

MITIGATION MONITORING TRACKING LOG

1/21/2011

Project Name	File #	Description	Last MMR Submitted	Summary of most current Monitoring Report	Next report due
<b>Projects with Mitigation Monitoring</b>					
Valley Christian School	PD98-016	The project involved the construction of 217,200 sq. ft. private school and church on a 52.68 gross acre site. A dudleya translocation experiment was conducted on a portion of the site to mitigate for the loss of individual plants as result of the project. The translocation population was the focus of a 10 yr. monitoring program. The proposed mitigation method was the on-site translocation of serpentine rocks and soil and 908 mature dudleya plants. Additionally, a control population of dudleya was left in place on-site. The criterion for the transplanted colony is 80% survival. If this is not achieved after the 10-year monitoring period, then offsite land that supports at least 678 plants of Santa Clara Valley dudleya will be purchased.	May-06	The current year's (2006) translocated population consists of 99.2% fewer plants than the original population. In 2005, an increase of 185% over the original population was recorded in the control population.	May-07
Guadalupe Landfill	PDC93-013/ PD93-018	Planned Development Rezoning and PD Permit for landfill expansion to allow quarry fill, compost windrows, a stable and bridge. A revegetation plan to replant native oaks was required with annual monitoring for 3 years		Year 1-10 Rip Mon Rpt: Relative % cover was monitored at all 14 sites, w/ aprox 1/2 of sites met cover criteria. Natural reproduction/recruitment continues w/ oak & shrub spp. Tree height & basal area was monitored at all 14 sites, w/ 46 of the 75 trees sampled met tree height requirement and w/ 9 of the 14 sites met required basal area criterion. Plant vigor & health of surviving shrubs & trees was good (93%). Approx 10.17 ac of created riparian habitat was present. Two sites (in their 10 & final year) have over 80% plant survival, overall plant health & vigor was good to fair, and percent cover has remained constant at both sites.	
Granite Rock	CP00-009	The project involves construction of an asphalt/concrete crushing and recycling facility. The riparian revegetation site encompasses approx. 20,400 sq. ft./0.468 ac. The revegetation plan identified activities necessary for the establishment of riparian woodland leading to a self-sustaining natural habitat within the 5-year reporting period.	December-09	GR is responsible for 80% survival of container stock trees and shrubs and 60% survival of willow and cottonwood pole cuttings. As per data collected in Dec. '08 (Year 3), the project meets this performance standard. Site maintenance, such as weeding and supplemental irrigation, was adequate to control invasive weeds and promote good health of the plantings.	December-10
<b>Projects with Mitigation Monitoring</b>					
Los Lagos Golf Course (aka Tuers-Capitol, Coyote Creek)	PP98-064	Los Lagos Golf course encompasses approx. 179 acres. The golf course construction resulted in the removal of 1.13 acres of riparian woodland and encroachment of golf activities within the riparian setback area. To mitigate impacts the project incorporated a program to preserve and manage a 3.54-acre riparian buffer area, including establishing 1.98 acres of riparian mitigation areas. Mitigation areas must be established and meet performance criteria by the end of Year 5. Yearly MMR are to be submitted to CDFG for 5 years - monitoring is also required in Year 7 (08) and Year 10 (11), pursuant to City conditions.	September-09	2008 monitoring inspections revealed that plant health & survival was good to very good. Maintenance of each of the riparian mitigation areas was rated good. In 2008 infestations of invasive non-native weeds were noted in the 3 planting areas. The City is responsible for 80% survival of the planted trees and shrubs at the end of Year 5 (2006). A plant count was conducted in 8/08, and as per the data, Los Lagos met the required plant survival rate.	December-11
