

Other applicable BMPs which may be implemented on a citywide basis in conjunction with the City's Municipal National Pollutant Discharge Elimination System permit and State Regional Water Quality Control Board should be incorporated into the tentative maps and final plans. The City should verify that the mitigation measures contained in these plans regarding storm water and drainage management and mitigation of urban runoff flows are conditions of the approval of all subsequent Tentative Maps within the Pacific Highlands Ranch area.

Prior to, or concurrent with, recordation of the first final subdivision map within Pacific Highlands Ranch, a Master Drainage plan will be adopted that should address sizing and siting of facilities required to mitigate potential impacts to downstream facilities from increase in runoff and erosion as a result of this Plan. This Master Drainage plan should be comprehensive, covering the entire Pacific Highlands Ranch area to the satisfaction of the City Engineer and should meet the special requirements for coast zone conformance.


LEGEND
EXISTING NATURAL DRAINAGE COURSE
EXISTING POND
EXISTING/PROPOSED DETENTION BASIN
PROPOSED MAJOR DRAINAGE FACILITY
PROP. DRAINAGE COURSE
EXISTING C.V.R.E.P. SOFT BOTTOM CHANNEL
EXISTING DETENTION BASIN PER DEL MAR HIGHLANDS ESTATES I
GONZALES CANYON
CANYON
MCGONIGLE
EXISTING POND
POND
EX. POND
DEER CANYON
EXIST. CVREP
EXISTING DETENTION BASIN PER PALACIO DEL MAR
ALTERNATE 'F' MAJOR STORM DRAIN INFRASTRUCTURE
Latitude 33
Planning and Engineering

APPENDIX C: MSCP/MHPA BOUNDARY ADJUSTMENT

PARDEE OWNERSHIP

Implementation of the Plan will require an adjustment to the boundary of the adopted MHPA as shown on **Exhibits C-1** and **C-2**. The adjustment will allow development on approximately 137.7 to 204.4 acres currently within the MHPA. Only 54.4 of the total acres in the adjustment areas consist of sensitive habitat. The remaining acres have been disturbed for many years by extensive agricultural activities. The Plan proposes to add 74.7 acres to the MHPA and proposes a total revegetation of 158.5 acres. This adjustment is considered to result in equivalent biological functions and values relative to the previously adopted MHPA. The natural habitat that would be lost consists of 13.8 acres of Tier I habitat, 40.6 acres of Tier II and Tier III habitats. In addition, 8.2 acres of Tier II and III habitats in Carmel Valley Neighborhood 10 will be removed from the MHPA.

The basic premise for the adjustment is that it will not reduce the biological function of the MHPA. The MHPA boundary adjustment in Subarea III will not result in a reduction in biological function. Actual loss of habitat is minimal and will be fully mitigated on-site. The adjustment will maintain all wildlife movement corridors shown on the MSCP Subarea Plan with a minimum width of 1,000 feet, as well as a large block of habitat midway between McGonigle and Gonzales Canyons. This habitat will provide areas for breeding and foraging for the animals using the corridor.

