

**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/>

**Amendment No. 1 to Clean Water Act Section 401  
Water Quality Certification No. 11C-053**

**PROJECT: San Marcos Creek Specific Plan  
Certification Number 11C-053  
WDID: 9000001619**

**APPLICANT: City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069**

Reg. Meas. ID: 380177  
Place ID: 711044  
Party ID: 11161  
Person ID: 10891

On January 27, 2012, Clean Water Act Section 401 Water Quality Certification No. 11C-053 (Certification) was issued to the City of San Marcos (Applicant) for the San Marcos Creek Specific Plan Project (Project).

By letter dated April 8, 2015, Dudek, on behalf of the Applicant, requested the Certification be amended to reflect some recent Project design modifications. On October 27, 2016, Dudek submitted another letter with additional Project modifications to the current design, change in Project Phasing, and revisions to the Project impacts.

Based on the Applicant's request, the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) is amending the Certification to reflect the revised Project impacts and change in Project phases. Except as modified or superseded by the Amended Certification modifications set forth below, all of the findings, provisions and other requirements of Certification No. 11C-053 remain in full force and effect. The following changes are made to Certification No. 11C-053 and are shown in underline/strikeout format to indicate added and removed language:

**1. Page 2, Project Description is modified as follows:**

The San Marcos Creek Specific Plan is a community planning effort designed to provide the necessary framework to create mixed-use/smart-growth zoning, flood control to surrounding properties, and to facilitate urban infill by re-evaluating land uses and establishing a Specific Plan for development regulation within the project area over an estimated 20-year time period. The project area consists of approximately ~~217~~214 acres of land for which mixed use, park land, right-of-way, and dedicated open space are proposed.

The project includes the construction of a raised development pad along the north side of San Marcos Creek and a ~~floodwall~~ an earthen, vegetated levee along San Marcos Creek between Bent Avenue and Via Vera Cruz to provide the necessary floodway infrastructure. Several roadway improvements are also

proposed including widening Discovery Street from McMahr Road to the Bent Avenue/Craven Road intersection, constructing bridges at Via Vera Cruz and Bent Avenue, and widening ~~San Marcos Boulevard by approximately 20 feet to include an additional through lane northbound San Marcos Boulevard between Discovery Street and Las Posas Creek.~~ Park land in the project area would include trails, grassy areas for picnicking, and other amenities, as well as access to a pedestrian bridge ~~at across San Marcos Creek between McMahr Road and Via Vera Cruz and sidewalks/public trails along the new Via Vera Cruz and Bent Avenue bridges. and the adjacent, off-site Grand Avenue Bridge.~~

Total project impacts to San Marcos and Las Posas Creeks as wetland and non-wetland waters (stream channel and open water) have been consolidated from 15 phases of construction to three phases of construction the bulk (approximately 93%) of which will occur during the first eight years year of the project. Impacts in 15 phases, and will be limited to:

Permanent Impacts-

Wetlands ~~9.87~~9.21-acre, ~~12,645~~ 6,495 feet  
 Streambed ~~0.26~~0.30-acre, ~~230~~750-linear feet

Temporary Impacts –

Wetlands ~~1.41~~1.58-acre, ~~1,550~~2,385-linear feet

Compensatory mitigation and the long-term management of the mitigation areas are described in two documents: (1) *Revised Compensatory Wetlands Mitigation and Monitoring Plan for the San Marcos Creek Specific Plan*, dated ~~January 5, 2012~~October 2016; and (2) *Habitat Long-Term Management Plan for the San Marcos Creek District Specific Wetland Mitigation Plan Project*, dated ~~December 2011~~October 2016. Mitigation will occur on the San Marcos Creek and Las Posas Creek floodplains, concurrently or prior to each of the ~~153~~ phases of project construction. Mitigation will total ~~60.27~~63.76-acres (52,770-linear feet) and will consist of:

Type	Acres	Linear Feet
Establishment	<del>23.56</del> <u>26.57</u>	13,975
Re-establishment	<del>1.76</del> <u>2.40</u>	4,515
Enhancement	<del>17.12</del> <u>17.10</u>	13,425
Preservation	<del>9.92</del> <u>9.68</u>	7,280
Buffers	<del>7.91</del> <u>8.01</u>	13,575

Presently there are no structural water quality Best Management Practices (BMPs) in the proposed ~~217~~214 acres of redevelopment area, and runoff flows into San Marcos and Las Posas Creeks untreated. With implementation of the project, non-

storm water flows will be eliminated and storm water and flows will be treated with structural BMPs and water quality will improve in San Marcos and Las Posas Creeks. Proposed water quality BMPs are described in the Final San Marcos Creek Specific Plan Master Water Quality and Hydromodification Management Plan (Final Master WQTR), dated December 15, 2011 and in subsequent revisions dated October 16, 2015. The Final Master WQTR will ensure consistency in the application of water quality and hydromodification compliance requirements within each private development project located in the San Marcos Creek Specific Plan area, and will ensure that the Specific Plan area functions in accordance with ongoing watershed planning and pollutant load reduction efforts and orders (i.e.TMDLs) so that each project takes into consideration its role within the Specific Plan area as well as within the overall San Marcos Creek watershed.

