

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN DIEGO REGION**

2375 Northside Drive, Suite.100, San Diego, CA 92108
Phone (619) 516-1990 • Fax (619) 516-1994
<http://www.waterboards.ca.gov/sandiego/>

Clean Water Act Section 401 Water Quality Certification
and Waste Discharge Requirements
for Discharge of Dredged and/or Fill Materials

PROJECT: San Luis Rey Mitigation Bank
Certification Number R9-2013-0050
WDID: 9000002566

Reg. Meas. ID: 389484
Place ID: 792351
Party ID: 51760
Person ID: 539003

APPLICANT: Wildlands
3855 Atherton Road
Rocklin, CA 95765

ACTION:

<input type="checkbox"/> Order for Low Impact Certification	<input type="checkbox"/> Order for Denial of Certification
<input checked="" type="checkbox"/> Order for Technically-conditioned Certification	<input type="checkbox"/> Waiver of Waste Discharge Requirements
<input checked="" type="checkbox"/> Enrollment in SWRCB GWDR Order No. 2003-017 DWQ	<input type="checkbox"/> Enrollment in Isolated Waters Order No. 2004-004 DWQ

PROJECT DESCRIPTION

Wildlands (hereinafter Applicant), submitted an application dated February 21, 2013, for Water Quality Certification pursuant to section 401 of the Clean Water Act (33 U.S.C. § 1341) for the proposed San Luis Rey Mitigation Bank (Project). The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) deemed the application to be complete on January 23, 2014. The Applicant proposes to discharge dredged or fill material to waters of the United States and/or State associated with construction activity at the Project site. The Applicant proposes to entitle a wetlands mitigation bank known as the "San Luis Rey Mitigation Bank" which will provide, for purchase, wetland mitigation credits for projects that impact wetland waters of the United States and/or State. The bank's primary Service Area will be north San Diego County and Camp Pendleton. Major water bodies in the primary service area include: lower and middle portions of the San Luis Rey River, Escondido Creek, San Marcos Creek, Santa Margarita River, and Aliso Creek.

The Project is located within the City of Oceanside, San Diego County, California at 5780 Mission Avenue between North River Road and Mission Avenue (State Route 76) and Melrose Drive and Singh Way. The Project center reading is located at latitude 33°15'30.46" N and longitude -117°15'30.46" W. The Applicant has paid all required fees for this Certification in the amount of \$1,097.00. On March 5, 2013, the San Diego Water Board provided public notice of the Project application pursuant to California Code of Regulations, title 23, section 3858 by posting information describing the Project on the San Diego Water Board's web site and providing a period of twenty-one days for public review and comment. No comments were received.

The Applicant proposes to restore and re-establish 53.84 acres of riparian floodplain forest on the San Luis Rey River. Currently the streambed within the Project limits has been channelized and armored. The adjacent floodplain along the Project reach has been filled and leveled to accommodate agricultural production. In order to restore wetlands and river fluvial processes, the Applicant will remove the filled soils from the existing farm field within the San Luis Rey River bed, excavating down to match adjacent riverbed/floodplain elevations, and plant a mosaic of native wetland riparian plants. Soil excavated from the farm field will be transported to adjacent agricultural fields (Soil Placement Sites 1, 2, 4, 5N, 5S, and 7), the majority of which fall outside the 100-year floodplain. The excavated soil will be placed at the Soil Placement Sites and re-graded to approved specifications. After soil grading activities are complete, the Soil Placement Sites will return to agricultural use. The re-established river corridor will support a mosaic of wetland and riparian habitat, similar to the restored area located immediately upstream of the Project site. The property on which the Project will occur is approximately 56.54 acres in size ("Property"), with the "Restoration Area" being approximately 53.84 acres in size.

Project construction will permanently impact 4.96 acre (1,850 linear feet) and temporarily impact 0.21 acre (100 linear feet) of wetland waters of the United States and/or State. No loss of waters of the U.S. and/or State will result from the Project. Overall, the Project will result in a wide restored riparian floodplain corridor along the San Luis Rey River. No structures or impervious surfaces will be created as a result of the Project. The grading for all agricultural Soil Placement Sites is designed utilizing low impact development (LID) standards to maximize infiltration and minimize erosion. The LID standards used in the Project design include: conservation of natural features, set back of development from natural water bodies, minimization of site impervious surfaces, maximization of infiltration, retention and deceleration of runoff, and compliance with construction phase controls on sediment and other pollutants consistent with the requirements of the statewide *National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Order No. 2012-0006 DWQ, NPDES No. CAS000002*.

Post-construction best management practices (BMPs) to manage and control the runoff at the Soil Placement Sites will consist of vegetated buffers around the restoration site and Soil Placement Sites 1 and 2, grade breaks at Soil Placement Sites 4, 5, and 7, and contour farming, deep tillage, irrigation management, and sediment basins at Soil Placement Sites 4, 5, and 7.

The Project application includes a description of the design objective, operation, and degree of treatment expected to be attained from equipment, facilities, or activities (including construction and post-construction BMPs) to treat waste and reduce runoff or other effluents which may be discharged. Compliance with the Certification conditions will help ensure that construction and post-construction discharges from the Project will not cause on-site or off-site downstream erosion, damage to downstream properties, or otherwise damage stream habitats in violation of water quality standards in the *Water Quality Control Plan for the San Diego Basin (9)* (Basin Plan).

The purpose of the Project is to restore wetland habitat in the San Luis Rey River. There will be no loss of waters of the United States and/or State resulting from the Project. The Project

will result in the rehabilitation and re-establishment of 45.25 acres of jurisdictional waters of the United States and/or State and 8.59 acres of riparian floodplain and upland buffer habitat.

Detailed written specifications and work descriptions for the restoration Project including, but not limited to, the geographic boundaries of the Project, timing, sequence, monitoring, maintenance, ecological success performance standards and provisions for long-term management and protection of the restoration areas are described in the *San Luis Rey Mitigation Bank Development Plan* (Development Plan), dated November 2012. San Diego Water Board acceptance of the Development Plan applies only to the Project described in this Certification. The Development Plan is incorporated in this Certification by reference as if set forth herein. The Development Plan provides for implementation of the Project and provides for restoration of aquatic resources and their beneficial uses. Implementation of the Development Plan will improve aquatic resources within the San Diego Water Board's purview and will not have significant negative effect on the environment.

Additional Project details are provided in Attachments 1 through 6 of this Certification.

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Attachments:

1. Definitions
2. Project Location Map
3. Project Site Plans
4. Restoration Figures
5. CEQA Mitigation Monitoring and Reporting Program
6. Singh Property Management Company Letter, June 4, 2014

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I. STANDARD CONDITIONS

Pursuant to section 3860 of title 23 of the California Code of Regulations, the following three standard conditions apply to all water quality certification actions:

- A. This Certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to section 13330 of the Water Code and chapter 28, article 6 (commencing with title 23, section 3867), of the California Code of Regulations.
- B. This Certification action is not intended and shall not be construed to apply to any discharge from any activity involving a hydroelectric facility and requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent Certification application was filed pursuant to California Code of Regulations title 23, section 3855 subdivision (b), and that application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.
- C. This Certification action is conditioned upon total payment of any fee required under title 23, chapter 28 (commencing with section 3830) of California Code of Regulations and owed by the applicant.

II. GENERAL CONDITIONS

- A. **Term of Certification.** Water Quality Certification No. R9-2013-0050 (Certification) shall expire upon: a) the expiration or retraction of the Clean Water Act section 404 (33 U.S.C. §1344) permit issued by the U.S. Army Corps of Engineers for this Project, or b) five (5) years from the date of issuance of this Certification, whichever occurs first.
- B. **Duty to Comply.** The Applicant must comply with all conditions and requirements of this Certification. Any Certification noncompliance constitutes a violation of the Water Code and is grounds for enforcement action or Certification termination, revocation and reissuance, or modification.
- C. **General Waste Discharge Requirements.** The requirements of this Certification are enforceable through Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification* (Water Quality Order No. 2003-0017-DWQ). This provision shall apply irrespective of whether a) the federal permit for which the Certification was obtained is subsequently retracted or is expired, or b) the Certification is expired. Water Quality Order No. 2003-0017-DWQ is accessible at: http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/generalorders/gowdr401regulated_projects.pdf.
- D. **Project Conformance with Application.** All water quality protection measures and BMPs described in the application and supplemental information for water quality certification are incorporated by reference into this Certification as if fully stated herein. Notwithstanding any more specific conditions in this Certification, the Applicant shall

construct, implement and comply with all water quality protection measures and BMPs described in the application and supplemental information. The conditions within this Certification shall supersede conflicting provisions within the application and supplemental information submitted as part of this Certification action.

E. Project Conformance with Water Quality Control Plans or Policies.

Notwithstanding any more specific conditions in this Certification, the Project shall be constructed in a manner consistent with the Basin Plan and any other applicable water quality control plans or policies adopted or approved pursuant to the Porter Cologne Water Quality Act (Division 7, commencing with Water Code Section 13000) or section 303 of the Clean Water Act (33 U.S.C §1313.).

F. Project Modification. The Applicant must submit any changes to the Project, including Project operation, which would have a significant or material effect on the findings, conclusions, or conditions of this Certification, to the San Diego Water for prior review and written approval. If the San Diego Water Board is not notified of a significant change to the Project, it will be considered a violation of this Certification.

G. Certification Distribution Posting. During Project construction, the Applicant must maintain a copy of this Certification at the Project site. This Certification must be available at all times to site personnel and agencies. A copy of this Certification shall also be provided to any contractor or subcontractor performing construction work, and the copy shall remain in their possession at the Project site.

H. Inspection and Entry. The Applicant must allow the San Diego Water Board or the State Water Resources Control Board, and/or their authorized representative(s) (including an authorized contractor acting as their representative), upon the presentation of credentials and other documents as may be required under law, to:

1. Enter upon the Project or restoration site premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this Certification;
2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this Certification;
3. Inspect, at reasonable times, any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Certification; and
4. Sample or monitor, at reasonable times, for the purposes of assuring Certification compliance, or as otherwise authorized by the Clean Water Act or Water Code, any substances or parameters at any location.

I. Enforcement Notification. In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act, the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened

violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Certification.

- J. **Certification Actions.** This Certification may be modified, revoked and reissued, or terminated for cause including but not limited to the following:
1. Violation of any term or condition of this Certification;
 2. Monitoring results indicate that continued Project activities could violate water quality objectives or impair the beneficial uses of the San Luis Rey River or its tributaries;
 3. Obtaining this Certification by misrepresentation or failure to disclose fully all relevant facts;
 4. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge; and
 5. Incorporation of any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act or section 303 of the Clean Water Act.

The filing of a request by the Applicant for modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance does not stay any Certification condition.

- K. **Duty to Provide Information.** The Applicant shall furnish to the San Diego Water Board, within a reasonable time, any information which the San Diego Water Board may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this Certification or to determine compliance with this Certification.
- L. **Property Rights.** This Certification does not convey any property rights of any sort, or any exclusive privilege.
- M. **Petition.** Any person aggrieved by this action of the San Diego Water Board may petition the State Water Resources Control Board (State Board) to review the action in accordance with California Code of Regulations, title 23, sections 3867 and following. The State Board must receive the petition by 5:00 p.m., 30 days after the date of this Certification. Copies of the law and regulations applicable to filing petitions may be found on the Internet at:
http://www.waterboards.ca.gov/public_notices/petitions/water_quality or will be provided upon request.

III. CONSTRUCTION BEST MANAGEMENT PRACTICES

- A. **Approvals to Commence Construction.** The Applicant shall not commence Project construction until all necessary federal, state, and local approvals are obtained.
- B. **Personnel Education.** Prior to the start of the Project, and annually thereafter, the Applicant must educate all personnel on the requirements in this Certification, pollution

prevention measures, spill response measures, and BMP implementation and maintenance measures.

- C. **Spill Containment Materials.** The Applicant must, at all times, maintain appropriate types and sufficient quantities of materials on-site to contain any spill or inadvertent release of materials that may cause a condition of pollution or nuisance if the materials reach waters of the United States and/or State.
- D. **General Construction Storm Water Permit.** Prior to start of Project construction, the Applicant must, as applicable, obtain coverage under, and comply with, the requirements of State Water Resources Control Board Water Quality Order No. 2009-0009-DWQ, the *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity*, (General Construction Storm Water Permit) and any reissuance. If Project construction activities do not require coverage under the General Construction Storm Water Permit, the Applicant must develop and implement a runoff management plan (or equivalent construction BMP plan) to prevent the discharge of sediment and other pollutants during construction activities.
- E. **Waste Management.** The Applicant must properly manage, store, treat, and dispose of wastes in accordance with applicable federal, state, and local laws and regulations. Waste management shall be implemented to avoid or minimize exposure of wastes to precipitation or storm water runoff. The storage, handling, treatment, or disposal of waste shall not create conditions of pollution, contamination or nuisance as defined in Water Code section 13050. Upon Project completion, all Project generated debris, building materials, excess material, waste, and trash shall be removed from the Project site(s) for disposal at an authorized landfill or other disposal site in compliance with federal, state and local laws and regulations.
- F. **Waste Management.** Except for a discharge permitted under this Certification, the dumping, deposition, or discharge of trash, rubbish, unset cement or asphalt, concrete, grout, damaged concrete or asphalt, concrete or asphalt spoils, wash water, organic or earthen material, steel, sawdust or other construction debris waste from Project activities directly into waters of the United States and/or State, or adjacent to such waters in any manner which may permit its being transported into the waters, is prohibited.
- G. **Downstream Erosion.** Discharges of concentrated flow during construction or after Project completion must not cause downstream erosion or damage to properties or stream habitat.
- H. **Construction Equipment.** All equipment must be washed prior to transport to the Project site and must be free of sediment, debris, and foreign matter. All equipment used in direct contact with surface water shall be steam cleaned prior to use. All equipment using gas, oil, hydraulic fluid, or other petroleum products shall be inspected for leaks prior to use and shall be monitored for leakage. Stationary equipment (e.g., motors, pumps, generator, etc.) shall be positioned over drip pans or other types of containment.

- I. **Process Water.** Water containing mud, silt, or other pollutants from equipment washing or other activities, must not be discharged to waters of the United States and/or State or placed in locations that may be subjected to storm water runoff flows. Pollutants discharged to areas within a stream diversion must be removed at the end of each work day or sooner if rain is predicted.
- J. **Surface Water Diversion.** All surface waters, including ponded waters, must be diverted away from areas of active grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of the receiving water quality objectives. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.
- K. **Re-vegetation and Stabilization.** All areas that have 14 or more days of inactivity must be stabilized within 14 days of the last activity. The Applicant shall implement and maintain BMPs to prevent erosion of the rough graded areas. After completion of grading, all areas must be re-vegetated with native species appropriate for the area. The re-vegetation palette must not contain any plants listed on the California Invasive Plant Council Invasive Plant Inventory, which can be accessed at <http://www.cal-ipc.org/paf/>.
- L. **Hazardous Materials.** Except as authorized by this Certification, substances hazardous to aquatic life including, but not limited to, petroleum products, unused cement/concrete, asphalt, and coating materials, must be prevented from contaminating the soil and/or entering waters of the United States and/or State. BMPs must be implemented to prevent such discharges during each Project activity involving hazardous materials.
- M. **Vegetation Removal.** Removal of vegetation must occur by hand, mechanically, or through application of United States Environmental Protection Agency (USEPA) approved herbicides deployed using applicable BMPs to minimize adverse effects to beneficial uses of waters of the United States and/or State. Discharges related to the application of aquatic pesticides within waters of the United States must be done in compliance with State Water Resources Control Board Water Quality Order No. 2004-0009-DWQ, the *Statewide General National Pollution Discharge Elimination System Permit for the Discharge of Aquatic Weed Control in Waters of the United States*, and any subsequent reissuance as applicable.
- N. **Limits of Disturbance.** The Applicant shall clearly define the limits of Project disturbance to waters of the United States and/or State using highly visible markers such as flag markers, construction fencing, or silt barriers prior to commencement of Project construction activities within those areas.
- O. **On-site Qualified Biologist.** The Applicant shall designate an on-site qualified biologist to monitor Project construction activities within or adjacent to waters of the United States and/or State to ensure compliance with the Certification requirements. The biologist shall be given the authority to stop all work on-site if a violation of this

Certification occurs or has the potential to occur. Records and field notes of the biologist's activities shall be kept on-site and made available for review upon request by the San Diego Water Board.

- P. **Beneficial Use Protection.** The Applicant must take all necessary measures to protect the beneficial uses of waters of the San Luis Rey River. This Certification requires compliance with all applicable requirements of the Basin Plan. If at any time, an unauthorized discharge to surface waters (including rivers or streams) occurs or monitoring indicates that the Project is violating, or threatens to violate, water quality objectives, the associated Project activities shall cease immediately and the San Diego Water Board shall be notified in accordance with Notification Requirement VII.A of this Certification. Associated Project activities may not resume without approval from the San Diego Water Board.
- Q. **Grading Plans.** Prior to the start of Project construction, the Applicant must submit copies of the final grading plans.
- R. **Restoration Plans.** Prior to the start of Project construction, the Applicant must submit copies of the final Development Plan.

IV. POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

- A. **Post-Construction Discharges.** The Applicant shall not allow post-construction discharges from the Project site or Soil Placement Sites to cause or contribute to onsite or off-site erosion, excessive downstream sedimentation, or damage to properties or stream habitats.
- B. **Post-Construction BMP Design.** The Project must be designed to comply with all storm water requirements and conditions of the City of Oceanside. Post-construction BMPs are described in the *Priority Development Project Storm Water Mitigation Plan for San Luis Rey Mitigation Bank (SWMP)* dated July 18, 2014 (and any subsequent versions reviewed and approved by the City of Oceanside).
- C. **Post-Construction BMP Implementation.** All post-construction BMPs must be constructed, functional, and implemented prior to completion of Project construction, occupancy, and/or planned use, and maintained in perpetuity. The post construction BMPs must include those described in the SWMP, dated April 29, 2014, prepared on behalf of the Applicant by ESA PWA; or any subsequent version of the SWMP approved by the City of Oceanside.
- D. **Post-Construction BMP Maintenance.** The post construction BMPs must be designed, constructed, and maintained in accordance with the most recent California Storm Water Quality Association (CASQA)¹ guidance. Post-construction BMPs for Soil Placement Sites 1, 2, 4, 5, and 7 shall be maintained by Singh Property Management

¹ California Storm Water Quality Association (*California Storm Water BMP Handbook, New Development and Redevelopment 2003*), available on-line at: <http://www.cabmphandbooks.org/> [Accessed on January 15, 2012]

Company (See Attachment No. 6). Singh Property Management Company shall ensure that:

1. No less than two times per year, assess the performance of the BMPs to ensure protection of the receiving waters and identify any necessary corrective measures;
2. Perform inspections of BMPs, at the beginning of the wet season no later than October 1 and the end of the wet season no later than April 1, for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows;
3. Regularly perform preventative maintenance of BMPs, including removal of accumulated trash and debris, as needed to ensure proper functioning of the BMPs;
4. Identify and promptly repair damage to BMPs; and
5. Maintain a log documenting all BMP inspections and maintenance activities. The log shall be made available to the San Diego Water Board upon request.

V. PROJECT IMPACTS

- A. **Project Impact Avoidance and Minimization.** The Project must avoid and minimize adverse impacts to waters of the United States and/or State to the maximum extent practicable.
- B. **Project Impact.** Project construction will permanently impact 4.96 acre (1,850 linear feet) and temporarily impact 0.21 acre (100 linear feet) of wetland waters of the United States and/or State.
- C. **No Net Loss.** There shall be no loss of waters of the United States and/or State resulting from the Project. The Project shall result in the rehabilitation and re-establishment of at least 45.25 acres of riparian wetland waters of the United States and/or State and approximately 8.59 acres of riparian floodplain and upland buffer habitats in the San Luis Rey River bed and banks.
- D. **Development Plan Implementation.** The Applicant must fully and completely implement the Development Plan; any deviations from, or revisions to, the Development Plan must be pre-approved by the San Diego Water Board.
- E. **Performance Standards.** Restoration under this Certification shall be considered achieved once it has met the ecological success performance standards contained in the Development Plan to the satisfaction of the San Diego Water Board.
- F. **Restoration Site Design.** The restoration site shall be designed to be self-sustaining once performance standards have been achieved. This includes minimization of active engineering features (e.g., pumps) and appropriate siting to ensure that natural hydrology and landscape context support long-term sustainability in conformance with the following conditions:

1. Channels through the restoration site shall be characterized by equilibrium conditions, with no evidence of severe aggradation or degradation;
2. As viewed along cross-sections, the channel and buffer area(s) shall have a variety of slopes, or elevations, that are characterized by different moisture gradients. Each sub-slope shall contain physical patch types or features that contribute to irregularity in height, edges, or surface and to complex topography overall; and
3. The restoration sites shall have a well-developed plant community characterized by a high degree of horizontal and vertical interspersions among plant zones and layers.

G. Temporary Project Impact Areas. The Applicant must restore all areas of temporary impacts and all other areas of temporary disturbance which could result in a discharge or a threatened discharge of pollutants to waters of the United States and/or State. Restoration must include grading of disturbed areas to pre-project contours and re-vegetation with native species. The Applicant must implement all necessary BMPs to control erosion and runoff from areas associated with the Project.

H. Long Term Management and Maintenance. The restoration site must be managed, protected, and maintained, in perpetuity, in conformance with the long term management plan and the final ecological success performance standards identified in the Development Plan (Section G.2, Monitoring and Success Criteria). The aquatic habitats, riparian areas, buffers and uplands that comprise the restoration site must be protected in perpetuity from land-use and maintenance activities that may threaten water quality or beneficial uses within the restoration area in a manner consistent with the following requirements:

1. Any maintenance activities on the restoration site that do not contribute to the success of the restoration site and enhancement of beneficial uses and ecological functions and services are prohibited;
2. Maintenance activities must be limited to the removal of trash and debris, removal of exotic plant species, replacement of dead native plant species, and remedial measures deemed necessary for the success of the restoration project;
3. The restoration site must be maintained, in perpetuity, free of perennial exotic plant species including, but not limited to, pampas grass, giant reed, tamarisk, sweet fennel, tree tobacco, castor bean, and pepper tree. Annual exotic plant species must not occupy more than 5 percent of the restoration site(s); and
4. If at any time a catastrophic natural event (e.g., fire, flood) causes damage(s) to the restoration site or other deficiencies in the restoration Project, the Applicant must take prompt and appropriate action to repair the damage(s) including replanting the affected area(s) and address any other deficiencies. The San Diego Water Board may require additional monitoring by the Applicant to assess how the restoration site(s) or project is responding to a catastrophic natural event.

- I. **Restoration Site Preservation Mechanism.** The Applicant has provided the San Diego Water Board with a draft preservation mechanism (e.g. deed restriction, conservation easement, etc.) that will protect all restoration areas and their buffers in perpetuity. **Within 12 months of the issuance of this Certification**, the Applicant must submit proof of a completed final preservation mechanism that will protect all restoration areas and their buffers in perpetuity. The conservation easement, deed restriction, or other legal limitation on the restoration properties must be adequate to demonstrate that the sites will be maintained without future development or encroachment on the sites which could otherwise reduce the functions and values of the sites for the variety of beneficial uses of waters of the of the United States and/ or State that it supports. The legal limitation must prohibit, without exception, all residential, commercial, industrial, institutional, and transportation development, and any other infrastructure development that would not maintain or enhance the wetland and streambed functions and values of the sites. The preservation mechanism must clearly prohibit activities that would result in soil disturbance or vegetation removal, other than the removal of non-native vegetation. Other infrastructure development to be prohibited includes, but is not limited to, additional utility lines, maintenance roads, and areas of maintained landscaping for recreation.

VI. MONITORING AND REPORTING REQUIREMENTS

- A. **Representative Monitoring.** Samples and measurements taken for the purpose of monitoring under this Certification shall be representative of the monitored activity.
- B. **Monitoring Reports.** Monitoring results shall be reported to the San Diego Water board at the intervals specified in section VI of this Certification.
- C. **Monitoring and Reporting Revisions.** The San Diego Water Board may make revisions to the monitoring program at any time during the term of this Certification and may reduce or increase the number of parameters to be monitored, locations monitored, the frequency of monitoring, or the number and size of samples collected.
- D. **Records of Monitoring Information.** Records of monitoring information shall include:
 1. The date, exact place, and time of sampling or measurements;
 2. The individual(s) who performed the sampling or measurements;
 3. The date(s) analyses were performed;
 4. The individual(s) who performed the analyses;
 5. The analytical techniques or methods used; and
 6. The results of such analyses.

- E. California Rapid Assessment Method.** California Rapid Assessment Method (CRAM)² monitoring must be performed to assess the current and potential ecological conditions (ecological integrity) of the restoration site. These conditions reflect the overall level of ecological function of an aquatic resource. Prior to initiating Project construction, the Applicant shall develop a monitoring plan to implement California Rapid Assessment Method (CRAM) monitoring. The Applicant must conduct a quantitative function-based assessment of the health of streambed habitat to establish pre-project baseline conditions, set CRAM success criteria, and assess the restoration site progress towards meeting the success criteria. CRAM monitoring must be conducted prior to the start of Project construction authorized under this Certification and in years 1, 3, and 5 following construction completion at the stations outlined in VI.F.5 below. The CRAM monitoring results shall be submitted with the Annual Progress Report. An evaluation, interpretation, and tabulation of all CRAM assessment data shall be submitted with the final Project Annual Project Monitoring Report.
- F. Benthic Macroinvertebrate Community Analysis.** The Applicant shall conduct bioassessment monitoring, as described in this section, to assess the success of restoration areas and the impact of construction activities, whenever applicable, using benthic macroinvertebrate community data. Bioassessment shall include: 1) the collection and reporting of benthic macroinvertebrate data; and 2) the collection and reporting of physical habitat data. Bioassessment using benthic macroinvertebrates shall be conducted in perennial wadeable streams during the index period. Perennial streams shall be defined as streams with surface water flow present during the appropriate index period³. Wadeable streams shall be defined as streams that can be safely waded in order to be sampled for benthic invertebrates during the appropriate index period. If the appropriate sampling period lies outside the index period, please contact the San Diego Water Board.
- 1. Field Methods.** Bioassessment monitoring must be performed using the SWAMP field methods specified in *Standard Operating Procedures for Collecting Benthic Macroinvertebrate Samples and Associated Physical and Chemical Data for Ambient Bioassessments in California*⁴ (SOP, Ode 2007) or any updates of these methods. The Applicant shall conduct, concurrently with all required benthic macroinvertebrate collections, the "Full" suite of physical habitat characterization measurements as specified in Table 1 of the SOP.
 - 2. Laboratory Methods.** Benthic macroinvertebrates shall be identified using the SWAMP laboratory methods specified in *Standard Operating Procedures for Laboratory Processing and Identification of Benthic Macroinvertebrates in*

² The most recent versions of the California Rapid Assessment Method (CRAM) for Wetlands and additional information regarding CRAM can be accessed at <http://www.cramwetlands.org/>

³ The appropriate index period can be found electronically at the following location:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/constpermits/cgp_biomap.pdf

⁴ The SOP can be found electronically at the following location:
http://www.waterboards.ca.gov/water_issues/programs/swamp/docs/phab_sopr6.pdf

*California*⁵ (Laboratory SOP, Woodard et al. 2012) or any updates of these methods. Standard Taxonomic Effort (STE) Level II of the Southwestern Association of Freshwater Invertebrate Taxonomists (SAFIT) is required. Quality control samples are required for 10% of the samples each year and Quality Assurance samples must be analyzed by the Aquatic Bioassessment Laboratory of the California Department of Fish and Wildlife.

3. **Data Analysis.** Analysis of benthic macroinvertebrate data shall be conducted using scoring tools including but not limited to the *Southern California Index of Biotic Integrity*⁶ (Ode et. al. 2005) and the *California Stream Condition Index*⁷ (CSCI, Mazor et. al., currently in review) when the CSCI scoring tool is finalized.
4. **Data Storage.** Benthic macroinvertebrate data and physical habitat data shall be submitted to the California Environmental Data Exchange Network⁸ (CEDEN).
5. **Restoration Monitoring Sites.** All monitoring sites shall be approved by the San Diego Water Board before sampling is initiated. At a minimum, bioassessment monitoring for restoration areas must be performed at three sites (assessment stations) in the San Luis Rey River before Project initiation, and then in years 1, 3, and 5 following start of Project construction, during the established "index period" for the San Luis Rey watershed. The first assessment station is the reference station, which must be located upstream of the restoration site in a reference area; the second assessment station must be located within the restoration site; and the third assessment station must be located downstream of the restoration site. The reference station upstream of the restoration site must be located and sampled concurrently with the second and third assessment stations. Reference stations shall be defined as stations that show minimally disturbed conditions.
6. **Monitoring Reports.** An evaluation, interpretation and tabulation of the benthic macroinvertebrate community analysis must be submitted prior to **March 1** with the respective Annual Project Monitoring Report. An evaluation, interpretation, and tabulation of all bioassessment data shall be submitted with the final Project Annual Project Monitoring Report.

G. Post-Construction BMP Receiving Water Quality Monitoring Plan. The Applicant shall prepare and submit a Post-Construction BMP Receiving Water Monitoring Plan (BMP Monitoring Plan) to assess the ability of selected storm water structural treatment BMPs to prevent exceedances of receiving water quality standards. A BMP Monitoring

⁵ The Laboratory SOP can be found electronically at the following location:
http://www.waterboards.ca.gov/water_issues/programs/swamp/docs/bmi_lab_sop_final.pdf

⁶ The *Southern California Index of Biotic Integrity* can be found electronically at the following location:
http://www.waterboards.ca.gov/water_issues/programs/swamp/docs/reports/coastalstreams.pdf

⁷ The *California Stream Condition Index* can be found electronically at the following location:
http://www.waterboards.ca.gov/plans_policies/docs/biological_objective/2_scoring%20tool.pdf

⁸ The California Environmental Data Exchange Network can be found electronically at the following location:
<http://www.ceden.org/>

Plan, in conformance with the following criteria, shall be submitted prior to completion of Project construction, but no later than **December 31, 2014**.

1. **Quality Assurance Project Plan.** The BMP Monitoring Plan shall include a Quality Assurance Project Plan (QAPP) describing the monitoring objectives and organization, functional activities, and quality assurance/quality control protocols. The QAPP shall identify appropriate reporting limits for each monitored constituent and provide that analyses will be performed in a laboratory certified to perform such analyses by the California Department of Public Health or a laboratory approved by the San Diego Water Board.
2. **Sample Stations.** The BMP Monitoring Plan shall provide for upstream and downstream sample stations in the receiving water at the assessment stations used in section VI.F.5 of this Certification.
3. **Sample Collection.** The BMP Monitoring Plan shall provide for receiving water monitoring to be performed in the wet season during the "seasonal first-flush" (first storm event of the wet season) and one other subsequent storm event. The wet season is from October 1 through April 30. A qualifying storm event is considered rainfall precipitation of 0.1 inches and greater. If the first storm of the wet season cannot reasonably be monitored due to safety or mobilization impracticality considerations, then the next subsequent qualifying storm event shall be sampled.
4. **Test Procedures.** The BMP Monitoring Plan shall provide that monitoring is conducted according to United States Environmental Protection Agency (USEPA) test procedures approved at 40 CFR Part 136, *Guidelines Establishing Test Procedures for the Analysis of Pollutants Under the Clean Water Act* as amended, unless other test procedures are specified by the San Diego Water Board.
5. **Monitoring Parameters.** The BMP Monitoring Plan shall identify the constituents to be monitored and the corresponding sample type. All post-construction BMP receiving water samples shall, at a minimum, be tested for the parameters listed in the table below:

Parameter	Reporting Units ¹
Temperature	Degrees
Dissolved Oxygen	mg/L
Turbidity	NTU
pH	units

6. **Monitoring Duration.** The BMP Monitoring Plan shall provide for a minimum of five (5) years of monitoring following completion of soil placement at the agricultural Soil Placement Sites. The Applicant may discontinue this monitoring after the initial five years of monitoring unless directed in writing by the San Diego Water Board to continue the monitoring.
7. **Annual Reports.** An evaluation, interpretation and tabulation of the Post-Construction BMP Receiving Water Monitoring data must be submitted prior to **March 1** of each year with the respective Annual Project Monitoring Report.

