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August 15, 2014

Larry Hofreiter, Project Manager
Planning & Development Services
County of San Diego
5510 Overland Drive, Suite #310
San Diego, CA 92123

Subject: Montecito Ranch VTM 5250 RPL 8

Dear Mr Hofreiter:

REC Consultants Inc Environmental Division has reviewed Phases 1 and 2 of VTM 5250 RPL 8 dated 12-3-13, prepared by REC Engineering for the Montecito Ranch project. The new lot layout as shown on RPL8 is completely within an area previously analyzed as impacted (and included as part of the mitigation calculations) either from graded lots or fuel modification zones. The Final EIR was based on VTM 5250 RPL 6. The overall limits of disturbance of RPL 6 and RPL 8 are the same from a biological perspective (in a few small areas RPL 8 impacts less habitat than that analyzed in the FEIR).

The proposed lot, fuel modification and road configuration do not result in additional biological impacts. In some areas impacts have been reduced due to avoidance and minimization of streambed impacts in accordance with State and Federal wetland regulations. In addition, the open space lots (and thus the preservation/mitigation assessed as part of the FEIR) are the same configuration as that which was approved, with a slight modification of open space enlargement where streambed impacts were avoided or minimized.

If you have any other questions or comments please do not hesitate to call me at 619-921-9450.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elyssa K. Robertson', written in a cursive style.

Elyssa K. Robertson
Principal Biologist