**2. Page 7, Condition III.B is modified as follows:**

The City of San Marcos, and/or all legally responsible parties in the redevelopment area, must enroll in and comply with the requirements of State Water Resources Control Board Water Quality Order No. ~~2009-0009~~2012-0006-DWQ, NPDES No. CAS000002, *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities*, and any subsequent revisions thereto.

**3. Page 8, Condition III.J is modified as follows:**

Removal of vegetation must occur by hand, mechanically, or using EPA approved herbicides deployed using applicable BMPs to prevent impacts to Beneficial Uses of waters of the State. Use of aquatic pesticides must be done in accordance with State Water Resources Control Board Water Quality Order No. ~~2009-0009~~2013-0002-DWQ, and any subsequent reissuance thereto.

**4. Page 8, Condition III.K is modified as follows:**

If groundwater dewatering with discharge to surface water is necessary for project construction, the City of San Marcos and/or its designee(s), must apply for and obtain either individual Waste Discharge Requirements or coverage under the San Diego Water Board Order No. ~~R9-2008-0002~~2015-0013, *General Waste Discharge Requirements for Discharges from Groundwater Extraction and Similar Discharges to Surface Waters Within the San Diego Region* and any subsequent revisions thereto. These General Waste Discharge Requirements are accessible at: [http://www.waterboards.ca.gov/sandiego/board\\_decisions/adopted\\_orders/2015/R9-2015-0013.pdf](http://www.waterboards.ca.gov/sandiego/board_decisions/adopted_orders/2015/R9-2015-0013.pdf)

**5. Page 8, Condition IV.A is modified as follows:**

Post-construction BMPs must be implemented in accordance with the *Final San Marcos Creek Specific Plan Master Water Quality and Hydromodification*

*Management Plan* (Final Master WQTR), dated December 15, 2011, and revised October 16, 2015, for the San Marcos Creek Specific Plan Area and any subsequent revisions thereto, and in accordance with the development standards prescribed in the Municipal Separate Storm Sewer System (MS4) permit applicable at that time<sup>1</sup>.

**6. Page 9, Condition V.A is modified as follows:**

Unavoidable impacts to waters of the U.S. and/or State are limited to the following:

Permanent Impacts -  
 Wetlands ~~9.87~~9.21-acre, ~~12,645~~6,495-linear feet  
 Streambed ~~0.26~~0.30-acre, ~~230~~750-linear feet

Temporary Impacts -  
 Wetlands ~~1.4~~1.58-acre, ~~1,550~~2,385-linear feet

**7. Page 10, Condition V.C is modified as follows:**

Compensatory mitigation, and the long-term management of the mitigation areas, is described in two documents: (1) *Revised Compensatory Wetlands Mitigation and Monitoring Plan for the San Marcos Creek Specific Plan*, dated ~~January 5, 2012~~October 2016; and (2) *Habitat Long-Term Management Plan for the San Marcos Creek District Specific Wetland Mitigation Plan Project*, dated ~~December 2011~~October 2016. Mitigation, monitoring, maintenance, and the long-term management of the mitigation areas must be implemented as described in these documents. Any deviations must be approved by the San Diego Water Board.

**8. Page 10, Condition V.D is modified as follows:**

Mitigation must total ~~60.27~~63.76-acres and 52,770-linear feet and must consist of the following:

Type	Acres	Linear Feet
Establishment	<del>23.56</del> <u>26.57</u>	13,975
Re-establishment	<del>1.76</del> <u>2.40</u>	4,515
Enhancement	<del>17.12</del> <u>17.10</u>	13,425
Preservation	<del>9.92</del> <u>9.68</u>	7,280
Buffers	<del>7.91</del> <u>8.01</u>	13,575

<sup>1</sup> Currently, Order No. R9-2007-0004 Order No. R9-2013-0001, As Amended by Order Nos. R9-2015-0001 and R9-2015-0100, CAS0109266.

9. Page 11, Replace Project table with the following table:

Phase	Description	Schedule	Impacts/Mitigation
1	Construction of the Bent Avenue and Via Vera Cruz Bridges, abutments, and buried rip rap protection; construction of the earthen levee adjacent to Discovery Street and widening Discovery Street from Bent Avenue to Via Vera Cruz; construction of the earthen pad/fill from Grand Avenue to west of Via Vera Cruz; construction of the pedestrian bridge between Via Vera Cruz and McMahr Road; construction of the grade control structure beneath the pedestrian bridge; widening northbound San Marcos Boulevard between Discovery Street and Las Posas Creek; realigning the existing Las Posas Creek; construction of the sewer interceptor between Via Vera Cruz and McMahr Road; and construction of channel grading and mitigation between Grand Avenue and Discovery Street.	Winter 2018 – Winter 2020	<p><u>Impacts</u>            8.77 acres of permanent fill impact            1.45 acres of temporary impact</p> <p><u>Mitigation</u>            25.40 acres establishment            17.00 acres net enhancement            1.74 acres restoration            9.67 acres preservation            6.03 acres buffer            59.84 acres of total mitigation</p>
2	Construction of the Creekside Promenade pad and slope on the north side of San Marcos Creek between Via Vera Cruz and McMahr Road.	To be determined (strictly developer driven)	<p><u>Impacts</u>            0.46 acres of permanent fill impact</p> <p><u>Mitigation</u>            0.31 acres restoration            0.46 acres buffer            0.77 acres of total mitigation</p>
3	Construction of the earthen pad slope between Bent Avenue and Via Vera Cruz to fill in the "split-flow gap" and the widening of San Marcos Creek between the two mobile home communities near the western terminus of the project to provide increased flood storage capacity and additional wetland mitigation opportunities.	2035 (driven by Caltrans)	<p><u>Impacts</u>            0.27 acres of permanent fill impact            0.13 acres of temporary impact</p> <p><u>Mitigation</u>            1.17 acres establishment            0.09 acres net enhancement            0.35 acres restoration            0.01 acres preservation            1.52 acres buffer            3.14 acres of total mitigation</p>