Cinnabar Hills; Traditions Golf Club (Riparian)	PDC96-013	Cinnabar Hills Golf Club is a 347 acre site. In compliance with the MMP the golf club was required to create 9.6 acres of new riparian habitat within the project area within 10 years after installation. Final % cover goal: 50% native tree cover, 20% native shrub cover, 35% valley oak cover; basal area goal: 15 SF/acre for all plant associations; final tree height goal: from 8' to 20', depending on spp.; plant survival goal: 80% during 3-yr plant establishment period, 60% in yr 5, w/ replanting requirement & repeat of monitoring if less than 60% in first 5 yrs. Mitigation sites consist of either combination areas (wetland/riparian) or riparian areas. Combination areas were created by excavating streambanks in lower channel areas of the site. These areas were created in 1999, while riparian vegetation was planted between 2000 and 2009. Riparian areas that had been destroyed by ag uses were required to be restored and existing riparian habitat expanded to make up for lost habitat; those areas were planted between 2001 and 2009.	January-11	TOTAL AREA OF CONSTRUCTED COMBO & RIPARIAN MIT SITES: 10.17 ac. SITE MAINTENANCE: mit areas continue to be well maintained & controlled for weeds & rodents. Irrigation systems are inspected monthly. ALL SITES: all sites continue to show steady progress towards meeting the final success criteria and all plantings are becoming well established, although tree heights remain the same. YEAR 10 SITES: 2 sites (C1 & C4 = 1.06 ac) are in 10th & final year of monitoring; C1 met final perf criteria for tree height & basal area, C4 met final perf criteria for native shrub cover, w/ plant survivorship for both at over 80%, plant health & vigor as good to fair.	January-12
Coyote Creek Trail Master Plan (Los Lagos GC to Phelan)	PP04-057	Recreation trail improvements along a 2.5-mile segment of Coyote Creek from Los Lagos Golf Course to Phelan Ave (Reaches 1-5). The project directly affects a 0.43-acre area and indirectly affects 7,500 LF of riparian woodland. Riparian restoration program is to restore 1.3 acres of riparian woodland vegetation within designated areas and to provide protective post trail fencing 3' high where trail nears top of bank. Planting of native trees (4 CA Sycamore, 4 Coast Live Oak, 1 Blue Elderberry, 3 CA Buckeye, 4 Fremont Cottonwood). The mitigation must meet 80% survival of all planted tree spp each year, with all surviving individuals having a health & vigor rating of "good" or better or the mitigation site must have an absolute woody vegetation canopy cover of 30% or greater. The mitigation includes the creation of 0.41 acres of self-sustaining functional riparian habitat, with riparian plantings expected to attain full canopy within 10 to 15 years. The riparian mitigation sites must be established and meet performance criteria by the end of Year 5. Yearly reports are to be prepared by the City.	January-11	Year 1 monitoring found that 12 of the 16 trees planted (75%) have a health & vigor rating of "good" or better, which is below the performance standard.	January-12
Ranch on Silver Creek (Cerro Plata)	PD98-028	Project site includes 178 acres of SF and MF homes, a 156 acre golf course, and 240 acres of preserved habitat and open space. This Preserve and two contiguous off-site parcels north (110 ac.) and south (123 ac.), as well as an additional 75-acre preserve located 10 mi. south comprises 548 acres of on-site and off-site preserve lands, which are managed by Silver Creek Preserve (non-profit). Specific objectives of RMP are: (1) Restoration, maintenance, & monitoring of habitat for BCB; (2) Protection and monitoring of existing special status plant species (SCV dudleya, jewelflower, & Mt. Hamilton thistle); (3) Implementation of comprehensive ecosystem monitoring program; (4) Maintenance of all capital improvements installed for restoration and management.	October-10	Year 10 Silver Creek Preserve Annual Monitoring Rpt rec'd 10/26/10. Overall, special-status species on the Silver Creek Preserve are progressing satisfactorily toward meeting their respective goals and performance standards. A total of 7 adult BCBs were observed on Silver Creek preserve and 33 adults observed at Kirby preserve. This is lower than previous years, since monitoring began in 2001, most likely related to cooler, wetter spring following 2-3 drought years. recent weather conditions & other micro climate factors. Dwarf plantain (primary BCB host plant) density increased in 2010 to more than double the 2009 numbers at Preserve (at least 100 plants per sq meter). DP at Preserve consistent with average cover observed since 2003, demonstrating the value of managed grazing. Average percent cover of 2ndary host plants & nectar spp increased in 2010. Percent cover of non-native grasses increased from 2008/9, but is lower than that observed in years prior to 2008, likely due to cattle grazing on Preserve. No observations of CRLF or bullfrogs. Monitoring for CTS	October-10