- H. **BMP Monitoring Plan Implementation.** The Applicant shall implement the BMP Monitoring Plan by **December 31, 2014**, unless otherwise directed in writing by the San Diego Water Board. The Applicant shall modify the BMP Monitoring Plan as requested by the San Diego Water Board.
- I. **Annual Project Monitoring Reports.** The Applicant must submit annual Project progress reports describing status of BMP implementation and compliance with all requirements of this Certification to the San Diego Water Board prior to **March 1** of each year following the issuance of this Certification, until the Project has reached completion. The monitoring period for each Annual Project Monitoring Report shall be January 1st through December 31st of each year. The report must include the following information:
1. The names, qualifications, and affiliations of the persons contributing to the report;
 2. The status, progress, and anticipated schedule for completion of Project construction activities including the installation and operational status of best management practices project features for erosion and storm water quality treatment;
 3. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion;
 4. A description of each incident of noncompliance during the annual monitoring period and its cause, the period of the noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance;
 5. The results of the CRAM monitoring required under section VI.E of this Certification;
 6. The results of the Benthic Macroinvertebrate Community Analysis monitoring required under section VI.F of this Certification;
 7. The results of the Post-Construction BMP Receiving Water Monitoring described in and required under section VI.G of this Certification, including an evaluation, interpretation, and tabulation of the monitoring data and interpretations and conclusions regarding the effectiveness of the BMPs monitored. Conclusions must discuss whether applicable water quality standards were attained at each sample station in the receiving waters and;
 8. A statement certifying that the BMP Receiving Water Monitoring, CRAM, and Benthic Macroinvertebrate Community Analysis data and results have been uploaded into the California Environmental Data Exchange Network (CEDEN).
- J. **Final Project Completion Report.** The Applicant must submit a Final Project Completion Report to the San Diego Water Board **within 30 days of completion of the Project**. The final report must include the following information:

1. Date of construction initiation;
2. Date of construction completion;
3. BMP installation and operational status for the Project;
4. As-built drawings of the Project, no bigger than 11"X17";
5. Photo documentation of implemented post-construction BMPs. Photo documentation must be conducted in accordance with guidelines posted at:

http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/StreamPhotoDocSOP.pdf

In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced; and

6. A summary of all CRAM assessment, Benthic Macroinvertebrate Community, Post Construction BMP Monitoring analyses completed throughout the term of the Project in accordance with sections VI.E, VI.F, and VI.G of this Certification.

K. Annual Restoration Site Report. The Applicant must submit Annual Restoration Site Reports by **March 1** of each year containing sufficient information to demonstrate how the restoration is progressing towards accomplishing its objectives and meeting its performance standards. The monitoring period for each Annual Restoration Site Report shall be January 1st through December 31st of each year. Monitoring reports must be submitted for a period, of not less than five years, sufficient to demonstrate that the restoration Project has accomplished its objectives and met ecological success performance standards contained in the Development Plan. Following Project implementation the San Diego Water Board may reduce or waive monitoring requirements upon a determination that performance standards have been achieved. Conversely the San Diego Water Board may extend the monitoring period beyond five years upon a determination that the performance standards have not been met or if the project is not likely meet the performance standards.

The monitoring reports must include, but not be limited to, the following information:

1. Names, qualifications, and affiliations of the persons contributing to the report;
2. An evaluation, interpretation, and tabulation of the parameters being monitored, including the results of the Restoration Plan monitoring program, and all quantitative and qualitative data collected in the field;
3. A description of the restoration site(s):
 - a. Detritus cover;
 - b. General topographic complexity characteristics;
 - c. General upstream and downstream habitat and hydrologic connectivity; and
 - d. Source of hydrology;

4. Monitoring data interpretations and conclusions as to how the restoration project is progressing towards meeting performance standards and whether the performance standards have been met;
 5. A description of the progress toward implementing a plan to manage the restoration project after performance standards have been achieved to ensure the long term sustainability of the resource in perpetuity, including a discussion of long term financing mechanisms, the party responsible for long term management, and a timetable for future steps;
 6. Qualitative and quantitative comparisons of current restoration conditions with pre-construction conditions and previous restoration monitoring results;
 7. Photo documentation of the restoration site prior to and after construction. Photo documentation must be conducted in accordance with guidelines posted at http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/StreamPhotoDocSOP.pdf. In addition, photo documentation must include Geographic Positioning System (GPS) coordinates for each of the photo points referenced;
 8. (GPS) coordinates for each of the photo points referenced;
 9. A qualitative comparison to adjacent preserved streambed areas;
 10. As-built drawings of the restoration site(s), no bigger than 11"X17"; and
 11. A survey report documenting boundaries of the restoration site(s).
- L. **Mitigation Bank Ledger.** The Applicant must submit a copy of the most current mitigation bank ledger with each Annual Restoration Site Report. The mitigation bank ledger must include: the mitigation bank credits available by habitat type; the amount of acres, linear feet, and credits sold; and the remaining acres, linear feet, and credits available.
- M. **Reporting Authority.** The submittal of information required under this Certification, or in response to a suspected violation of any condition of this Certification, is required pursuant to Water Code section 13267 and 13383. Civil liability may be administratively imposed by the San Diego Water Board for failure to submit information pursuant to Water Code sections 13268 or 13385.
- N. **Electronic and Paper Media Documents.** The Applicant must submit all reports and information required under this Certification in both hardcopy (paper) and electronic format. The preferred electronic format for each report submission is one file in PDF format that is also Optical Character Recognition (OCR) capable. All paper and electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. R9-2013-0050; PIN 792351.

O. Document Signatory Requirements. All applications, reports, or information submitted to the San Diego Water Board must be signed as follows:

1. For a corporation, by a responsible corporate officer of at least the level of vice president.
2. For a partnership or sole proprietorship, by a general partner or proprietor, respectively.
3. For a municipality, or a state, federal, or other public agency, by either a principal executive officer or ranking elected official.
4. A duly authorized representative may sign applications, reports, or information if:
 - a. The authorization is made in writing by a person described above.
 - b. The authorization specifies either an individual or position having responsibility for the overall operation of the regulated activity.
 - c. The written authorization is submitted to the San Diego Water Board Executive Officer.

If such authorization is no longer accurate because a different individual or position has responsibility for the overall operation of the Project, a new authorization satisfying the above requirements must be submitted to the San Diego Water Board prior to or together with any reports, information, or applications, to be signed by an authorized representative.

P. Document Certification Requirements. All applications, reports, or information submitted to the San Diego Water Board must be certified as follows:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

Q. Document Submittal Address. The Applicant must submit reports required under this Certification, or other information required by the San Diego Water Board, to:

Executive Officer
California Regional Water Quality Control Board
San Diego Region
Attn: 401 Certification No. R9-2013-0050: PIN 792351
2375 Northside Drive, Suite 100
San Diego, California 92108

VII. NOTIFICATION REQUIREMENTS

- A. **Twenty Four Hour Non-Compliance Reporting.** The Applicant shall report any noncompliance which may endanger health or the environment. Any such information shall be provided orally to the San Diego Water Board within **24 hours** from the time the Applicant becomes aware of the circumstances. A written submission shall also be provided within five days of the time the Applicant becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. The San Diego Water Board, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.
- B. **Hazardous Substance Discharge.** Except for a discharge which is in compliance with this Certification, any person who, without regard to intent or negligence, causes or permits any hazardous substance or sewage to be discharged in or on any waters of the State, shall as soon as (a) that person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the County of San Diego, in accordance with California Health and Safety Code section 5411.5 and the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State toxic disaster contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.17), and immediately notify the State Water Board or the San Diego Water Board of the discharge. This provision does not require reporting of any discharge of less than a reportable quantity as provided for under subdivisions (f) and (g) of section 13271 of the Water Code unless the Applicant is in violation of a Basin Plan prohibition.
- C. **Oil or Petroleum Product Discharge.** Except for a discharge which is in compliance with this Certification, any person who without regard to intent or negligence, causes or permits any oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.1). This requirement does not require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Clean Water Act section 311, or the discharge is in violation of a Basin Plan prohibition.
- D. **Anticipated Noncompliance.** The Applicant shall give advance notice to the San Diego Water Board of any planned changes in the Project or the Restoration project which may result in noncompliance with Certification conditions or requirements.

E. **Transfers.** This Certification is not transferable in its entirety or in part to any person or organization except after notice to the San Diego Water Board in accordance with the following terms:

1. **Transfer of Property Ownership:** The Applicant must notify the San Diego Water Board of any change in ownership of the Project area. Notification of change in ownership must include, but not be limited to, a statement that the Applicant has provided the purchaser with a copy of the Section 401 Water Quality Certification and that the purchaser understands and accepts the certification requirements and the obligation to implement them or be subject to liability for failure to do so; the seller and purchaser must sign and date the notification and provide such notification to the San Diego Water Board **within 10 days of the transfer of ownership.**
2. **Transfer of Restoration Responsibility:** Any notification of transfer of responsibilities to satisfy the restoration requirements set forth in this Certification must include a signed statement from an authorized representative of the new party (transferee) demonstrating acceptance and understanding of the responsibility to comply with and fully satisfy the restoration conditions and agreement that failure to comply with the restoration conditions and associated requirements may subject the transferee to enforcement by the San Diego Water Board under Water Code section 13385, subdivision (a). Notification of transfer of responsibilities meeting the above conditions must be provided to the San Diego Water Board **within 10 days of the transfer date.**
3. **Transfer of Post-Construction BMP Maintenance Responsibility:** The Applicant assumes responsibility for the inspection and maintenance of all post-construction structural BMPs until such responsibility is legally transferred to another entity. At the time maintenance responsibility for post-construction BMPs is legally transferred the Applicant must submit to the San Diego Water Board a copy of such documentation and must provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer specifications. The Applicant must provide such notification to the San Diego Water Board **within 10 days** of the transfer of BMP maintenance responsibility.

Upon properly noticed transfers of responsibility, the transferee assumes responsibility for compliance with this Certification and references in this Certification to the Applicant will be interpreted to refer to the transferee as appropriate. Transfer of responsibility does not necessarily relieve the Applicant of this Certification in the event that a transferee fails to comply.

F. **Discharge Commencement.** The Applicant must notify the San Diego Water Board in writing **at least 5 days prior** to the start of Project construction.

VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

- A. The City of Oceanside is the Lead Agency under the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.) section 21067, and CEQA Guidelines (California Code of Regulations, title 14, section 15000 et seq.) section 15367, and has filed a Notice of Determination dated July 29, 2014 for the Mitigated

Negative Declaration (MND) titled *San Luis Rey Wetland Restoration/Mitigation Bank Project, June 2014* (State Clearing House # 2013091081). The Lead Agency has determined the Project will not have a significant effect on the environment and mitigation measures were made a condition of the Project.

- B. The San Diego Water Board is a Responsible Agency under CEQA (Public Resources Code section 21069; CEQA Guidelines section 15381). The San Diego Water Board has considered the Lead Agency's MND and finds that the Project as proposed will not have a significant effect on resources within the San Diego Water Board's purview.
- C. The San Diego Water Board has required mitigation measures as a condition of this Certification to avoid or reduce the environmental effects of the Project to resources within the Board's purview to a less than significant level.
- D. The Lead Agency has adopted a mitigation monitoring and reporting program pursuant to Public Resources Code section 21081.6 and CEQA Guidelines section 15097 to ensure that restoration measures and revisions to the Project identified in the MND are implemented. The Mitigation Monitoring and Reporting Program (MMRP) is included and incorporated by reference in Attachment 5 to this Certification. The Applicant shall implement the Lead Agency's MMRP described in the MND, as it pertains to resources within the San Diego Water Board's purview. The San Diego Water Board has imposed additional MMRP requirements as specified in section VI of this Certification.
- E. As a Responsible Agency under CEQA, the San Diego Water Board will file a Notice of Determination in accordance with CEQA Guidelines section 15096 subdivision (i).

IX. SAN DIEGO WATER BOARD CONTACT PERSON

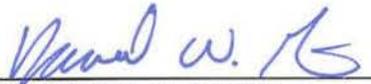
Alan Monji, Environmental Scientist
California Regional Water Quality Control Board, San Diego Region
2375 Northside Drive, Suite 100
San Diego, California 92108
Telephone: 619-521-3968
Email: Alan.Monji@waterboards.ca.gov

X. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the **San Luis Rey Mitigation Bank** (Certification No. R9-2013-0050) will comply with the applicable provisions of sections 301 ("Effluent Limitations"), 302 ("Water Quality Related Effluent Limitations"), 303 ("Water Quality Standards and Implementation Plans"), 306 ("National Standards of Performance"), and 307 ("Toxic and Pretreatment Effluent Standards") of the Clean Water Act. This discharge is also regulated under State Water Board Order No. 2003-0017-DWQ, "*Statewide General Waste Discharge Requirements for Dredged or Fill Discharges that have Received State Water Quality Certification (General WDRs)*," which requires compliance with all conditions of this Water Quality Certification. Please note that enrollment under Order No. 2003-017-DWQ is conditional and, should new information come to our attention that indicates a water quality problem, the San Diego Water Board may issue individual waste discharge requirements at that time.

Except insofar as may be modified by any preceding conditions, all Certification actions are contingent on (a) the discharge being limited to, and all proposed mitigation being completed in strict compliance with, the applicants' Project description and/or the description in this Certification, and (b) compliance with all applicable requirements of the Basin Plan.

I, David W. Gibson, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Certification No. R9-2013-0050 issued by the San Diego Water Board on August 13, 2014.



DAVID W. GIBSON
Executive Officer
San Diego Water Board

15 August 2014
Date

ATTACHMENT 1

DEFINITIONS

Activity - when used in reference to a permit means any action, undertaking, or project including, but not limited to, construction, operation, maintenance, repair, modification, and restoration which may result in any discharge to waters of the state.

Buffer - means an upland, wetland, and/or riparian area that protects and/or enhances aquatic resource functions associated with wetlands, rivers, streams, lakes, marine, and estuarine systems from disturbances associated with adjacent land uses.

California Rapid Assessment Method (CRAM) - is a wetland assessment method intended to provide a rapid, scientifically-defensible and repeatable assessment methodology to monitor status and trends in the conditions of wetlands for applications throughout the state. It can also be used to assess the performance of compensatory mitigation projects and restoration projects. CRAM provides an assessment of overall ecological condition in terms of four attributes: landscape context and buffer, hydrology, physical structure and biotic structure. CRAM also includes an assessment of key stressors that may be affecting wetland condition and a "field to PC" data management tool (eCRAM) to ensure consistency and quality of data produced with the method.

Compensatory Mitigation Project - means compensatory mitigation implemented by the Applicant as a requirement of this Certification (i.e., applicant -responsible mitigation), or by a mitigation bank or an in-lieu fee program.

Discharge of dredged material – means any addition of dredged material into, including redeposit of dredged material other than incidental fallback within, the waters of the United States and/or State.

Discharge of fill material – means the addition of fill material into waters of the United States and/or State.

Dredged material – means material that is excavated or dredged from waters of the United States and/or State.

Ecological Success Performance Standards – means observable or measurable physical (including hydrological), chemical, and/or biological attributes that are used to determine if a compensatory mitigation project meets its objectives.

Enhancement – means the manipulation of the physical, chemical, or biological characteristics of an aquatic resource to improve a specific aquatic resource function(s). Enhancement results in the gain of selected aquatic resource function(s), but may also lead to a decline in other aquatic resource function(s). Enhancement does not result in a gain in aquatic resource area.

Establishment – means the manipulation of the physical, chemical, or biological characteristics present to develop an aquatic resource that did not previously exist. Creation results in a gain in aquatic resource area.

Fill material – means any material used for the primary purpose of replacing an aquatic area with dry land or of changing the bottom elevation of a water body.

Isolated wetland – means a wetland with no surface water connection to other aquatic resources.

Mitigation Bank – means a site, or suite of sites, where resources (e.g., wetlands, streams, riparian areas) are restored, established, enhanced, and/or preserved for the purpose of providing mitigation for impacts authorized by this Certification.

Preservation - means the removal of a threat to, or preventing the decline of, aquatic resources by an action in or near those aquatic resources. This term includes activities commonly associated with the protection and maintenance of aquatic resources through the implementation of appropriate legal and physical mechanisms. Preservation does not result in a gain of aquatic resource area or functions.

Re-establishment - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/ historic functions to a former aquatic resource. Re-establishment results in rebuilding a former aquatic resource and results in a gain in aquatic resource area and functions.

Rehabilitation - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural/ historic functions to a degraded aquatic resource. Rehabilitation results in a gain in aquatic resource function, but does not result in a gain in aquatic resource area.

Restoration - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former or degraded aquatic resource. For the purpose of tracking net gains in aquatic resource area, restoration is divided into two categories: re-establishment and rehabilitation.

Start of Project Construction - For the purpose of this Certification, "start of Project construction" means to engage in a program of on-site construction, including site clearing, grading, dredging, landfilling, changing equipment, substituting equipment, or even moving the location of equipment specifically designed for a stationary source in preparation for the fabrication, erection or installation of the building components of the stationary source within waters of the United States and/or State.

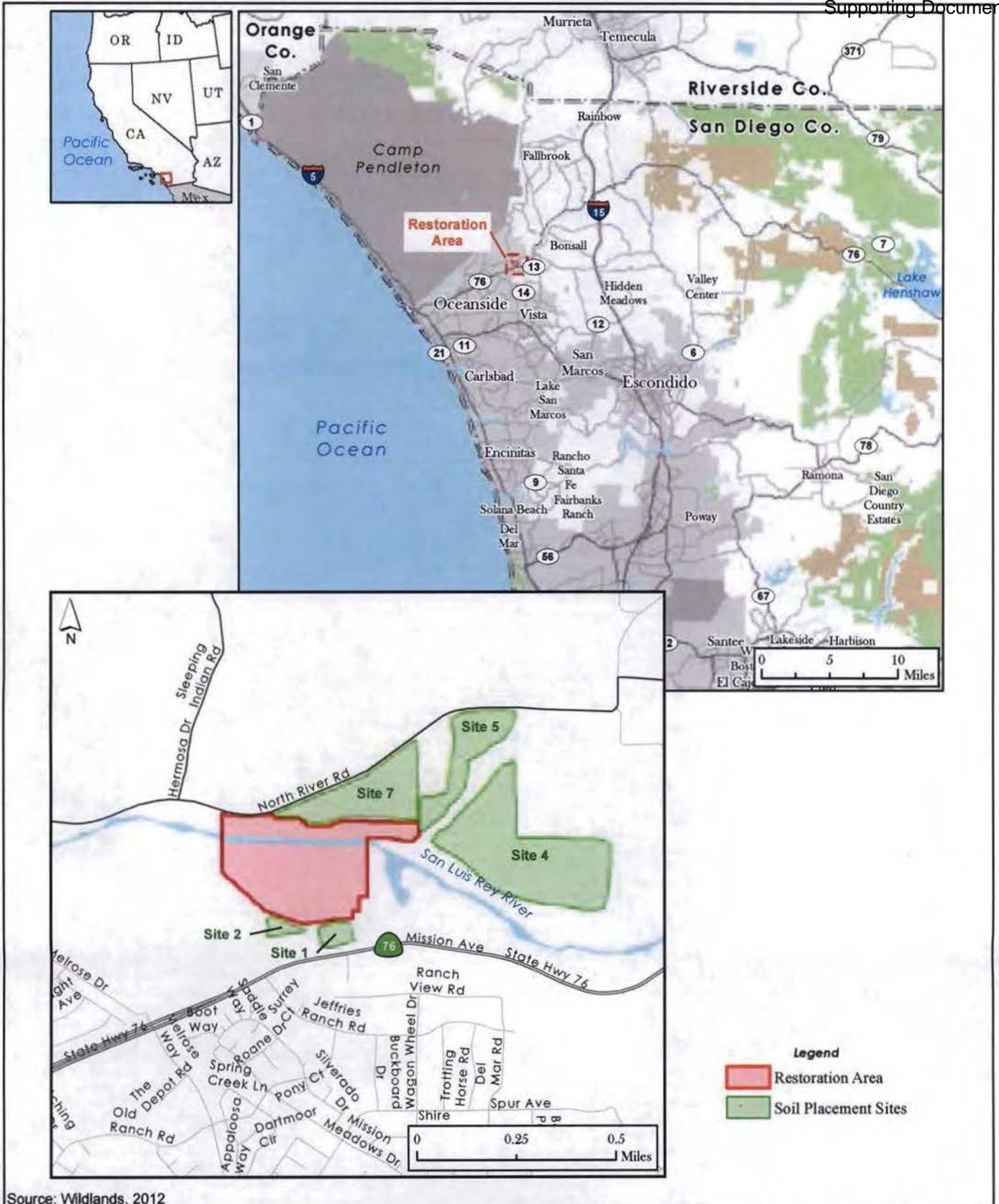
Uplands - means non-wetland areas that lack any field-based indicators of wetlands or other aquatic conditions. Uplands are generally well-drained and occur above (i.e., up-slope) from nearby aquatic areas. Wetlands can, however, be entirely surrounded by uplands. For example, some natural seeps and constructed stock ponds lack aboveground hydrological connection to other aquatic areas. In the watershed context, uplands comprise the landscape matrix in which aquatic areas form. They are the primary sources of sediment, surface runoff, and associated chemicals that are deposited in aquatic areas or transported through them.

Water quality objectives and other appropriate requirements of state law – means the water quality objectives and beneficial uses as specified in the appropriate water quality control plan(s); the applicable provisions of sections 301, 302, 303, 306, and 307 of the Clean Water Act; and any other appropriate requirement of state law.

Wildlands
San Luis Rey Mitigation Bank
Certification No. R9-2013-0050

August 13, 2014
Item No. 10
Supporting Document No. 2

ATTACHMENT 2
PROJECT LOCATION MAP



Regional Vicinity Map

SAN LUIS REY MITIGATION BANK

Figure 1

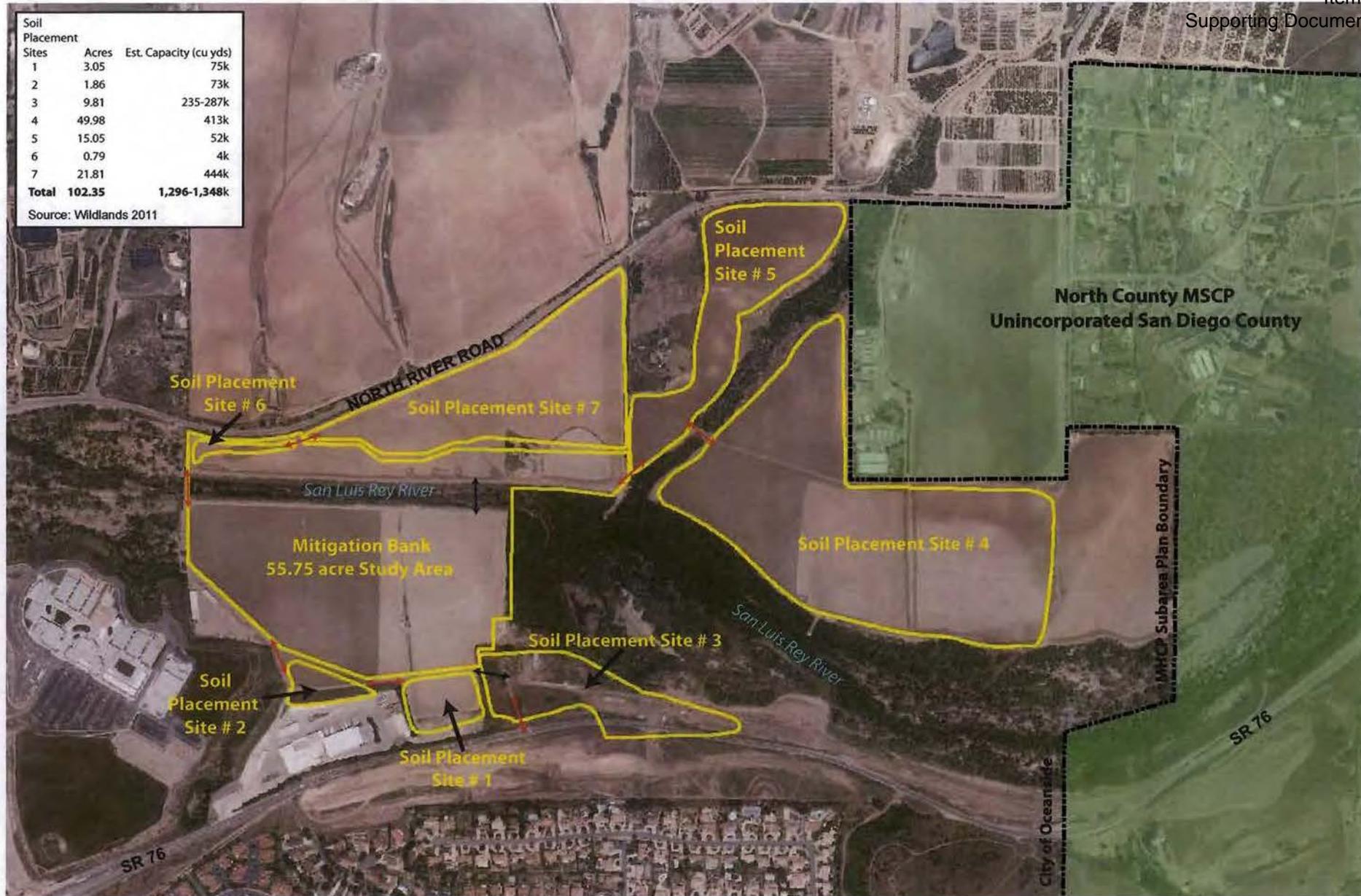
Wildlands
San Luis Rey Mitigation Bank
Certification No. R9-2013-0050

August 13, 2014
Item No. 10
Supporting Document No. 2

ATTACHMENT 3
PROJECT SITE PLANS

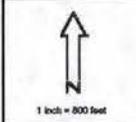
Soil Placement Sites	Acres	Est. Capacity (cu yds)
1	3.05	75k
2	1.86	73k
3	9.81	235-287k
4	49.98	413k
5	15.05	52k
6	0.79	4k
7	21.81	444k
Total	102.35	1,296-1,348k

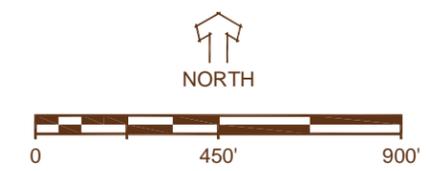
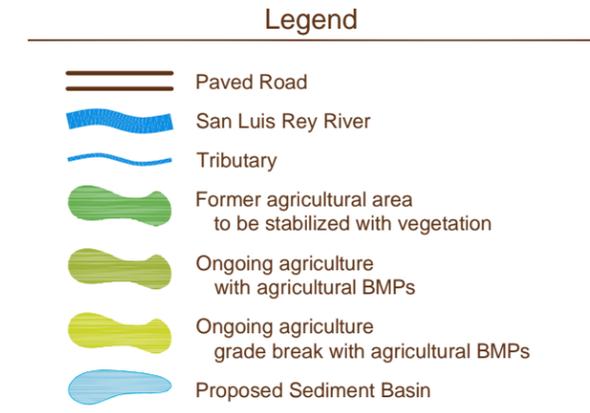
Source: Wildlands 2011



 Study Area Boundaries
  Existing Access Routes
  Potential Temporary Access Routes

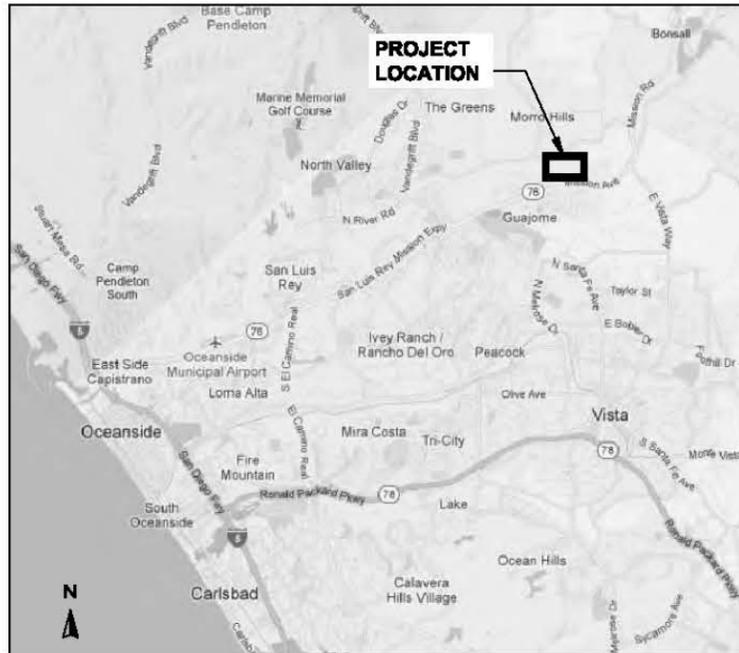
Figure 2 - Study Area Map
 Biological Assessment
 San Luis Rey Mitigation Bank



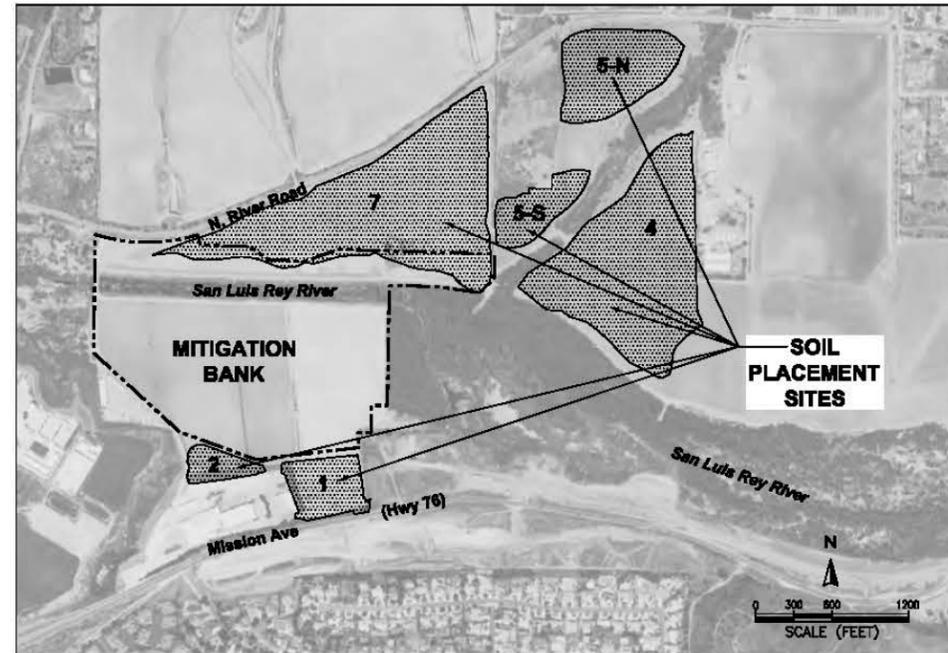


SAN LUIS REY MITIGATION BANK

OCEANSIDE, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOCATION MAP

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- C2 EXISTING SITE PLAN - SOIL PLACEMENT SITES
- C3 GRADING PLAN - MITIGATION BANK
- C4 GRADING SECTIONS - MITIGATION BANK
- C5 GRADING PLAN AND SECTIONS - SOIL PLACEMENT SITE 1
- C6 GRADING PLAN AND SECTIONS - SOIL PLACEMENT SITE 2
- C7 GRADING PLAN AND SECTIONS - SOIL PLACEMENT SITE 4
- C8 GRADING PLAN AND SECTIONS - SOIL PLACEMENT SITE 5-NORTH
- C9 GRADING PLAN AND SECTIONS - SOIL PLACEMENT SITE 5-SOUTH
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- LD CONCEPTUAL LANDSCAPE PLAN OVERVIEW
- LP.1 CONCEPTUAL LANDSCAPE PLAN PLANTING
- LP.2 CONCEPTUAL LANDSCAPE PLAN PLANTING
- LP.3 CONCEPTUAL LANDSCAPE PLAN PLANTING
- LP.4 CONCEPTUAL LANDSCAPE PLAN PLANTING
- LP.5 CONCEPTUAL LANDSCAPE PLAN PLANTING
- LI.1 CONCEPTUAL LANDSCAPE PLAN IRRIGATION
- LD.1 CONCEPTUAL LANDSCAPE PLAN NOTES & DETAILS

NOTES

1. PRIOR TO START OF ANY GRADING FOR THIS DEVELOPMENT (SAN LUIS REY WETLANDS RESTORATION/MITIGATION BANK), A GRADING PERMIT SHALL BE REQUIRED TO INCLUDE ALL SOIL PLACEMENT SITES AND THE MITIGATION BANK IN ACCORDANCE WITH THE CITY OF OCEANSIDE GRADING ORDINANCE.
2. PRIOR TO APPROVAL OF THE GRADING PLAN, A HYDROLOGY STUDY SHALL BE REQUIRED TO INCLUDE ALL SOIL PLACEMENT SITES AND THE MITIGATION BANK.
3. PRIOR TO THE APPROVAL OF THIS DEVELOPMENT AND PRIOR TO THE PUBLIC HEARING, THE APPLICANT SHALL PROVIDE FEMA CONCURRENCE OF THE CLOMR.