10. Condition VI.A.1 is modified as follows:

Site Locations and Frequency

Macroinvertebrate samples must be collected once per calendar year from 2012 to 2017 to 2032 at these three locations:

**11. Condition VI.C.1 is modified as follows:**

Wet weather water quality samples in the project area must be collected from at least two rainstorms from ~~2012~~2017 to 2032 at two (2) representative outfall locations. The monitoring program must use either a flow weighted composite sampler or grab samples. Flow should be measured, preferably continuously. The constituents that must be tested include, but are not limited to, the following:

**12. Condition VI.D.1 is modified as follows:**

Site Locations and Frequency

The channel susceptibility analysis must be conducted in the same location as the bioassessment monitoring stations in San Marcos Creek. The analysis must be conducted every 5 years from ~~2012~~2017 to 2032 to confirm the baseline "low" rating has not changed.

**13. Condition VII.C is modified as follows:**

Within one year of the start of construction for each phase, the City of San Marcos must submit proof of a completed draft preservation mechanism that will protect all mitigation areas and their buffers in perpetuity. The conservation easement, deed restriction, or other legal limitation on the mitigation property must be adequate to demonstrate that the site will be maintained without future development or encroachment on the site which could otherwise reduce the functions and values of the site for the variety of beneficial uses of waters of the United States 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 site. The preservation mechanism must clearly prohibit activities that would result in soil disturbance or vegetation removal, other than the removal of non-native vegetation and trash. Other infrastructure development to be prohibited includes, but is not limited to, additional utility lines, maintenance roads, and areas of maintained landscaping for recreation.

The final preservation mechanism will be submitted to the San Diego Water Board within 12 months from the completion of Phase 3.

**14. Condition VIII.A is replaced with the following:**

A. **Annual Project Progress Reports.** The Applicant must submit annual Project progress reports describing status of BMP implementation, compensatory mitigation, 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 Annual Project Progress Reports must contain compensatory mitigation monitoring information

sufficient to demonstrate how the compensatory mitigation project is progressing towards accomplishing its objectives and meeting its performance standards. Annual Project Progress Reports must be submitted even if Project construction has not begun. The monitoring period for each Annual Project Progress Report shall be January 1<sup>st</sup> through December 31<sup>st</sup> of each year. Annual Project Progress Reports must include, at a minimum, the following:

1. **Project Status and Compliance Reporting.** The Annual Project Progress Report must include the following Project status and compliance information:
  - a. The names, qualifications, and affiliations of the persons contributing to the report;
  - b. 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;
  - c. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion; and
  - d. 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.
  
2. **Compensatory Mitigation Monitoring Reporting.** Mitigation monitoring information must be submitted as part of the Annual Project Progress Report for a period of not less than five years, sufficient to demonstrate that the compensatory mitigation project has accomplished its objectives and met ecological success performance standards contained in the Mitigation Plan. Following Project implementation the San Diego Water Board may reduce or waive compensatory mitigation 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 the compensatory mitigation project is not on track to meet them. The Annual Project Progress Report must include the following compensatory mitigation monitoring information:

- a. Names, qualifications, and affiliations of the persons contributing to the report;
- b. An evaluation, interpretation, and tabulation of the parameters being monitored, including the results of the Mitigation Plan monitoring program, and all quantitative and qualitative data collected in the field;
- c. A description of the following mitigation site(s) characteristics:
  - i. Detritus cover;
  - ii. General topographic complexity;
  - iii. General upstream and downstream habitat and hydrologic connectivity; and
  - iv. Source of hydrology
- d. Monitoring data interpretations and conclusions as to how the compensatory mitigation project(s) is progressing towards meeting performance standards and whether the performance standards have been met;
- e. A description of the progress toward implementing a plan to manage the compensatory mitigation 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;
- f. Qualitative and quantitative comparisons of current mitigation conditions with pre-construction conditions and previous mitigation monitoring results;
- g. Stream photo documentation, including all areas of permanent and temporary impact, prior to and after mitigation site construction. Photo documentation must be conducted in accordance with guidelines posted at [http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/401\\_certification/docs/401c/401PhotoDocRB9V713.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/401c/401PhotoDocRB9V713.pdf). In addition, photo documentation must include Geographic Positioning System (GPS) coordinates for each of the photo points referenced;
- h. A qualitative comparison to adjacent preserved streambed areas;



- i. The results of the California Rapid Assessment Method (CRAM) monitoring required under section VI.B of this Certification;
- j. The results of the Benthic Macroinvertebrate Community Analysis monitoring required under section VI.C of this Certification;
- k. As-built drawings of the compensatory mitigation project site(s), no bigger than 11"X17"; and
- l. A survey report documenting boundaries of the compensatory mitigation site(s).