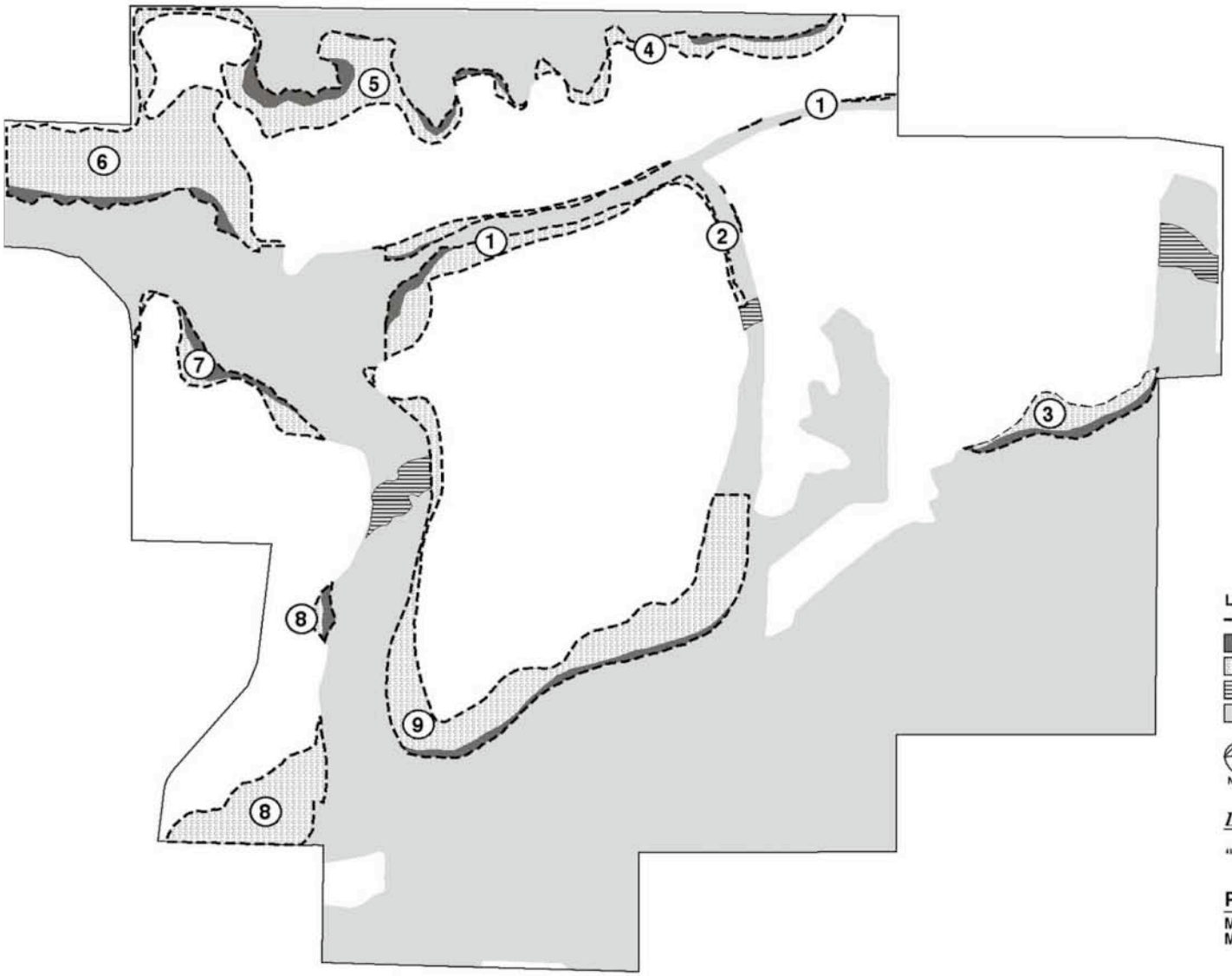
The MSCP Subarea Plan allows adjustments to the MHPA if the adjustment will result in the same or higher biological value of the preserve. The comparison of biological value is to be based on certain factors all of which are met by the Pacific Highlands Ranch adjustment. These factors are as follows:

1. Effects on significantly and sufficiently conserved habitats: the adjustment will allow for the dedication of 1,469.7 acres of habitat, including an addition of 74.7 acres of habitat to the MHPA. The adjustment includes revegetation of 158.5 acres. Brush management impacts, which would have resulted in a total of 20 acres, will occur outside the MHPA in areas 5, 6, 7, and 8 in subarea III.

   In addition to the implementation of the MHPA in Pacific Highlands Ranch, Pardee will dedicate 134.7 acres of natural land located within Carmel Valley Neighborhood 8A, consisting of 4.7 acres on Parcel 8C (4.7 Tier II and Tier III) and 130 acres of Parcel A and B (127.8 Tier I and 2.2 Tier II and Tier III) and sell 60 acres to United States Fish and Wildlife Service and California Department of Fish and Game (21.9 acres of Tier II and 38.1 acres of Tier III).

2. Effects to covered species: The adjustment does not affect any large populations of covered species and no impacts to any population of narrow endemic species.