SUMMARY TABLE

DESCRIPTION	ACRES (APPROX.)	PARCEL IDENTIFICATION	PROPERTY OWNER	GRADING QUANTITIES (ESTIMATED CUBIC YARDS) (EST. CUBIC YARDS)	GENERAL PLAN (NO CHANGE)	ZONING (NO CHANGE)
RESTORATION AREA	56	PARCEL B	WILDLANDS SLR HOLDINGS I, LLC	684,000	A, EB-R	A-EQ
SOIL PLACEMENT SITE #1	3	PARCEL D	SINGH PROPERTY MANAGEMENT COMPANY	52,000	EB-R	A-EQ
SOIL PLACEMENT SITE #2	2	PARCEL D	SINGH PROPERTY MANAGEMENT COMPANY	53,000	EB-R	A-EQ
SOIL PLACEMENT SITE #4	50	APN 122-130-31 APN 157-150-11	SINGH PROPERTY MANAGEMENT COMPANY	295,000	A, EB-R	A
SOIL PLACEMENT SITE #5	15	APN 122-130-31	SINGH PROPERTY MANAGEMENT COMPANY	80,000	A	A
SOIL PLACEMENT SITE #7	22	PARCEL A	SINGH PROPERTY MANAGEMENT COMPANY	233,000	A	A

General Plan designations: A...Agricultural, EB-R...Estate B Residential
Zoning classifications: A...Agricultural, -EQ...Equestrian Overlay

ENTITLEMENT TYPE: DEVELOPMENT PLAN

ENTITLEMENT NUMBERS: D12-00004

RESTORATION PROJECT PARCEL LEGAL DESCRIPTION:

PARCEL B OF THAT CERTAIN LOT LINE ADJUSTMENT AND CERTIFICATE OF COMPLIANCE NO. PLA-11-00004, IN THE CITY OF OCEANSIDE, RECORDED NOVEMBER 23, 2011 AS DOCUMENT NO. 2011-0628785, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 4 WEST TOGETHER WITH A PORTION OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE PLA 02-98 PER DOCUMENT NO. 1999-0235759 RECORDED APRIL 08, 1999, IN THE CITY OF OCEANSIDE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE, ALONG THE WEST LINE OF SAID SECTION 36, NORTH 0021'07" EAST 510.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, NORTH 0021'07" WEST 778.29 FEET TO A POINT PERPENDICULAR AND 42 FEET SOUTHERLY OF THE CENTERLINE OF NORTH RIVER ROAD PER ROAD SURVEY 674; THENCE, LEAVING SAID WEST LINE ALONG SAID PERPENDICULAR LINE, SOUTH 7234'48" EAST 1.84 FEET TO THE BEGINNING OF A 1,142 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3412'49" A DISTANCE OF 681.93 FEET; THENCE, NON-TANGENT TO SAID CURVE, SOUTH 1647'37" EAST 70.00 FEET; THENCE SOUTH 8817'35" EAST 325.00 FEET; THENCE SOUTH 5441'47" EAST 150.00 FEET; THENCE SOUTH 8817'35" EAST 243.92 FEET; THENCE NORTH 7007'54" EAST 225.71 FEET; THENCE SOUTH 8817'35" EAST 1,025.00 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 36; THENCE, ALONG SAID EAST LINE, SOUTH 0016'42" WEST 159.42 FEET; THENCE, LEAVING SAID EAST LINE, SOUTH 4545'08" WEST 133.72 FEET; THENCE NORTH 8207'16" WEST 279.94 FEET; THENCE NORTH 8810'23" WEST 314.85 FEET; THENCE SOUTH 0056'46" WEST 787.51 FEET; THENCE NORTH 8943'18" WEST 103.27 FEET; THENCE SOUTH 0016'42" WEST 179.40 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36; THENCE, ALONG SAID SOUTH LINE, NORTH 8939'11" WEST 91.37 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE, LEAVING SAID SOUTH LINE ALONG THE EAST LINE OF SAID PARCEL 2, SOUTH 0700'05" WEST 97.27 FEET; THENCE, LEAVING SAID EAST LINE, SOUTH 8318'23" WEST 681.37 FEET; THENCE NORTH 7004'57" WEST 537.33; THENCE NORTH 4727'16" WEST 759.27 FEET TO THE TRUE POINT OF BEGINNING.

60% SUBMITTAL
NOT FOR CONSTRUCTION



TITLE SHEET
SAN LUIS REY
MITIGATION BANK

3865 Atherton Road
Roodlin, CA 95766



APPROVED
DESIGNED P. LUECKING
DRAWN
INCHARGE P. LUECKING
SCALE
DATE NOVEMBER 30, 2012
SHEET

G1
1 OF 22

K:\projects\211022 - 2011 Project\011022 - San Luis Rey Mitigation Bank\02\0201\0201.dwg 11:52:49 AM '14

PREPARED BY:

GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET TITLE

PROJECT

3855 Atherton Road
Rocklin, CA 95765



PREPARED FOR:



APPROVED

DESIGNED P. LUECKING

DRAWN

INCHARGE P. LUECKING
C68113

SCALE

DATE NOVEMBER 30, 2012

SHEET

G2



DEFINITIONS

PROPERTY OWNER: WILDLANDS
3855 ATHERTON ROAD
ROCKLIN, CA 95765
PH: (916)-435-3555
CONTACT: PAUL SHERMAN

RESTORATION ENGINEER: ESA PWA
550 KEARNY STREET
SUITE 800
SAN FRANCISCO, CA 94108
PH: (415)-896-5900
CONTACT: PHILIP LUECKING

CIVIL ENGINEER: O'DAY CONSULTANTS, INC.
2710 LOKER AVENUE WEST
SUITE 100
CARLSBAD, CA 92010
PH: (760)-931-7700
CONTACT: TIM CARROLL

LANDSCAPE ARCHITECT: WILDLANDS
3855 ATHERTON ROAD
ROCKLIN, CA 95765
PH: (916)-435-3555
CONTACT: JEFF NOVAK

OWNER'S REPRESENTATIVE: THE OWNER—DESIGNATED CONSTRUCTION MANAGER OR PRIMARY CONTACT FOR THE CONTRACTOR (TO BE IDENTIFIED PRIOR TO CONSTRUCTION) THE OWNER'S REPRESENTATIVE WILL COORDINATE AS NEEDED BETWEEN THE OWNER, RESTORATION ENGINEER AND CIVIL ENGINEER.

GENERAL NOTES

- 1. EXISTING TOPOGRAPHY IS BASED ON FIELD SURVEYS CONDUCTED BY O'DAY CONSULTANTS (JULY AND SEPTEMBER 2011) AND WILDLANDS (FEBRUARY 2012).
2. ELEVATIONS ARE REFERENCED TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88), FEET.
3. THE COORDINATE GRID IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM OF 1983 (NAD83), FEET.
4. A THE CONTRACTOR SHALL CONFORM TO ALL GOVERNING LAWS, CODES, AND ORDINANCES.
5. THE EXISTING GRADE REFLECTS SITE CONDITIONS AT THE TIME OF THE SURVEYS. CONTRACTOR SHOULD VERIFY GRADES AND EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE AGENCIES AND THE UNDERGROUND SERVICE ALERT TO FIELD LOCATE ALL UNDERGROUND UTILITIES.
7. CONTRACTOR TO FIELD INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS, ELEVATIONS, AND DIMENSIONS OF THE PROJECT, AS SHOWN ON OR REFERENCED ON THE PLANS, AND NOTIFY THE OWNER'S REPRESENTATIVE ABOUT ANY CONDITION REQUIRING MODIFICATION OR CHANGE PRIOR TO BIDDING. EXAMINE THE PLANS AND SPECIFICATIONS AND CLEARLY UNDERSTAND THE EXISTING CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED PRIOR TO BIDDING. ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR HAS VISITED THE SITE, FAMILIARIZED HIMSELF (OR HERSELF) WITH EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS. NO ALLOWANCES OF ANY KIND WILL BE MADE FOR ANY EXTRA COST DUE TO THE CONTRACTOR'S FAILURE TO INFORM THE OWNER OF DISCREPANCIES IN TIME TO ISSUE CORRECTIVE ADDENDA PRIOR TO BIDDING. THE CONTRACT DOCUMENTS ILLUSTRATE THE INTENT OF THE WORK TO BE PERFORMED.
8. ANY REVISIONS OR ADDITIONAL WORK REQUIRED AS A RESULT OF FIELD CONDITIONS OR OWNER STANDARDS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. WORK PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN AUTHORIZATION SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR WHO SHALL BEAR ALL COSTS. ALL REVISIONS SHALL BE IN WRITTEN CHANGE ORDER FORM AND APPROVED AND AUTHORIZED BY OWNER BEFORE BEGINNING WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL SURVEY CONTROL AND LAYOUT NEEDED TO PERFORM THE WORK. THE CONTRACTOR'S SURVEYING METHODS SHALL BE IN ACCORDANCE WITH STANDARD SURVEY PRACTICES AND SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING THE SURVEY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING, INCLUDING BUT NOT LIMITED TO:
a. RECOVERING BENCHMARKS
b. ESTABLISHING, DOCUMENTING AND MAINTAINING TEMPORARY BENCHMARKS
c. PERFORMING LAYOUT AN CONSTRUCTION STAKING
d. REVIEWING STAKING WITH OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK IN EACH WORK AREA

- 11. THE DIMENSIONS CAN BE SCALED FROM THESE PLANS. THE CONTRACTOR SHALL CONFIRM DIMENSIONS OF ALL GRADING ACTIVITIES WITH THE OWNERS REPRESENTATIVE BEFORE COMMENCING WORK.
12. OWNER'S REPRESENTATIVE ACCEPTS NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS AND THE SPECIFICATIONS THE CONTRACTOR SHALL CONTACT THE OWNER OR OWNER'S REPRESENTATIVE FOR FURTHER EXPLANATION AS MAY BE NECESSARY.
13. ANY DEVIATIONS OR CHANGES TO THESE PLANS, WITHOUT OFFICIAL APPROVAL OF THE OWNER'S REPRESENTATIVE SHALL ABSOLVE THE OWNER'S REPRESENTATIVE OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION OR CHANGE.
14. A SET OF SIGNED WORKING PLANS AND SPECIFICATIONS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY AND SUBMITTED TO THE OWNER UPON COMPLETION OF WORK.
15. THE PLANS AND SPECIFICATIONS DESCRIBE IN GENERAL THE QUALITY AND CHARACTER OF THE MATERIALS, SHAPE AND CONFIGURATION OF THE IMPROVEMENTS AND DESIGN INTENT OF THE COMPLETED, INSTALLED WORK. MISCELLANEOUS ITEMS OF WORK, MATERIAL, EQUIPMENT, ETC. NECESSARY TO COMPLETE THE WORK SHALL BE PROVIDED BY THE CONTRACTOR WHETHER OR NOT MENTIONED IN THE SPECIFICATION OR SHOWN ON THE PLANS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
16. THE CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES TO PREVENT WIND- OR WATER-BORNE EROSION, AND SEDIMENT LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
17. THE CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT COMPLIES WITH ALL PERMITS AND IS PROTECTIVE OF THE ENVIRONMENT, INCLUDING AIR AND WATER QUALITY, WILDLIFE, VEGETATION, AND HUMAN HEALTH.
18. THE CONTRACTOR SHALL COMPLY WITH ALL PERMITS OBTAINED BY THE OWNER FOR COMPLETION OF WORK. COPIES OF ALL PERMITS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
19. EXCAVATION AND GRADING WILL OCCUR WITHIN THE ACTIVE CHANNEL OF THE SAN LUIS REY RIVER. THE CONTRACTOR SHALL BE AWARE OF WEATHER AND RIVER CONDITIONS THAT MAY IMPACT CONSTRUCTION ACTIVITIES AND SHALL TAKE MEASURES NECESSARY TO PROTECT THE SITE AND EQUIPMENT DURING HIGHER RIVER FLOWS.
20. EXCAVATION AND GRADING WILL OCCUR WITHIN THE DELINEATED LIMITS OF THE FEMA EFFECTIVE FLOODPLAINS AND FLOODWAYS. THESE LIMITS ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL CLARIFICATION OF THESE LIMITS AND WORK RESTRICTIONS, AS NEEDED, PRIOR TO COMMENCING WORK.

LEGEND

- 100 EXISTING CONTOUR
100 DESIGN CONTOUR
SOIL PLACEMENT
EXCAVATE MATERIAL
DESIGN GRADE SPOT ELEVATION
X101.0 FEMA 100-YR FLOODPLAIN
FEMA 100-YR FLOODWAY
FEMA 500-YR FLOODPLAIN
EXISTING AG WELL, TO BE REMOVED
EXISTING AG WELL, TO REMAIN
EXISTING GROUNDWATER ELEVATION MONITORING WELL
OVERHEAD POWER LINE
LOT LINE
(E) CULVERT
NEW CULVERT
(E) BUILDING
VEGETATION LIMIT
NEW CULVERT ID

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes terms like APPROX., DIA, EL, FT, LF, MAX, MIN, NAVD, NTS, SPECS, SPS, TBD, TYP, VIF, 3:1, PIP, APN, FEMA, CLOMR, LOMR and their corresponding descriptions.

LEGAL DESCRIPTIONS

SOIL PLACEMENT SITE 7 - PORTIONS OF 122-130-32 AND 34 THAT ARE SOUTH OF NORTH RIVER ROAD

PARCEL "A" OF THAT CERTAIN LOT LINE ADJUSTMENT AND CERTIFICATE OF COMPLIANCE NO. PLA 11-00004 IN THE CITY OF OCEANSIDE, RECORDED ON NOVEMBER 23, 2011, AS DOCUMENT NO. 2011-0628785, IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, EXCEPTING THEREFROM THE AREA NORTH OF THE PUBLIC RIGHT OF WAY AS CONTAINED WITHIN COUNTY ROAD SURVEY NO. 674, AS SAID ROAD IS DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED APRIL 27, 1938, IN BOOK 775, PAGE 126 OF OFFICIAL RECORDS.

EXISTING WELL #5 AND NEW IRRIGATION PIPELINES - 122-130-40

PARCEL "C" OF THAT CERTAIN LOT LINE ADJUSTMENT AND CERTIFICATE OF COMPLIANCE NO. PLA 11-00004 IN THE CITY OF OCEANSIDE, RECORDED ON NOVEMBER 23, 2011, AS DOCUMENT NO. 2011-0628785, IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.

SOIL PLACEMENT AREAS 1 AND 2 AND NEW IRRIGATION PIPELINES - 122-130-38 AND 157-150-62

PARCEL "D" OF THAT CERTAIN LOT LINE ADJUSTMENT AND CERTIFICATE OF COMPLIANCE NO. PLA 11-00004 IN THE CITY OF OCEANSIDE, RECORDED ON NOVEMBER 23, 2011, AS DOCUMENT NO. 2011-0628785, IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA

SOIL PLACEMENT SITES 4 AND 5 - 122-130-31

ALL OF THE WEST HALF OF THE SOUTHEAST QUARTER AND ALL OF THE SOUTHERLY THREE-QUARTERS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL BEING IN SECTION 36, TOWNSHIP 10 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 THAT PORTION THEREOF LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH - SOUTH CENTER LINE OF SAID SECTION 36, DISTANT THEREON NORTH 0015'36" WEST 578.21 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 36, THENCE SOUTH 6041'02" EAST, 1173.46 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 36; DISTANT THEREON SOUTH 8947'42" WEST, 1603.37 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36.

ALSO EXCEPTING FROM THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 THAT PORTION DESCRIBED AS FOLLOWS:

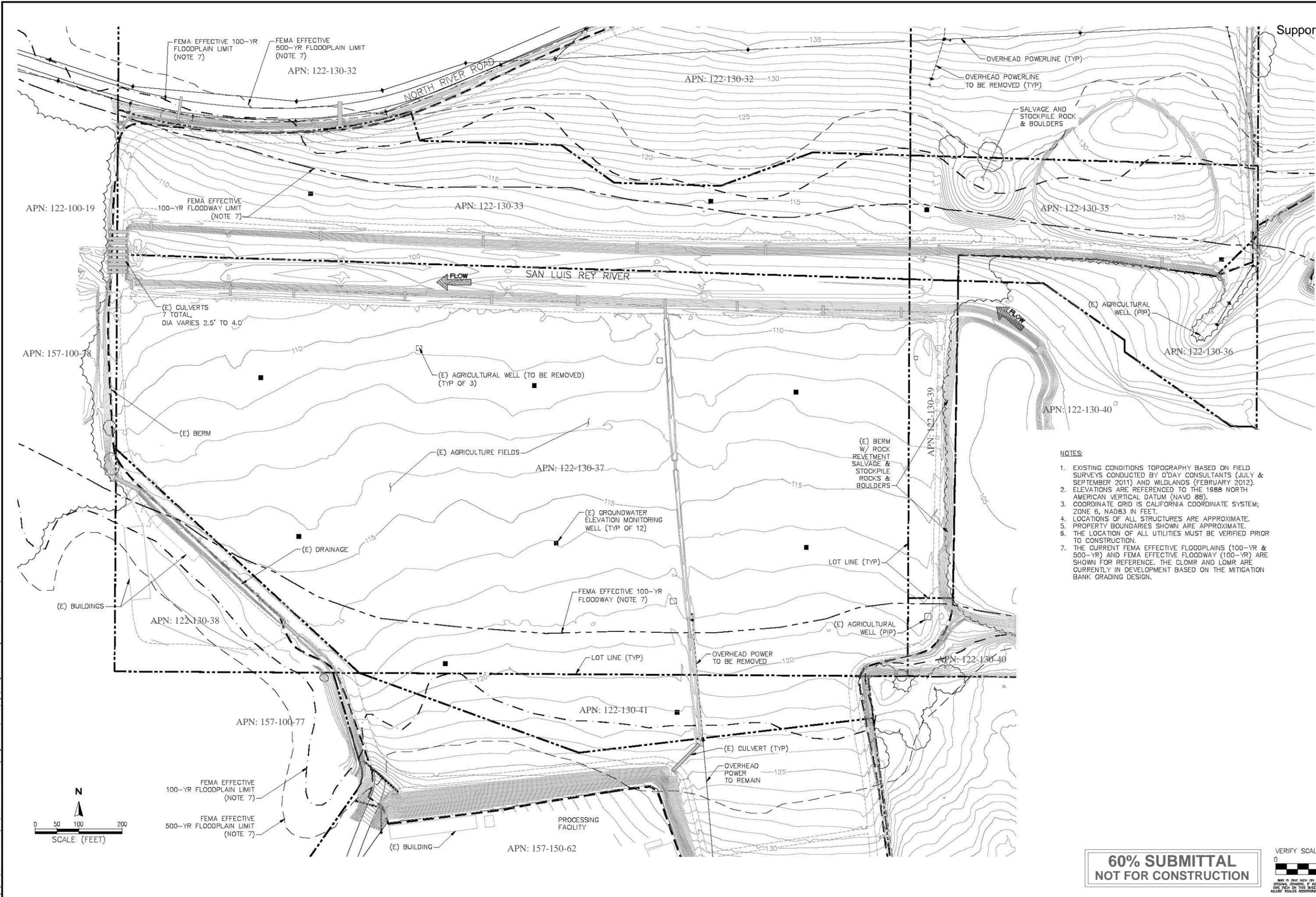
BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE SOUTHERLY ALONG THE NORTH - SOUTH CENTER LINE OF SAID SECTION 36 A DISTANCE OF 1113.00 FEET; THENCE EASTERLY PARALLEL WITH THE EAST - WEST CENTER LINE OF SAID SECTION 36 A DISTANCE OF 226.00 FEET; THENCE NORTHERLY PARALLEL WITH SAID NORTH - SOUTH CENTER LINE A DISTANCE OF 1113.00 FEET TO THE EAST - WEST CENTER LINE OF SAID SECTION 36; THENCE WESTERLY ALONG SAID EAST - WEST CENTER LINE A DISTANCE OF 226.00 FEET TO THE POINT OF THE BEGINNING.

AND ALSO EXCEPTING FROM SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 36; THENCE EASTERLY ALONG THE EAST - WEST CENTER LINE OF SAID SECTION 36 A DISTANCE OF 226.0 FEET OF THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH NORTH - SOUTH CENTER LINE OF SAID SECTION 36 A DISTANCE OF 1080.00 FEET; THENCE EASTERLY PARALLEL WITH THE EAST - WEST CENTER LINE OF SAID SECTION 36 A DISTANCE OF 150.00 FEET; THENCE NORTHERLY PARALLEL WITH SAID NORTH - SOUTH CENTER LINE 1080.00 FEET TO SAID EAST - WEST CENTER LINE OF SECTION 36; THENCE WESTERLY ALONG SAID EAST - WEST CENTER LINE A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF THE BEGINNING.

60% SUBMITTAL NOT FOR CONSTRUCTION





- NOTES:
1. EXISTING CONDITIONS TOPOGRAPHY BASED ON FIELD SURVEYS CONDUCTED BY O'DAY CONSULTANTS (JULY & SEPTEMBER 2011) AND WILDLANDS (FEBRUARY 2012).
 2. ELEVATIONS ARE REFERENCED TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 88).
 3. COORDINATE GRID IS CALIFORNIA COORDINATE SYSTEM; ZONE 6, NAD83 IN FEET.
 4. LOCATIONS OF ALL STRUCTURES ARE APPROXIMATE.
 5. PROPERTY BOUNDARIES SHOWN ARE APPROXIMATE.
 6. THE LOCATION OF ALL UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION.
 7. THE CURRENT FEMA EFFECTIVE FLOODPLAINS (100-YR & 500-YR) AND FEMA EFFECTIVE FLOODWAY (100-YR) ARE SHOWN FOR REFERENCE. THE CLMR AND LOMR ARE CURRENTLY IN DEVELOPMENT BASED ON THE MITIGATION BANK GRADING DESIGN.

**60% SUBMITTAL
 NOT FOR CONSTRUCTION**



S:\projects\211100 - 2011 Projects\211100 - San Luis Rey Mitigation Bank\08 CAD\Drawings\Site\Mitigation\08-20-13_06:47:32 PM.plt

PREPARED BY:

EXISTING SITE PLAN
SOIL PLACEMENT SITES
SAN LUIS REY
MITIGATION BANK

SHEET TITLE

PREPARED FOR:
3855 Atherton Road
Rocklin, CA 95765

APPROVED

DESIGNED P. LUECKING

DRAWN

INCHARGE P. LUECKING
C68113

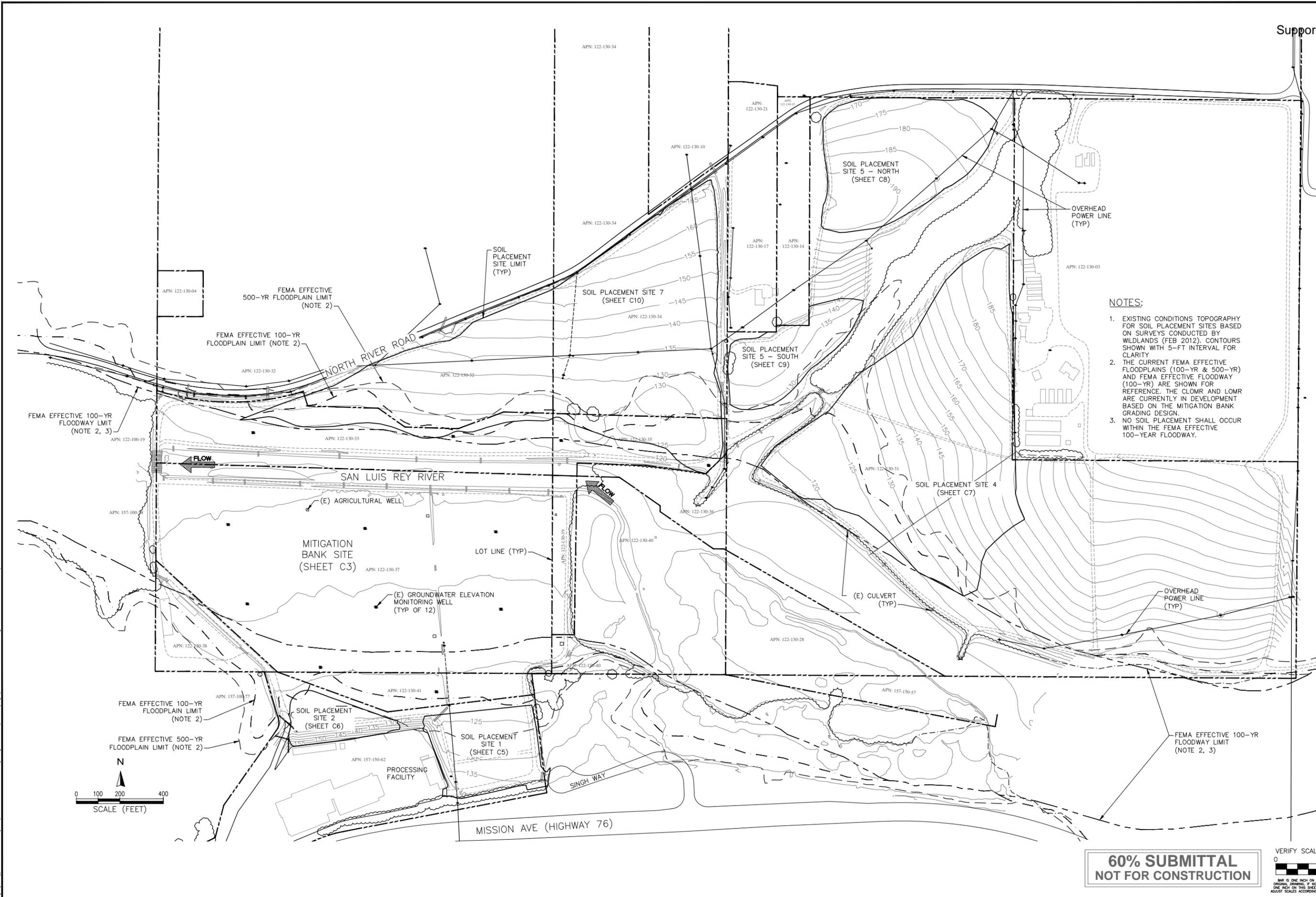
SCALE

DATE NOVEMBER 30, 2012

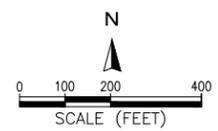
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C2

4 OF 22



- NOTES:
1. EXISTING CONDITIONS TOPOGRAPHY FOR SOIL PLACEMENT SITES BASED ON SURVEYS CONDUCTED BY WILDLANDS (FEB 2012). CONTOURS SHOWN WITH 5-FT INTERVAL FOR CLARITY.
 2. THE CURRENT FEMA EFFECTIVE FLOODPLAINS (100-YR & 500-YR) AND FEMA EFFECTIVE FLOODWAY (100-YR) ARE SHOWN FOR REFERENCE. THE CLOMR AND LOMR ARE CURRENTLY IN DEVELOPMENT BASED ON THE MITIGATION BANK GRADING DESIGN.
 3. NO SOIL PLACEMENT SHALL OCCUR WITHIN THE FEMA EFFECTIVE 100-YEAR FLOODWAY.



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PREPARED BY:

GRADING PLAN
MITIGATION BANK

SAN LUIS REY
MITIGATION BANK

SHEET TITLE

3855 Atherton Road
Rocklin, CA 95765

PREPARED FOR:



APPROVED

DESIGNED P. LUECKING

DRAWN

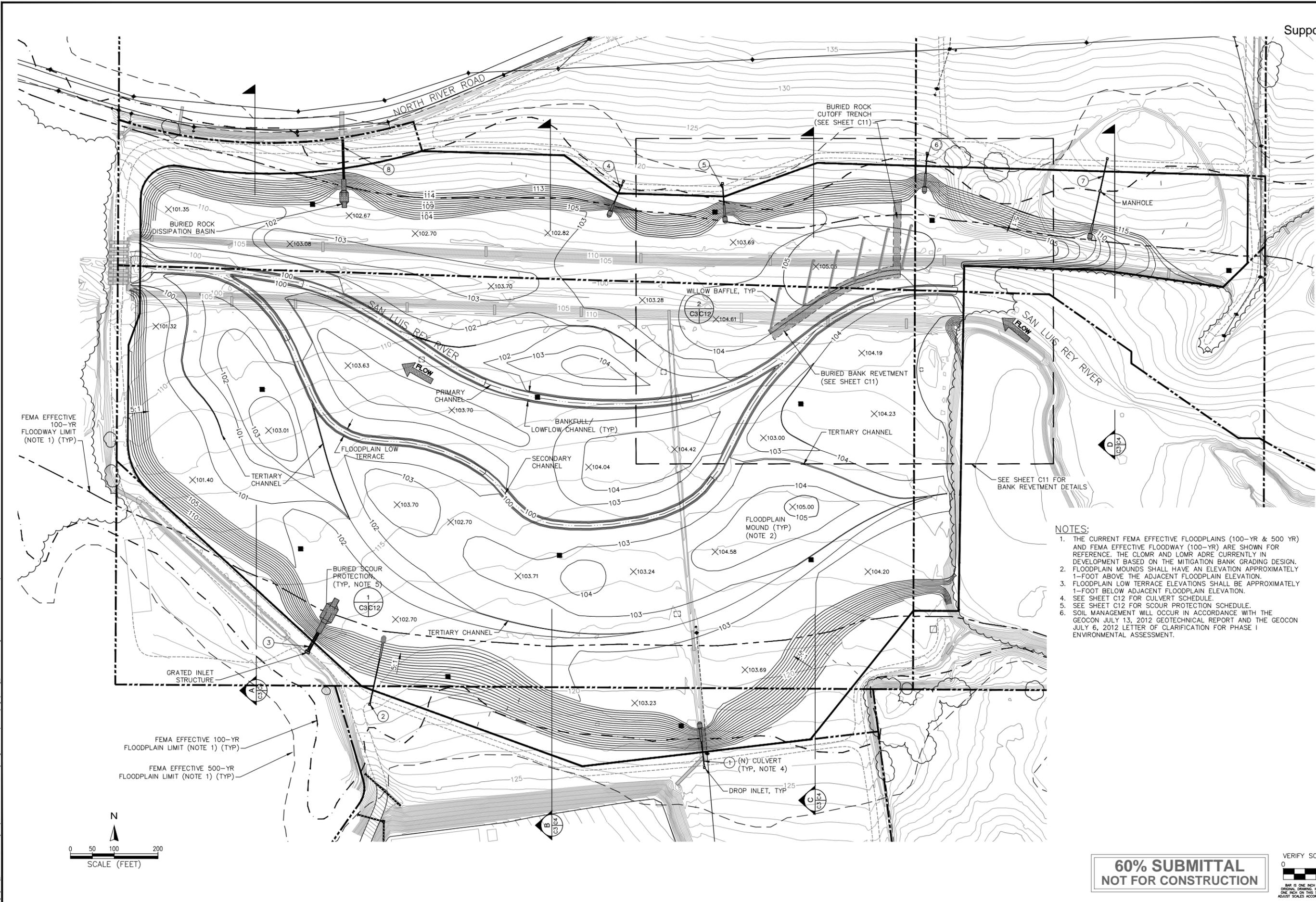
INCHARGE P. LUECKING
C68113

SCALE

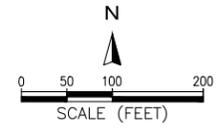
DATE NOVEMBER 30, 2012

SHEET

C3



- NOTES:
1. THE CURRENT FEMA EFFECTIVE FLOODPLAINS (100-YR & 500 YR) AND FEMA EFFECTIVE FLOODWAY (100-YR) ARE SHOWN FOR REFERENCE. THE CLOMR AND LOMR ADRE CURRENTLY IN DEVELOPMENT BASED ON THE MITIGATION BANK GRADING DESIGN.
 2. FLOODPLAIN MOUNDS SHALL HAVE AN ELEVATION APPROXIMATELY 1-FOOT ABOVE THE ADJACENT FLOODPLAIN ELEVATION.
 3. FLOODPLAIN LOW TERRACE ELEVATIONS SHALL BE APPROXIMATELY 1-FOOT BELOW ADJACENT FLOODPLAIN ELEVATION.
 4. SEE SHEET C12 FOR CULVERT SCHEDULE.
 5. SEE SHEET C12 FOR SCOUR PROTECTION SCHEDULE.
 6. SOIL MANAGEMENT WILL OCCUR IN ACCORDANCE WITH THE GEOCON JULY 13, 2012 GEOTECHNICAL REPORT AND THE GEOCON JULY 6, 2012 LETTER OF CLARIFICATION FOR PHASE I ENVIRONMENTAL ASSESSMENT.