**15. Condition VIII.G is replaced with the following:**

Electronic Document Submittal. The Applicant must submit all reports and information required under this Certification in electronic format via e-mail to SanDiego@waterboards.ca.gov. Documents over 50 megabytes will not be accepted via e-mail and must be placed on a disc and delivered to:

California Regional Water Quality Control Board  
San Diego Region  
Attn: 401 Certification No. 11C-053:711044:amonji  
2375 Northside Drive, Suite 100  
San Diego, California 92108

Each electronic document must be submitted as a single file, in Portable Document Format (PDF), and converted to text searchable format using Optical Character Recognition (OCR). All electronic documents must include scanned copies of all signature pages; electronic signatures will not be accepted. Electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. 11C-053:711044:amonji.

**16. Condition IX.E is added as follows:**

Addendum to the City of San Marcos Environmental Impact Report, San Marcos Creek Specific Plan and Floodway Improvement Project, City of San Marcos, State Clearing House No. 2006121080, June 2015.

**17. Condition XI is modified as follows:**

Mike Porter, Engineering Geologist Alan Monji, Environmental Scientist  
California Regional Water Quality Control Board, San Diego Region  
9174 Sky Park Court 2375 Northside Drive, Suite 100

San Diego, CA 92108  
Telephone: ~~858-467-2726~~19-521-3968  
Email: ~~mporter~~Alan.Monji@waterboards.ca.gov

**18. Attachment 1 is modified as follows:**

Applicant:

Mr. Jerry Backoff Matt Little  
Deputy City Manager  
City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069  
Telephone: 760-744-1050 ext-3234  
Fax: 760-591-4135  
Email: jbackoffmlittle@san-marcos.net

Project Description:

The San Marcos Creek Specific Plan is a community planning effort designed to provide the necessary framework to create mixed-use/smart-growth zoning, flood control to surrounding properties, and facilitate urban infill by re-evaluating land uses and establishing a Specific Plan for development regulation within the project area over an estimated 20-year time period. The project area consists of approximately ~~217~~214 acres of land for which mixed use, park land, right-of-way, and dedicated open space are proposed.

The project includes the construction of a raised development pad along the north side of San Marcos Creek between Grand Avenue to a point west of Via Vera Cruz and an earthen, vegetated levee along San Marcos Creek between Bent Avenue and Via Vera Cruz to provide the necessary floodway protection. Several roadway improvements are also proposed including widening Discovery Street from McMahr Road to the Bent Avenue/Craven Road intersection, constructing bridges at Via Vera Cruz and Bent Avenue, and widening northbound San Marcos Boulevard between Discovery Street and Las Posas Creek. Park land in the project area would include trails, grassy areas for picnicking, and other amenities, as well as access to a pedestrian bridge across San Marcos Creek between McMahr Road and Via Vera Cruz, and sidewalks/public trails along the new Via Vera Cruz and Bent Avenue bridges. The project also includes constructing a grade control structure beneath the proposed pedestrian bridge between Via Vera Cruz and McMahr Road; realigning the existing Las Posas Creek;

constructing a sewer interceptor between Via Vera Cruz and McMahr Road; and performing channel grading and mitigation between Grand Avenue and Discovery Street.

Federal Agency/Permit: U.S. Army Corps of Engineers §404, Individual Permit, Ms. Michelle Mattson Mr. Richard Van Sant.

Other Required Regulatory Approvals: California Department of Fish and Game Wildlife (CDFG CDFW) § 1600 Master Streambed Alteration Agreement, Ms. Marilyn Fluharty Mr. Kevin Hupf.

California Environmental Quality Act (CEQA) Compliance: Addendum to the San Marcos Creek Specific Plan and Floodway Improvement Project, City of San Marcos, State Clearing House No. 2006121080, June 2015.

Impacted Waters and Wetlands of the United States and State:

Permanent -  
 Wetlands 9.879.21-acre, 12,6456,495-linear feet  
 Streambed 0.270.30-acre, 230750-linear feet

Temporary -  
 Wetlands 1.411.58-acre, 1,5502,385-linear feet

Compensatory Mitigation: Mitigation is described in the Revised Compensatory Wetlands Mitigation and Monitoring Plan for the San Marcos Creek Specific Plan, dated January 5, 2012 October 2016; and Habitat Long-Term Management Plan for the San Marcos Creek District Specific Wetland Mitigation Plan Project, dated December 2011 October 2016. Mitigation will total 60.2763.76-acres / 52,770-linear feet and will consist of:

Type	Acres	Linear Feet
Establishment	<u>23.56</u> <u>26.57</u>	13,975
Re-establishment	<u>1.76</u> <u>2.40</u>	4,515
Enhancement	<u>17.12</u> <u>17.10</u>	13,425
Preservation	<u>9.92</u> <u>9.68</u>	7,280
Buffers	<u>7.91</u> <u>8.01</u>	13,575

Best Management  
Practices (BMPs):

Construction and Post-construction BMPs are described in the *Final San Marcos Creek Specific Plan Master Water Quality and Hydromodification Management Plan* (Final Master WQTR), prepared by the City of San Marcos, and dated December 15, 2011 and, more recently, October 16, 2015.