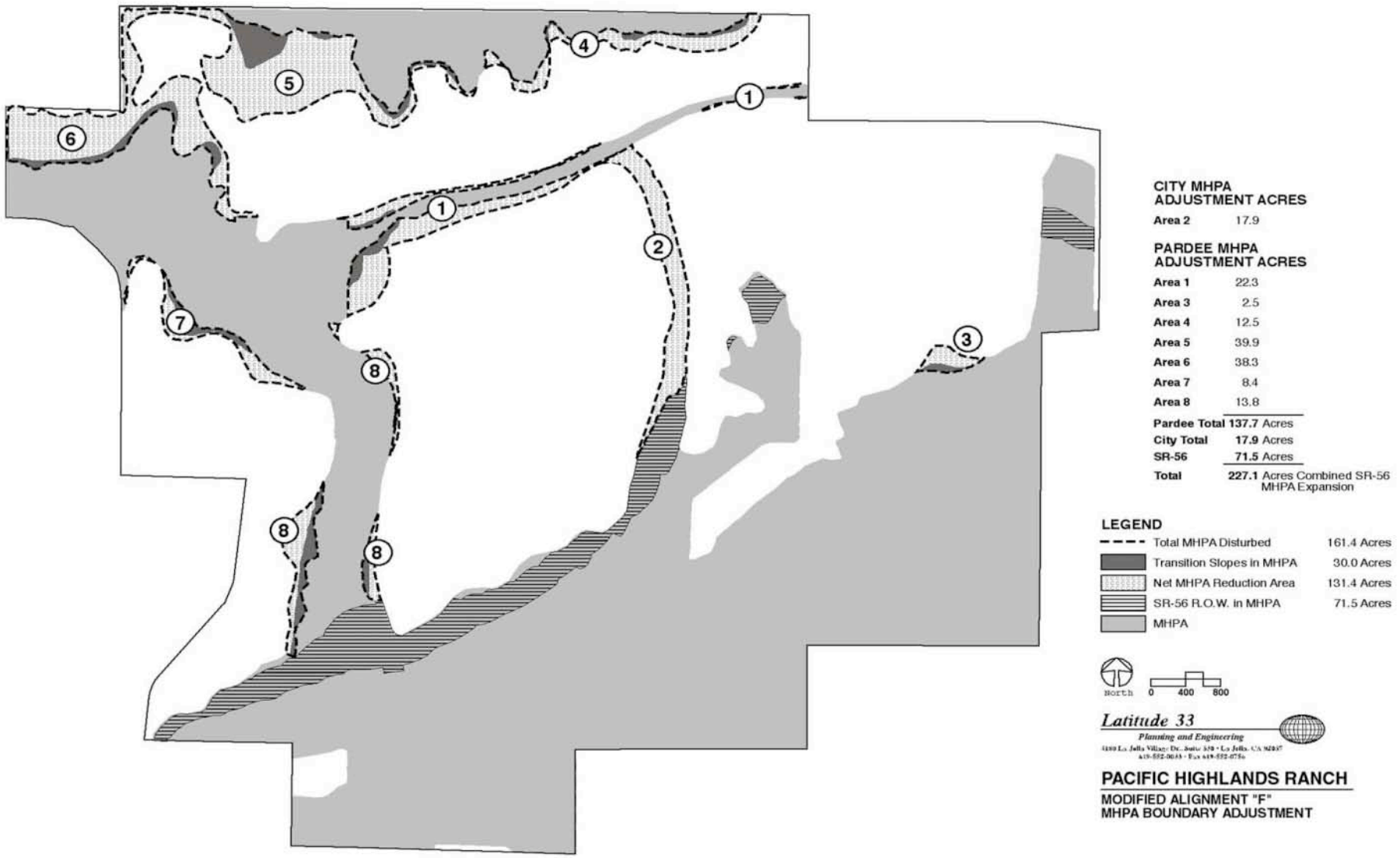
3. Effects on habitat linkages and function of preserve areas: The adjustment maintains all linkages at a minimum width of 1,000 feet, and provides a 160-acre "rest stop" within the



Modified Alignment "D" MHPA Boundary Adjustment

C-1 EXHIBIT

Pacific Highlands Ranch Subarea Plan



Modified Alignment "F" MHPA Boundary Adjustment

C-2
EXHIBIT

Pacific Highlands Ranch Subarea Plan

middle of a major linkage to allow breeding, foraging and other natural life functions to exist in the linkage.