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NOT FOR CONSTRUCTION**



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PREPARED BY:



GRADING SECTIONS
MITIGATION BANK

SAN LUIS REY
MITIGATION BANK

SHEET TITLE

PROJECT

PREPARED FOR:

3855 Atherton Road
Rocklin, CA 95765



REGISTERED PROFESSIONAL ENGINEER
PHILIP L. LUECKING
66113
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

APPROVED

DESIGNED P. LUECKING

DRAWN

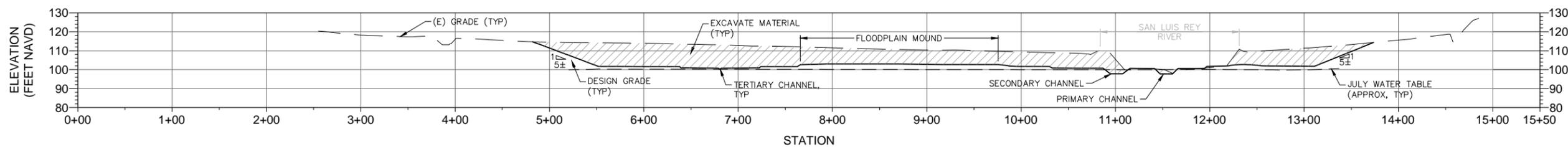
INCHARGE P. LUECKING
C68113

SCALE

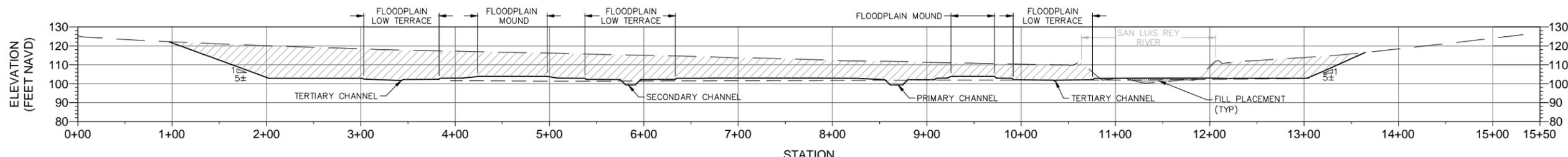
DATE NOVEMBER 30, 2012

SHEET

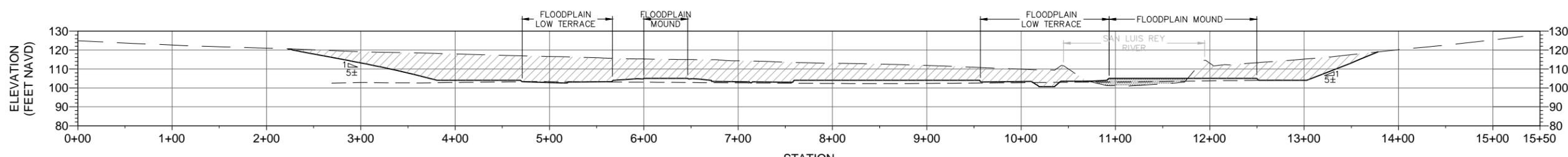
C4



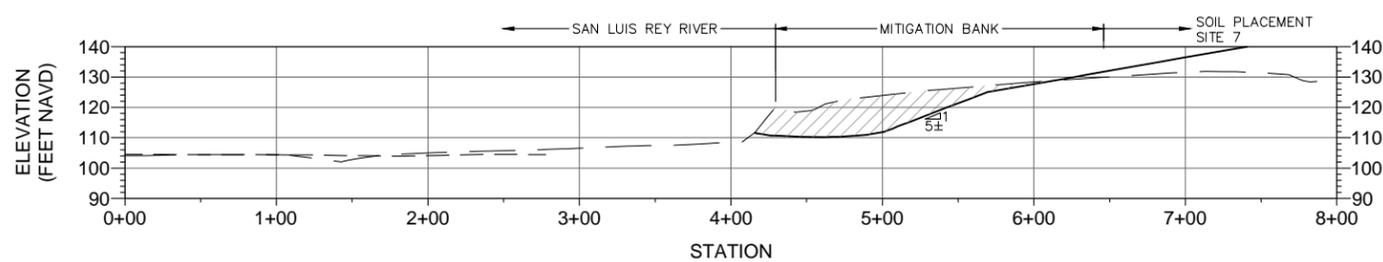
A PRELIMINARY GRADING
C3 | C4 TYPICAL SECTION
SCALE:
HORIZ: 1" = 60'
VERT: 1" = 30'



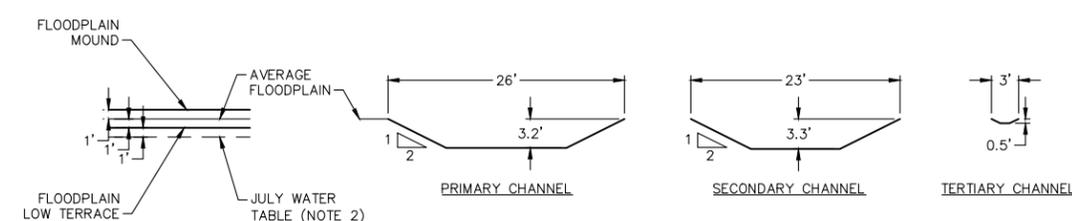
B PRELIMINARY GRADING
C3 | C4 TYPICAL SECTION
SCALE:
HORIZ: 1" = 60'
VERT: 1" = 30'



C PRELIMINARY GRADING
C3 | C4 TYPICAL SECTION
SCALE:
HORIZ: 1" = 60'
VERT: 1" = 30'



D PRELIMINARY GRADING
C3 | C4 TYPICAL SECTION
SCALE:
HORIZ: 1" = 60'
VERT: 1" = 30'



CHANNEL & FLOODPLAIN
TYPICAL DIMENSIONS
SCALE: 1" = 10'

- NOTES:**
- CROSS SECTIONS ARE SHOWN AT TWO (2) TIMES VERTICAL EXAGGERATION.
 - THE GROUNDWATER TABLE SHOWN REPRESENTS TYPICAL JULY CONDITIONS BASED ON TOPOGRAPHIC AND GROUNDWATER DATA COLLECTED AT THE PROJECT SITE. THE WATER TABLE SHOULD BE INTERPOLATED BEYOND THE EXTENTS SHOWN HERE.
 - TYPICAL CHANNEL WIDTHS ARE SHOWN IN THE CROSS SECTIONS THOUGH THE CHANNEL ALIGNMENT MAY SKEW THE TYPICAL CHANNEL DIMENSION (WIDTH).
 - FLOODPLAIN LOW TERRACES TYPICALLY VARY BETWEEN 0.6' AND 1.0' BELOW THE AVERAGE FLOODPLAIN ELEVATION.
 - FLOODPLAIN MOUNDS TYPICALLY VARY BETWEEN 0.8' AND 1.0' ABOVE THE AVERAGE FLOODPLAIN ELEVATION.

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WILDLANDS
 3855 Atherton Road
 Rocklin, CA 95765
 (916) 435-3555



**San Luis Rey Mitigation Bank
 Conceptual Landscape Plan**

Oceanside, CA

Date: May 12, 2013
 Job Number: 870 - 77100
 File Name: SLR Planting Plan.dwg
 Drawn By: JN
 Checked By: SR / AB

REVISIONS

No.	Description

Conceptual Landscape Plan
Planting

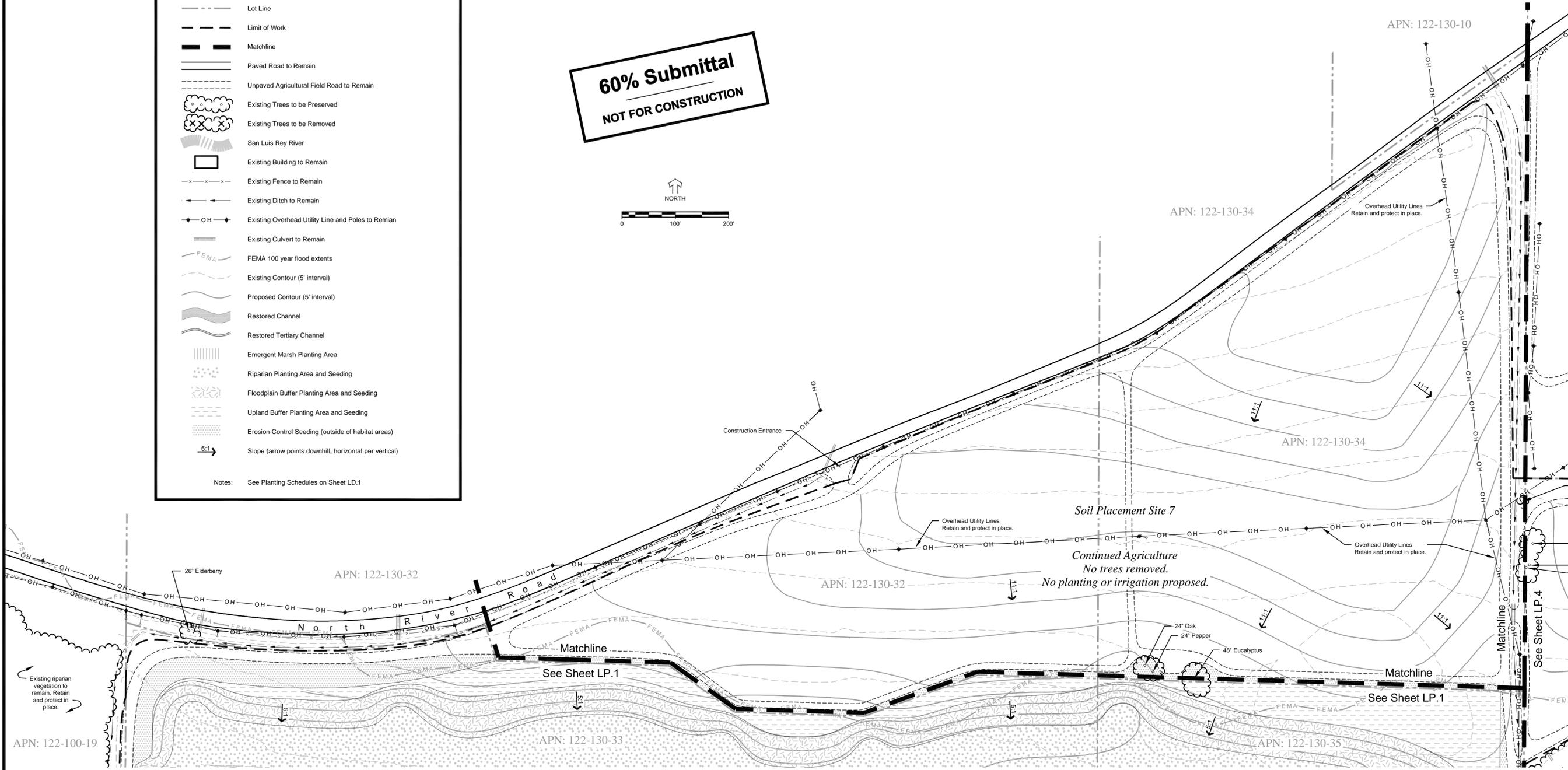
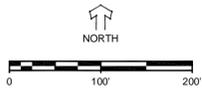
SHEET
LP.5

Legend

- Lot Line
- Limit of Work
- Matchline
- Paved Road to Remain
- Unpaved Agricultural Field Road to Remain
- Existing Trees to be Preserved
- Existing Trees to be Removed
- San Luis Rey River
- Existing Building to Remain
- Existing Fence to Remain
- Existing Ditch to Remain
- Existing Overhead Utility Line and Poles to Remain
- Existing Culvert to Remain
- FEMA 100 year flood extents
- Existing Contour (5' interval)
- Proposed Contour (5' interval)
- Restored Channel
- Restored Tertiary Channel
- Emergent Marsh Planting Area
- Riparian Planting Area and Seeding
- Floodplain Buffer Planting Area and Seeding
- Upland Buffer Planting Area and Seeding
- Erosion Control Seeding (outside of habitat areas)
- Slope (arrow points downhill, horizontal per vertical)

Notes: See Planting Schedules on Sheet LD.1

**60% Submittal
 NOT FOR CONSTRUCTION**



APN: 122-100-19

APN: 122-130-32

APN: 122-130-33

APN: 122-130-32

APN: 122-130-34

APN: 122-130-10

APN: 122-130-34

APN: 122-130-35

26' Elderberry

24' Oak
 24' Pepper
 48' Eucalyptus

Soil Placement Site 7
Continued Agriculture
No trees removed.
No planting or irrigation proposed.

See Sheet LP.1

See Sheet LP.1

Matchline

See Sheet LP.4

Existing riparian
 vegetation to
 remain. Retain
 and protect in
 place.

Overhead Utility Lines
 Retain and protect in place.

Overhead Utility Lines
 Retain and protect in place.

Overhead Utility Lines
 Retain and protect in place.

Construction Entrance

North River

Matchline

Matchline

Matchline

WILDLANDS
3855 Atherton Road
Rocklin, CA 95765
(916) 435-3555



San Luis Rey Mitigation Bank
Conceptual Landscape Plan

Oceanside, CA

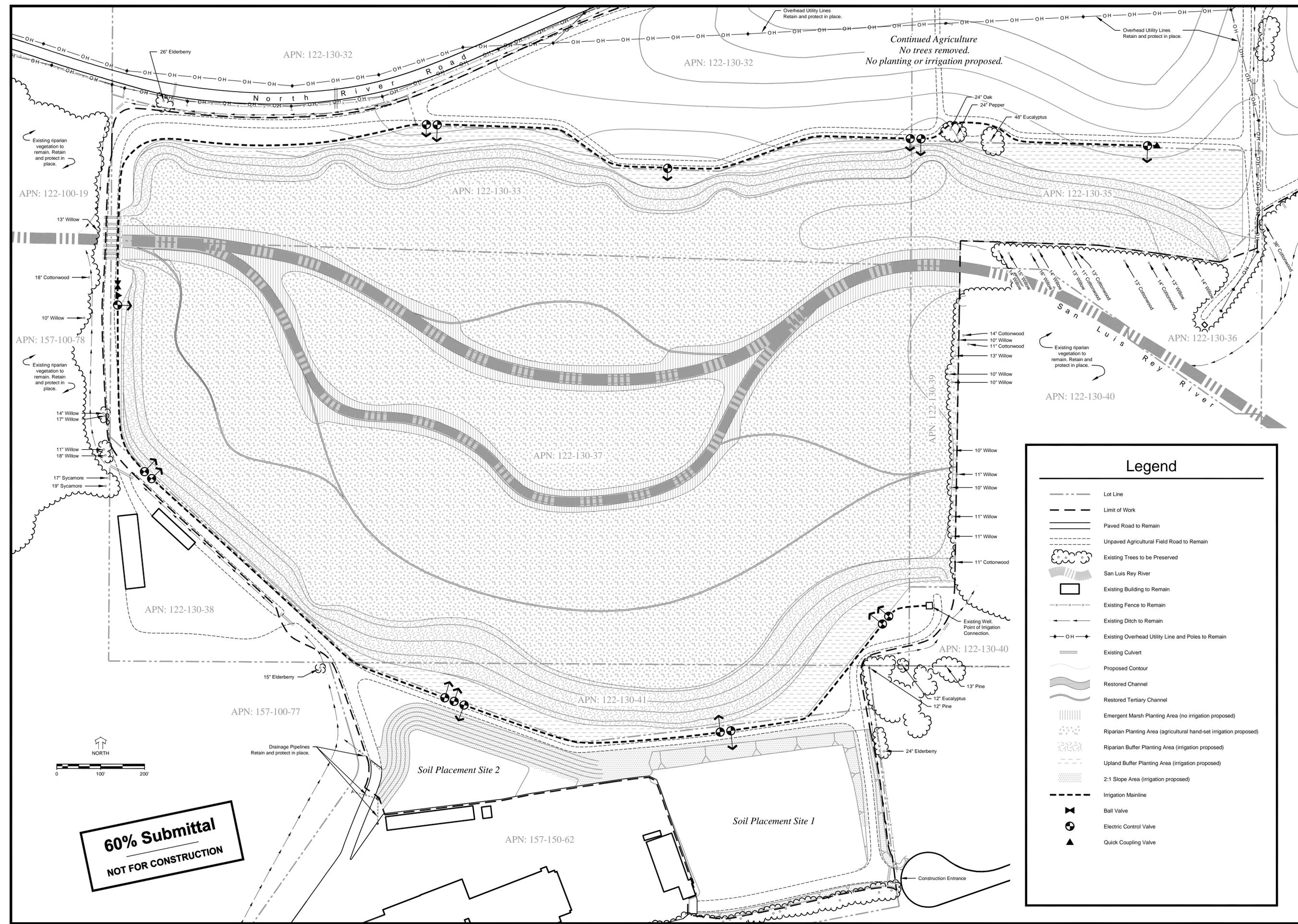
Date: May 12, 2013
Job Number: 870 - 77100
File Name: SLR Irrigation Plan.dwg
Drawn By: JN
Checked By: SR / AB

REVISIONS	

Conceptual Landscape Plan
Irrigation

SHEET

LI.1

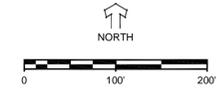


Continued Agriculture
No trees removed.
No planting or irrigation proposed.

Legend

- Lot Line
- Limit of Work
- Paved Road to Remain
- Unpaved Agricultural Field Road to Remain
- Existing Trees to be Preserved
- San Luis Rey River
- Existing Building to Remain
- Existing Fence to Remain
- Existing Ditch to Remain
- Existing Overhead Utility Line and Poles to Remain
- Existing Culvert
- Proposed Contour
- Restored Channel
- Restored Tertiary Channel
- Emergent Marsh Planting Area (no irrigation proposed)
- Riparian Planting Area (agricultural hand-set irrigation proposed)
- Riparian Buffer Planting Area (irrigation proposed)
- Upland Buffer Planting Area (irrigation proposed)
- 2:1 Slope Area (irrigation proposed)
- Irrigation Mainline
- Ball Valve
- Electric Control Valve
- Quick Coupling Valve

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Soil Placement Site 2

Soil Placement Site 1

Construction Entrance

WILDLANDS
 3855 Atherton Road
 Rocklin, CA 95765
 (916) 435-3555



San Luis Rey Mitigation Bank
 Conceptual Landscape Plan

Oceanside, CA

Date: May 12, 2013
 Job Number: 870 - 77100
 File Name: SLR Details.dwg
 Drawn By: JN
 Checked By: SR / AB

REVISIONS

Conceptual Landscape Plan
 Notes and Details

SHEET
LD.1

Planting Schedule		
Emergent Marsh	3.2 acres	
Botanical Name	Common Name	
<i>Scirpus americanus</i>	three-square bullrush	Salvage emergent marsh vegetation from locations where the existing channel will be relocated. Replace vegetation adjacent to the relocated channel.
<i>Scirpus californicus</i>	California bullrush	
<i>Scirpus fluviatilis</i>	river bullrush	
<i>Typha latifolia</i>	broadleaf cattail	

Riparian Forest				
35.5 acres				
Botanical Name	Common Name	Number per Acre	Total	Container Size
<i>Baccharis salicifolia</i>	mulefat	15	533	Locally harvested cutting per detail B. or Dee Pot
<i>Populus fremontii</i>	Fremont cottonwood	90	3,195	
<i>Salix exigua</i>	sandbar willow	15	533	
<i>Salix goodingii</i>	black willow	150	5,325	
<i>Salix lasiolepis</i>	arroyo willow	30	1,065	
Total:		300	10,651	

Floodplain Buffer				
9.2 acres				
Botanical Name	Common Name	Number per Acre	Total	Container Size
<i>Baccharis salicifolia</i>	mulefat	150	1,380	Cutting / Dee Pot
<i>Platanus racemosa</i>	California sycamore	30	276	Dee Pot
<i>Populus fremontii</i>	Fremont cottonwood	90	828	Cutting / Dee Pot
<i>Quercus agrifolia</i>	coast live oak	30	276	Dee Pot
Total:		300	2,760	

Upland Buffer				
3.3 acres				
Botanical Name	Common Name	Number per Acre	Total	Container Size
<i>Artemisia californica</i>	California sagebrush	100	920	Dee Pot
<i>Eriogonum fasciculatum</i>	California buckwheat	100	920	Dee Pot
<i>Quercus agrifolia</i>	coast live oak	50	460	Dee Pot
<i>Salvia mellifera</i>	black sage	100	920	Dee Pot
Total:		350	3,220	

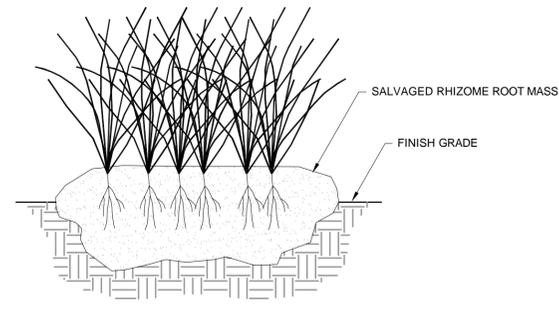
Seed Mixes			
Riparian Forest / Marsh			
38.7 acres			
Botanical Name	Common Name	lbs per Acre	Total
<i>Anemopsis californica</i>	yerba mansa	2	77
<i>Leymus triticoides</i>	creeping wildrye	5	194
<i>Artemisia douglasiana</i>	California mugwort	3	116
<i>Oenothera elata</i>	Great marsh evening primrose	2	77
Total:		12	464

Floodplain Buffer			
9.2 acres			
Botanical Name	Common Name	lbs per Acre	Total
<i>Artemisia douglasiana</i>	California mugwort	3	28
<i>Leymus triticoides</i>	creeping wildrye	3	28
<i>Oenothera elata</i>	Great marsh evening primrose	2	18
<i>Ambrosia psilostachya</i>	western ragweed	3	28
Total:		11	102

Upland Buffer			
3.3 acres			
Botanical Name	Common Name	lbs per Acre	Total
<i>Artemisia californica</i>	California sagebrush	2	7
<i>Eriogonum fasciculatum</i>	California buckwheat	2	7
<i>Isocoma menziesii</i>	coast goldenbush	2	7
<i>Vulpia microstachys</i>	annual fescue	2	7
<i>Lupinus bicolor</i>	bicolored lupine	2	7
<i>Nassella pulchra</i>	purple needlegrass	2	7
Total:		12	42

Erosion Control Seed Mix			
8.0 acres			
Botanical Name	Common Name	lbs / Acre	Total
<i>Bromus hordeaceus</i>	blando brome	10	80
<i>Trifolium hitum</i>	hykon rose clover	4	32
<i>Vulpia microstachys</i>	annual fescue	10	80
Total Seed:		24	192

Hydrosed Slurry Components		
	lbs / Acre	Total
fiber mulch	2,000	16,000
M-binder (or approved equal)	100	800
fertilizer (0-45-0)	400	3,200
Total Slurry Components:	2500	20,000



- NOTES:**
- SALVAGE RHIZOMES IN 18"-24" DIAMETER MASSES/GROUPS; 12 MINIMUM DEPTH.
 - SPACE GROUPS EVERY 20'.
 - SEE PLANTING SCHEDULE FOR MORE INFORMATION.

C Salvage Emergent Marsh Vegetation
 Not to Scale SECTION

City of Oceanside
Conceptual Landscape Plan - Required Notes

- Final landscape plans shall accurately show placement of trees, shrubs, and groundcovers.
- Landscape Architect shall verify utility, sewer, storm drain easement and place planting locations accordingly to meet City of Oceanside requirements.
- All required landscape areas shall be maintained by owner. The landscape areas shall be maintained per City of Oceanside requirements.
- Irrigation shall be required on 2:1 slopes measuring 5-feet vertical height or taller. If any ornamental plantings are required outside the restoration site or outside the agricultural areas, or if supplemental irrigation is necessary due to site conditions or groundwater conditions, then:

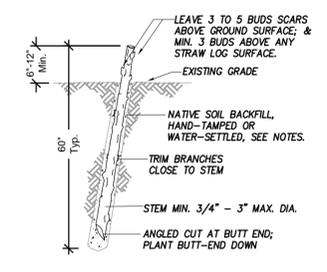
An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality, automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters. All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.
- If any ornamental plantings are required outside the restoration site or outside the agricultural areas, then:

The selection of that plant material will be based on cultural, aesthetic, and maintenance considerations. Any ornamental planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature and reduce weed growth. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.
- All required mitigation/restoration areas shall be maintained by the contractor or owner a minimum of 5 years (plus or minus) during the maintenance and monitoring period. All mitigation/ restoration areas are subject to all specifications in the wetland mitigation plan for the San Luis Rey Mitigation Bank, consistent with the requirements set forth by the Federal and State resource agencies and biologist of record. A conservation easement along with no development on the restoration areas will be allowed in the future and shall be recorded. The mitigation/restoration areas shall be maintained per the above-mentioned requirements.

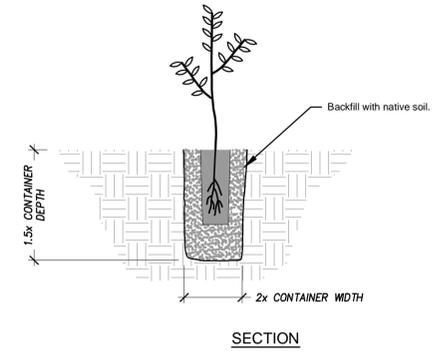
60% Submittal
 NOT FOR CONSTRUCTION

- HARVESTING NOTES:**
- Harvest and plant stakes while dormant (during late fall or winter).
 - Use healthy, straight and live wood at least 1 year old. Do not use old, furrowed wood. Do not use suckers.
 - Harvest no more than 1/2 of host tree volume.
 - Ensure all equipment is sharp. Make clean cuts and do not damage stakes or split ends during installation.
 - Cut off 2" of tip of stake with horizontal cut; cut off butt-end of stake at a 45 degree angle.
 - Soak bottom 1/2 of stakes in water for minimum 48 hours prior to installation.
 - Soak cuttings until planted. Plant within 2 weeks of harvest.
 - Protect stakes from sun and wind exposure at all times during soaking and prior to planting.

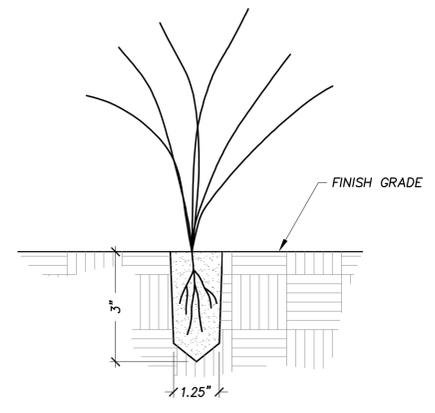
- INSTALLATION NOTES:**
- Use post-hole digger, auger, or pilot bar to dig holes.
 - Install so that no less than 1/2 the total length of the stake is in the ground.
 - Avoid damaging buds when inserting stake into the hole.
 - Tamp, water-backfill, or otherwise compact the soil around the stake several times as hole is backfilled. Good contact between stake and soil is essential for root sprouting.



B Live Staking
 Not to Scale SECTION

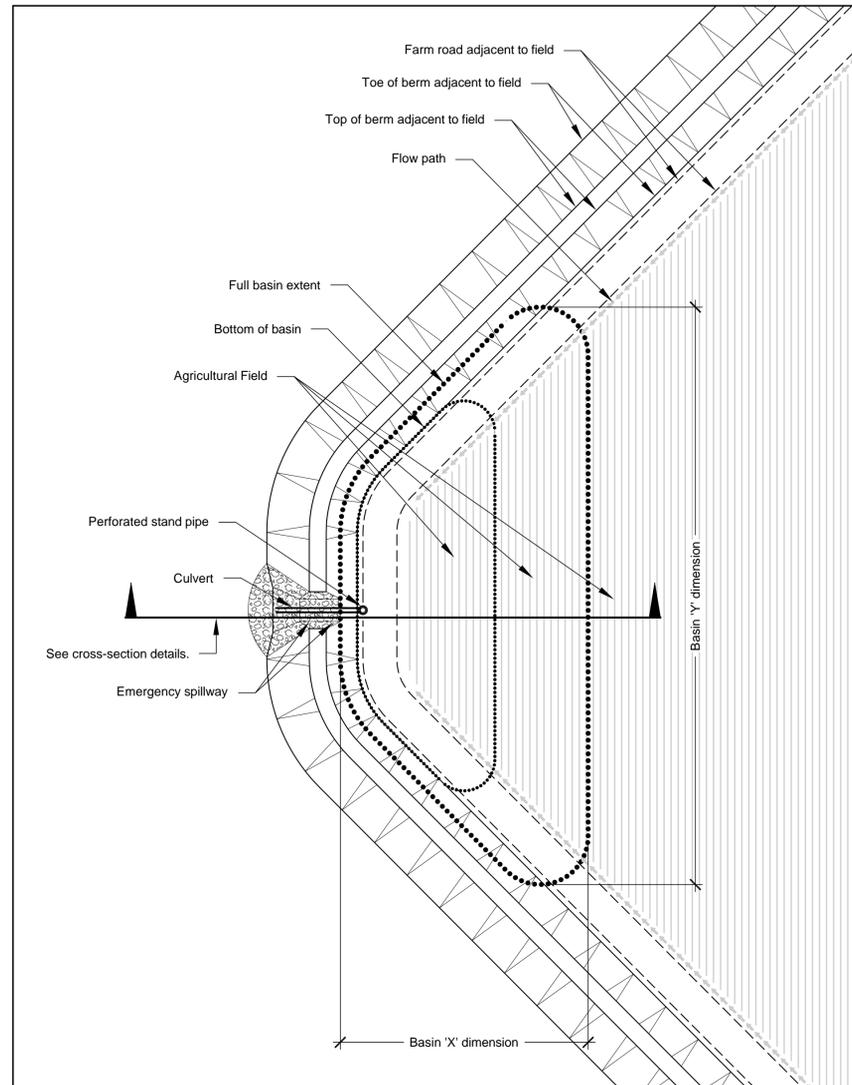


A Container Plant Installation Detail
 Not to Scale SECTION



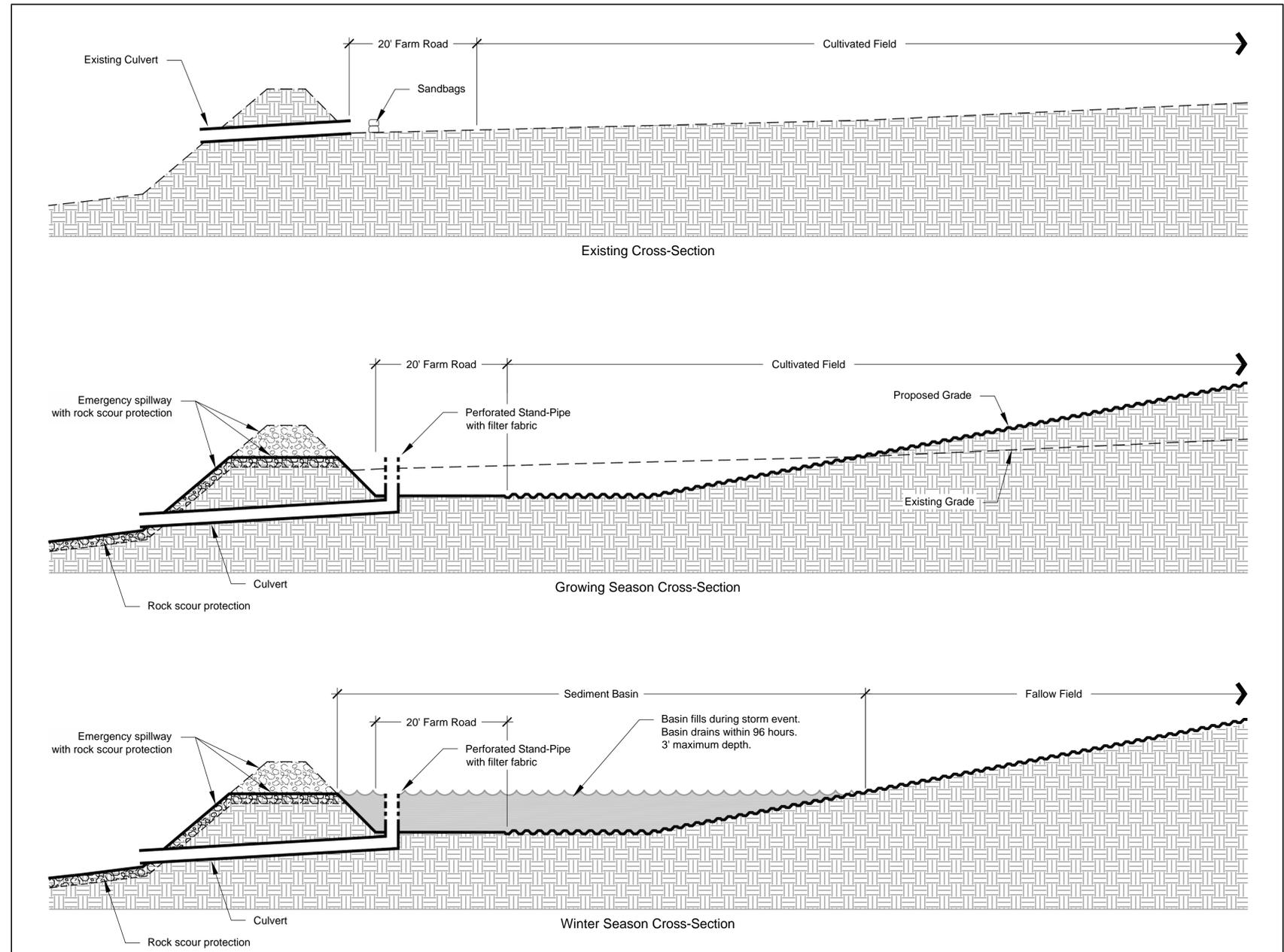
NOTE:
 USE PLANTING DIBBLE WITH TIP SIZED TO MATCH PLUG CONTAINER.

