

SECTION 5.0 CLARIFICATIONS AND REVISIONS

Revisions and clarifications have been made to the draft Southern Subregion NCCP/MsAA/HCP, EIR/EIS, maps, and technical appendices. These changes include errata and changes made based on input received during the public review period of the Draft EIS and the responses to comments on the Draft EIS.

This clarification and revision section follows the organization of the NCCP/MsAA/HCP document.

The underlined text represents new text; text lined out indicates deleted text.

Clarifications and Revisions to Part I: Draft NCCP/MsAA/HCP

Chapter 3:

- Page 3-64, Table 3-4, revise as follows:

**TABLE 3-4
GROUP 2 AND GROUP 3 PLANT SPECIES**

Common Name (Scientific Name)	Status Federal/State/ CNPS/Science Advisors Group	Vegetation Community Associations	Occurrence in Study <u>a</u> Area and General Vicinity
Blochman's Dudleya (<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>)	None/None/List 1B.1, <u>Group 3</u>	coastal bluff scrub, coastal sage scrub, Valley and foothill needlegrass grassland	No locations in NCCP database. <u>Known from Dana Point headlands and San Clemente State Beach.</u>
Catalina Mariposa Lily (<i>Calochortus catalinae</i>)	None/None/List 4.2, <u>Group 2</u>	coastal sage scrub, chaparral, Valley and foothill needlegrass grasslands in heavy soils	The planning area supports about 4,900 individuals in 129 locations. Occurs on Chiquita Ridge, in Cañada Gobernadora, the northeast portion of the Talega Development and the Saddleback Meadows area.
Chaparral Beargrass (<i>Nolina cismontana</i>)	None/None/List 1B.2, <u>Group 3</u>	chaparral and coastal sage scrub; mostly associated with Cieneba sandy loam and Cieneba-Rock outcrop complex	Occurs in three general areas: 1 individual east of Live Oak Canyon Road, 1 individual east of Lake Mission Viejo near Los Alisos Boulevard and 6 individuals on the steep, south-facing slopes east of the Northrop Grumman facility. <u>Several locations are known from the Santa Ana Mountains, including Hot Spring Canyon and Cold Spring Canyon.</u>
Cliff Spurge (<i>Euphorbia misera</i>)	None/None/List 2.2, <u>Group 3</u>	sea bluffs, coastal sage scrub	No locations in NCCP database. <u>Known from Dana Points bluffs and headlands, Doheny State Beach and south Laguna.</u>

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Common Name (Scientific Name)	Status Federal/State/ CNPS/Science Advisors Group	Vegetation Community Associations	Occurrence in Study <u>a</u> Area and General Vicinity
Coastal Goldenbush (<i>Isocoma menziesii</i> var. <i>sedoides</i> ?)	None/None/None/3, Group 3	exposed areas on coastal bluffs, coastal bluff scrub	No locations in <u>NCCP or CNDD</u> databases.
Coulter's Matilija Poppy (<i>Romneya coulteri</i>)	None/None/List 4.2, Group 2	Coastal sage scrub and chaparral, dry washes, canyons, and mesic slopes	No locations in <u>NCCP or CNDD</u> databases, but one location anecdotally known from upper Chiquita Canyon north of Oso Parkway.
Coulter's Saltbush (<i>Atriplex coulteri</i>)	None/None/List 1B.2, Group 3	coastal bluff scrub, coastal sage scrub, Valley and foothill needlegrass grasslands; associated with alkaline or clay soils	The planning area supports approximately 3,100 individuals in 34 locations. Known from three general locations in the planning area: Chiquita Canyon, upper Cristianitos Canyon and upper Gabino Canyon, with the vast majority in Chiquita. Occurs in alkaline soils and is associated with southern tarplant in Chiquita Canyon.
Curving Tarweed (<i>Holocarpha virgata</i> ssp. <i>elongata</i>)	None/None/List 4.2, Group 2	coastal sage scrub, Valley and foothill needlegrass grasslands, chaparral, and cismontane woodland	No locations in <u>NCCP or CNDD</u> databases.
Heart-leaved Pitcher Sage (<i>Lepechinia cardiophylla</i>)	None/None/List 1B.2, Group 3	chaparral above 1,000 feet, cismontane woodland, coniferous forest	Several CNDD records for Santa Ana Mountains, including two populations known from Trabuco Peak in CNF.
Intermediate Mariposa Lily (<i>Calochortus weedii</i> var. <i>intermedius</i>)	None/None/List 1B.2, Group 2	chaparral, coastal sage scrub, coastal sage scrub-grassland ecotone, purple needlegrass grasslands	Much of <i>C. weedii</i> in the planning area occurs as a Weeds'-intermediate mariposa lily hybrid. It generally occurs in four main areas. Chiquita Canyon/Chiquadora Ridge, Gobernadora east of the creek/northern Central San Juan Creek sub-basin, Cristianitos Canyon/southern Trampas Canyon sub-basins, and La Paz Canyon. A few scattered locations also occur in the Foothill-Trabuco Specific Plan Area on Saddleback Meadows. Except for the La Paz population, this species tends to occur in association with many-stemmed dudleya in the planning area. There are about 21,040 individuals in 184 locations in the planning area.
Many-stemmed Dudleya (<i>Dudleya multicaulis</i>)	Dudleya None/None/List 1B.2, Group 3	coastal sage scrub, chaparral, Valley needlegrass grasslands; mesic barrens and cobbly clay soils	The planning area supports an estimated 65,245 individuals in 389 locations. Known from five main areas in the planning area: Chiquita Ridge; Chiquadora Ridge; Gobernadora/ Central San Juan east of Gobernadora Creek and north of Colorspot Nursery; Trampas Canyon/Cristianitos Canyon extending south to the Talega development in the San Clemente Watershed; and upper Gabino and La Paz canyons. A smaller cluster occurs east of the Northrop Grumman facilities on the mesa. There also is a single record for the Bell Canyon

