

TCA MITIGATION AREA BREAKDOWN

MITIGATION AREA A:

Mitigation Area A is a 20.80-acre area adjacent to Tesoro High School, located along Chiquita Creek and one of its tributaries. Two principal areas have been identified for habitat restoration and creation along Chiquita Creek, which is bisected by Tesoro High School. Mitigation Area A is immediately downstream of the 1,182-acre Upper Chiquita Creek Conservation Area. In Mitigation Area A, mitigation will include the following:

- *Creation of 4.66 acres of southern willow woodland;*
- *Creation of 4.90 acres of coastal sage scrub/native perennial grassland ecotone;*
- *Creation of 3.06 acres of mulefat scrub;*
- *Creation of 7.31 acres of wet meadow; and*
- *Creation of 0.88 acres of oak/elderberry woodland.*

Mitigation Area B:

Mitigation Area B is a 195-acre area within the 1,182-acre Conservation Area managed by TCA. Mitigation Area B is located south and east of the City of Rancho Santa Margarita and north and west of Oso Parkway. These 195 acres are proposed as part of the amendment to the existing Upper Chiquita Canyon Bank. The mitigation area will include the creation of 182 acres of native perennial grassland and 13 acres of riparian oak woodland.

Upper Chiquita Conservation Area:

The Upper Chiquita Conservation Area consists of approximately 1,182 acres of preservation. Under the initial bank agreement, 327 conservation credits were established for the preservation of existing coastal sage scrub (CSS) habitat within the Conservation Area. These 327 conservation credits were to be used as mitigation for impacts to CSS associated with the future FTC-S. Each conservation credit represents one acre of gnatcatcher occupied CSS habitat value. An additional 241 acre credits of CSS restoration is available for creation within the Conservation Area.

TABLE 1
CREATION, RESTORATION & PRESERVATION ACREAGES

	Creation	Restoration	Preservation Acre Credits
Mitigation Area A			
Southern Willow Woodland	4.66	0	--
Coastal Sage Scrub/Native Perennial Grassland	4.90	0	--
Mulefat Scrub	3.06	0	--
Wet Meadow	7.31	0	--
Oak/Elderberry Woodland	0.88	0	--
<i>Mitigation Area A Subtotal</i>	<i>20.81</i>	<i>0</i>	<i>--</i>
Mitigation Area B			
Native Perennial Grassland	182	0	--
Riparian Oak Woodland	13	0	--
<i>Mitigation Area B</i>	<i>195</i>	<i>0</i>	<i>--</i>
Upper Chiquita Conservation Area			
Coastal Sage Scrub	--	--	327 ¹
<i>Upper Chiquita Conservation Area Subtotal</i>	<i>--</i>	<i>--</i>	<i>327¹</i>
<i>MITIGATION TOTAL:</i>	<i>215.81</i>	<i>0</i>	<i>327¹</i>

1. Conservation Credits preserve areas under threat of development. In addition to the 327 conservation credits to be used as mitigation for impacts to CSS associated with FTC-s, another 241 acre credits of CSS habitat is available for creation within the conservation area.