4. Effects on preserve configuration and management: The adjustment generally maintains the shape and size of the preserve as shown in the City's MSCP Subarea Plan and should not affect either configuration or the necessary level of management.
5. Effects on ectones or other conditions affecting species diversity: The adjustment conserves all larger blocks of habitat shown as MHPA in the City's MSCP Subarea Plan.
6. Effects to species of concern not on the covered species list: The adjustment does not affect known populations of other species that might be considered sensitive in the City of San Diego.

The addition of these lands to the MHPA will greatly increase the size of the habitat block planned for this particular geographic area, improving the overall preserve design and configuration, and providing greater assurances that the scarce botanical resources associated with southern maritime chaparral will be maintained over the long term. The proposed boundary adjustment in Pacific Highlands Ranch will maintain a MHPA that is functionally equivalent to that shown in the MSCP Subarea Plan. The addition of a relatively large block of mostly Tier I habitat to the MHPA in Carmel Valley Neighborhood 8A will result in a City MHPA that is functionally superior to that shown in the MSCP Subarea Plan.

TABLE C-1
MSCP BOUNDARY ADJUSTMENT EQUIVALENCY DETERMINATION
FOR PACIFIC HIGHLANDS RANCH (NCFUA SUBAREA III)
(SR-56 ALIGNMENT "D")

LOSS	GAIN
SUBAREA III • Total loss of 204.4 acres of MHPA 13.5 loss of Tier I 8.2 loss of Tier II 32.1 loss of Tier III 150.6 loss of Tier IV CVN 10 (including non-Pardee ownership) • Total loss of 8.4 acres of MHPA 4.2 loss of Tier II 4.0 loss of Tier III 0.2 loss of Tier IV (The right-of-way for State Route 56 traverses 13.3 acres within the MHPA. However, the major circulation element roads are considered conditionally compatible with the MHPA under the City's MSCP Subarea Plan, and acreage required to construct these uses would not require boundary adjustments.) (The Brown family trust parcel proposes to develop ten acres of the 40-acre site. This corresponds with their 25 percent development area allowed under the City's MSCP Subarea Plan; therefore, it is not included in this equivalency determination.) (The elimination of the narrow north-south connection east of the village will be offset by the proposed enhancements to the wildlife corridor west of the town center. Providing one major north-south corridor which is properly designed to function as a viable wildlife corridor is preferable.)	CVN 8c (Parcels A, B and C) Conveyance of a total of 154.7 acres: • Total gain of 134.7 acres (not including 20-acre school/park site) 127.8 gain of Tier I 6.9 gain of Tiers II and III • Total gain of 59.7 acres of MHPA (Tier I) Based on City Manager's compromise plan (25 percent development area potential) Deer Canyon (Subarea V) • Sale to USFWS/CDFG a total of 60 acres: 21.9 gain of Tier II 38.1 gain of Tier III • Total gain of 15 acres of MHPA (development area potential under MSCP) Additional Features: Dedication of 1,273 acres in Subarea III to the MHPA. No loss of wildlife corridor function. Encroachment into the MHPA in areas 3 and 6 within Subarea III will be sited to maintain a minimum MHPA width of 1000'. Brush management zones for fire protection purposes will be outside of the MHPA in expansion areas 5, 6, 7 and 8. (Note: Brush management could have impacted a total rough approximate of 20.5 acres of habitat within the MHPA.) All transition slopes (approximately 27.5 acres) in the MHPA will be restored to native habitat. Restoration of approximately 131 acres of disturbed habitat in accordance with the Master Revegetation Plan. The revegetation area shall include a manufactured wildlife corridor to connect Gonzales and McGonigle Canyons. No impacts to narrow endemic species, inside or outside of the MHPA, are proposed as part of the Subarea III Plan.
Total Loss of MHPA acreage: 212.8 Total Tier I, II, III Habitat Loss in MHPA: 62.0 Total Tier IV Habitat Loss in MHPA: 150.8	Total Acreage of Preserved Land: 1,467.7 Total Gain of MHPA Acreage: 74.7 Total Gain of existing Tier I, II, III Habitat: 74.7 Total Habitat Proposed for Restoration: 158.5

All acreages within this table are approximate.