TABLE 3-4
GROUP 2 AND GROUP 3 PLANT SPECIES

Common Name (Scientific Name)	Status Federal/State/ CNPS/Science Advisors Group	Vegetation Community Associations	Occurrence in Study Area and General Vicinity
			area on Starr Ranch (F. Roberts 1997) and locations in Caspers Wilderness Park not in the database, but these populations are considered to be small.
Ocellated Humboldt Lily (<i>Lilium humboldtii</i> spp. <i>ocellatum</i>)	None/None-/List 4.2, Group 3	oak woodland and stream courses in foothill-mountain transition zone	No NCCP or CNDDDB records. Suitable habitat on Starr Ranch, Caspers Wilderness Park and in the CNF. Potentially in the Foothill-Trabuco Specific Plan Area.
Pacific Saltbush (<i>Atriplex pacifica</i>)	None/None/List 1B.2, Group 3	coastal bluff scrub, coastal sage scrub, alkali playas	No locations in NCCP database. Three CNDDDB records outside Study Area in Laguna Beach, Crystal Cove and Newport Bay.
Palmer's Grapplinghook (<i>Harpagonella palmeri</i>)	None/None/List 4.2, Group 2	open patches of coastal sage scrub, coastal sage scrub-grassland ecotone, purple needlegrass grassland	The planning area supports an estimated 32,965 individuals in 103 locations. Occurs on Chiquadora Ridge, east of Gobernadora Creek in the Gobernadora and Central San Juan sub-basins, and in Cristianitos Canyon.
Parish's Saltbush (<i>Atriplex parishii</i>)	None/None-/List 1B.1, Group 3	alkali swales, sinks, depressions, and grasslands with heavy clay-alkali components	No locations in NCCP database. One record in CNDDDB outside Study Area in Laguna Beach.
Parry's Tetracoccus (<i>Tetracoccus dioicus</i>)	None/None/List 1B.2, Group 3	chaparral and coastal sage scrub on gabbroic soils	Only known from CNF in San Juan Canyon.
Prostrate Spineflower (<i>Chorizanthe procumbens</i>)	None/None/None/3, Group 3	chaparral, coastal sage scrub, pinyon-juniper woodland, Valley needlegrass grassland; associated with weathered mesa soils and gabbroic clay	No locations in NCCP or CNDDDB databases in planning area Study Area but found along Cristianitos Road south of planning area Study Area.
Rayless Ragwort (<i>Senecio aphanactis</i>)	None/None/List 2.2, Group 2	coastal sage scrub, cismontane woodland, alkaline soils	No locations in NCCP database, but known from Dana Point headlands and UC Irvine Ecological Reserve outside Study Area.
San Miguel Savory (<i>Satureja chandleri</i>)	None/None/List 1B.2, Group 3	chaparral, oak woodlands, oak forest, shaded stream courses	Known from Upper Hot Spring Canyon, Lion Canyon and San Juan Canyon in CNF.
Southern Tarplant (<i>Centromadia parryi</i> spp. <i>australis</i>)	None/None/List 1B.1, Group 3	alkali soils, sinks, depressions, and grasslands with heavy clay-alkali components	Limited to two sub-basins in the planning area. The largest population is in Chiquita Canyon and, including the Tesoro mitigation site, numbers more than 135,000 in about 38 discrete polygons. A large population numbering 10,000+ individuals occurs on the GERA site in Gobernadora.
Sticky Dudleya (<i>Dudleya viscida</i>)	None/None/List 1B.2, Group 3	coastal bluff scrub, coastal sage scrub, chaparral; on shaded steep rocky cliffs and canyon walls	No locations in NCCP database. CNDDDB locations include San Juan Canyon, Sitton Peak Truck Trail, Lucas Canyon, and Hot Spring Canyon. Suitable habitat on Starr Ranch, Caspers Wilderness Park and in CNF.