D Wetland Plug Planting
 NOT TO SCALE SECTION



Typical Plan View

Horizontal Scale: 1" = 30'
0 30' 60'



Typical Cross Sections

2x Vertical Exaggeration

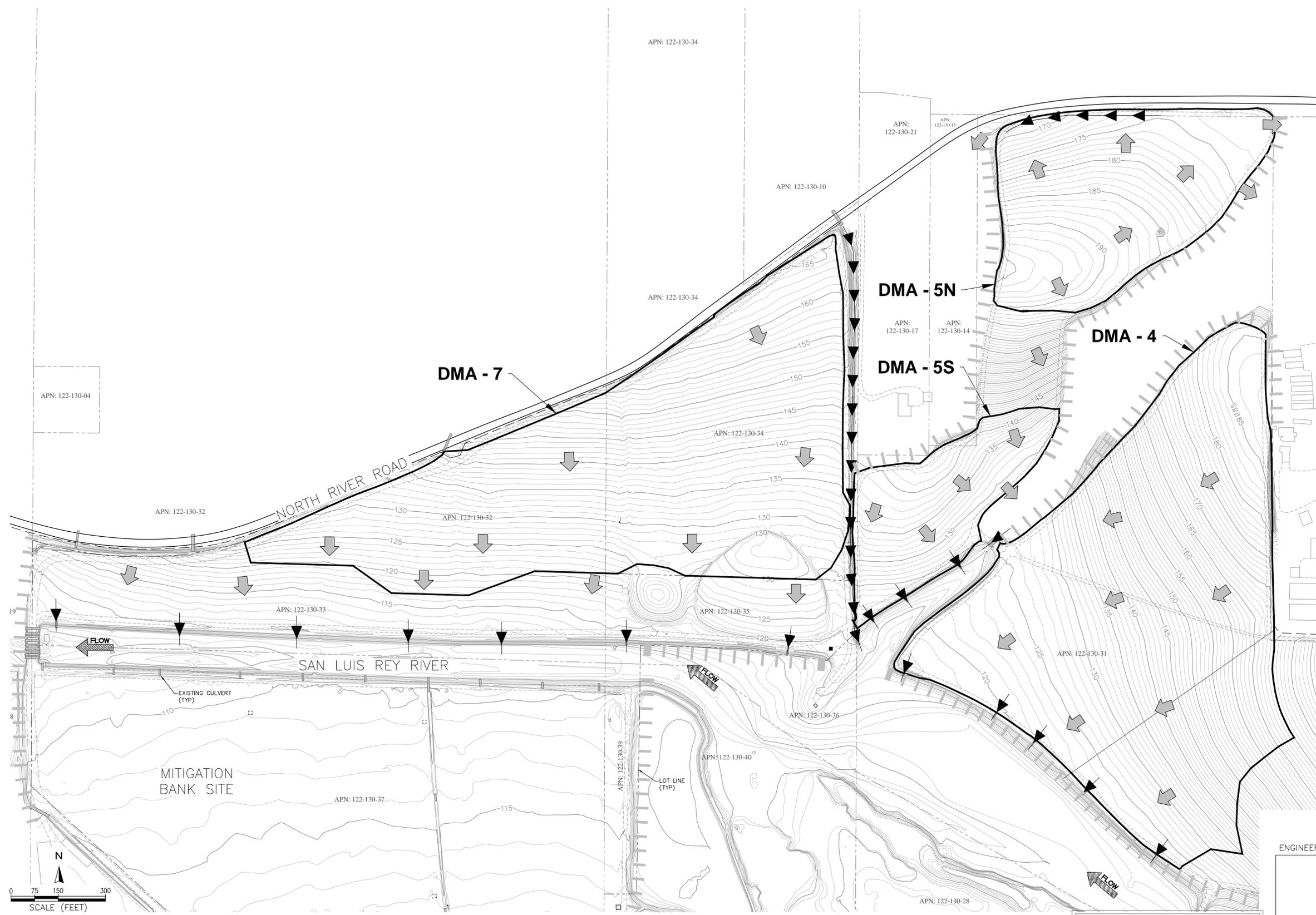
Horizontal Scale: 1" = 10'
0 10' 20'

Basin Dimensions

Site	DMA area (acres)	Basin X dimension (feet)	Basin Y dimension (feet)	Basin Surface Area (square feet)	Culvert Diameter (inches)
Site 4	27.0	113	378	19,171	24" minimum
Site 5 North	9.7	72	150	7,366	24" minimum
Site 5 South	5.0	70	183	8,395	24" minimum
Site 7	24.0	53	460	18,145	24" minimum

NOT FOR CONSTRUCTION





LEGEND

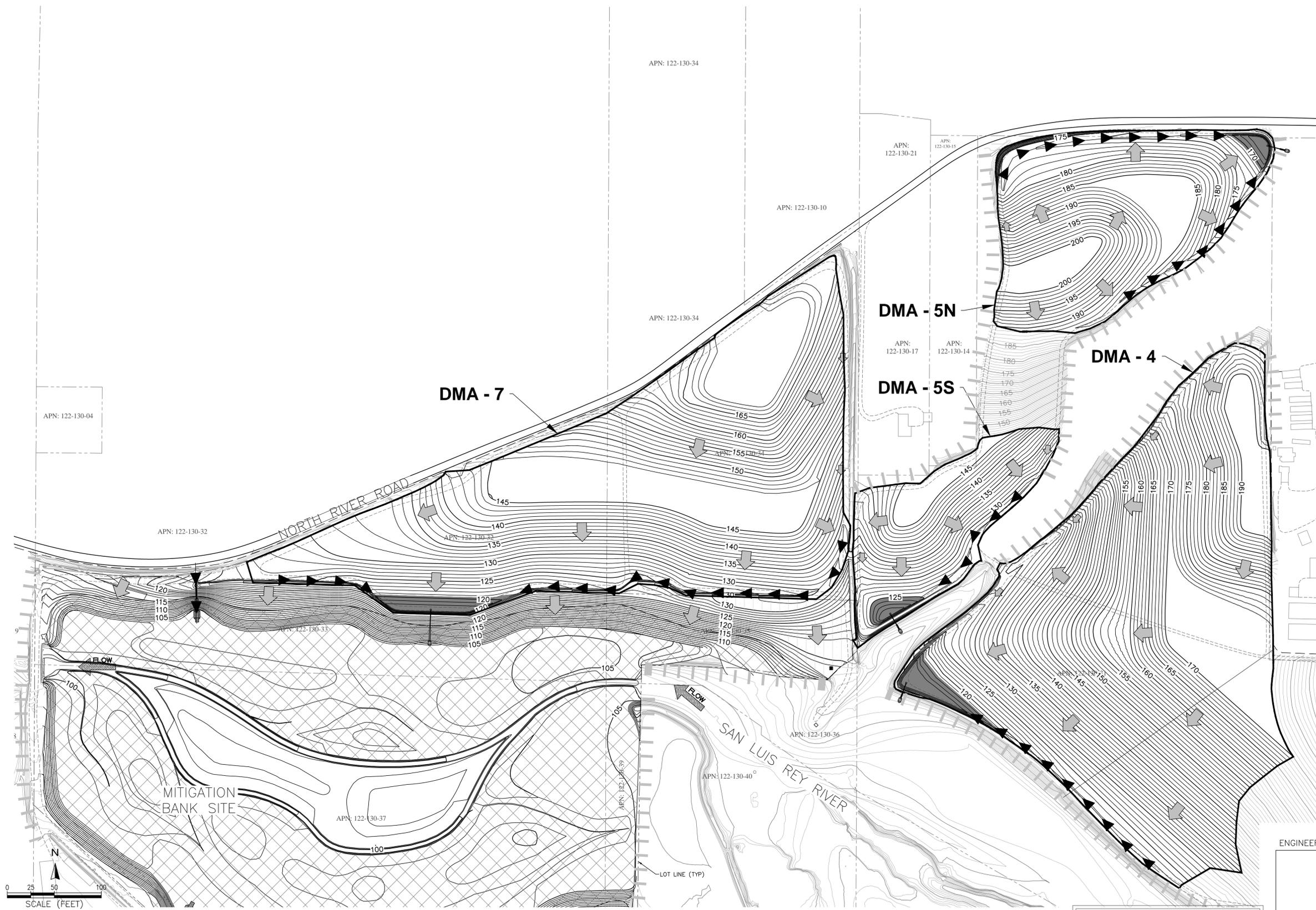
- SHEET FLOW
- CONCENTRATED FLOW
- CULVERT
- DRAINAGE MANAGEMENT AREA (DMA)
- DIRT ACCESS ROAD
- PAVED ROAD
- LOT LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- PRESERVE EXISTING VEGETATED BUFFER

ENGINEER OF WORK

NOT FOR CONSTRUCTION

NOTES:





LEGEND

- SHEET FLOW
- CONCENTRATED FLOW PATH
- CULVERT (24" MIN)
- ROCK SCOUR PROTECTION (DIMENSIONS VARY)
- DRAINAGE MANAGEMENT AREA
- SEDIMENTATION BASIN
- PRESERVE EXISTING VEGETATED BUFFER
- DIRT ACCESS ROAD
- LOT LINE
- MAJOR CONTOUR
- MINOR CONTOUR

PERMANENT HABITAT MITIGATION BANK

- EXISTING AG/ PROPOSED RIPARIAN FOREST
- EXISTING AG/ PROPOSED GRASSLAND

ENGINEER OF WORK

NOT FOR CONSTRUCTION

NOTES: DMA 4, DMA 5 AND DMA 7 WILL FUNCTION AS SELF-TREATING AREAS. LANDSCAPING IS THE ONLY ALLOWABLE LAND USE FOR SELF-TREATING AREAS AND ANY ALTERATION, DEVELOPMENT, OR LAND USE CHANGES FOR THESE SITES WILL REQUIRE A FORMAL SWMP AMENDMENT.

PREPARED BY:



SHEET TITLE: GRADING PLAN AND SECTIONS

SOIL PLACEMENT SITE 2

SAN LUIS REY MITIGATION BANK

PROJECT:

PREPARED FOR:

3855 Atherton Road
Rocklin, CA 95765



APPROVED:

DESIGNED: P. LUECKING

DRAWN:

INCHARGE: P. LUECKING

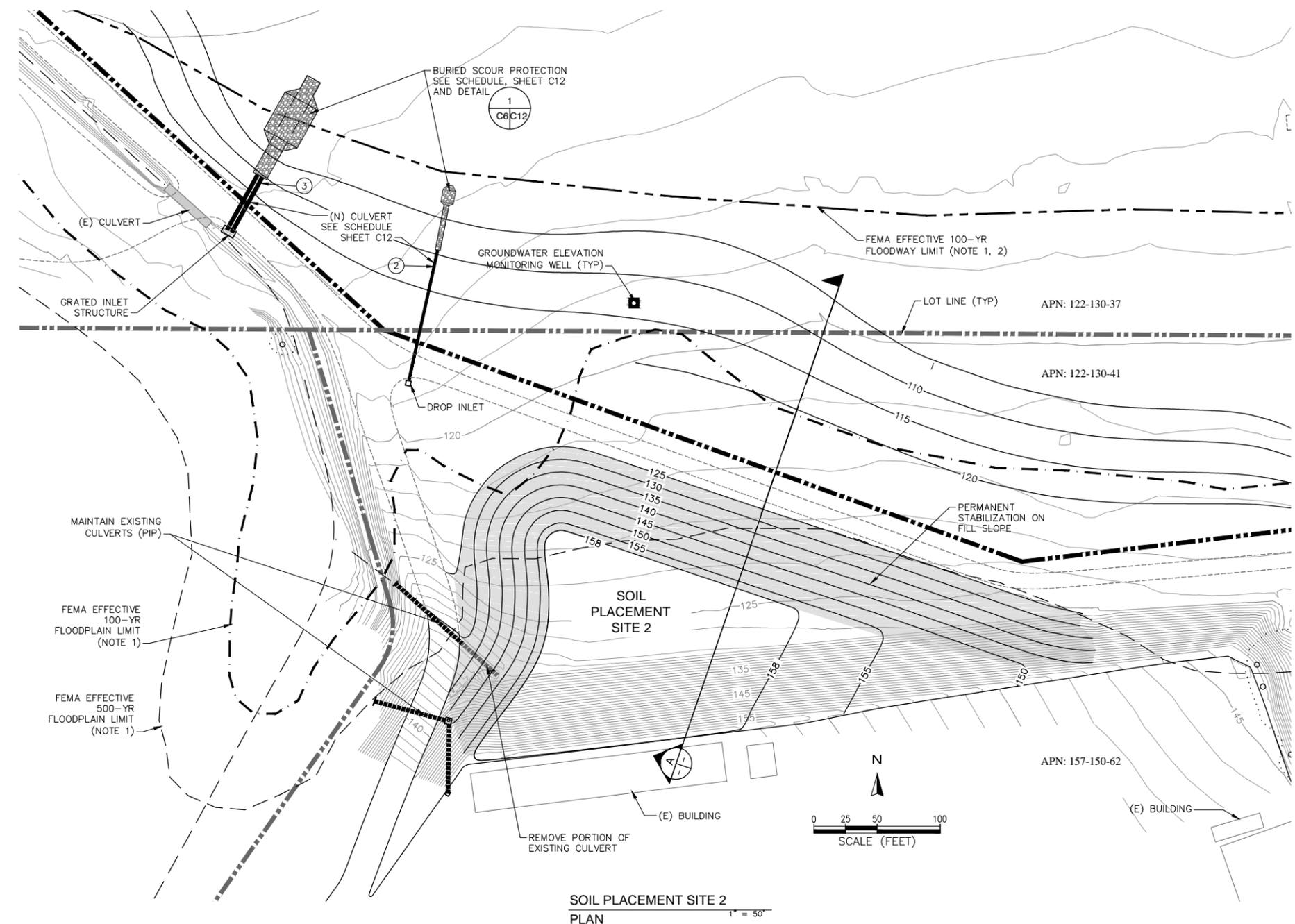
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DATE: NOVEMBER 30, 2012

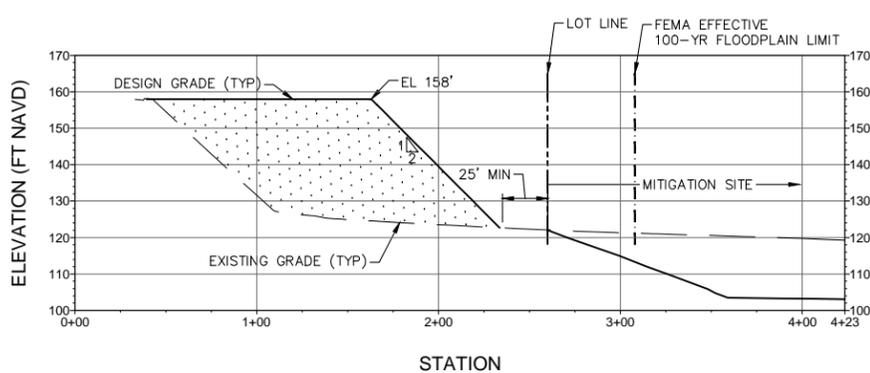
SHEET:

C6

8 OF 22



SOIL PLACEMENT SITE 2
PLAN
1" = 50'



A
SOIL PLACEMENT SITE 2
GRADING SECTION
SCALE: HORIZ: 1" = 50'
VERT: 1" = 25'

- NOTES:
1. THE CURRENT FEMA EFFECTIVE FLOODPLAINS (100-YR & 500-YR) AND FEMA EFFECTIVE FLOODWAY (100-YR) ARE SHOWN FOR REFERENCE. THE CLOMR AND LOMR ARE CURRENTLY IN DEVELOPMENT BASED ON THE MITIGATION BANK GRADING DESIGN.
 2. NO SOIL PLACEMENT SHALL OCCUR WITHIN THE FEMA EFFECTIVE 100-YEAR FLOODWAY.
 3. SOIL MANAGEMENT WILL OCCUR IN ACCORDANCE WITH THE GEOCON JULY 13, 2012 GEOTECHNICAL REPORT AND THE GEOCON JULY 6, 2012 LETTER OF CLARIFICATION FOR PHASE I ENVIRONMENTAL ASSESSMENT.

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PREPARED BY:



GRADING PLAN AND SECTIONS
SOIL PLACEMENT SITE 4

SAN LUIS REY
MITIGATION BANK

3855 Atherton Road
Rocklin, CA 95765

PREPARED FOR:



REGISTERED PROFESSIONAL ENGINEER
PHILIP L. LUECKING
66113
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

APPROVED

DESIGNED P. LUECKING

DRAWN

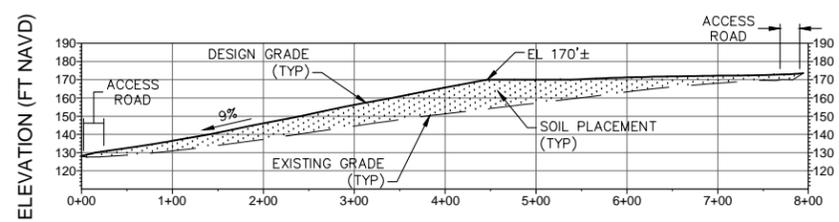
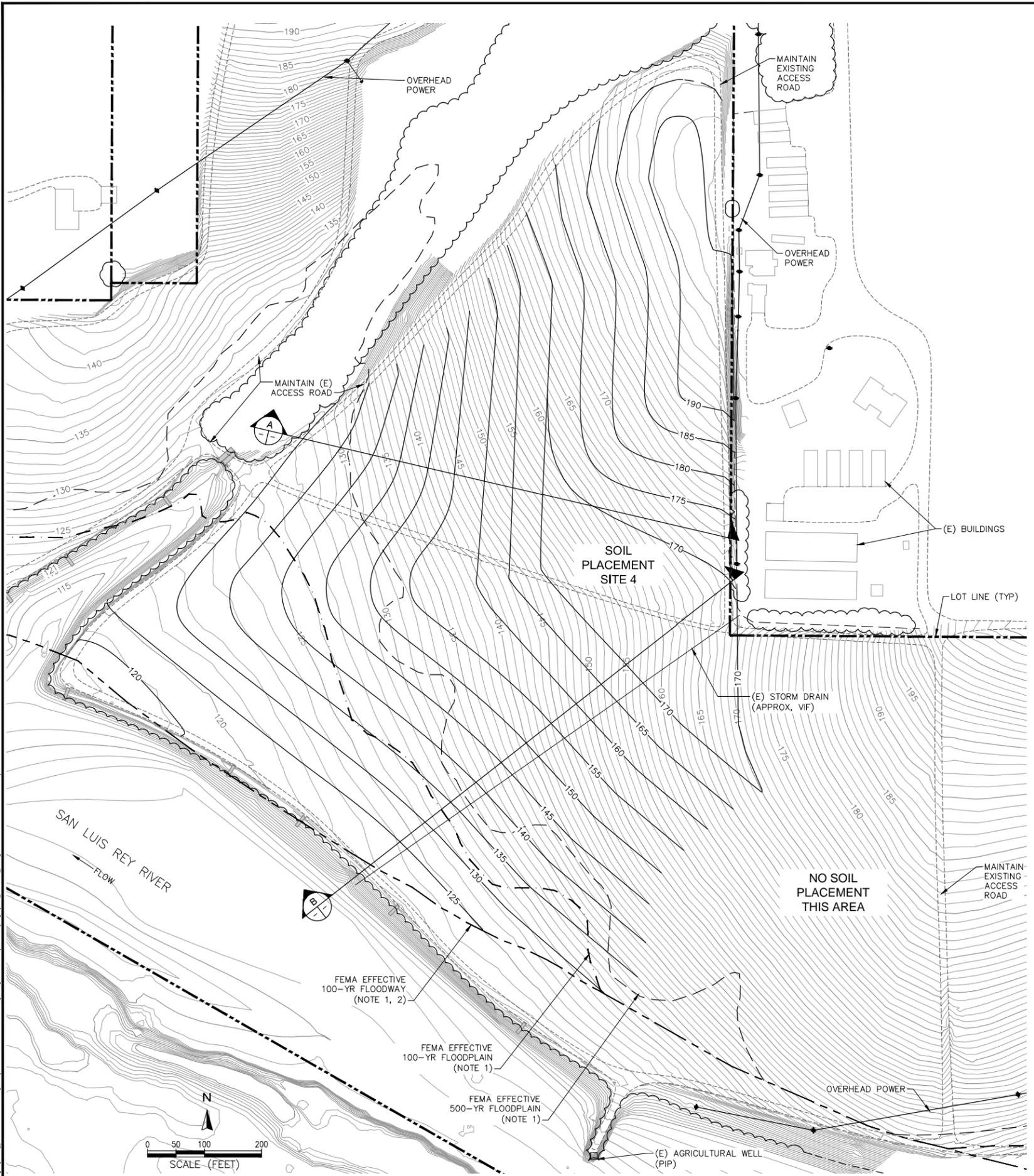
INCHARGE P. LUECKING
C68113

SCALE

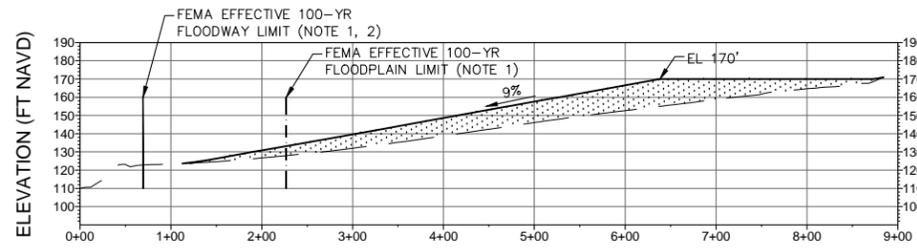
DATE NOVEMBER 30, 2012

SHEET

C7



A
 SOIL PLACEMENT SITE 4
 GRADING SECTION
 SCALE: HORIZ: 1" = 100'
 VERT: 1" = 50'



B
 SOIL PLACEMENT SITE 4
 GRADING SECTION
 SCALE: HORIZ: 1" = 100'
 VERT: 1" = 50'

- NOTES:**
1. THE CURRENT FEMA EFFECTIVE FLOODPLAINS (100-YR & 500-YR) AND FEMA EFFECTIVE FLOODWAY (100-YR) ARE SHOWN FOR REFERENCE. THE CLOMR AND LOMR ARE CURRENTLY IN DEVELOPMENT BASED ON THE MITIGATION BANK GRADING DESIGN.
 2. NO SOIL PLACEMENT SHALL OCCUR WITHIN THE FEMA EFFECTIVE 100-YEAR FLOODWAY.
 3. SOIL MANAGEMENT WILL OCCUR IN ACCORDANCE WITH THE GEOCON JULY 13, 2012 GEOTECHNICAL REPORT AND THE GEOCON JULY 6, 2012 LETTER OF CLARIFICATION FOR PHASE I ENVIRONMENTAL ASSESSMENT.

**60% SUBMITTAL
 NOT FOR CONSTRUCTION**





PREPARED BY:

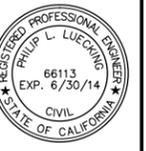
GRADING PLAN & SECTIONS
SOIL PLACEMENT SITE 5 - SOUTH

SAN LUIS REY
MITIGATION BANK

SHEET TITLE

PREPARED FOR:

WILDLANDS
3855 Atherton Road
Rocklin, CA 95765



APPROVED

DESIGNED P. LUECKING

DRAWN

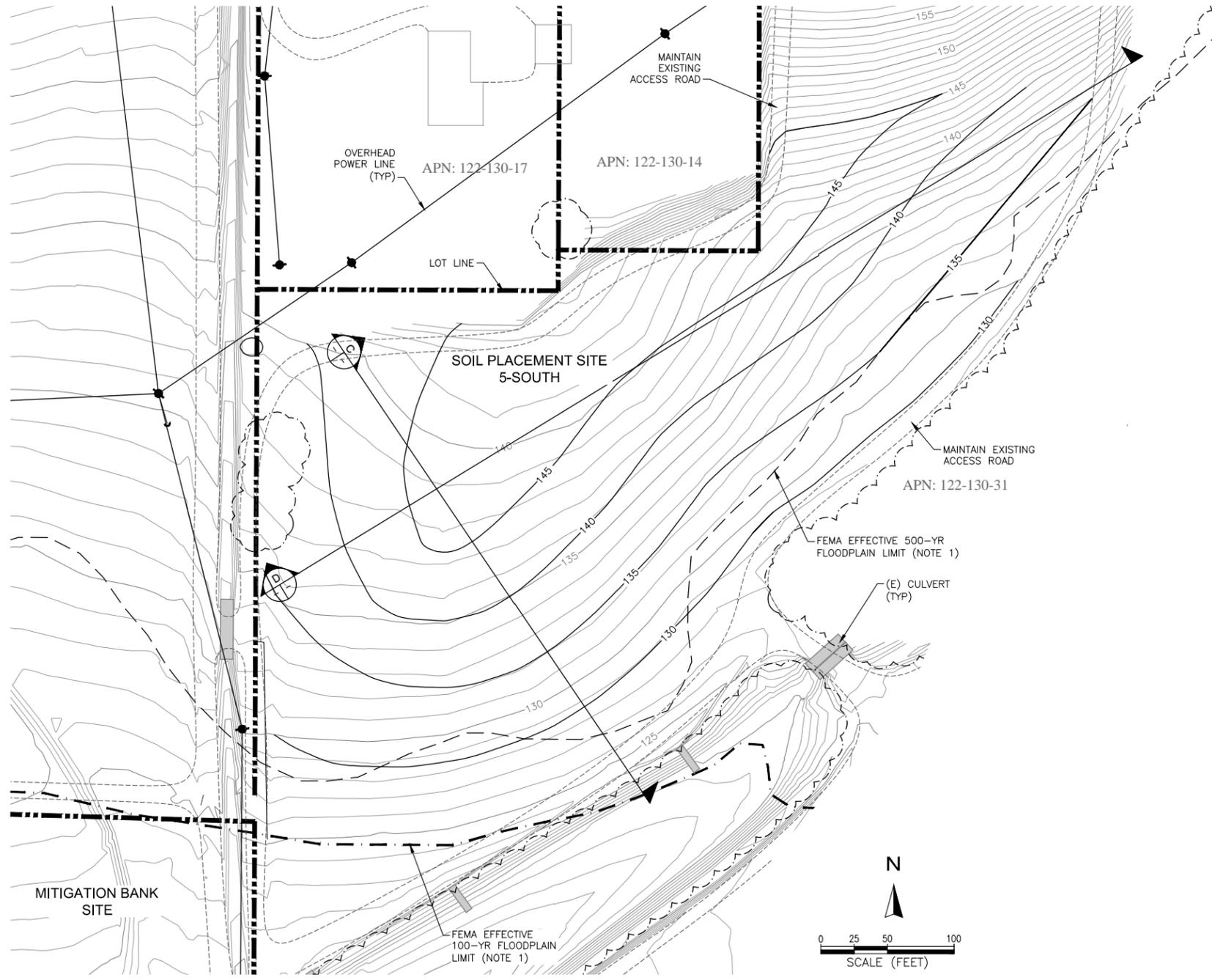
INCHARGE P. LUECKING
C68113

SCALE

DATE NOVEMBER 30, 2012

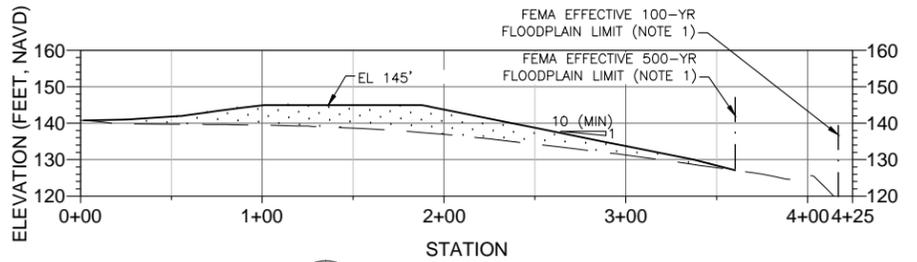
SHEET

C9

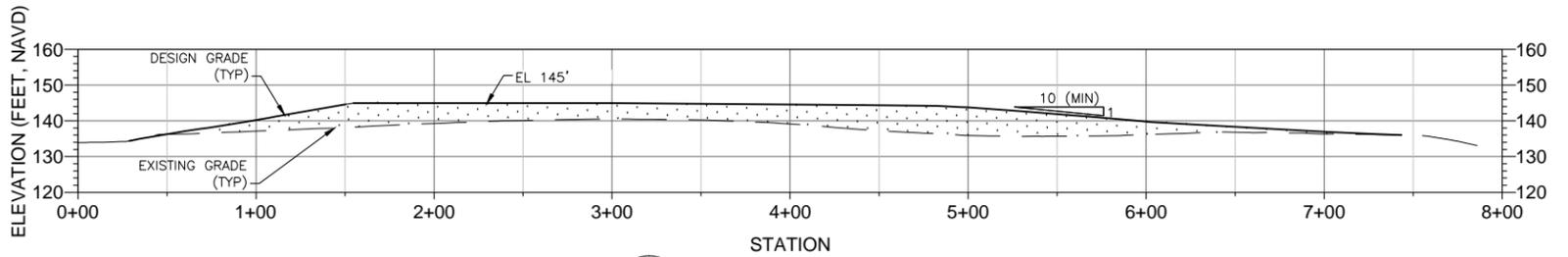


- NOTES:
1. THE CURRENT FEMA EFFECTIVE FLOODPLAINS (100-YR & 500-YR) AND FEMA EFFECTIVE FLOODWAY (100-YR) ARE SHOWN FOR REFERENCE. THE CLOMR AND LOMR ARE CURRENTLY IN DEVELOPMENT BASED ON THE MITIGATION BANK GRADING DESIGN.
 2. NO SOIL PLACEMENT SHALL OCCUR WITHIN THE FEMA EFFECTIVE 100-YEAR FLOODWAY.
 3. SOIL MANAGEMENT WILL OCCUR IN ACCORDANCE WITH THE GEOCON JULY 13, 2012 GEOTECHNICAL REPORT AND THE GEOCON JULY 6, 2012 LETTER OF CLARIFICATION FOR PHASE I ENVIRONMENTAL ASSESSMENT.