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San Tomas Aquino/Saratoga Creek Trail Reach 6 Master Plan	PP03-084	The San Tomas Aquino/Saratoga Creek Trail Reach 6 extends along a 1.1 mi. section of Saratoga Crk. The project affected an area of riparian woodland and waters of the U.S. during construction of the trail and storm outfalls. Focus of riparian restoration program is to restore riparian woodland vegetation within designated areas within the project area; the planting areas collectively encompass 2.15 acres. The mitigation needs to create self-sustaining habitats within the projects 10-year reporting schedule.	January-11	Year 5 Rpt: Site is performing poorly, surviving planted area totals 0.87 acres, less than half the required mitigation acreage of 2.15 acres. Native riparian trees & shrubs 49% survival rate for riparian plantings, below the 80% survival performance standard (Shrub: survival 61%; Tree survival: 38%). Biggest loss: willows, coffeeberry, sticky monkey flower. California Rose & Coast Live Oak both had over 100% survival. Snowberry: 92%, Valley Oak: 73% & Blue Elderberry: 67%. Percent cover: nine of the 30 planting areas are meeting the 5th year tree cover performance standard of 20% and five areas are meeting the 5th year shrub cover performance standard of 25%; all planting areas are below the CDFG 5th year total cover performance standard of 75%; however, 19 out of 30 planting areas have total percent cover exceeding 20%; average tree cover over all planting areas is 12% and ranges btwn 0 and 50%; average shrub cover is 8% and ranges btwn 0 and 35%; average total cover over all sites is 20% and ranges btwn 2 and 50% for individual sites. Lack of weed control has resulted in 13 planting areas meet	December-11
Los Gatos Creek Trail Reach 4	PP04-014	Project consists for the construction of a 0.66-mile paved pedestrian/bike trail along Los Gatos Creek between Coe Avenue and Auzerais Avenue. The trail consists of two, six-foot lanes and two, two-foot unpaved shoulders on either side of the trail. The riparian mitigation sites must be established and meet performance criteria by the end of Years 1-5, Year 7, and Year 10. Yearly monitoring reports are to be prepared by the City by December 21 of Years 1-5, Year 7, and Year 10. Native plants were installed in winter of '07 at 2 mitigation sites.	January-11	Year 3 Rpt: Overall percent survival decreased (54%), total vegetation cover has increased, invasive species kept in check. Site #1 yielded a 43% plant survival rate (Coast Live Oak & Mugwort greater than 80%), with cover at 8%, 3 of the 6 tree spp meeting the height performance standard (Box Elder, Willow, Blue Elderberry). Site #2 yielded a 68% plant survival rate (Coyote Brush & Blue Elderberry greater than 80%), with cover at 12.7%, only one tree spp meeting the height performance standard (Box Elder). Other spp below the 80% survival requirement at both sites. Surviving plants were rated medium to high in health & vigor.	December-11
Legacy America Alviso (Legacy Terrace)	PDC99-044/ PD01-079	In 2002, Legacy Partners constructed a BO mitigation habitat site on the Legacy Terrace Development Open Space Preserve, also known as American Center. BO mitigation habitat consists of 25.3 acres of open space preserve managed as foraging habitat, and includes 6.5 acres of potential breeding habitat. A total of 28 artificial burrows are currently (01/08) present w/in the habitat.	January-10	There has been some evidence that B. Owls have occupied mitigation burrows at times over past 3 yrs, but not for breeding, although they may do so in the future. Owl burrows have been cleaned/repaid as needed, weeds mowed, and owl perches installed/replaced when damaged.	January-11
Trimble Rd. Bridge Widening and Wooster Ave. Bridge Replacement	PP97-150 AND 156	Mitigation as a result of the projects included the replacement of 0.36 acre of seasonal wetlands and 0.65 acre of upland riparian woodland habitat at the Story Rd. Mitigation Site. The mitigation must be established and meet performance criteria over a 10 year monitoring period.	November-10	The City is responsible for 70% survival for the planted trees and shrubs at the end of Year 4. The plantings have met the required survival rate performance standard for each species. See below.	November-13