**TABLE 3-4
GROUP 2 AND GROUP 3 PLANT SPECIES**

Common Name (Scientific Name)	Status Federal/State/ CNPS/Science Advisors Group	Vegetation Community Associations	Occurrence in Study Area and General Vicinity
Summer-holly (<i>Comarostaphylos diversifolia</i> spp. <i>diversifolia</i>)	None/None/List 1B.2, <u>Group 2</u>	chaparral	No locations in NCCP database. <u>CNDDDB</u> locations include San Juan Canyon and Laguna Niguel, Hobo Canyon/Aliso Canyon and Niguel Canyon outside the Study Area.
Thread-leaved Brodiaea (<i>Brodiaea filifolia</i>)	FT/SE/List 1B.1, <u>Group 3</u>	coastal sage scrub, chaparral, grassland, vernal pools; heavy clay soils	About 9,540 flowering stalks in 38 locations counted in the planning area. Found in seven general locations in the planning area, excluding the translocated population at Forster Ranch: Chiquadora Ridge (~ 2,000 flowering stalks); Cristianitos Canyon; lower Cristianitos/Gabino canyons (~6,100 individuals); southern Trampas Canyon sub-basin; middle Gabino Canyon sub-basin, Talega ridgeline east of Northrop Grumman; and just east of Trabuco Creek in the Arroyo Trabuco Golf Course area.
Western Dichondra (<i>Dichondra occidentalis</i>)	None/None/List 4.2, <u>Group 2</u>	coastal sage scrub, chaparral, burned areas	Occurs in a 25-acre mapped area in the upper/middle portion of Gabino Canyon and several small populations in Cristianitos Canyon, altogether totaling about 40 acres. <u>No locations in the CNDDDB.</u>

Chapter 13:

- Page 13-40, revise first sentence of fourth bullet as follows:
 - **Thread-leaved brodiaea** – Of the 20~~24~~ locations and 9,248 individuals conserved in the Habitat Reserve, 20 locations and 9,168 individuals are located in proposed RMV Habitat Reserve lands and one location and 80 individuals are located in previously dedicated Ladera Open Space that is part of the Habitat Reserve.

Clarifications and Revisions to Part II: Draft EIR/EIS

Chapter 3:

- Section 3.2, page 3.2-1, revise as follows:

The existing conditions for water resources within the NCCP/MCAA/HCP Study Area are discussed in detail in *Part I, Chapter 3*. For reference, the major streams in the Study Area are depicted on *Figure 4-M*. The following...

Chapter 4:

- Page 4-252, revise as follows.

Land commitments to the Habitat Reserve are as follows and are depicted geographically on the referenced figures *Figure 182-M*.

- 11,950 acres of County parklands (*Figure 181-M*)
- 4,284 acres of RMV pre-existing conservancies (*Figure 181-M*)
- 48 acres of RMV land subject to a conservation easement required as a condition of the Arroyo Trabuco Golf Course (ATGC) approvals (*Figure 181-M*)
- 16,536¹² acres of RMV phased dedication lands (*Figure 182-M*).

Chapter 6:

- Page 6-60, first sentence of the second paragraph under “Refined A7C-FECM-Initial Alternative,” revise as follows:

According to the TCA, overall the refined version of the A7C-FECM-Initial Alignment would impact 156.58 acres of RMV lands proposed for inclusion in the Habitat Reserve under the Phased Dedication Program (Attachment 10 SOCTIP FEIR, February 2005). Impacts to the Donna O’Neill Land Conservancy, part of the Initial Habitat Reserve, would total 123 acres. These acres are a small portion of the total impacts of the A7C-FECM-Initial Alignment described in Tables 6-2 and 6-6 of the EIR/EIS and constitute approximately 1.3 percent of the 20,868 acres of RMV Habitat Reserve Lands. As part of their project, TCA has committed to specific conservation measures to offset impacts to listed species. More importantly, at over 20,000 acres the overall Habitat Reserve is substantive considering the level of development impact. The Habitat Reserve combined with long-term management

measures identified in the Plan will function to maintain the Covered Species, if the Refined A7C-FECM-Initial Alternative is selected.