Post-construction BMPs will include:

- Low Impact Design Development BMPs that are designed for retention if feasible
- ~~Curb Inlet Filters (88)~~
- ~~Bioretention Basins (7)~~ Biofiltration BMPs

**19. Attachment 2 is modified as follows:**

~~Ms. Michelle Mattson~~ Mr. Richard Van Sant  
U.S. Army Corps of Engineers San Diego Field Office  
~~6010 Hidden Valley Road Suite 105~~ 900 La Place Court  
Suite 100  
Carlsbad, CA 92011  
~~Michelle.L.Mattson~~ Richard.j.vansant @usace.army.mil

~~Ms. Erica Ryan~~ Mr. Reed Thornberry  
Stormwater Analyst ~~Program Manager~~ City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069-2918  
eryanrthornberry@san-marcos.net

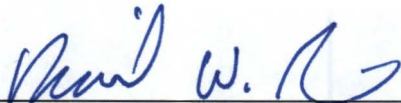
~~Ms. Marilyn Fluharty~~ Mr. Kevin Hupf  
California Department of Fish and ~~Game~~ Wildlife  
South Coast Region  
Habitat Conservation Planning - North  
3883 Ruffin Road  
San Diego, CA 92123  
~~MFluharty @dfg.ca.gov~~ Kevin.Hupf@wildlife.ca.gov

Wetlands Regulatory Office  
U.S. Environmental Protection Agency, Region 9  
75 Hawthorne Street  
San Francisco, CA 94105  
~~R9-WTR8-Mailbox@epa.gov~~ Scianni.melissa@epa.gov

**20. Attachment 5 is modified as follows:**

Replace Figures 6a, 6b, 6c, 6d, and 7 with Figures 6A, 6B, 6C, 6D, and 6E from the *Revised Compensatory Wetlands Mitigation and Monitoring Plan for the San Marcos Creek District Specific Plan, October 2016*.

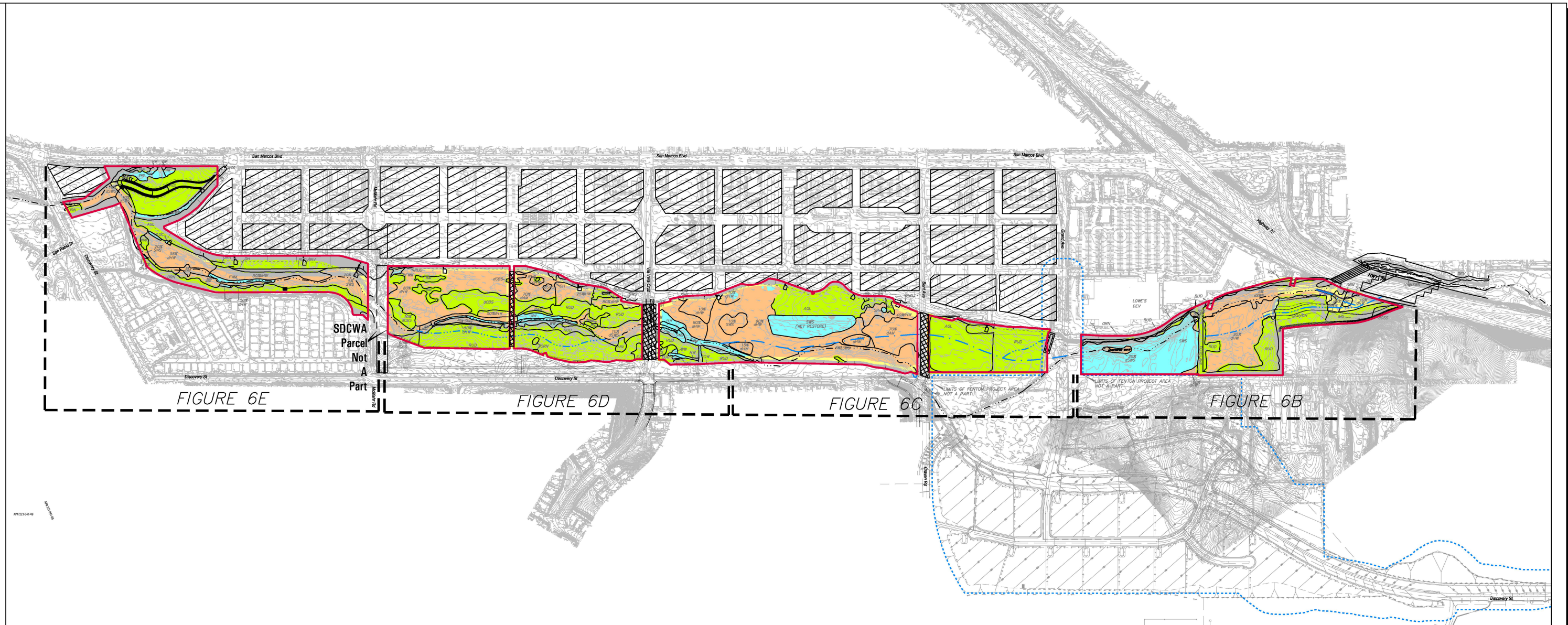
I, David W. Gibson, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Amendment No. 1 to Certification No. 11C-053 issued on April 27, 2017.