SOIL PLACEMENT SITE 5 - SOUTH
PLAN
1" = 50'



C
SOIL PLACEMENT SITE 5 SOUTH
GRADING SECTION
SCALE:
HORIZ: 1" = 50'
VERT: 1" = 25'



D
SOIL PLACEMENT SITE 5 SOUTH
GRADING SECTION
SCALE:
HORIZ: 1" = 50'
VERT: 1" = 25'

60% SUBMITTAL
NOT FOR CONSTRUCTION



K:\projects\211100 - 2011 Projects\211100 - San Luis Rey Mitigation Bank\09 CAD\Drawings\SPS\Doc_Site_5.dwg 5-20-13 02:51:20 PM pl



PREPARED BY:

GRADING PLAN AND SECTIONS
SOIL PLACEMENT SITE 7
PROJECT
SAN LUIS REY
MITIGATION BANK

3855 Atherton Road
Rocklin, CA 95765



PREPARED FOR:



APPROVED

DESIGNED P. LUECKING

DRAWN

INCHARGE P. LUECKING
C08113

SCALE

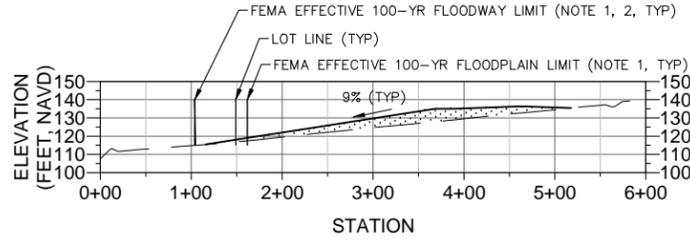
DATE NOVEMBER 30, 2012

SHEET

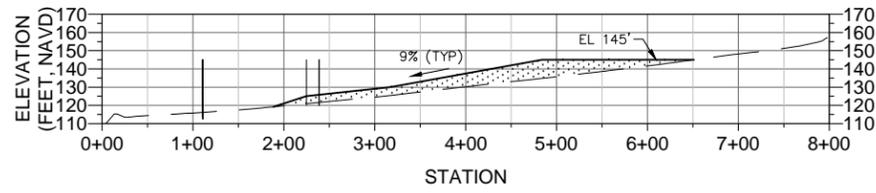
C10

NOTES:

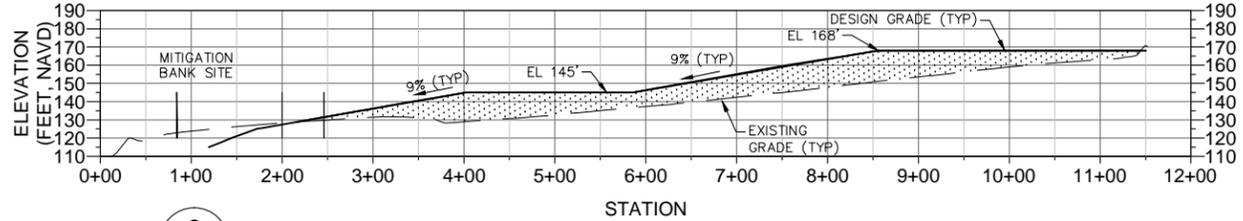
1. THE CURRENT FEMA EFFECTIVE FLOODPLAINS (100-YR & 500-YR) AND FEMA EFFECTIVE FLOODWAY (100-YR) ARE SHOWN FOR REFERENCE. THE CLOMR AND LOMR ARE CURRENTLY IN DEVELOPMENT BASED ON THE MITIGATION BANK GRADING DESIGN.
2. NO SOIL PLACEMENT SHALL OCCUR WITHIN THE FEMA EFFECTIVE 100-YEAR FLOODWAY.
3. SOIL MANAGEMENT WILL OCCUR IN ACCORDANCE WITH THE GEOCON JULY 13, 2012 GEOTECHNICAL REPORT AND THE GEOCON JULY 6, 2012 LETTER OF CLARIFICATION FOR PHASE I ENVIRONMENTAL ASSESSMENT.



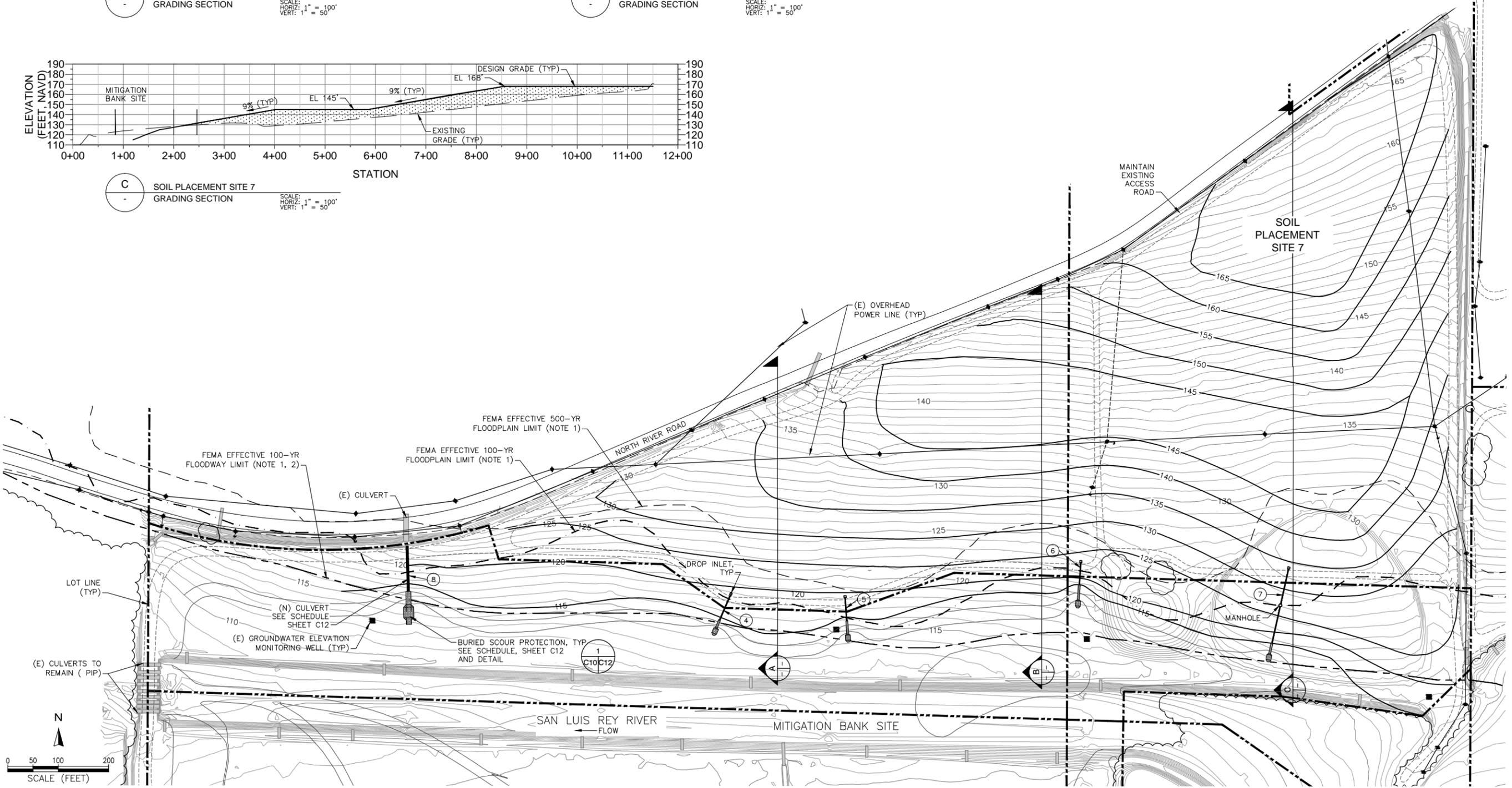
A
SOIL PLACEMENT SITE 7
GRADING SECTION
SCALE: HORIZ: 1" = 100'
VERT: 1" = 50'



B
SOIL PLACEMENT SITE 7
GRADING SECTION
SCALE: HORIZ: 1" = 100'
VERT: 1" = 50'



C
SOIL PLACEMENT SITE 7
GRADING SECTION
SCALE: HORIZ: 1" = 100'
VERT: 1" = 50'



SOIL PLACEMENT SITE 7
PLAN
SCALE: 1" = 100'

60% SUBMITTAL
NOT FOR CONSTRUCTION



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PREPARED BY:



DETAIL PLAN

BANK REVETMENT MEASURES

SHEET TITLE

PROJECT

SAN LUIS REY

MITIGATION BANK

PREPARED FOR:

3855 Atherton Road
Rocklin, CA 95765

REGISTERED PROFESSIONAL ENGINEER

PHILIP L. LUECKING
66113
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

APPROVED

DESIGNED P. LUECKING

DRAWN

INCHARGE P. LUECKING
C66113

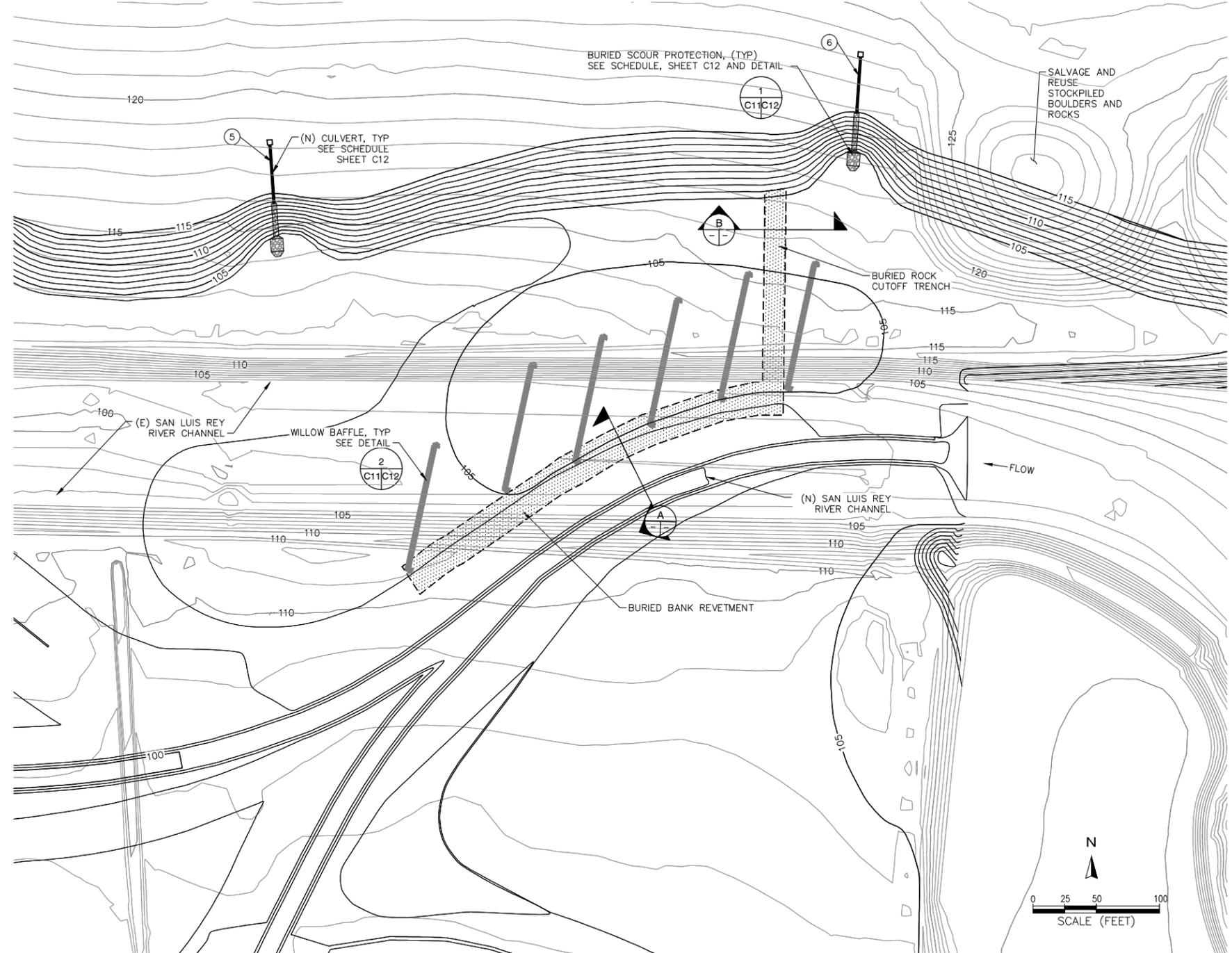
SCALE

DATE NOVEMBER 30, 2012

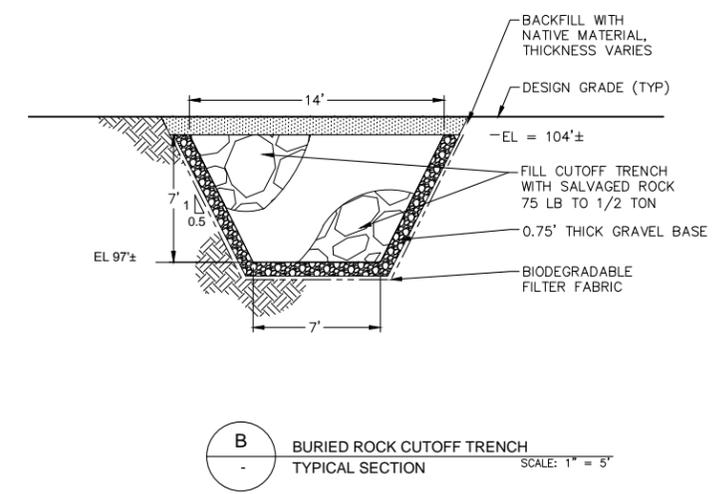
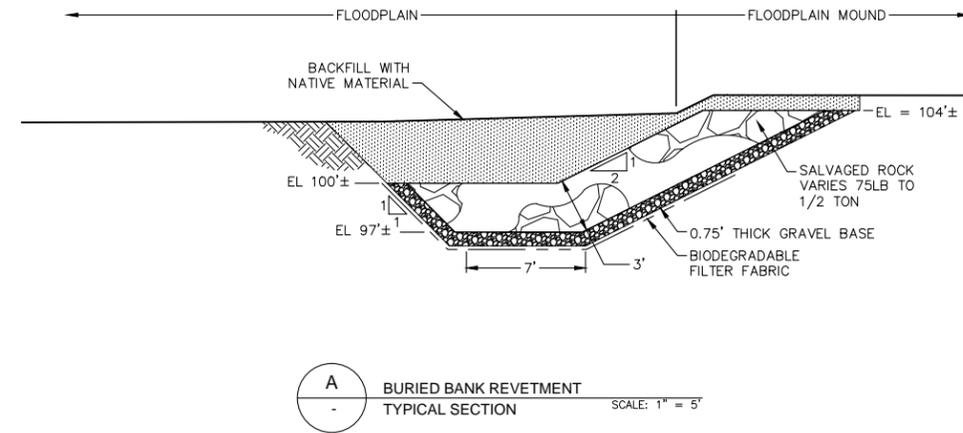
SHEET

C11

13 OF 22



BANK REVETMENT MEASURES
DETAIL PLAN
SCALE: 1" = 50'



60% SUBMITTAL
NOT FOR CONSTRUCTION



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PREPARED BY:



TYPICAL DETAILS

SAN LUIS REY MITIGATION BANK

SHEET TITLE

PROJECT

PREPARED FOR:

3855 Atherton Road
Rocklin, CA 95765



REGISTERED PROFESSIONAL ENGINEER



APPROVED

DESIGNED P. LUECKING

DRAWN

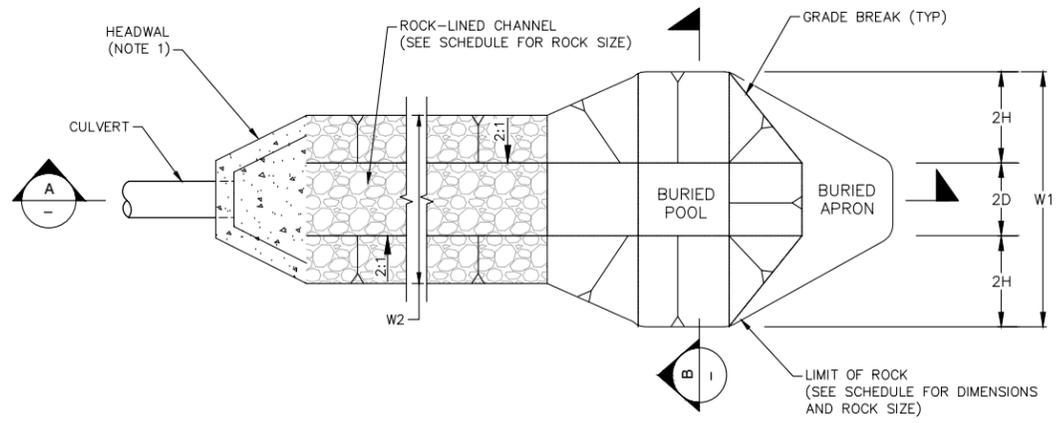
INCHARGE P. LUECKING C68113

SCALE

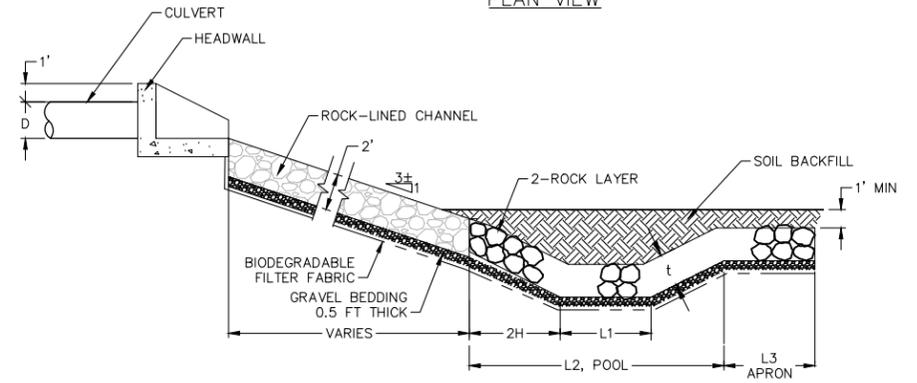
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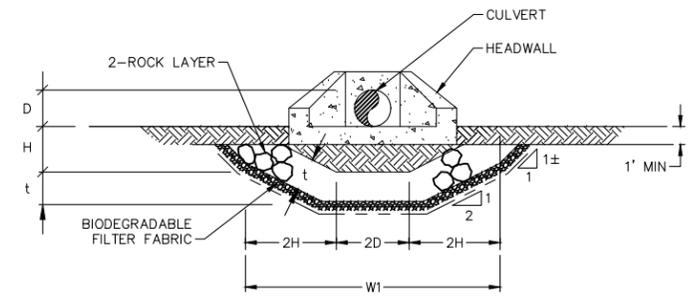
C12



PLAN VIEW

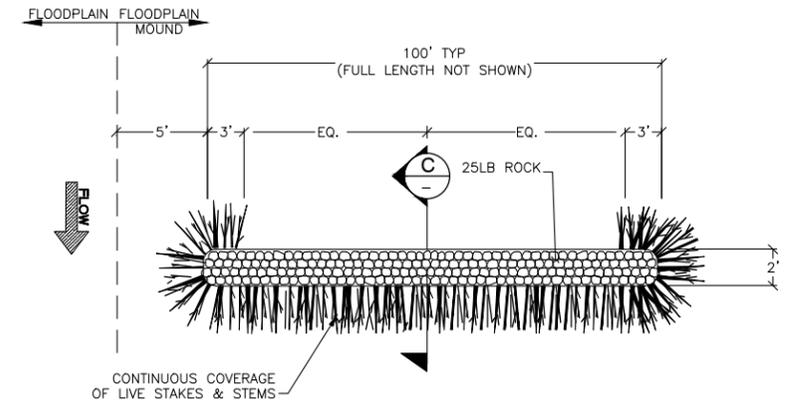


SECTION A

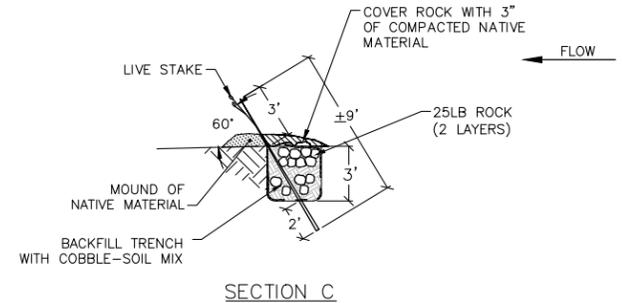


SECTION B

1 BURIED SCOUR PROTECTION TYPICAL DETAIL N/S



2 WILLOW BAFFLE TYPICAL DETAIL SCALE: 1" = 5'



SECTION C

SYSTEM ID	DESCRIPTION	D PIPE DIA (FEET)	SCOUR PROTECTION DIMENSIONS (FEET)						ROCK SIZING	
			H POOL DEPTH	L1 POOL BOTTOM	L2 POOL LENGTH	L3 APRON LENGTH	W1 POOL MAX WIDTH	W2 CHANNEL WIDTH	WEIGHT CLASS (LB)	t, MIN THICKNESS (FEET)
1	SPS 1	2	1	8	12	4	10	4	75	2
2	SPS 2	2	1	8	12	4	10	4	75	2
3	HWY 76 OFFSITE, 2 BARRELS	3	4	34	51	10	30	12	500	4
4	SPS 7-B	2	1	8	12	4	10	4	75	2
5	SPS 7-C	2	1	8	12	4	10	4	75	2
6	SPS 7-D	2	1	8	12	4	10	4	75	2
7	SPS 7-E	2	1	8	12	4	10	4	75	2
8	OFFSITE AG FIELDS	5	2.5	16	26	8	20	10	500	4

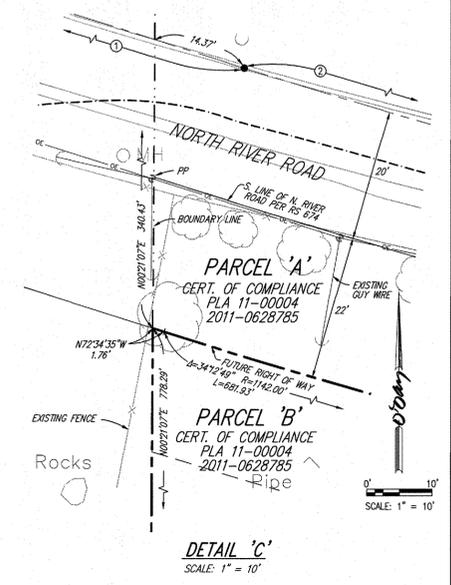
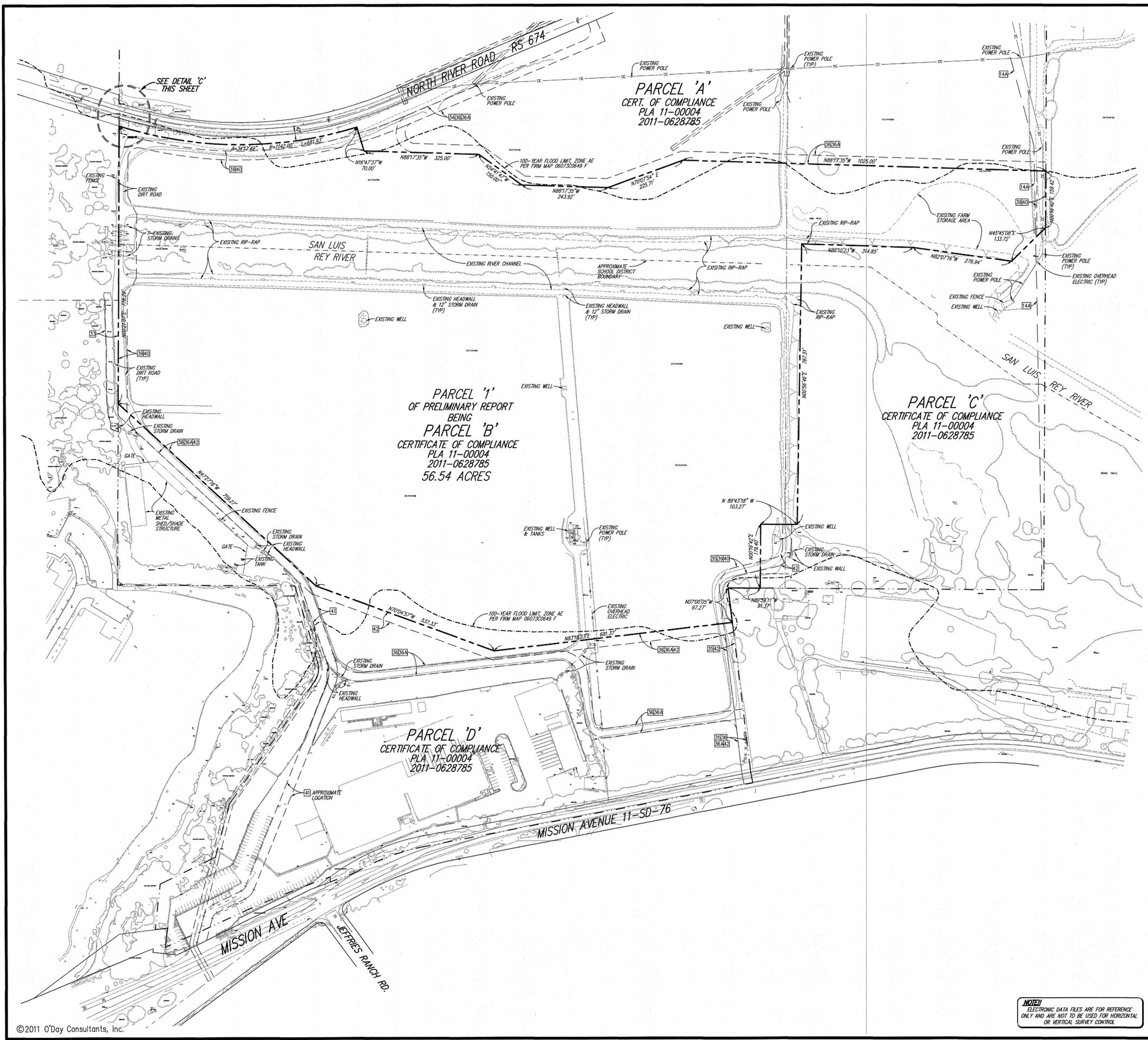
TABLE	DESCRIPTION	D PIPE DIA (FEET)	INLET RIM ELEV (FEET)	INLET INVERT ELEV (FEET)	OUTLET INVERT ELEV (FEET)	LENGTH (FEET)	SLOPE (%)
2	SPS 2	2	118.3	113.8	112.9	85	1.1%
3	HWY 76 OFFSITE, 2 BARRELS	2	115.7	111.2	110.7	50	1.0%
4	SPS 7-B	2	117.0	112.5	111.9	55	1.1%
5	SPS 7-C	2	117.3	112.8	112.3	46	1.1%
6	SPS 7-D	2	119.7	115.2	115.0	45	0.5%
7	SPS 7-E	3	128.3	123.8	115.0	147	1.3%
8	OFFSITE AG FIELDS	5	120.6	113.1	110.0	90	3.4%

- NOTES:
1. THE HEADWALL CULVERT CONFIGURATION VARIES FOR EACH SYSTEM. NOT ALL SYSTEMS WILL INCLUDE A HEADWALL.
 2. ALL CULVERTS SHALL BE REINFORCED CONCRETE PIPE. THE OUTLET END OF THE PIPE WILL BE CUT TO MATCH ADJACENT SLOPE IF A HEADWALL IS NOT USED.
 3. ROCK WILL BE SALVAGED DURING OTHER CONSTRUCTION ACTIVITIES FOR REUSE IN THE SCOUR PROTECTION, WILLOW BAFFLE AND BANK REVETMENT STRUCTURES TO THE EXTENT POSSIBLE.

60% SUBMITTAL
NOT FOR CONSTRUCTION



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PARCEL 'B'
 CERTIFICATE OF COMPLIANCE
 PLA 11-00004
 2011-0628785
 56.54 ACRES

PARCEL 'C'
 CERTIFICATE OF COMPLIANCE
 PLA 11-00004
 2011-0628785

PARCEL 'D'
 CERTIFICATE OF COMPLIANCE
 PLA 11-00004
 2011-0628785

A.L.T.A. SURVEY
PARCEL 'B'
CERTIFICATE OF COMPLIANCE
 2011-0628785

SHEET S1

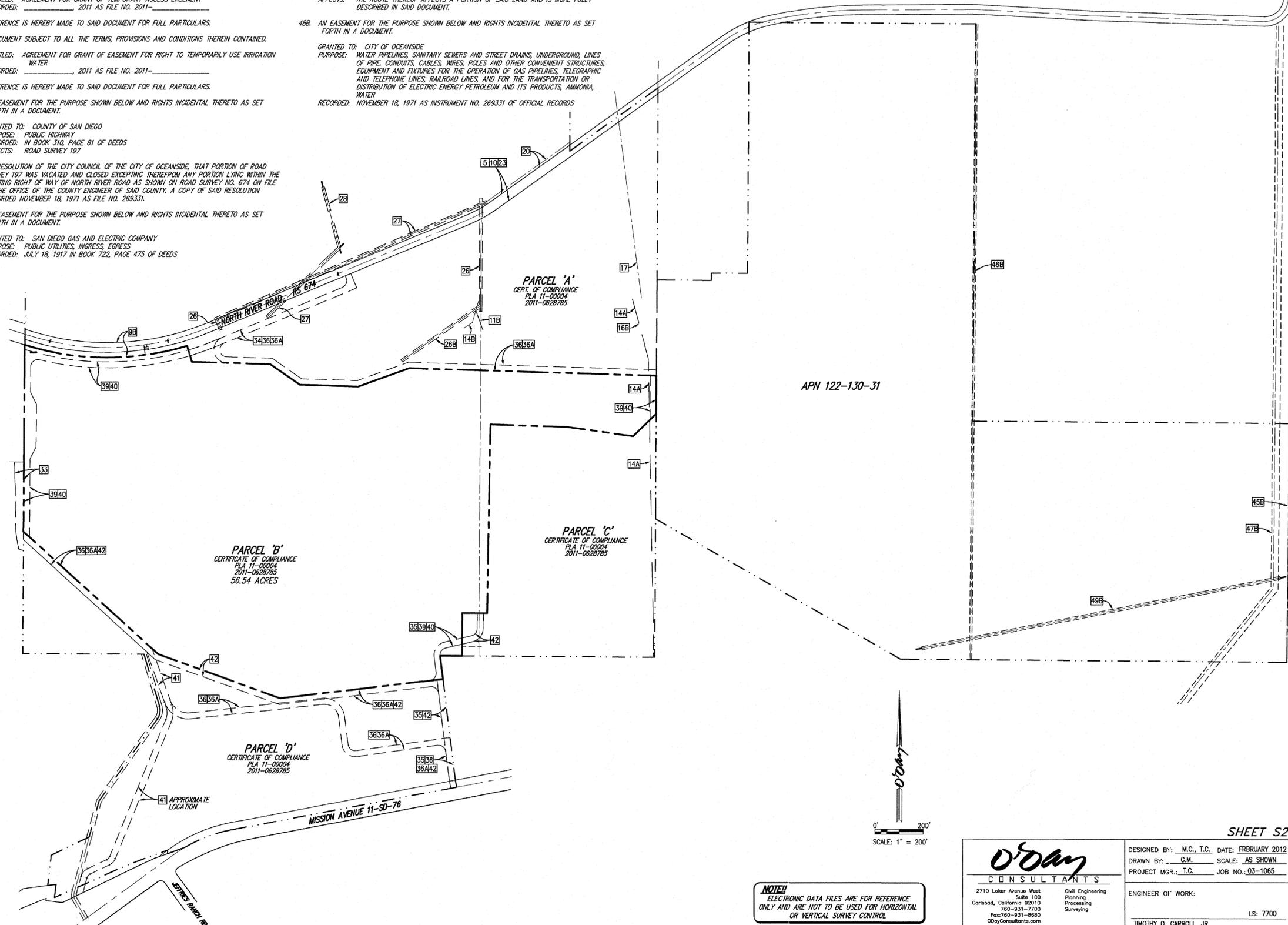
 O'Day CONSULTANTS	DESIGNED BY: M.C. I.C. DATE: NOVEMBER 2011 DRAWN BY: G.M. SCALE: AS SHOWN PROJECT MOR.: I.C. JOB NO.: 03-1065
	ENGINEER OF WORK: SEE SHEET 1 LS: 7700 TIMOTHY O. CARROLL, JR.