Clarifications and Revisions to Part III – Implementation Agreement

- Page 31, County Mitigation Measures (1), last paragraph, revise as follows:

The above payments will have a direct, beneficial impact on existing arroyo toad habitat and create conditions favorable to the establishment of riparian habitat for the least Bell's vireo and other aquatic riparian species. County shall make the payments within ~~ninety days~~ six months following the Effective Date. The payments shall be deposited, maintained, managed and disbursed for invasive species control in accordance with the provisions of Section 9 of this Agreement.

- Page 32, (2) Supplemental Open Space, revise last sentence as follows:

...Any ~~temporary~~, project-related impacts not pre-mitigated in accordance with this provision shall be mitigated at a ratio of 2:1 to address ~~temporary~~ habitat losses.

- Page 32. Section 7.4.2(b)(1), revise to add the following sentence to the end of the first bullet:

This payment constitutes full compliance with the off-site mitigation requirements for the County of Orange.

- Page 33, (3) Thread-Leaved Brodiaea, revise to add the following paragraph to the section:

Thread-Leaved Brodiaea (Brodiaea filifolia) detected during periodic special status plant species surveys within Prima Deshecha Landfill that may be affected by landfilling operations during the ultimate landfill build-out or during post-closure activities shall be transplanted to one or more of the recipient sites identified in the Pre-Mitigation Plan in accordance with a mitigation plan approved by the Wildlife Agencies. The recipient sites can accommodate up to 300 plants. Impacts to the Brodiaea filifolia in excess of 300 plants shall be approved through an amendment to the NCCP/MSAA/HCP or under the provisions of Section 7 or 10 of the FESA.

- Page 50, Section 9.2.1.1, revise to read as follows:

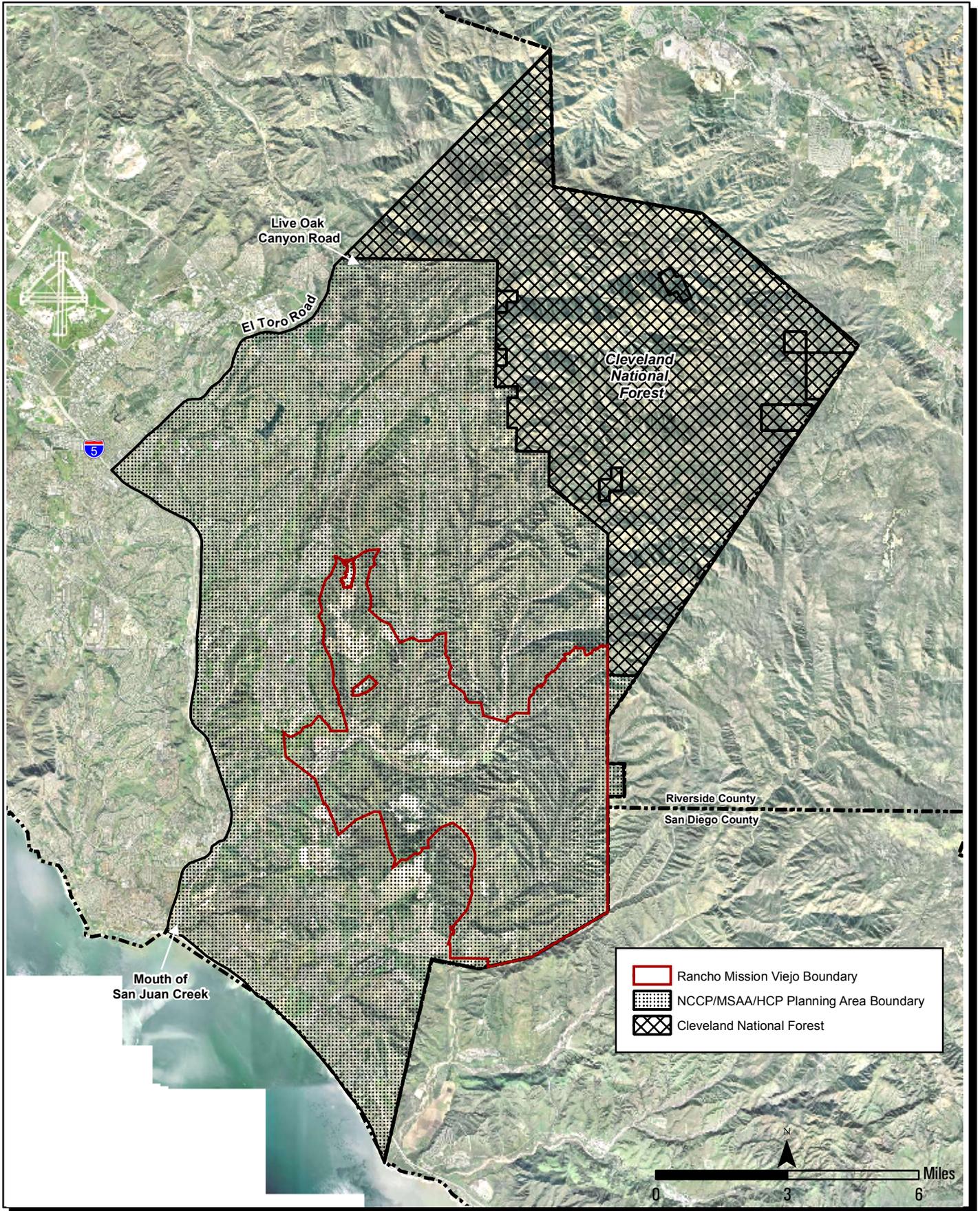
... County shall pay the in-lieu mitigation fee to RMVLC in equal installments of \$100,000 per annum beginning in Year 2007 and continuing thereafter through Year 2012. The County shall pay the in-lieu mitigation fee as a one-time lump sum payment to RMVLC within six months of execution of the Southern NCCP/MSAA/HCP, all in