  
\_\_\_\_\_  
DAVID W. GIBSON  
Executive Officer  
San Diego Water Board












27 April 2017  
Date

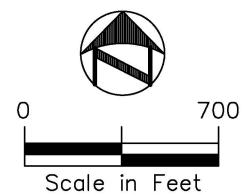
FILED: 11/27/17

W. [Signature]



**MITIGATION LEGEND**

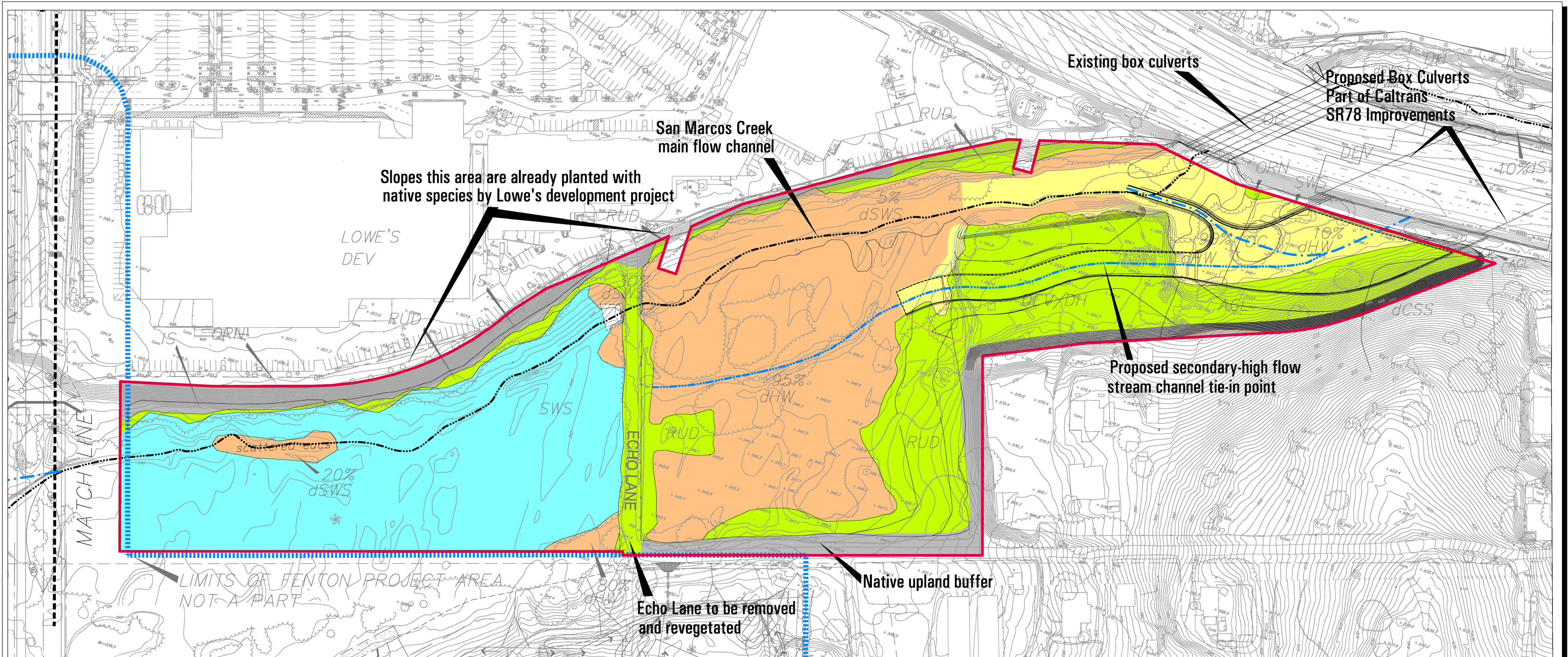
- |  |   |   |   |
|--|---|---|---|
|  Wetlands Establishment              |  Existing Un disturbed Wetlands (To be preserved in place) |  Primary Channel   |  Development           |
|  Wetlands Restoration/Rehabilitation |  Uplands Buffer  |  Secondary Channel |  Bridge Impacts        |
|  Wetlands Enhancement                |   |  Existing Flowline |  Conservation Easement |



**DUDEK**  
 605 Third Street Encinitas, CA 92024  
 760.942.5147 Fax 760.942.9976

Compensatory Wetlands Mitigation and Monitoring Plan  
**Overview of Wetlands Mitigation Areas**

**FIGURE 6A**



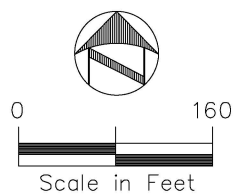
**EXISTING VEGETATION TYPES/LANDCOVERS:**

AM	Alkali Meadow	OC	Open Channel	AGL	Annual Grassland	EUC	Eucalyptus Woodland
ARU	Arundo	OW	Open Water	CBS	Coyote Brush Scrub	IS	Isocoma Scrub
FWM	Freshwater Marsh	SP	Stock Pond (RWQCB only)	CSS	Coastal Sage Scrub	ORN	Ornamental
HW	Herbaceous Wetlands	SWS	Southern Willow Scrub	DEV	Developed Land	RUD	Ruderal
				DH	Disturbed Habitat		

NOTE: A lower case 'd' in front of a vegetation type designator indicates that it is disturbed.