Old Oakland Road Bridge	PP96-123	The mitigation site encompasses 1.65 acres of upland riparian woodland habitat at the Story Rd mitigation site to mitigate the impacts from the Oakland Rd. Bridge Widening project. The mitigation project site must be established and meet performance criteria during Years 1-10 of monitoring. Yearly monitoring reports are required to be submitted for years 1-6, year 8 and year 10.	November-10	Site #1: As per data collected during the 2010 monitoring, the site has met the required plant survival rate. Plant health & vigor were very good; weed removal/control was done; avg tree cover: 25%/avg shrub cover: 58%/wetland total plant cover: 90%/wetland plant cover: 88%. Site #2: As per data collected during the 2010 monitoring, the site has met the required plant survival rate and no replacement plantings are necessary. Plant health & vigor were very good; weed removal/control was done as was trash pickup; avg tree cover: 24%/avg shrub cover: 48%. Transient encampments were again in evidence, causing site vandalism and habitat disruption & degradation; in Aug 2010 SJ Police Metro Unit conducted a sweep of the area. Monitoring should follow the guidelines in the MMP for Years 8 (2012) & 10 (2014).	November-12
Rubino Apartments (Old Valley View Packing site)	(PDC97-014)/ PD98-020	Project was a Planned Development for 412 MF attached residential units on a 16.5 gross acre site. The project was required to mitigate direct and indirect impacts (1.37 ac. indirect and 0.25 direct) to riparian and setback buffer areas along the Guadalupe and Canoas Creek. The mitigation plan provides up to 2.18 acres of riparian mitigation. A total of 1075 trees and shrubs were planted w/in mitigation site. Mitigation site must be monitored over a minimum 11-year period to ascertain that success criteria are being met. Monitoring must be conducted annually for the first 5 years starting in 2001 and then every other year until year 11.	June-09	Overall, the mitigation site is developing on schedule and demonstrates a trend toward meeting the established success criteria. The mitigation site had an 88% cumulative survival rate for the year 7 monitoring period. This represents a 3% decrease from the year 5 monitoring period. The majority of the plant species exhibited an average of medium or high vigor and health.	May-11
Cinnabar Hills; Traditions Golf Club (CTS)	PDC96-013	Cinnabar Hills Golf Club is a 347 acre site. MMP describes design to mitigate for direct and indirect impacts to: (1) riparian habitats specifically within Drainage "C;" (2) areas under USACE jurisdiction; and (3) CTS. MMP resulted in translocation of CTS from Drainage "C" to three created mitigation ponds. In addition, MMP outlines 10-year schedule to monitor mitigation pond quality and translocated CTS presence/breeding within mitigation ponds.	August-06	The mitigation ponds and SCVWD pond have met the final success criteria for supporting sustainable CTS populations.	Reports completed - See City Compliance Action/Follow Up
Montgomery Hill Bridge Project	PP02-210	Replacement of existing bridge with pre-fabricated steel bridge over unnamed tributary to Thompson Creek, connecting the residential area to Montgomery Hill Park.	February-10	19 trees & shrubs required to be planted (City planted 22), irrigation system was installed, and area seeded for erosion control. 100% plant survival rate (19 survived) w/ plant vigor/health ratings from good to excellent, so meets riparian mitigation survival goals; plant cover was 70% (not quite meeting 75% goal)	