accordance with provisions and conditions set forth in the IA. This payment constitutes full compliance with the off-site mitigation requirements for the County of Orange.

- Page 72, Section 15.4, add new subsection (e):
 - (e) A transfer of property pursuant to, or in lieu of, a condemnation of a portion of the Future RMV Habitat Reserve Dedication Areas or RMV Habitat Reserve Lands shall not require any amendments to the NCCP/MSAA/HCP, this Agreement or the Permits if the condemnation or transfer in lieu of condemnation is for a project/activity that has received its own permits from the Wildlife Agencies with impacts on Covered Species, Conserved Vegetation Communities and CDFG Jurisdictional Areas mitigated in accordance with the Wildlife Agencies’ statutory and regulatory requirements.

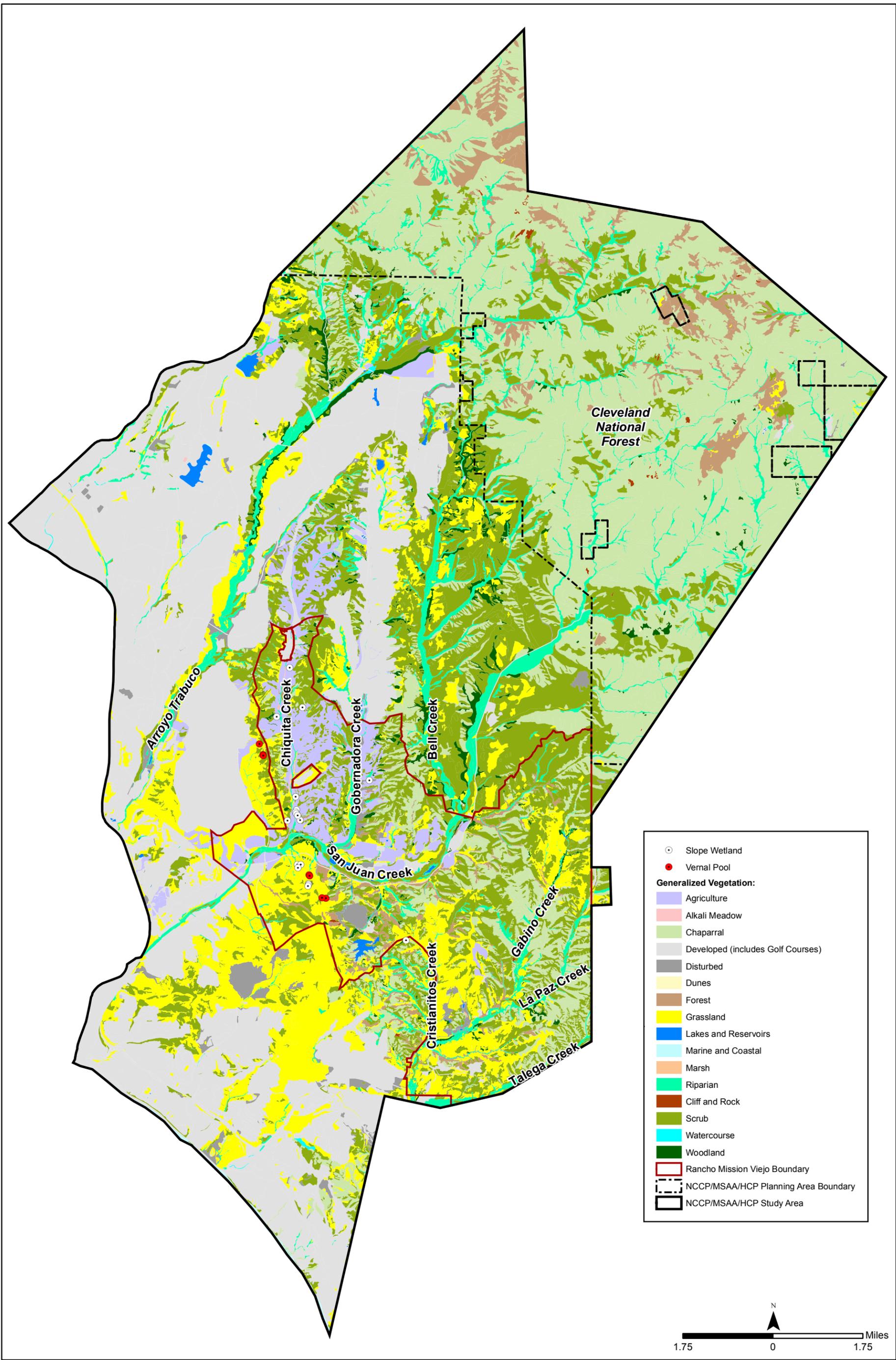
Clarifications and Revisions to Part IV: Maps