TABLE C-2
MSCP BOUNDARY ADJUSTMENT EQUIVALENCY DETERMINATION
FOR PACIFIC HIGHLANDS RANCH (NCFUA SUBAREA III)
(SR-56 ALIGNMENT "F")

LOSS	GAIN
SUBAREA III • Total loss of 137.7 acres of MHPA 13.8 loss of Tier I 8.5 loss of Tier II 32.1 loss of Tier III 83.3 loss of Tier IV CVN 10 (including non-Pardee ownership) • Total loss of 8.4 acres of MHPA 4.2 loss of Tier II 4.0 loss of Tier III 0.2 loss of Tier IV (The right-of-way for State Route 56 traverses 71.5 acres within the MHPA. However, major circulation element roads are considered conditionally compatible with the MHPA under the City's MSCP Subarea Plan, and acreage required to construct these uses would not require boundary adjustments.) (The Brown family trust parcel proposes to develop ten acres of the 40-acre site. This corresponds with their 25 percent development area allowed under the City's MSCP Subarea Plan; therefore, it is not included in this equivalency determination.) (The elimination of the narrow north/south connection east of the village will be offset by the proposed enhancements to the wildlife corridor west of the town center. Providing one major north/south corridor which is properly designed to function as a viable wildlife corridor is preferable.)	CVN 8c (Parcels A, B and C) Conveyance of a total of 154.7 acres: • Total gain of 134.7 acres (not including 20-acre school/park site) 127.8 gain of Tier I 6.9 gain of Tiers II and III • Total gain of 59.7 acres of MHPA (Tier I) Based on City Manager's compromise plan (development area potential under MSCP) Deer Canyon (Subarea V) • Sale to USFWS/CDFG a total of 60 acres: 21.9 gain of Tier II 38.1 gain of Tier III • Total gain of 15 acres of MHPA (development area potential under MSCP) Additional Features: Dedication of 1,275 acres in Subarea III to the MHPA. No loss of wildlife corridor function. Encroachment into the MHPA in areas 3 and 6 within Subarea III will be sited to maintain a minimum MHPA width of 1000'. Brush management zones for fire protection purposes will be outside of the MHPA in expansion areas 5, 6, 7 and 8. (Note: Brush management could have impacted a total rough approximate of 19.6 acres of habitat within the MHPA.) All transition slopes (approximately 27.5 acres) in the MHPA will be restored to native habitat. Restoration of approximately 131 acres of disturbed habitat in accordance with the Master Revegetation Plan. The revegetation area shall include a manufactured wildlife corridor to connect Gonzales and McGonigle Canyons. No impacts to narrow endemic species, inside or outside of the MHPA, are proposed as part of the Subarea III Plan.
Total Loss of MHPA acreage: 146.1 Total Tier I, II, III Habitat Loss in MHPA: 62.6 Total Tier IV Habitat Loss in MHPA: 83.5	Total Acreage of Preserved Land: 1,469.7 Total Gain of MHPA Acreage: 74.7 Total Gain of existing Tier I, II, III Habitat: 74.7 Total Habitat Proposed for Restoration: 158.5

All acreages within this table are approximate.

