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3 June 2015

Mr. Richard Bagley  
28967 Palos Verdes Drive E  
Rancho Palos Verdes, CA 90275-5252

**Re: Rio Vista Road Parcel**

Dear Mr. Bagley,

As you are aware I visited your project site at the south end of Rio Vista Road off Artesian Road in September 2014, shortly after you received a stop work notice from the County of San Diego. At that time I inspected and photographed the area adjacent to the west parcel boundary where boulders had previously been placed.

I again visited the site on 10 April of 2015, to assess the need for a Revegetation Plan as requested by the County in their checklist dated 6 April 2015. Based on that request I visited the site again and prepared the attached Revegetation Analysis dated 13 April 2015, concluding that revegetation of Non-Native Grassland was not necessary because it would result in the removal a naturally developing Coastal Sage Scrub vegetation community.

We had a meeting with County staff to discuss this and other issues on 24 April 2015. As a result of that meeting I have made very minor changes to my Analysis (clarification only) and was requested to visit the site again to ascertain whether or not grading on the site had encroached into the existing Biological Open Space Easement that bisects the site.

That visit took place on 30 April 2015 with yourself and Martin Nilsen present. I re-verified that conditions in the area impacted off-site remain the same as was documented earlier in the month. I also walked and photographed (See below) the northern easement boundary adjacent to the graded area. The easement is delineated by an orange snow fence and a lower silt fence and other BMPs.

I found no evidence of encroachment into the open space. To be certain that the snow fence was actually placed on the easement boundary, I requested that a licensed surveyor verify that the fence accurately represented the easement boundary and that no encroachment took place. A letter to that effect from Civil Landworks Corp is attached.

If you have any questions at all, please call me at your convenience.

Sincerely,



William T. Everett MS, FN, FRGS  
San Diego County Approved Biological Consultant



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