- Figure 3-M. Figure 3-M has been revised to include the following geographic areas: the mouth of San Juan Creek, Interstate 5, El Toro Road, and Live Oak Canyon Road.
- Figure 4-M. Figure 4-M has been modified to show major streams in the Southern Subregion.
- Figure 181-M. Figure 181-M has been revised to include labels for the County parks, RMV pre-existing conservancies, and the ATGC 48-acre easement.



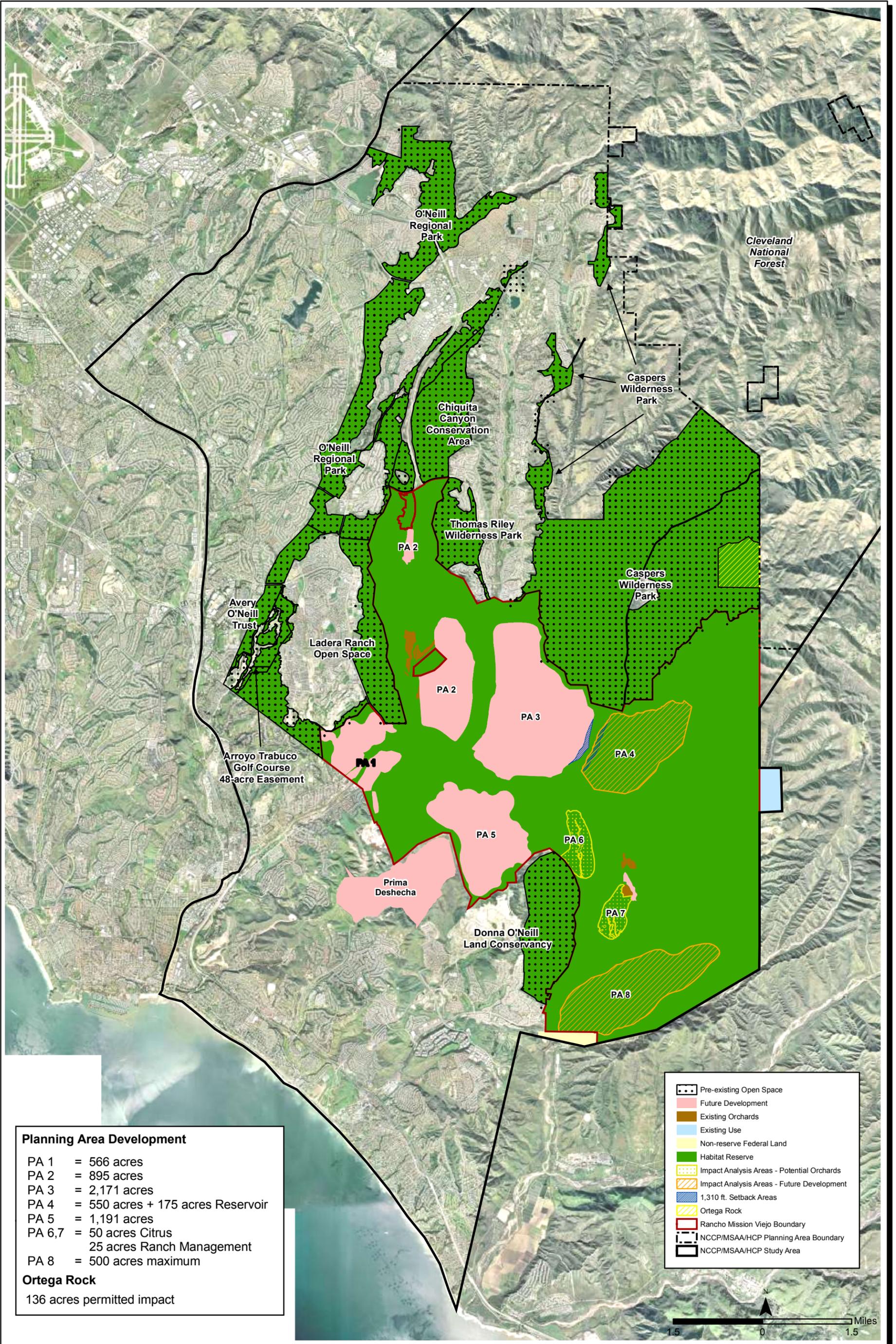
NCCP/MSAA/HCP
Southern NCCP/MSAA/HCP Study Area