BROWN PARCEL
Sub Area III
Conceptual Mitigation Program

INTRODUCTION

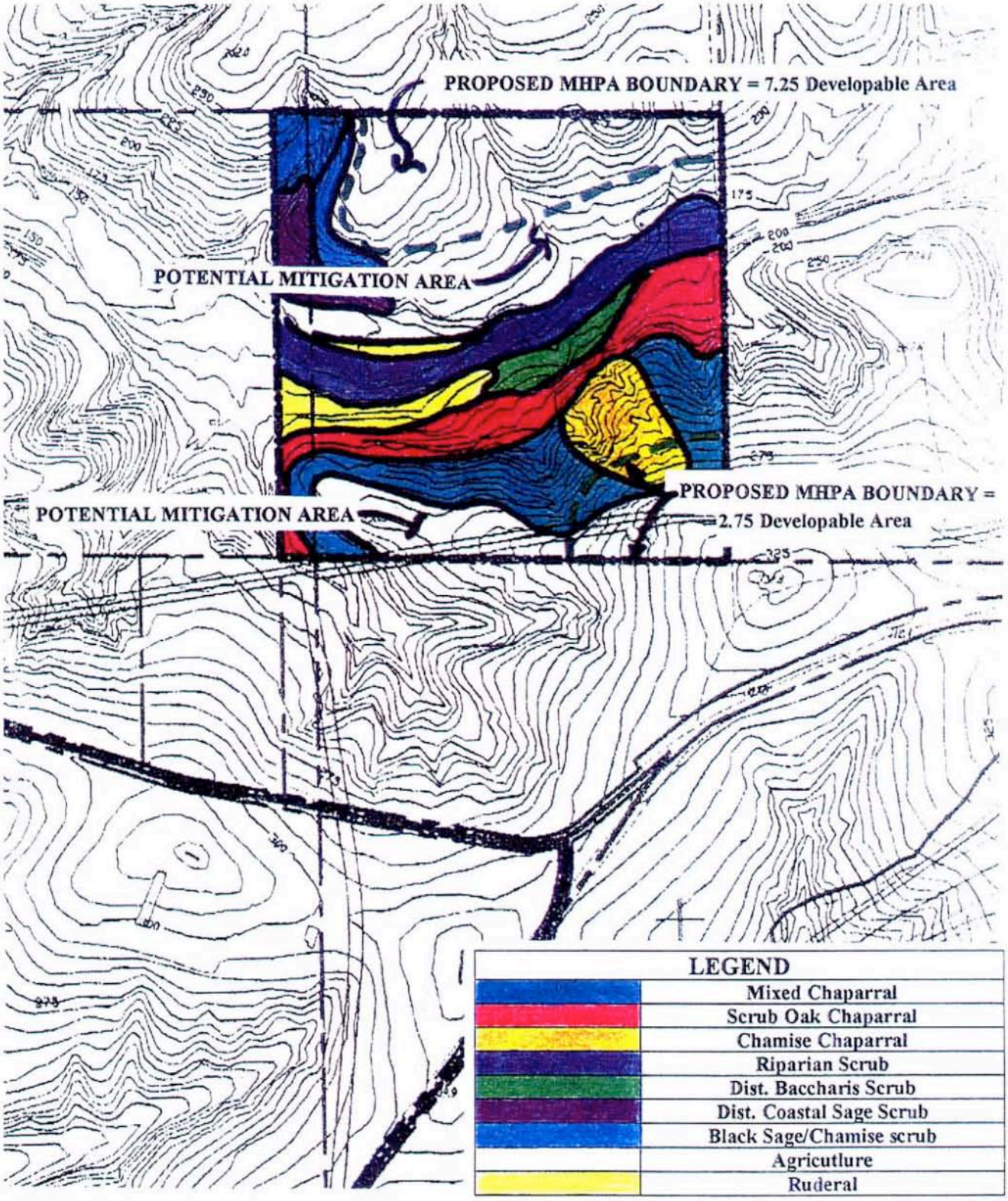
The Brown Parcel is a 40-acre parcel of land within the City of San Diego's Subarea III. The parcel is located in the northern portion of the City limits north of Black Mountain Road, east of I-5. The 40-acre parcel is currently encumbered by the City's Multiple Habitat Planning Area (MHPA) boundary with over 90 percent of the land designated as MHPA land. The Brown Parcel project proposes to move the MHPA boundary to allow for reasonable development of the site. Based on the current MSCP guidelines, up to 25 percent of the site can be encroached upon if the site is encumbered by the MHPA, providing that the encroachment is located in the least environmentally sensitive areas. Therefore, ten acres are proposed to be allowed for development within the Brown Parcel. It is anticipated that a portion of this ten acres will be located on the north side of the existing canyon (~7.25 acres) and the remainder will be located on the south side (~2.75 acres). In addition to moving the MHPA boundary the project proposes to increase density of proposed housing onsite to two to five dwelling units per acre.

The proposed ten acres are proposed to be located first within the existing agricultural areas, and secondly within the chamise and/or mixed chaparral located onsite. The riparian habitats, the scrub oak chaparral and the disturbed coastal sage scrub onsite are proposed to be avoided.

The following conceptual program outlines mitigation that may be required for the future implementation of the Plan. This Plan would mitigate for the MHPA boundary adjustment, increase in density, and impacts within the ten acres that may remove some southern mixed or chamise chaparral.