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Quail Hollow Bridge Replacement	PP02-235	The Quail Hollow Bridge Replacement project permanently impacted 0.17 acres of the Penitencia Creek bank and temporarily impacted 0.04 acres of the creek. Mitigations for the impacts specified the establishment of 0.02 acre of native riparian woodland vegetation in the project area by the end of a 5 year monitoring period. In-stream wetlands that were disturbed during construction also need to become naturally reestablished in the project area.	January-11	Year 5 Rpt: Site has met or exceeded percent survival for container stock (100%), overall survival is 69%, total cover is 50% (incl planted & volunteer spp), tree cover (29%), shrub cover (21%), invasive spp cover and instream wetland vegetation extent performance standards. Site has not met total percent cover, Willow survival (48%, although there were 36 volunteers) & cover, tree height, and SRA habitat cover extent standards. Although not all criteria have been met, riparian vegetation has established & is reproducing. Weed control has met performance criteria. SRA habitat performance standard not met, but expected to increase as Willows mature. Plant heights do not meet criteria, likely due to dense existing canopy cover/competition, but are expected to achieve standard in a few seasons. Instream vegetation establishment met criteria and continues to flourish. Geomorphic stability of creek meets design criteria.	MM Completed
<b>Projects with Mitigation Monitoring</b>					
Levin Residential (north of Basking Ridge site)	PDC93-037/ PD94-052	To mitigate the loss of 0.92 acre of wetlands Shea Homes reconstructed two stream courses through the project site to provide seasonal wetland habitat in the channel and woody vegetation along the banks. The goal of the mitigation plan was to maintain a drainage and wildlife corridor through the project site and create new wetland habitat of equal or greater value. Approx. 1.7 acres of new channels with in-channel wetland habitat were to be created. Construction of mitigation areas occurred in 1995. Bank plantings were installed in fall of 2000. Monitoring began in 2001.	September-05	The overall goal of the mitigation effort has been achieved. Consistent with previous years of monitoring, the mitigation areas were achieving established success criteria. Survivability of the bank plantings was above the threshold for success and the plantings were healthy and vigorous. The channels have been inundated and/or saturated by surface water at a frequency and duration sufficient to support an excess of 75% cover of wetland indicator species.	MM Completed
Bella Villagio	PDC01-028	Project involved the construction of 355 MF units on a 15 gross acre site. Traffic mitigation included constructing a 3rd left turn lane on southbound SR87 off-ramp onto eastbound Capitol Expwy; and payment of \$45,000 for its fare share of improvements for construction of 2nd left turn lane for eastbound Capitol onto northbound Vistapark.	NA	NA	NA
Cisco Site 6	PDC99-054	MMP consists of three related components: (1) wetland MMP; (2) rare plant species; (3) burrowing owl. MMP calls for the creation of 0.77 acre of wetlands, maintenance of a population of Congdon's tarplant comparable to documented baseline levels, and creation of suitable breeding habitat for at least one pair of owls w/in a 21.4-acre area referred to as the Natural Habitat Preserve.	August-06	Despite fluctuations in habitat quality over monitoring period, the mitigation efforts have met the established success criteria.	MM Completed
Pinn Brothers Church of the Nazarene	PD98-075	The mitigation site provides revegetation for impacts from the Pinn Brothers and Church of the Nazarene Roadway project consisting of 53 SFD homes and a 73,795 sq. ft. church and community center.	December-07	The applicant is responsible for 80% survival rate for wetland and riparian plantings. As per data collected in 2007, the wetlands plantings yielded approx. 81% survival rate. Overall riparian plant survival rate is 86%. All plantings were in very good to excellent condition.	MM Completed
<b>Projects Approved but not built with</b>					
Springbrook	PD03-009	The project involves the construction of 14 SF units on approximately 8.5 acres and will result in a 5,250 sq. ft. of encroachment into this riparian setback. An area of 5,250 sq. ft. (0.12 acres) of currently ruderal habitat adjacent to the existing riparian habitat of Norwood Crk., within the riparian setback, will be planted with riparian flora native to the area. Enhancements will be maintained throughout 5-yr. monitoring period. Plantings will be monitored annually in spring or early summer (4/15 - 7/15). Annual monitoring will begin with the Year 0 collection of baseline data immediately following installation of new plantings. Email update from Lee Butler 7/8/09: protected bat species were detected on site, so special mitigation measures are req'd AND preconst surveys also req'd prior to BP/GP.			