**FIGURE
 3-M**



NCCP/MSAA/HCP
Southern NCCP/MSAA/HCP General Vegetation Map

FIGURE
4-M



NCCP/MSAA/HCP **FIGURE**
Pre-existing Open Space Committed to Habitat Reserve 181-M

Clarifications and Revisions to Part V: Technical Appendices

Appendix E:

- Page E-351, second paragraph, revise as follows:

Currently, only a few creeks within their native range support stable populations. One of the largest remaining natural populations occurs in Orange County in San Juan and Trabuco creeks. ~~Surveys conducted in San Juan Creek in 2004 detected partially-armored threespine stickleback downstream of the RMV boundary near the La Novia Bridge and it is expected that they continue to occupy areas within RMV and Caspers Wilderness Park, extending well into the Cleveland National Forest, which exhibits the largest areas of suitable habitat. Surveys conducted by MBA in 1995 also report found the partially-armored threespine stickleback in Gobernadora Creek, upstream of San Juan Creek upstream of Gobernadora Creek;~~ however, this population is isolated from San Juan Creek due to impassable areas in Gobernadora Creek immediately upstream of the confluence with San Juan Creek that allow only movement from Cañada Gobernadora to San Juan Creek but not from San Juan Creek to Gobernadora. ~~Surveys conducted in San Juan Creek in 2004 detected partially armored threespine stickleback downstream of the RMV boundary near the La Novia Bridge and it~~ It is expected that they continue to occupy areas within RMV and Caspers Wilderness Park, extending well into the Cleveland National Forest, which exhibits the largest areas of suitable habitat.

Appendix G

- Page G-30, revise as follows:

Based on the estimated phase out years noted above in *Table 10*, the available forage from the reduced pastures discussed above and shown in *Figure G-6*; the following are the maximum stocking rates in a post development scenario for natural pastures. As with a pre-development grazing, the northern pastures planted with barley provide additional forage value and are therefore capable of supporting a greater stocking rate. As noted above, gradual reductions to this level will occur as development occurs and pastures are partially or totally phased out.

Appendix M:

- Page 20, Avoidance and Minimization Measures, Thread-Leaved Brodiaea, revise to add the following paragraph to the section:

Thread-Leaved Brodiaea (Brodiaea filifolia) detected during periodic special status plant species surveys within Prima Deshecha Landfill that may be affected by landfilling operations during the ultimate landfill build-out or during post-closure activities shall be transplanted to one or more of the recipient sites identified in the Pre-Mitigation Plan in accordance with a mitigation plan approved by the Wildlife Agencies. The recipient sites can accommodate up to 300 plants. Impacts to the Brodiaea filifolia in excess of 300 plants shall be approved through an amendment to the NCCP/MSAA/HCP or under the provisions of Section 7 or 10 of the FESA.

- Attachment M-3, add new Attachment M-3, Species Coverage and Conservation Measures:

In the event that RMV Company decides to withdraw from the Southern NCCP program, the County of Orange will obtain regulatory coverage under a separate 10(a)(1)(B) permit for the 1,500-acre Prima Deshecha Landfill and Avenida La Pata and offsite mitigation within the San Juan Creek portion of Caspers Wilderness Park. The preservation of the 530.7-acre Supplemental Open Space area within Prima Deshecha Landfill, including the restoration of 122 acres of coastal sage scrub habitat, 18.7 acres of southern needlegrass grassland, and up to 6 acres of riparian, together with the removal and long-term management of approximately 24.3 acres within the San Juan Creek portion of Caspers Wilderness Park would provide adequate long-term conservation values as noted below for the following species:

- Coastal California gnatcatcher (*Polioptila californica californica*)
- Least Bell's vireo (*Vireo bellii pusillus*)
- Yellow-breasted chat (*Icteria virens*)
- Yellow warbler (*Dendroica petechia*)
- Arroyo toad (*Bufo californicus*) – along San Juan Creek inat Caspers Regional Park only
- Northern red-diamond rattlesnake (*Crotalus ruber ruber*)
- Thread-leaved brodiaea (*Brodiaea filifolia*).