CONCEPTUAL PLAN

The following mitigation measures are conceptual and should be detailed at the time of tentative map submittal. Mitigation will take the form of restoration and protection of native habitats, provision of barrier along property limits and improvements to the existing trail through the site. In general, areas that are currently agriculture, that are not proposed for development will be restored. This may include the agriculture land on the southern mesa, and any agricultural land that is between the existing riparian habitat of the creek and proposed development in the north half of the property. Restoration of the southern mesa would improve the habitat quality for the City's proposed wildlife corridor to the south. In addition, restoration of the area between the creek and the proposed development area on the north side would enhance the quality of the habitat within the creek and also provide an aesthetic improvement to the proposed urban amenity through this area.



JEB-JHB Trust Property Biological Resources C-3 EXHIBIT

Pacific Highlands Ranch Subarea Plan

The mesa on the southern half of the property should be restored with a southern mixed chaparral/coastal sage scrub habitat. Although this area is surrounded by southern mixed chaparral this mix may allow for the development of some coastal sage scrub species into this area. Species that should he included within the plant palette for this area include but are not limited to:

Botanical Name	Common Name
Artemisia californica	California Sagebrush
Eriogonum fasciculatum	Flat-topped Buckwheat
Helianthemum scoparium	Rush Rose
Heteromeles arbutifolia	Toyon
Lotus scoparius	Deer Weed
Mimulus puniceus	Monkey Flower
Rhus integrifolia	Lemonade Berry
Salvia apiana	White Sage
Salvia mellifera	Black Sage
Sisyrinchium bellum	Blue-eyed Grass
Xyloccus bicolor	Manzanita

These plants could be applied as a seed mix, container specimen, or a mixture of both seed and container plants. Thin mix should be non-irrigated and therefore would need to be planted in Fall to take advantage of the winter rains.

Within the northern portion of the property, restoration would be located between the existing drainage and the proposed development. Habitat restoration within this area could serve two purposes. The first is the enhancement of the riparian buffer and corridor through the area for wildlife. The second is to provide natural screening from the adjacent proposed residential to the proposed trail. Since the size of the proposed slope in this area is unknown, and the distance to groundwater is also unknown, it is difficult to determine if native trees could survive at this location without supplemental water (i.e. irrigation). The tree species that could be incorporated into the design include cottonwood, sycamores and coast live oak trees. These trees should he planted at or near the base of any proposed slope, unless otherwise irrigated. The slope should be planted with plant species typical of coastal sage scrub habitats similar to the slopes adjacent to the property. These species include at a minimum:

Botanical Name	Common Name
Artemisia californica	California Sagebrush
Eriogonum fasciculatum	Flat-topped Buckwheat
Eschscholzia californica	California Poppy
Lotus scoparius	Deer Weed
Lupinus succulentus	Arroyo Lupine
Salvia mellifera	Black Sage

To provide additional screening, larger shrub species could be added such as toyon and lemonade berry. The coastal sage scrub habitat could be added as seed, container or combination of both seed and container. This area should be non-irrigated except for the trees and larger shrubs.

In addition to planting, a barrier should be provided between the proposed residential and the adjacent open space areas. This may include a minimum four-foot block or brick wall, wrought iron fence, or other type of structural barrier. If an access to the proposed trail system is warranted, a single, focused point of access should be provided rather than allowing each resident to have an access gate. The purpose of the barrier is to keep people from entering the open space area through non-designated points and thereby damaging habitat.

An existing dirt road traverses the site west to east, parallel to the drainage. This existing road is part of the City's natural amenity and trail plan. The developer of the proposed parcel will improve the existing dirt road for use as an equestrian trail within the project boundary at the time of construction and will be included within the tentative map when submitted.

IMPLEMENTATION

The above plan should be detailed during design of the proposed residential development. A more detailed plan would provide an exact plant palette, container size (if appropriate), seed specification (if appropriate), irrigation layout if needed, plant placement detail, square footage of area to be restored and any other issues related to maintenance and or monitoring of the restoration effort.

The plan should be implemented at the time of, or immediately after, construction. The property owner at the time of construction would be responsible for implementing the plan. Maintenance of the restored areas may be required from two to five years. This would ensure that the areas do not become infested with non-native weedy species which makes the areas less valuable to wildlife of the region. In addition, the City may require documentation of the restored sites related to health and growth of the plant material within each area.