Cisco, Coyote CVRP	PDC99-053	Planned Development Rezoning of a 688 gross acre site to allow 6.6 million square feet of campus industrial and research and development space			
<b>Other</b>					
Basking Ridge (south of Levin site)	PDC01-098/ PDC03-012/ PD03-016	Planned Development Rezoning from R-1-1 Residential District to A(PD) Planned Development District to allow 200 single-family detached residential units on a 255 gross acre site			
Collier's International	CP99-008	The project involved the construction of a 22,080 sq. ft. office building on a 0.59 gross acre site. Mitigation included establishing riparian plantings over a 600 sq. ft. area adjacent to the Los Gatos Creek to be monitored for 3 years. The plantings should be irrigated and weeding and/or mowing should be conducted over the 3 year period. There should be an 80 percent survival rate at the end of the 3-year monitoring period.			
US Dataport	PDC00-048	The project involved the construction of 2.2 million sq. ft. of telecommunication equipment facilities on a 174 gross acre site. A detailed determination of wetlands should have been completed as par to design for a new off-site potable water line. If the wetlands were not be avoided, a mitigation and monitoring plan should have been prepared and submitted to the City and ACOE.			
Hervey Lane (Pinn Bros)	PDC04-112/ PD05-009	Project involved construction of 19 SF detached homes on a 3.3 gross acre site. MMP to enhance an area of 2,070 sq. ft. (total area of encroachment on 100-ft. setback) with riparian plantings. Implementation of measures shall be completed at beginning of construction. Annual monitoring will be conducted btwn. April and May for 5 years. If, by Year 5 the 80% success criterion has not been reached, project biologists will recommend remedial measures as appropriate.		No reports submitted	

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Cinnabar Commons	PDC01-038	Project involved the construction of 245 multi family attached units on a 4.09 gross acre site. The project resulted in the demolishen of the Muirson Label Company buildings which were eligible for the CA and National registers. As a result developer was required to: (1) Document the buildings in accordance with the format described in the Historic American Buildings Survey Guidelines for Preparing Written Historical Descriptive Data and the Photographic Specifications - Historic American Building Survey. The documentation with original photo prints and negatives should be placed in a hisoric archive or history collection; (2) Materials and feautres of the building should be salvaged. Reprs of Planning, HLC, and the SJ Historical Museum should be given opporunity to examine building and provide suggestions for salvaging and relocating elements; (3) Developer will develop a public exhibit/educational program to present interpretive information on the Muirson Label Company, the fruit process/canning industry in the SC Valley, and the Stockton Ave. industrial area.	NA	NA	NA
Salimoni Housing / Kingston Village	PDC02-104/ PDC03-048	Project involved the construction of 91 SF detached residences on a 6.7 gross acre site. ND is not imaged into AMANDA. 100 ft. setback area was suppose to have been deeded to the SCVWD (Akoni).	NA	NA	NA
Lowes's Home Improvement	H07-025	The project involved the construction of approximately 194,486 square feet of commercial buildings on a 17.38 gross acres site. Riparian mitigation consists of planting 5 trees within the 100 ft. riparian setback. SCVWD opposes planting trees w/in 100ft. riparian setback due to future flood control project, which would leave setback unvegetated.	NA	NA	NA
Ravenna - Summerhill	PDC02-025	Planned Development Rezoning from A(PD) Planned Development District to A(PD) Planned Development District to construct 92 single-family detached residences on a 6.7 gross acre site			