Clarifications and Revisions to Part VI: EIR Response to Comments

Table of Contents:

- Table of Contents, Page i, 2.0, D, revise as follows:

D County of Orange ~~IMWD~~ IWMD

Section 2:

- Section 2.0, List of Respondents, page 2-1, Comment D-1 – D-7, revise as follows:

D-1 thru D-7	County of Orange IMWD <u>IWMD</u>	September 11, 2006	3-9
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Section 3:

- Section 3.0, Comments Received, page 3-1, Special Districts/Regional Agencies, revise as follows:

Special Districts/Regional Agencies

County of Orange ~~IMWD~~ IWMD

September 11, 2006

Section 4:

- Page 4-8, Second bullet at top of page, revise as follows:
 - Up to ~~98~~ 104 additional acres of coastal sage scrub will be restored within the SOS areas of Prima Deshecha landfill to complement the 122 acres of coastal sage scrub proposed for Prima Deshecha Landfill.
- Page 4-12, Response to Comments E4 through E-7, revise as follows:

The comments are reflective of issues raised by the City of Mission Viejo ("City") in its correspondence dated September 11, 2006 and addressed to the County of Orange. See Part VI, Comment Letter E. We concur with the responses provided by the County of Orange, and direct the commenter to Part VI, Responses to Comment E-1 through E-9, for a discussion of the identified transportation programs in the context of the approved NCCP/MSAA/HCP.

In addition to these responses, we assume that the efforts to conserve natural resources through the NCCP/MSAA/HCP would be given full consideration in any future

transportation planning efforts by the City of Mission Viejo or other relevant processing jurisdiction. To the extent that any non-covered transportation improvements within the Habitat Reserve would impact either state or federally listed species, the City (and any other processing jurisdiction) would be required to comply with the provisions of CESA and FESA, as appropriate. Additionally, any impacts to the established Habitat Reserve would need to be addressed through the permitting process and given consideration in any alternatives analysis for the proposed transportation project. The City is also advised that mitigation or conservation measures for impacts to federally-listed species that result from non-covered projects proposed to occur on the Habitat Reserve will require the Service's approval.

- Page 4-21, Response to Comment H-2, revise as follows:

Migratory Bird Treaty Act

The permittee shall perform initial vegetation clearing between September 15 and ~~March 15~~ February 15. Work may occur between ~~March 15~~ February 15 and September 15 if breeding bird surveys indicate the absence of any nesting birds. If nesting birds are detected, indirect impacts shall be mitigated by limiting heavy construction (i.e., mass grading) within 300 feet of occupied nests.

- Response to Comment K-2, second bullet, page 4-53, revise to add the following paragraph:

There is no final biological opinion with Federal Highways Administration for a Foothill South TCA alignment, but we are in formal consultation with Federal Highways Administration on the green alignment.

- Page 4-108, Response to Comment M-1, revise to add the following paragraph:

The currently proposed restoration of the Oso Nursery area on O'Neil Regional Park as part of the mitigation for impacts to Frank Bowerman Landfill would require a major amendment to the Central Coastal NCCP/HCP. Major amendments require the approval and signature of all parties to the Central Coastal agreement.

Section 5:

- Page 5-17, second bullet, revise as follows:

~~“Wetlands delineation was performed for RMV planning areas and associated infrastructure. The jurisdictional area acreage for Avenida La Pata and Prima Deshecha was based on planning levels from the USACE”.~~

Wetlands delineation was performed for RMV planning areas and associated infrastructure. The jurisdictional area acreage for the Avenida La Pata project was based on the GLA update to the RMV delineation and the jurisdictional acreage for Prima was based on Prima Deshecha delineation prepared by BonTerra Consulting.

- Page 5-19, last bullet under Chapter 4. Table note should be revised as follows:

~~“Wetlands delineation was performed for RMV planning areas and associated infrastructure. The jurisdictional area acreage for Avenida La Pata and Prima Deshecha was based on planning levels from the USACE”.~~ Wetlands delineation was performed for RMV planning areas and associated infrastructure. The jurisdictional area acreage for the Avenida La Pata project was based on the GLA update to the RMV delineation and the jurisdictional acreage for Prima was based on Prima Deshecha delineation prepared by BonTerra Consulting.