NOTE!
 ELECTRONIC DATA FILES ARE FOR REFERENCE
 ONLY AND ARE NOT TO BE USED FOR HORIZONTAL
 OR VERTICAL SURVEY CONTROL.

EASEMENTS

- 7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: K. DEESY
PURPOSE: LAYING PIPES
RECORDED: JUNE 5, 1913 AS INSTRUMENT NO. 16841 IN BOOK 618, PAGE 12 OF DEEDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 9B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: PUBLIC HIGHWAY
RECORDED: APRIL 27, 1938 AS INSTRUMENT NO. 19262 IN BOOK 775, PAGE 126 OF DEEDS
- 11B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: MAY 29, 1944 IN BOOK 1692, PAGE 51 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 14A. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: SEPTEMBER 8, 1942 IN BOOK 1390, PAGE 297 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 14B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: MAY 16, 1951 IN BOOK 4100, PAGE 447 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 16B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: JULY 19, 1952 IN BOOK 4500, PAGE 387 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 26B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: OCTOBER 5, 1982 AS DOC. NO. 82-308529 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 27B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: AUGUST 11, 1983 AS DOC. NO. 83-281174 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 33. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: EASEMENT AGREEMENT AND GRANT OF EASEMENT
RECORDED: OCTOBER 28, 2011 AS INSTRUMENT NO. 2011-0569933 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 34. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: GRANT OF PRIVATE ROAD EASEMENT AND PRIVATE ROAD MAINTENANCE AGREEMENT
RECORDED: NOVEMBER 23, 2011 AS FILE NO. 2011-0628790, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 35. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: GRANT OF PRIVATE ROAD EASEMENT AND PRIVATE ROAD MAINTENANCE AGREEMENT
RECORDED: NOVEMBER 23, 2011 AS FILE NO. 2011-0628792, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 36. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: AGREEMENT FOR USE AND MAINTENANCE AND GRANT OF ROAD EASEMENTS
RECORDED: _____, 2011 AS FILE NO. 2011-_____
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 36A. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SINGH PROPERTY MANAGEMENT COMPANY
PURPOSE: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS
RECORDED: _____, 2011 AS FILE NO. 2011-_____
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 37. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: AGREEMENT FOR GRANT OF EASEMENT FOR DRAINAGE AND DRAINAGE IMPROVEMENTS
RECORDED: _____, 2011 AS FILE NO. 2011-_____
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 38. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SINGH PROPERTY MANAGEMENT COMPANY
PURPOSE: DRAINAGE AND DRAINAGE IMPROVEMENTS
RECORDED: _____, 2011 AS FILE NO. 2011-_____
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

- 39. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: AGREEMENT FOR GRANT OF EASEMENTS FOR WATER WELLS
RECORDED: _____, 2011 AS FILE NO. 2011-_____
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 40. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SINGH PROPERTY MANAGEMENT COMPANY
PURPOSE: WATER WELL
RECORDED: _____, 2011 AS FILE NO. 2011-_____
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 41. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: AGREEMENT FOR GRANT OF TEMPORARY ACCESS EASEMENT
RECORDED: _____, 2011 AS FILE NO. 2011-_____
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 42. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: AGREEMENT FOR GRANT OF EASEMENT FOR RIGHT TO TEMPORARILY USE IRRIGATION WATER
RECORDED: _____, 2011 AS FILE NO. 2011-_____
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 44B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: PUBLIC HIGHWAY
RECORDED: IN BOOK 310, PAGE 81 OF DEEDS
AFFECTS: ROAD SURVEY 197
BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE, THAT PORTION OF ROAD SURVEY 197 WAS VACATED AND CLOSED EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE EXISTING RIGHT OF WAY OF NORTH RIVER ROAD AS SHOWN ON ROAD SURVEY NO. 674 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; A COPY OF SAID RESOLUTION RECORDED NOVEMBER 18, 1971 AS FILE NO. 269331.
- 45B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: JULY 18, 1917 IN BOOK 722, PAGE 475 OF DEEDS
- 46B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SOUTHERN CALIFORNIA TELEPHONE COMPANY
PURPOSE: FOR COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES
RECORDED: DECEMBER 9, 1941 IN BOOK 1278, PAGE 379 OF OFFICIAL RECORDS
AFFECTS: THE CENTER LINE OF SAID RIGHT OF WAY IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 4 WEST, APPROXIMATELY 1313 FEET WEST OF THE EAST LINE AND RUNNING IN A NORTHERLY DIRECTION PARALLELING THE QUARTER SECTION LINE TO A POINT DISTANT 2690 FEET MORE OR LESS TO THE NORTH LINE OF SAID PROPERTY.
- 47B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: OCTOBER 28, 1980 AS INSTRUMENT NO. 214710 OF OFFICIAL RECORDS
THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 48B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: CITY OF OCEANSIDE
PURPOSE: WATER PIPELINES, SANITARY SEWERS AND STREET DRAINS, UNDERGROUND, LINES OF PIPE, CONDUITS, CABLES, WIRES, POLES AND OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES FOR THE OPERATION OF GAS PIPELINES, TELEGRAPHIC AND TELEPHONE LINES, RAILROAD LINES, AND FOR THE TRANSPORTATION OR DISTRIBUTION OF ELECTRIC ENERGY PETROLEUM AND ITS PRODUCTS, AMMONIA, WATER
RECORDED: NOVEMBER 18, 1971 AS INSTRUMENT NO. 269331 OF OFFICIAL RECORDS
- 49B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: MAY 8, 1973 AS INSTRUMENT NO. 73-123825 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 50B. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: AUGUST 9, 1996 AS INSTRUMENT NO. 1996-0405058 OF OFFICIAL RECORDS
THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.



 2710 Loker Avenue West Suite 100 Carlsbad, California 92010 760-931-7700 Fax: 760-931-8680 ODayConsultants.com	DESIGNED BY: M.C. T.C. DATE: FEBRUARY 2012
	DRAWN BY: G.M. SCALE: AS SHOWN
	PROJECT MGR.: T.C. JOB NO.: 03-1085
	ENGINEER OF WORK: TIMOTHY O. CARROLL, JR. LS: 7700

WILDLANDS
 3855 Atherton Road
 Rocklin, CA 95765
 (916) 435-3555



**San Luis Rey Mitigation Bank
 Conceptual Landscape Plan**

Oceanside, CA

Date: May 12, 2013
 Job Number: 870 - 77100
 File Name: _SLR Planting Plan Overview
 Drawn By: JN
 Checked By: SR / AB

REVISIONS

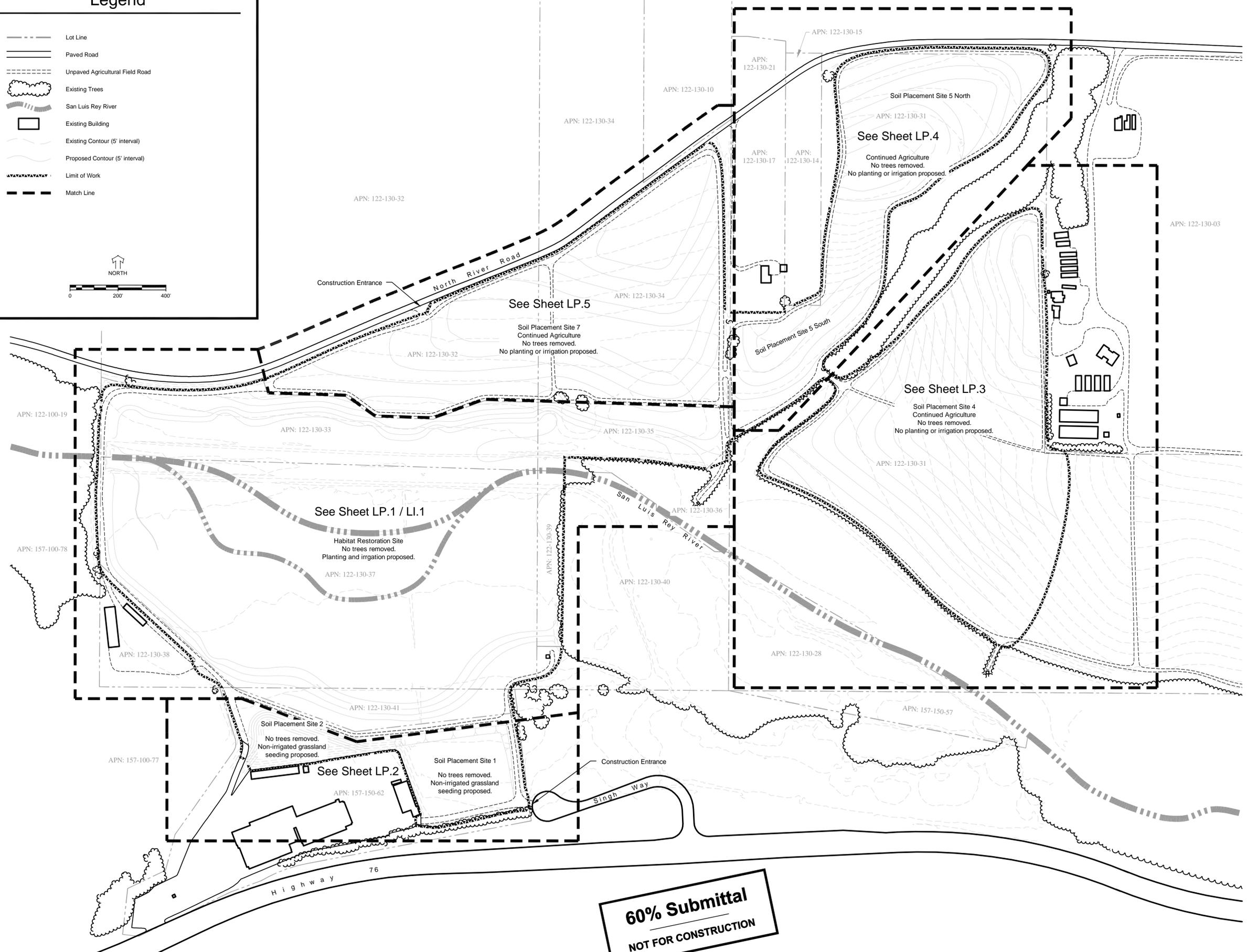
No.	Description

Conceptual Landscape Plan
 Overview
 SHEET
LO

Legend

- Lot Line
- Paved Road
- Unpaved Agricultural Field Road
- Existing Trees
- San Luis Rey River
- Existing Building
- Existing Contour (5' interval)
- Proposed Contour (5' interval)
- Limit of Work
- Match Line

NORTH



60% Submittal
 NOT FOR CONSTRUCTION

WILDLANDS
3855 Atherton Road
Rocklin, CA 95765
(916) 435-3555



**San Luis Rey Mitigation Bank
Conceptual Landscape Plan**

Oceanside, CA

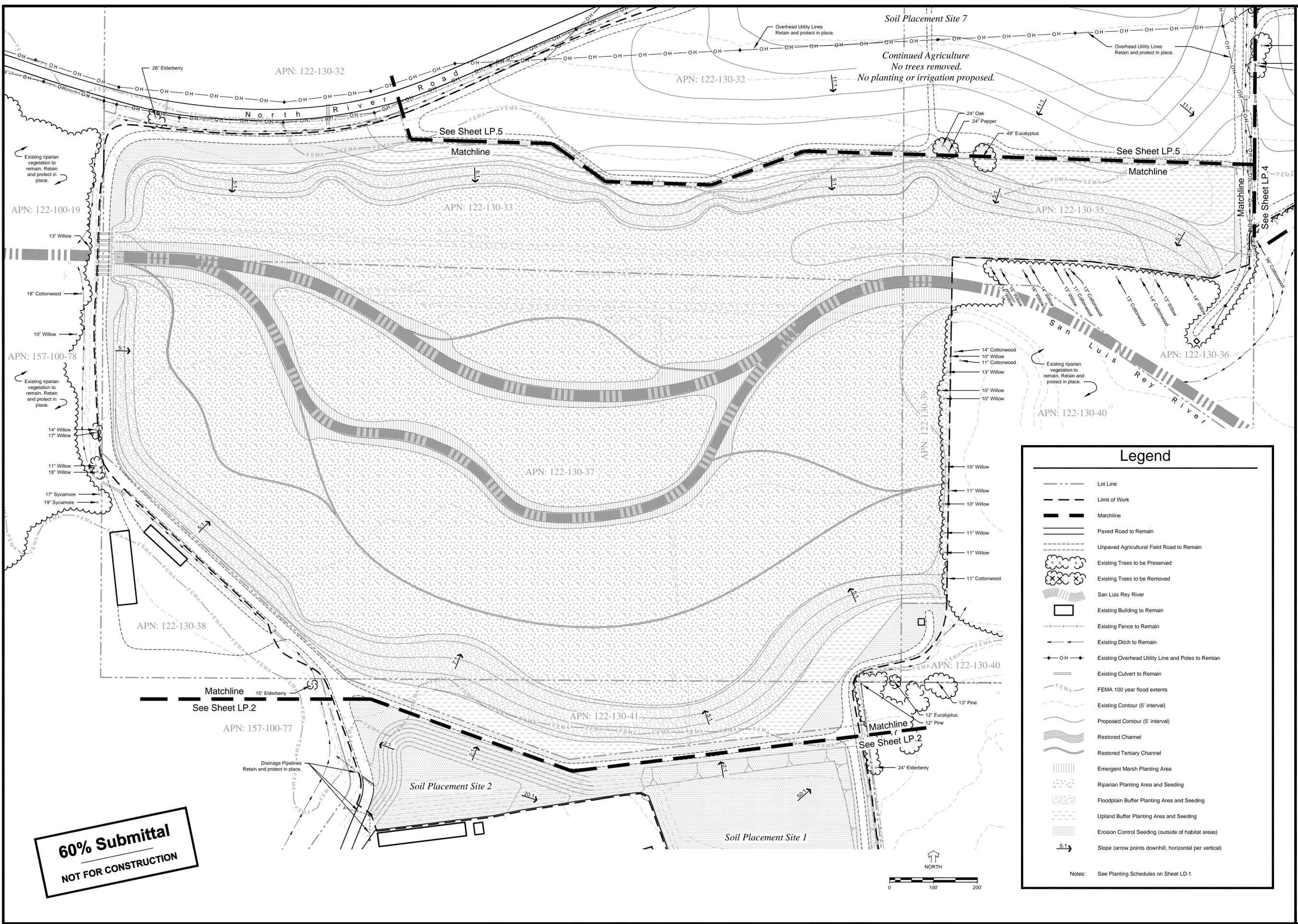
Date: May 12, 2013
Job Number: 870-77100
File Name: SLR Planting Plan.dwg
Drawn By: JN
Checked By: SR / AB

REVISIONS	

Conceptual Landscape Plan
Planting

SHEET

LP.1

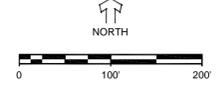


Legend

- Lot Line
- Limit of Work
- Matchline
- Paved Road to Remain
- Unpaved Agricultural Field Road to Remain
- Existing Trees to be Preserved
- Existing Trees to be Removed
- San Luis Rey River
- Existing Building to Remain
- Existing Fence to Remain
- Existing Ditch to Remain
- Existing Overhead Utility Line and Poles to Remain
- Existing Culvert to Remain
- FEMA 100 year flood extents
- Existing Contour (5' interval)
- Proposed Contour (5' interval)
- Restored Channel
- Restored Tertiary Channel
- Emergent Marsh Planting Area
- Riparian Planting Area and Seeding
- Floodplain Buffer Planting Area and Seeding
- Upland Buffer Planting Area and Seeding
- Erosion Control Seeding (outside of habitat areas)
- Slope (arrow points downhill, horizontal per vertical)

Notes: See Planting Schedules on Sheet LD.1

**60% Submittal
NOT FOR CONSTRUCTION**



WILDLANDS
 3855 Atherton Road
 Rocklin, CA 95765
 (916) 435-3555



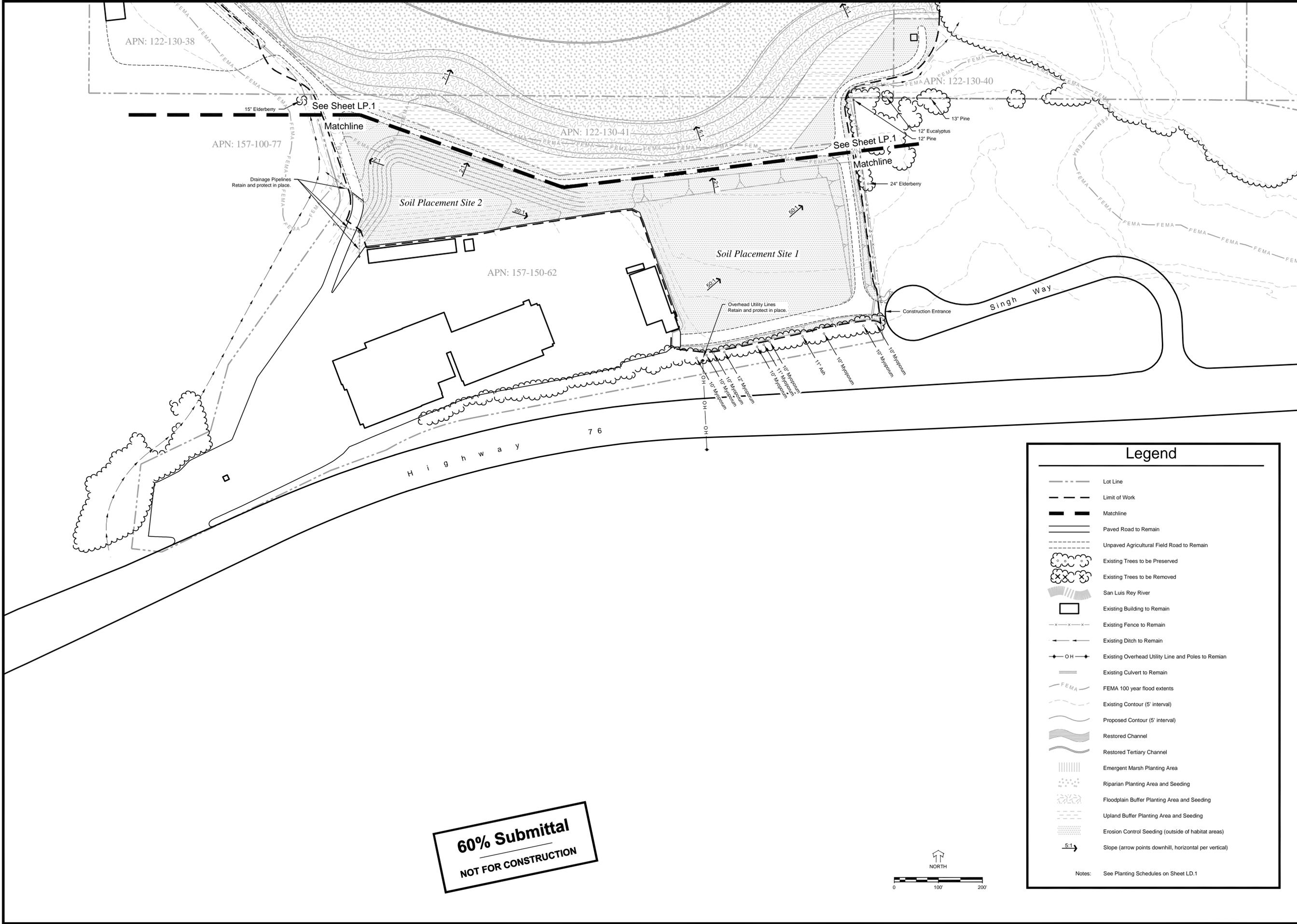
**San Luis Rey Mitigation Bank
 Conceptual Landscape Plan**

Oceanside, CA

Date: May 12, 2013
 Job Number: 870 - 77100
 File Name: SLR Planting Plan.dwg
 Drawn By: JN
 Checked By: SR / AB

REVISIONS

Conceptual Landscape Plan
Planting
 SHEET
LP.2



60% Submittal
 NOT FOR CONSTRUCTION

Legend

	Lot Line
	Limit of Work
	Matchline
	Paved Road to Remain
	Unpaved Agricultural Field Road to Remain
	Existing Trees to be Preserved
	Existing Trees to be Removed
	San Luis Rey River
	Existing Building to Remain
	Existing Fence to Remain
	Existing Ditch to Remain
	Existing Overhead Utility Line and Poles to Remain
	Existing Culvert to Remain
	FEMA 100 year flood extents
	Existing Contour (5' interval)
	Proposed Contour (5' interval)
	Restored Channel
	Restored Tertiary Channel
	Emergent Marsh Planting Area
	Riparian Planting Area and Seeding
	Floodplain Buffer Planting Area and Seeding
	Upland Buffer Planting Area and Seeding
	Erosion Control Seeding (outside of habitat areas)
	Slope (arrow points downhill, horizontal per vertical)

Notes: See Planting Schedules on Sheet LD.1



60% Submittal
NOT FOR CONSTRUCTION

San Luis Rey Mitigation Bank
Conceptual Landscape Plan

Oceanside, CA

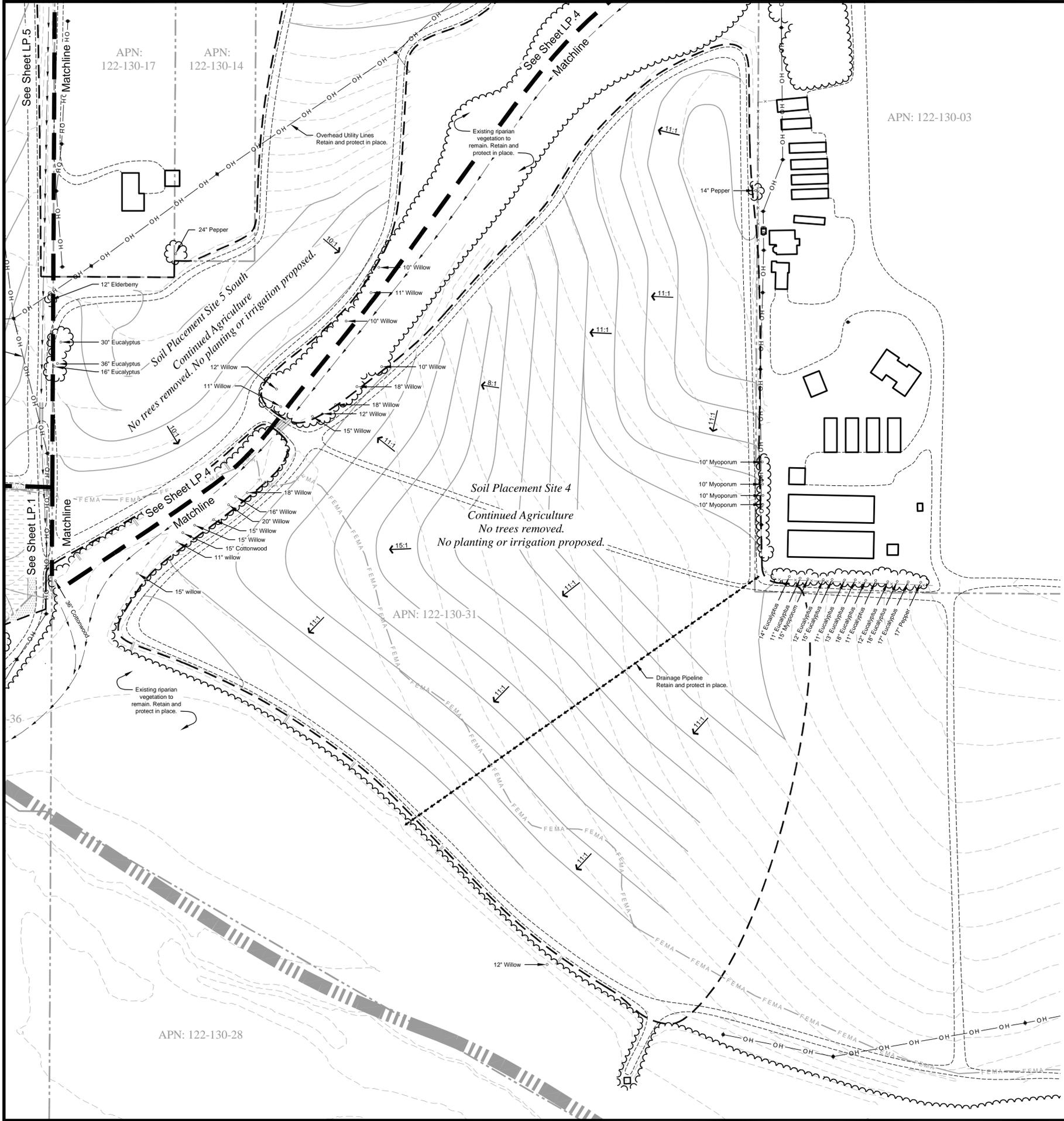
Date: May 12, 2013
Job Number: 870 - 77100
File Name: SLR Planting Plan.dwg
Drawn By: JN
Checked By: SR / AB

REVISIONS

No.	Description	Date

Conceptual Landscape Plan
Planting

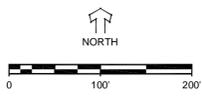
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LP.3



Legend

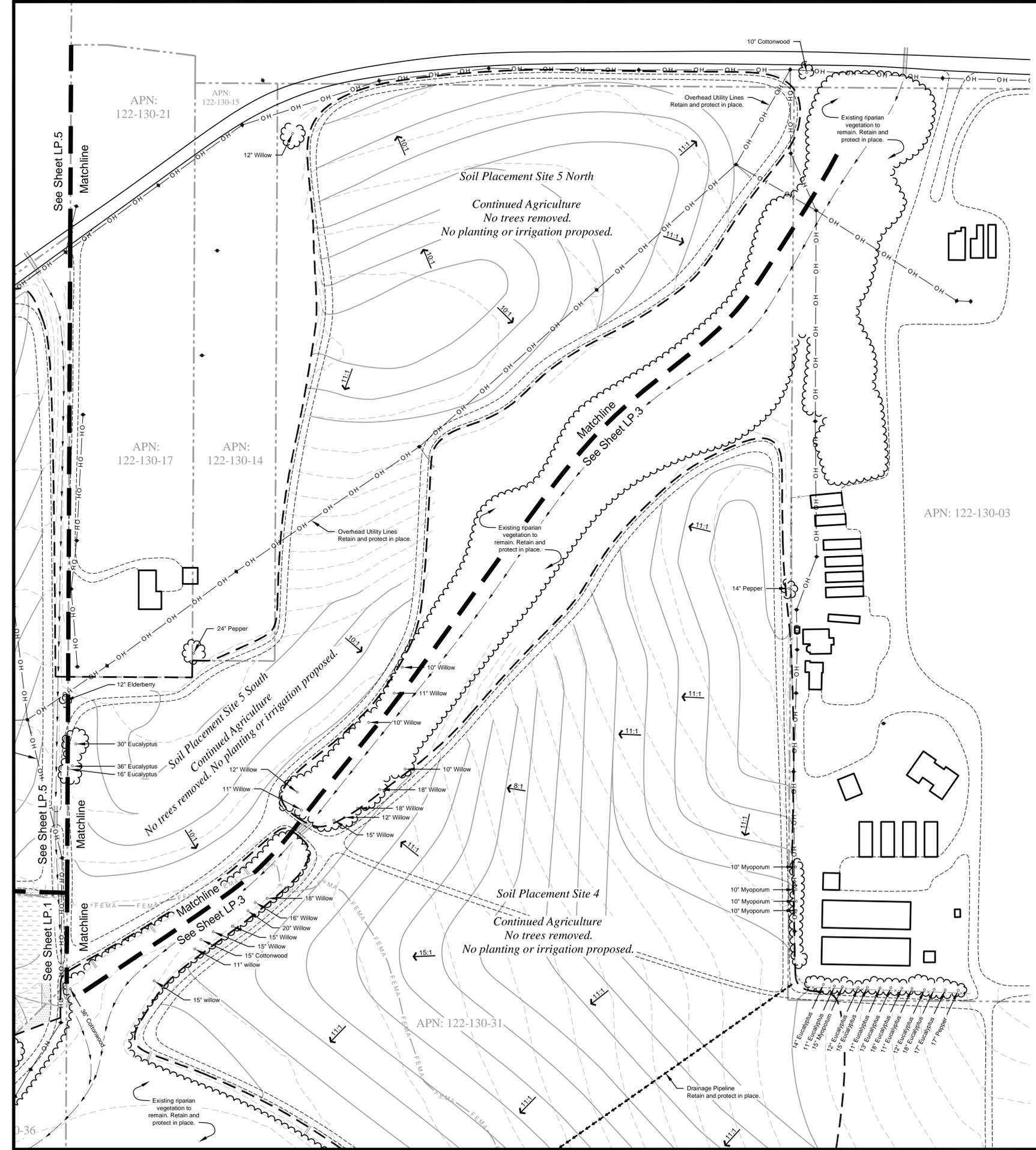
- Lot Line
- Limit of Work
- Matchline
- Paved Road to Remain
- Unpaved Agricultural Field Road to Remain
- Existing Trees to be Preserved
- Existing Trees to be Removed
- San Luis Rey River
- Existing Building to Remain
- Existing Fence to Remain
- Existing Ditch to Remain
- Existing Overhead Utility Line and Poles to Remain
- Existing Culvert to Remain
- FEMA 100 year flood extents
- Existing Contour (5' interval)
- Proposed Contour (5' interval)
- Restored Channel
- Restored Tertiary Channel
- Emergent Marsh Planting Area
- Riparian Planting Area and Seeding
- Floodplain Buffer Planting Area and Seeding
- Upland Buffer Planting Area and Seeding
- Erosion Control Seeding (outside of habitat areas)
- Slope (arrow points downhill, horizontal per vertical)

Notes: See Planting Schedules on Sheet LD.1





60% Submittal
NOT FOR CONSTRUCTION



Legend

- Lot Line
- Limit of Work
- Matchline
- Paved Road to Remain
- Unpaved Agricultural Field Road to Remain
- Existing Trees to be Preserved
- Existing Trees to be Removed
- San Luis Rey River
- Existing Building to Remain
- Existing Fence to Remain
- Existing Ditch to Remain
- Existing Overhead Utility Line and Poles to Remain
- Existing Culvert to Remain
- FEMA 100 year flood extents
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- Proposed Contour (5' interval)
- Restored Channel
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- Emergent Marsh Planting Area
- Riparian Planting Area and Seeding
- Floodplain Buffer Planting Area and Seeding
- Upland Buffer Planting Area and Seeding
- Erosion Control Seeding (outside of habitat areas)
- Slope (arrow points downhill, horizontal per vertical)

Notes: See Planting Schedules on Sheet LD.1

San Luis Rey Mitigation Bank
Conceptual Landscape Plan

Oceanside, CA

Date: May 12, 2013
Job Number: 870 - 77100
File Name: SLR Planting Plan.dwg
Drawn By: JN
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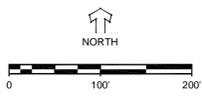
REVISIONS