**MITIGATION LEGEND**

	Wetlands Establishment		Existing Un disturbed Wetlands (With No Enhancement Opportunities)		Primary Channel
	Wetlands Restoration/Rehabilitation		Uplands Buffer		Secondary Channel
	Wetlands Enhancement		Existing Flowline		Development
	Conservation Easement		Bridge Impacts		



**DUDEK**

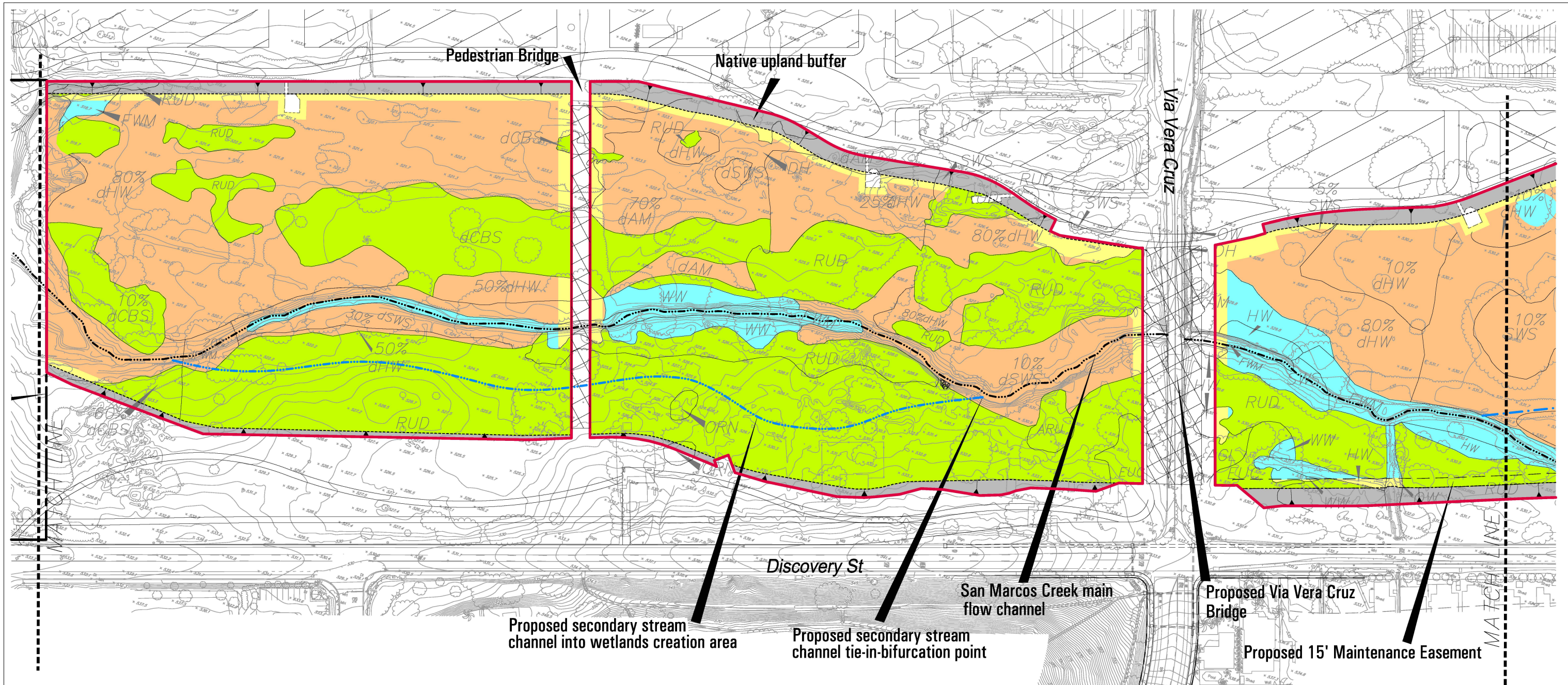
605 Third Street Encinitas, CA 92024  
760.942.5147 Fax 760.942.9976

Compensatory Wetlands Mitigation and Monitoring Plan  
**Wetlands Mitigation Plan**

**FIGURE 6B**







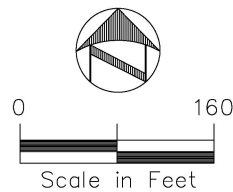
**EXISTING VEGETATION TYPES/LANDCOVERS:**

AM	Alkali Meadow	OC	Open Channel	AGL	Annual Grassland	EUC	Eucalyptus Woodland
ARU	Arundo	OW	Open Water	CBS	Coyote Brush Scrub	IS	Isocoma Scrub
FWM	Freshwater Marsh	SP	Stock Pond (RWQCB only)	CSS	Coastal Sage Scrub	ORN	Ornamental
HW	Herbaceous Wetlands	SWS	Southern Willow Scrub	DEV	Developed Land	RUD	Ruderal
				DH	Disturbed Habitat		

NOTE: A lower case 'd' in front of a vegetation type designator indicates that it is disturbed.