Dairy Hill	PDC97-043 PDC02-042/ PD03-004	Planned Development District to allow up to 399 single-family detached and attached residences within the Communications Hill specific plan area on a 60.2 gross acre site. A Management Plan was prepared for the long term managment of the 21.5-acre open space area preserved by the project. The Management Plan does not include a requirement nor layout a recommended schedule (e.g., # of years of monitoring) for mitigation monitoring reports. Conditions on the zoning plans do not require mitigation monitoring nor does the PD permit conditions require mitigation monitoring.	N/A	N/A	N/A
Lowes, Cottle Rd.	PDC06-003	Planned Development Rezoning from IP(PD) Industrial Park Planned Development Zoning District to A(PD) Planned Development Zoning District to allow the demolition of the existing industrial park buildings (Buildings 025, 024, and 030) and associated site improvements, the removal of up to 385 trees from the site, and the construction of a new, approximately 204,000 square foot commercial facility (including a retail/ commercial use, with a single occupant greater than 100,000 square feet (with a garden center), and other retail/ commercial uses) on a 18.75 gross acre site	N/A	N/A	N/A
Happy Hollow Park Pedestrian Bridge	PP05-142/ PP09-023	Renovation & expansion of Happy Hollow Park & Zoo including a pedestrian bridge over Coyote Creek and a multi-use trail along the east side of Coyote Creek	N/A	1/6/11. In July, 2009, 0.09 ac of riparian woodland & 20 LF of Shaded Reverine Aquatic (SRA) habitat were planted as mitigation for impacts tp 0.03 ac of riparian woodland and 20 LF of SRA. Riparian woodland plants (Trees: 3 Box Elder, 4 Sycamore, 4 Coast Live Oak, 6 Valley Oak, 4 Blue Elderberry; Shrubs: 7 Mugwort, 14 Coyote Brush, 7 Toyon, 2 Coffeeberry, 10 CA Rose, 18 Snowberry) were installed on the upper edges of the Coyote Creek riparian corridor; and SRA plantings (4 Willow, 4 Fremont Cottonwood) were installed near the creek ordinary high water (OHW) line. In Sept, 2010, the 1st year monitoring wasa conducted. Overall, the rip woodland plantings were performing well, with high survival & low invasive species cover. Monthly maint ensured irrigation system performing well & non-native spp did not out-complete the native plantings. Overall, percent survival is slightly below the required performance standard (78%) and some replanting will be required. Most surviving trees & shrubs were healthy & vigorous, good to excellent. Average heights	December-11
Duckett Way	PDC06-062/ PD07-044	Planned Development Rezoning and PD Permit for 17 new condo units & 1 SFD residence on a 1.83-acre site. Restoration Plan required; plantings were to include Coast Live Oak, Valley Oak, CA Buckeye, Blue Elderberry, Snowberry, CA Rose, native grasses in swale areas; restoration ecologist was to monitor the site 2x per year for 3 yrs	October-10	On 10/13/10, received copy of Mit Mon Report and Memo from HT Harvey to CDFG re: Riparian Restoration/Enhancement, which contained 2007 Conceptual Restoration Plan which specifies: the removal of invasive plant spp and 7-9 non-native trees, the restoration of 8,332 SF of Coast Live Oak Riparian Forest, the removal of 4 outbuildings and pavement, and soil remediation (as needed). Trees/shrubs to be planted: Coast Live Oak, Valley Oak, CA Buckeye, Blue Elderberry, CA Bay, Toyon, Coffeeberry, Snowberry, CA Rose, Holly-leaved Cherry. Soil remediation was done and riparian restoration was done in phases in 2009-2010. Invasive spp removal done in Sep/Oct 2008 and monitored thru Sept 2010. Sept 2010 Monitoring indicated plantings are surviving, irrigation system was installed, mulch was in good shape, and invasive spp control has been successful. Monitoring to continue until Oct 2013.	December-10