No.	Description

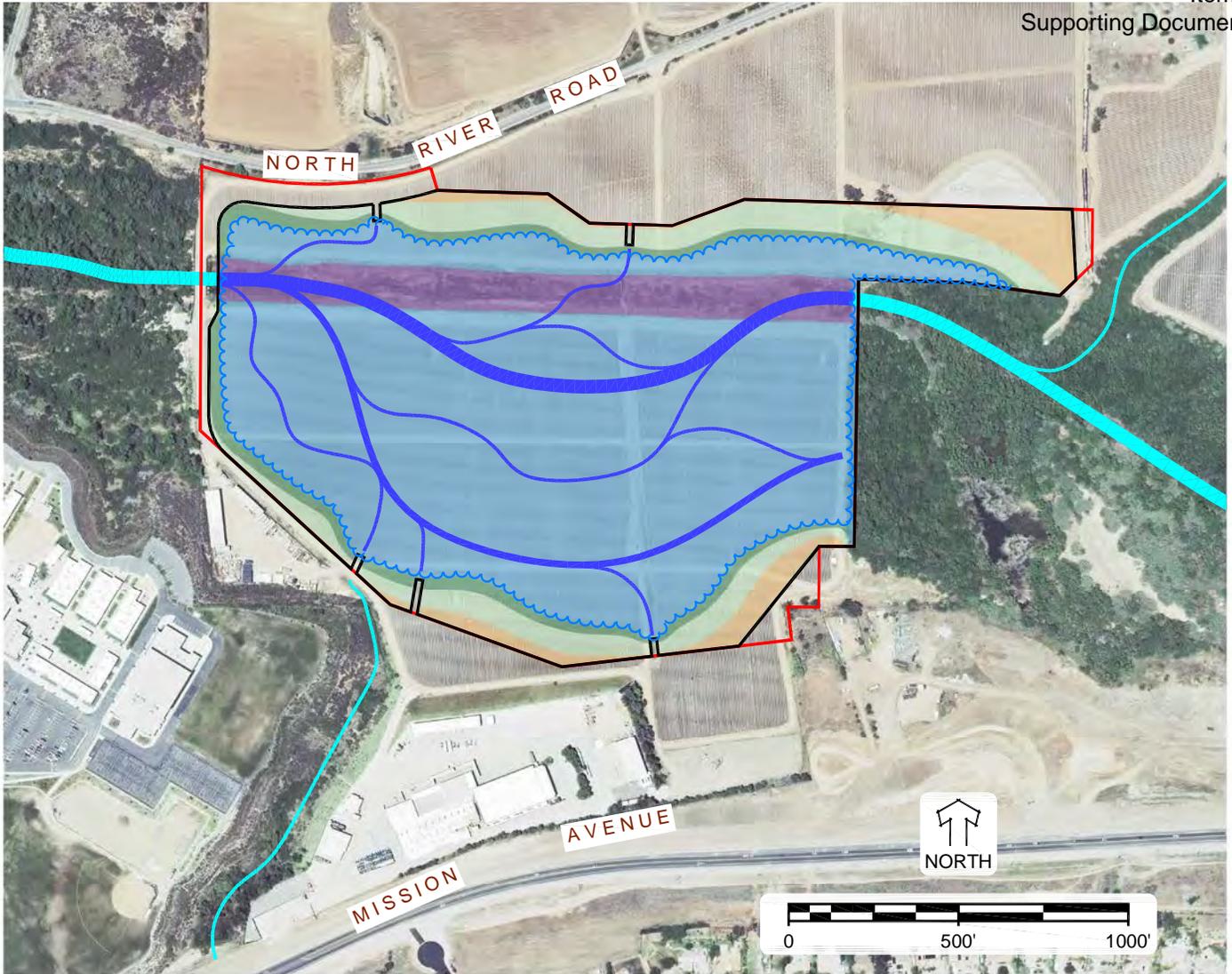
Conceptual Landscape Plan
Planting

SHEET

LP.4



ATTACHMENT 4
RESTORATION FIGURES



LEGEND

Property Boundary		56.54 acres
Bank Boundary		53.84 acres
Restore / Rehabilitate 404 Wetland River Corridor		5.28 acres
Restore / Re-establish 404 Wetland River Corridor		35.84 acres
Floodplain Buffer Restoration within OHWM		3.89 acres
Floodplain Buffer Restoration		5.34 acres
Upland Buffer Restoration		3.25 acres
Existing Riparian Forest		0.24 acres
Existing River		
Existing Stream / Drainage		
Restored River		
Restored Secondary Channel		



Wildlands
San Luis Rey Mitigation Bank
Certification No. R9-2013-0050

August 13, 2014
Item No. 10
Supporting Document No. 2

ATTACHMENT 5

CEQA MITIGATION REQUIREMENTS

**Table B-1
SAN LUIS REY MITIGATION BANKPROJECT – MITIGATION MONITORING CHECKLIST**

MITIGATION MEASURE	TYPE	MONITOR	SCHEDULE
AIR QUALITY - Construction Best Management Practices			
<p>Prior to grading, the following measures shall be included in the notes on the grading plan and implemented during construction, to the satisfaction of the City Engineer.</p> <p>a. Adhere to best management practices, which shall include the application of water on disturbed soils and replanting disturbed areas as soon as practical.</p> <p>b. During construction activities, construction equipment shall be properly maintained to ensure proper timing and tuning of engines.</p> <p>c. The contractor shall adhere to all San Diego Air Pollution Control District (SDAPCD) Rules and Regulations.</p> <p>d. If feasible, the contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board.</p>	CM	City Planner; City Engineer	Prior to project grading.
Construction vehicles shall drive 20 mph or less on unpaved surfaces within the Project Area.	CM	City Planner; City Engineer	During project grading and project construction.
Wheels and undercarriages of haul trucks shall be cleaned prior to entering public roadways. If necessary, access to all public streets from which site access is taken shall be swept on a daily basis to prevent dirt from being carried from the site. The goal is to keep vehicles from pulverizing dirt into fine particles.	CM	City Planner; City Engineer	During project grading and project construction.
Dirt trackout control devices shall be installed and maintained where paved and unpaved travel routes intersect at public streets.	CM	City Planner; City Engineer	During project grading and project construction.
Signage shall be placed in visible areas on the Project Area with a name and telephone number to call for complaints related to fugitive dust. The calls shall be responded to in a timely manner.	CM	City Planner; City Engineer	During project grading and project construction.
A dust control plan shall be prepared for the Project and submitted to the City of Oceanside prior to earthwork activity.	CM	City Planner; City Engineer	Prior to project grading.
Construction equipment shall meet California Air Resources Board—certified off road vehicle requirements.	CM	City Planner; City Engineer	During project grading and project construction.

**Table B-1 (cont.)
SAN LUIS REY MITIGATION BANKPROJECT – MITIGATION MONITORING CHECKLIST**

MITIGATION MEASURE	TYPE	MONITOR	SCHEDULE
AIR QUALITY (Mitigation Measures)			
<p><u>AQ-1.</u> In order to reduce fugitive dust emissions to below a level of significance, the Project shall implement one of the following dust control measures as described in the following scenarios. Alternatively, the Project shall implement alternative measures, subject to approval by the City, that result in equal or greater reductions to fugitive dust emissions.</p> <p><i>Mitigation Scenario 1:</i> The Project shall increase the number of scraper carriages to each tractor loading such that each tractor can pull two scraper carriages, reducing the total number of tractor round-trips, and the daily maximum PM₁₀ fugitive dust emissions to 171.54 pounds per day (lbs/day; from 200.78 lbs/day). The doubling of the scraper carriages would reduce PM₁₀ fugitive dust emissions by 15 to 20 percent to an emission level below South Coast Air Quality Management District (SCAQMD) limits.</p> <p>- Or -</p> <p><i>Mitigation Scenario 2:</i> The Project shall reduce the maximum speed limit of the tractor-scraper from 20 miles per hour (mph) down to 7 or 8 mph. (For reference, if the tractor-scraper equipment is operating at 20 mph speed limit maximum then the average time to complete the scraper production cycle would average approximately 2.76 minutes per trip to traverse the estimated 0.92 mile average haul route distance [round trip]). The average time to complete the trip may increase while the PM10 fugitive dust emissions would decrease by approximately 50 percent to an emission level below SCAQMD limits.</p> <p>- Or -</p> <p><i>Mitigation Scenario 3:</i> The third option would be to water the site three times per day. According to the Western Regional Air Partnership’s Fugitive Dust Handbook (WRAP 2006) watering the site three times per day pursuant to Rule 55 would reduce fugitive dust emissions by 90 percent.</p>	<p>CM</p>	<p>City Planner; City Engineer</p>	<p>Prior to vegetation clearing or project construction. Periodic compliance verification during vegetation clearing or project construction.</p>

**Table B-1 (cont.)
SAN LUIS REY MITIGATION BANKPROJECT – MITIGATION MONITORING CHECKLIST**

MITIGATION MEASURE	TYPE	MONITOR	SCHEDULE
BIOLOGICAL RESOURCES			
<p><u>BIO-1 Project Biologist.</u> A project biologist approved by the Corps and USFWS (Agencies) and CDFW, as appropriate, will be on site during project implementation to ensure that all avoidance and minimization measures are adhered to and unintended impacts to arroyo toad, vireo, flycatcher, and gnatcatcher and their habitats are avoided. At least two weeks prior to project initiation, the name(s), permit numbers, resumes, and at least three references for the project biologist will be submitted to the Agencies. The project biologist must be familiar with federally threatened or endangered species and habitats potentially occurring within the region of the project site. Project related activities will not be initiated prior to receiving Agency approval. The project biologist will be responsible for ensuring compliance with the project description (including all conservation measures) to minimize and avoid impacts (incidental take) to federally threatened and/or endangered species. The project biologist will have authorization to halt/suspend all activities until appropriate corrective measures have been completed and will also be required to report violations immediately to the Agencies. The project biologist's responsibilities will include but not be limited to:</p> <ol style="list-style-type: none"> 1. Advise all project-related staff (contractors) on the appropriate implementation of the conservation measures. 2. Be available to supervise and monitor biological resource compliance efforts in areas requiring avoidance or containing suitable habitat for federally endangered species. 3. Be available to monitor installation of all Best Management Practices (BMPs), Environmentally Sensitive Habitat (ESH) fencing (BIO-3.1), and arroyo toad exclusionary fencing (BIO-4.1). 4. Halt any and all activities in any area when a potential unauthorized incidental "take" of an endangered species may or has occurred. 5. Inspect active project site where federally listed species habitat is present or adjacent to work area to ensure compliance with all conservation measures for the duration of the proposed action. Monitor project site as appropriate but not less than once a week for compliance with all conservation measures. 6. Conduct initial Environmental Awareness Program (BIO-2) for all project-related staff. 7. Conduct species specific monitoring (BIO-4, BIO-5). 8. Notify the Agencies of any noncompliance with any conservation measure and complete project reporting (BIO-6). 9. Monitor for potential impacts to wildlife movement and take corrective action if needed. 	<p align="center">CM</p>	<p>City Planner; City Engineer; Resource Agencies; Project Biologist</p>	<p>Project biologist to be approved prior to initiation of project vegetation clearing or project construction.</p>

**Table B-1 (cont.)
SAN LUIS REY MITIGATION BANKPROJECT – MITIGATION MONITORING CHECKLIST**

MITIGATION MEASURE	TYPE	MONITOR	SCHEDULE
BIOLOGICAL RESOURCES (cont.)			
<p><u>BIO-2 Environmental Awareness Program.</u> The designated biological monitor will develop and implement an environmental awareness program for all project-related staff (contractors). All employees, contractors, and subcontractors who will work on the project will participate in the program. The environmental awareness program will include but not be limited to a description of all federally endangered species and their habitats potentially occurring within the region of the project site, the general provisions of the federal Endangered Species Act (Act), the need to adhere to the provisions of the Act, the penalties associated with violating the Act, and the general measures that are being implemented to conserve the listed species as they relate to the project. A handout will be provided to all staff illustrating all focal species and listing contact information and procedural instructions, if detected. A training acknowledgement form will be signed by all staff participating in the project indicating that they have received training and will abide by the guidelines and conservation measures.</p>	CM	City Planner; City Engineer; Resource Agencies; Project Biologist	Prior to initiation of project vegetation clearing or project construction.

**Table B-1 (cont.)
SAN LUIS REY MITIGATION BANKPROJECT – MITIGATION MONITORING CHECKLIST**

MITIGATION MEASURE	TYPE	MONITOR	SCHEDULE
BIOLOGICAL RESOURCES (cont.)			
<p><u>BIO-3 General Measures to Avoid and Minimize Impacts to Listed Species and Arroyo Toad Critical Habitat</u></p> <ol style="list-style-type: none"> 1. The Applicant will install temporarily ESH fencing (with silt barriers) around the limits of project impacts (including construction staging areas and access routes) to prevent additional habitat impacts and prevent the spread of silt from the construction zone into adjacent habitats to be avoided. Fencing will be installed in a manner that does not impact habitats to be avoided. The Applicant will submit to the Agencies for approval, at least 5 days prior to initiating project impacts, the final plans for initial clearing and grubbing of habitat and project construction. These final plans will include photographs that show the fenced limits of impact and all areas (including riparian/wetland or coastal sage scrub) to be impacted or avoided. If work occurs beyond the fenced or demarcated limits of impact, all work will cease until the problem has been remedied to the satisfaction of the Agencies. Temporary construction fencing will be removed upon project completion. 2. At least thirty (30) days prior to initiation of construction related activities, grading plans will be submitted to the Agencies, U.S. Environmental Protection Agency (EPA), California Department of Fish and Wildlife for review. The plans will include preconstruction photographs of the project site. 3. Employees will strictly limit their activities, vehicles, equipment, and materials to the designated temporary impact areas and designated staging areas. No personnel or equipment will be allowed to enter areas designated as ESH areas. 4. To avoid attracting predators, work areas will be kept as clean of debris as possible. All food-related trash items will be enclosed in sealed containers and regularly removed from the project site. 5. No pets will be allowed in the project site. 6. All equipment maintenance, staging, and dispensing of fuel, oil, or coolant, will occur within a predetermined staging area. Fueling and maintenance of trucks and other vehicles will occur within a predetermined staging area. Equipment will be checked for leaks prior to operation and repaired as necessary. 7. The mitigation bank will be planted as early as possible following completion of grading/excavation activities adjacent to ESH areas. Specifically, BMP's to address erosion and excess sedimentation will be incorporated into the project plans. Measures that will be implemented during excavation, hauling, spreading and restoration efforts may include (but will not be limited to) the use of silt fencing, gravel bags, hay bales, fiber rolls, and protective velocity dissipaters at drainage outlet points. 8. Herbicides used in exotic species control during long-term maintenance activities will be currently approved by the EPA for use in wetlands, and no herbicide will be applied to native vegetation. The herbicide should be tinted with a biodegradable dye to facilitate visual control of spray. 	CM	City Planner; City Engineer; Resource Agencies; Project Biologist; Biological Monitor	Prior to initiation of project vegetation clearing or project construction.

**Table B-1 (cont.)
SAN LUIS REY MITIGATION BANKPROJECT – MITIGATION MONITORING CHECKLIST**

MITIGATION MEASURE	TYPE	MONITOR	SCHEDULE
BIOLOGICAL RESOURCES (cont.)			
<p><u>BIO-4 Arroyo Toad Impact Avoidance and Minimization Measures</u></p> <p>1. Prior to initiation of vegetation clearing or project construction, fencing will be installed around each segment of the project site adjacent to suitable arroyo toad upland and/or breeding habitat to exclude arroyo toads from the project site. The fence will consist of fabric or plastic at least 2 feet high, staked firmly to the ground with the lower one foot of material stretching outward along the ground and secured with a continuous line of gravel bags. No digging or vegetation removal will be associated with the installation of this fence and all materials will be removed when the project is complete. Ingress and egress of equipment and personnel will use a single access point to the site. This access point will be as narrow as possible and will be closed off by exclusionary fencing when personnel are not on the project site. Where they overlap, the arroyo toad exclusionary fence can be combined with the ESH fencing in BIO-3.1.</p> <p>2. Prior to mitigation bank construction, but after exclusionary fencing has been installed, at least 3 surveys for arroyo toads will be conducted within the fenced area by the Agency-approved project biologist specified in BIO-1. Surveys will be conducted during the appropriate climatic conditions during the appropriate time of day or night to maximize the likelihood of encountering arroyo toads. If arroyo toads are found within the project site during the surveys, all work will cease and the Agencies will be notified to reinstate section 7 consultation.</p>	CM	City Planner; City Engineer; Resource Agencies; Project Biologist; Biological Monitor	Prior to initiation of project vegetation clearing or project construction.

**Table B-1 (cont.)
SAN LUIS REY MITIGATION BANKPROJECT – MITIGATION MONITORING CHECKLIST**

MITIGATION MEASURE	TYPE	MONITOR	SCHEDULE
BIOLOGICAL RESOURCES (cont.)			
<p><u>BIO-5 Vireo, Flycatcher and Gnatcatcher Impact Avoidance and Minimization Measure.</u> All vegetation clearing will be conducted between September 15 and February 15 to avoid potential direct and/or indirect impacts to breeding vireo, flycatcher or gnatcatcher. In the event vegetation clearing and/or construction activities (excavation and/or restoration efforts) must occur within the vireo, flycatcher or gnatcatcher breeding season, then a pre-construction survey will be conducted no more than three (3) days prior to project initiation to ensure that no impacts to nesting birds occur. Should vireo, flycatcher or gnatcatcher nests or breeding activity be documented within (if vegetation has not been removed) or adjacent to the project site, then appropriate measures will be implemented including, but not be limited to, monitoring during clearing, excavation or planting to ensure that no impacts to the breeding individuals occur, temporary designation of the breeding site as an ESH, and/or delaying/restricting project related activities within a buffer zone (determined by the project biologist in coordination with the Agencies based on location and topography) until nesting and fledging is complete.</p> <p><u>Reporting</u></p> <ol style="list-style-type: none"> 1. The project biologist will submit monthly updates and a final report to the Agencies within 60 days of project completion documenting that authorized temporary impacts were not exceeded and general compliance with all conservation measures. 2. The final report will summarize the results of the monitoring efforts and include recommendations to further reduce potential impacts to sensitive species, if applicable. As previously stated, the Agencies will also be notified if any listed species are found within or adjacent to the project site. The date, specific location (Global Positioning System coordinates), approximate size, age, and health of the individual will be recorded and provided in both hard copy and digital format to the Agencies within 30 days of the observation. 3. The Service will be notified if any listed species are found injured or dead. A written notification would also be prepared after verbal notification to the Service. The report would include the date, time and location of the discovered animal/carcass, cause of injury or death, and any other pertinent information. All dead and preserved specimens will be submitted to educational/research institutions with the appropriate federal permits. 	CM	City Planner; City Engineer; Resource Agencies; Project Biologist; Biological Monitor	Between September 15 and February 15, or after species surveys by biologists, if allowed.

**Table B-1 (cont.)
SAN LUIS REY MITIGATION BANKPROJECT – MITIGATION MONITORING CHECKLIST**

MITIGATION MEASURE	TYPE	MONITOR	SCHEDULE
BIOLOGICAL RESOURCES (cont.)			
<p><u>BIO-6 California Steelhead Impact Avoidance and Minimization Measures</u></p> <ol style="list-style-type: none"> 1. Water diversion construction (including filtering system) within the project site will be initiated after May 1 and removed by November 30. This construction season is when the southern California steelhead is not expected to occur within the project site. Following completion of project-related activities, all water diversion materials will be removed and flows will be restored to natural conditions. 2. A preconstruction survey will be conducted immediately prior to initiation of project-related activities within the San Luis Rey River to determine presence/absence of the southern California steelhead. Project-related activities conducted within or adjacent to the San Luis Rey River will not be initiated until the species has been documented absent from the Study Area. 3. Avoid working in actively flowing water, where feasible. 4. Any shallow or deep aquatic habitat including existing pools, riffles and plunge pools will be retained and/or restored within the project site, where feasible. 5. The exclusionary/ESH fencing proposed to traverse the up and downstream segments of the San Luis Rey River would be breached to allow for migration no later than November 30. 6. The date, time of observation, specific location (GPS coordinates), approximate size, age, and health of all individuals observed will be recorded and provided to the NMFS within thirty days of the documentation in both hard copy and digital format. 	CM	City Planner; City Engineer; Resource Agencies; Project Biologist; Biological Monitor	Between May 1 and November 30.
<p><u>BIO-7 Nesting Bird Impact Avoidance and Minimization Measures.</u> Impacts to nesting bird species are prohibited under the MBTA. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R. 21). Suitable nesting bird habitat has been documented within and immediately adjacent to the project site. Therefore, to remain in compliance with the MBTA, nesting bird surveys will be conducted and avoidance and minimization measures consistent with BIO-5 will be implemented.</p>	CM	City Planner; City Engineer; Resource Agencies; Project Biologist; Biological Monitor	Between September 15 and February 15, or after species surveys by biologists, if allowed.

**Table B-1 (cont.)
SAN LUIS REY MITIGATION BANKPROJECT – MITIGATION MONITORING CHECKLIST**

MITIGATION MEASURE	TYPE	MONITOR	SCHEDULE
BIOLOGICAL RESOURCES (cont.)			
<p><u>BIO-8 Water Quality/General Impact Avoidance and Minimization Measures</u></p> <ol style="list-style-type: none"> 1. All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other such activities shall occur in designated areas outside of Waters of the U.S. within the project limits. These designated areas shall be located in previously compacted and disturbed areas to the maximum extent practicable in such a manner as to prevent any runoff from entering Waters of the U.S. and shall be shown on the grading plans. Fueling of equipment shall take place within existing disturbed areas greater than 100 feet from Waters of the U.S. Contractor equipment shall be checked for leaks prior to operation and repair as necessary. 2. "No fueling zones" shall be established within a minimum of 100 feet from the San Luis Rey River. 3. Any project related spills of hazardous materials shall be reported to appropriate entities including but not limited to the City of Oceanside, Corps, USFWS, CDFW, and Regional Water Quality Control Board (RWQCB) and shall be cleaned up immediately and contaminated soils removed to approved disposal areas. 4. Any planting stock to be brought onto the project site for restoration shall be first inspected by a qualified pest inspector to ensure it is free of pest species that could invade natural areas, including, but not limited to, Argentine ants, fire ants, and other insect pests. Any planting stock found to be infested with such pests shall not be allowed on the project site or within 300 feet of natural habitats. The stock shall be quarantined, treated or disposed of according to best management principles by qualified experts in a manner that precludes invasions into natural habitats. 5. Any temporary irrigation installed for the restoration area shall be used for the shortest duration possible. 6. Public access to the project site shall be prohibited. Fencing may be required to keep unauthorized personnel from trespassing. 	CM	City Planner; City Engineer; Resource Agencies; Project Biologist; Biological Monitor	During project vegetation clearing and project construction.

**Table B-1 (cont.)
SAN LUIS REY MITIGATION BANKPROJECT – MITIGATION MONITORING CHECKLIST**

MITIGATION MEASURE	TYPE	MONITOR	SCHEDULE
BIOLOGICAL RESOURCES (cont.)			
<p><u>BIO-9.</u> Prior to conducting any proposed actions during the breeding season (February 15 to September 15), the monitoring biologist shall conduct a pre-construction survey/surveys to identify any active migratory bird nesting locations in and near the Project area no more than three days prior to Project initiation. If the biologist does not find any active nests that would be potentially impacted, the proposed action may proceed. If the biologist finds an active nest within or adjacent to the action area, determines that the nesting species is protected, and determines that the nest may be impacted, the biologist shall delineate an appropriate buffer zone from the nest. Any active nests observed during the survey shall be mapped on a recent aerial photograph including documentation of GPS coordinates. Only specified activities (if any), as approved by the qualified biologist, shall take place within the buffer zone until the nest is vacated.</p> <p>Surveys for active raptor nests shall be performed in all adjacent habitats and trees no more than three days prior to commencement of any activities during the raptor nesting season generally extending from February 1 to June 30. Active raptor nests observed during the survey shall be mapped on a recent aerial photograph including documentation of GPS coordinates. Restrictions on activities shall be required in the vicinity of the nest until the nest is no longer active as determined by the qualified biologist. The qualified biologist shall determine an appropriate buffer zone around a nest to allow activities to proceed while minimizing disturbance to the active nest. Once the nest is no longer active, the proposed action may proceed within the buffer zone. Impacts to active raptor nests shall be avoided.</p>	CM	City Planner; City Engineer; Resource Agencies; Project Biologist; Biological Monitor	Between September 15 and February 15, or after species surveys by biologists, if allowed.
CULTURAL RESOURCES			
<p><u>CUL-1.</u> Prior to implementation of the monitoring program and prior to beginning any grading, a pre-excavation agreement shall be developed between the appropriate Native American group (assumed to be the San Luis Rey Band of Luiseño Mission Indians) and the Project applicant.</p>	CM	City Planner; City Engineer; Project Archaeologist	Prior to initiation of project grading.
<p><u>CUL-2.</u> The qualified archaeologist and the Native American representative shall attend the pre-construction meeting with the Project applicant and contractors to explain the requirements of the monitoring program.</p>	CM	City Planner; City Engineer; Project Archaeologist	Prior to initiation of project grading.
<p><u>CUL-3.</u> An archaeologist or a Native American monitor shall be onsite during grading and other ground-disturbing activities; given the extremely disturbed nature of the Project Area, it is not anticipated that full-time monitoring would be necessary; a monitoring schedule shall be developed between the archaeological Principal Investigator, Native American representative, and the Project applicant.</p>	CM	City Planner; City Engineer; Project Archaeologist; Archaeological Monitor/Native American Monitor	During project grading and project construction.

Table B-1 (cont.) SAN LUIS REY MITIGATION BANKPROJECT – MITIGATION MONITORING CHECKLIST			
MITIGATION MEASURE	TYPE	MONITOR	SCHEDULE
CULTURAL RESOURCES (cont.)			
<u>CUL-4.</u> If cultural resources are encountered, the archaeological and Native American monitors both shall have the authority to temporarily halt or redirect grading within 100 feet of the find while the cultural resources are documented and assessed by both monitors. If significant resources are encountered, the Native American Monitor will be notified, and the resources will be handled consistent with CUL-6 and CUL-7 provided below.	CM	City Planner; City Engineer; Project Archaeologist; Archaeological Monitor/Native American Monitor	During project grading and project construction.
<u>CUL-5.</u> If any human remains are discovered, construction will be stopped within 100 feet of the find and the County Coroner shall be contacted. If Native American remains are suspected, the remains shall be kept in situ, or in a secure location within close proximity to where they were found, and the analysis of the remains will occur only in the presence of a Luseño Native American monitor. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.	CM	City Planner; City Engineer; Project Archaeologist; Archaeological Monitor/Native American Monitor	During project grading and project construction.
<u>CUL-6.</u> If cultural resources are encountered, recovered artifactual materials shall be cataloged and analyzed, and a report shall be completed describing the methods and results of the monitoring and data recovery program. If the resources are determined to be those of ancestral remains and/or associated burial goods, funerary goods or grave goods, the Native American monitor shall be consulted. Copies of analyses performed on cultural resources and reports generated from said analyses shall be provided to the San Luis Rey Band of Mission Indians in addition to the City.	CM	City Planner; City Engineer; Project Archaeologist; Archaeological Monitor/Native American Monitor	During project grading and project construction.
<u>CUL-7.</u> Artifacts collected (if any) shall be curated with accompanying catalog to current professional repository standards or the collection shall be repatriated to the San Luis Rey Band.	CM	City Planner; City Engineer; Project Archaeologist; Archaeological Monitor/Native American Monitor	During project grading and project construction.
GEOLOGY AND SOILS			
<u>GEO-1.</u> A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and submitted for review and approval prior to issuance of grading permit. The SWPPP shall outline methods that shall be implemented during construction to control erosion from graded or cleared portions of the site, including but not limited to straw bales, sandbags, soil binders, diversion fences, desilting basins, etc. The Plan shall be prepared in accordance with the City's grading ordinance, the City's water quality ordinance, the latest NPDES Statewide Construction General Permit, and to the satisfaction of the City Water Quality Engineer.	CM	City Planner; City Engineer; City Water Quality Engineer	Prior to issuance of grading permit.

**Table B-1 (cont.)
SAN LUIS REY MITIGATION BANKPROJECT – MITIGATION MONITORING CHECKLIST**

MITIGATION MEASURE	TYPE	MONITOR	SCHEDULE
HAZARDS AND HAZARDOUS MATERIALS			
<u>HAZ-1.</u> The top one foot of soil excavated from the area of the filtration plant shall be placed in one of the Soil Placement Sites at a minimum of five feet above groundwater elevation, and five feet from any slope faces, to provide a buffer that would minimize impacts to groundwater. This soil shall be placed to provide a sufficient vertical separation from groundwater.	CM	City Planner; City Engineer	During project grading.
<u>HAZ-2.</u> If soil that exhibits evidence of potential petroleum hydrocarbon impacts, or other hazardous materials are encountered during grading, the City Development Services Department and a qualified environmental professional shall be contacted to evaluate said soils, and provide professional recommendations regarding the containment and treatment or disposal of such soils.	CM	City Planner; City Engineer; Project Environmental Professional	During project grading.
<u>HAZ-3.</u> Excavated soil material is anticipated to be placed on the identified soil placement sites. However, should any excavated material be exported from the Project Area, the material shall be characterized to determine if offsite disposal would be necessary, or if reuse is acceptable.	CM	City Planner; City Engineer; Project Environmental Professional	During project grading.
HYDROLOGY AND WATER QUALITY			
<u>HYD-1.</u> Prior to grading, the applicant will obtain approval of a site-specific Erosion Control Plan from the City Engineering Department in accordance with the City's ordinance. This plan will include a list of best management practices that the contractor will use to ensure that temporarily exposed soils do not leave the work area.	CM	City Planner; City Engineer	Prior to project grading.
<u>HYD-2.</u> During the construction period, standard BMPs such as proper storage, use and disposal of construction material shall be applied to ensure that all hazardous materials (i.e., construction equipment fuels, oils, etc.) are stored properly and that no hazards occur during this phase of the project. Continual inspection and maintenance of all BMPs shall occur throughout the duration of the construction phase.	CM	City Planner; City Engineer	During project grading and project construction.

Wildlands
San Luis Rey Mitigation Bank
Certification No. R9-2013-0050

August 13, 2014
Item No. 10
Supporting Document No. 2

ATTACHMENT 6

SINGH PROPERTY MANAGEMENT COMPANY LETTER

SINGH PROPERTY MANAGEMENT COMPANY

August 13, 2014
Item No. 10
Supporting Document No. 2

P.O. Box 3177

OCEANSIDE, CA. 92051

June 4, 2014

Mr. Alan Monji
San Diego Regional Water Quality Control Board
Environmental Scientist
9174 Sky Park Court, Suite 100
San Diego, CA 92123

Re: Wildlands San Luis Rey Restoration Project

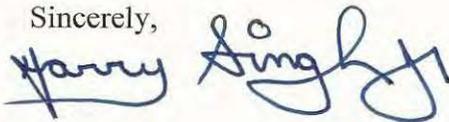
Dear Mr. Monji:

As you are aware, in support of their proposed San Luis Rey Restoration Project, Wildlands SLR Holdings I, LLC has submitted applications for a Development Plan with the City of Oceanside Development Services Department, and for a Clean Water Act section 401 Water Quality Certification with the San Diego Regional Water Quality Control Board. The Restoration Project will restore approximately 56 acres along the San Luis Rey River, and remove approximately 650,000 cubic yards of historic river fill to five soil placement sites. Three of these sites are located on existing farm fields, and will continue to be managed as farm fields at completion of the Restoration Project.

We are writing to inform the Board that we continue to support the Restoration Project, including the placement of soil and the construction of sediment basins on our property. At project completion, Singh Property Management Company will maintain the constructed farm field sediment basins as part of our ongoing maintenance activities.

If you have any questions, do not hesitate to contact Krishna Singh at (760)-497-5563 or by email at ksingh.spmc@gmail.com.

Sincerely,



Harry Singh Jr.
General Partner
Singh Property Management Company