**MITIGATION LEGEND**

	Wetlands Establishment		Existing Un disturbed Wetlands (With No Enhancement Opportunities)		Primary Channel
	Wetlands Restoration/Rehabilitation		Uplands Buffer		Secondary Channel
	Wetlands Enhancement		Existing Flowline		Development
	Conservation Easement		Bridge Impacts		

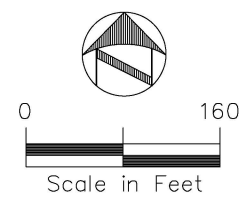
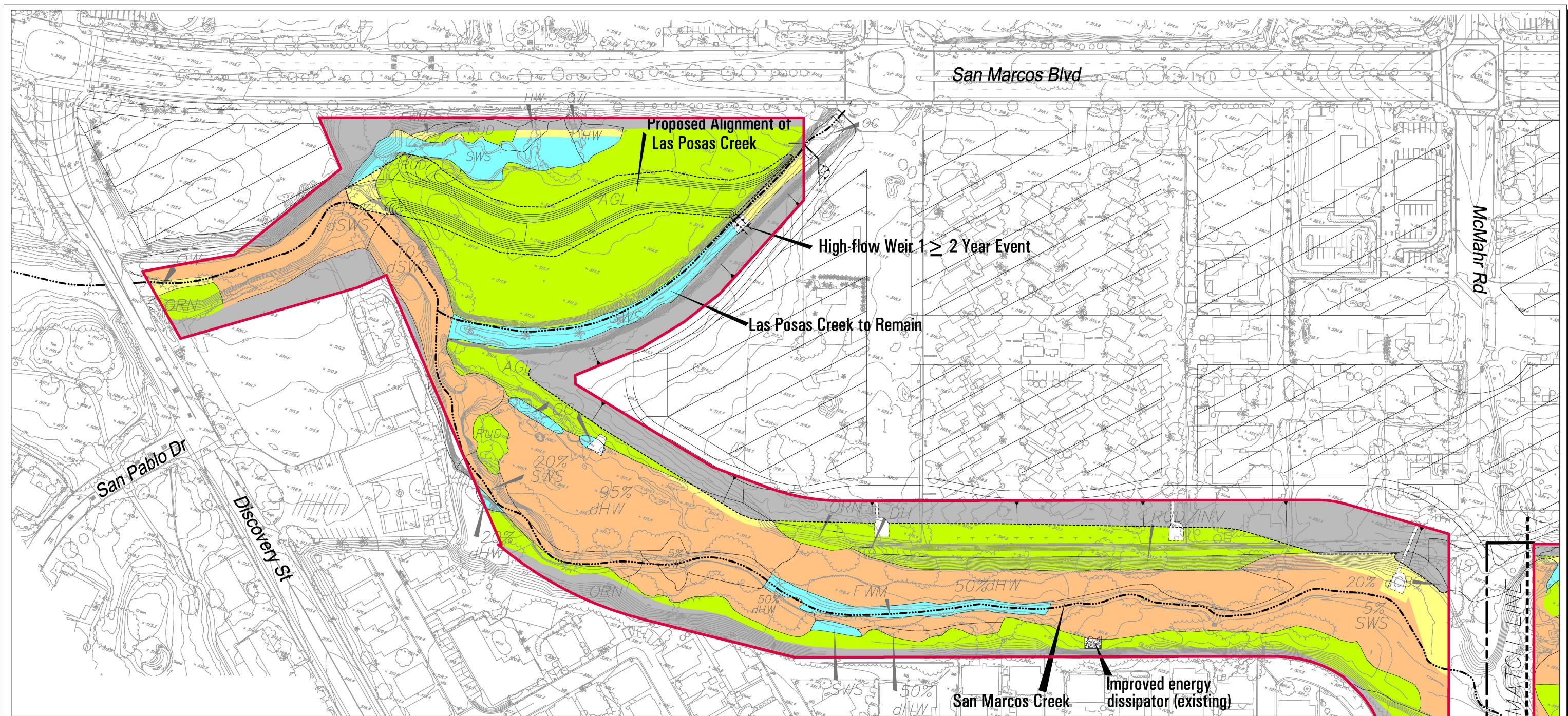


**DUDEK**  
 605 Third Street Encinitas, CA 92024  
 760.942.5147 Fax 760.942.9976

Compensatory Wetlands Mitigation and Monitoring Plan  
**Wetlands Mitigation Plan**

**FIGURE 6D**

P:\300.Environmental\2286-04 Specific Plan\Conceptual Mitigation Plan\Concept Plan SEP2016



**DUDEK**  
605 Third Street Encinitas, CA 92024  
760.942.5147 Fax 760.942.9976

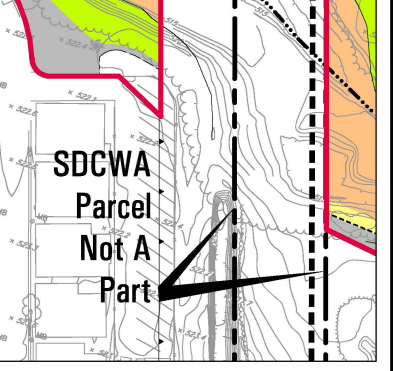
**EXISTING VEGETATION TYPES/LANDCOVERS:**

AM	Alkali Meadow	OC	Open Channel	AGL	Annual Grassland	EUC	Eucalyptus Woodland
ARU	Arundo	OW	Open Water	CBS	Coyote Brush Scrub	IS	Isocoma Scrub
FWM	Freshwater Marsh	SP	Stock Pond (RWQCB only)	CSS	Coastal Sage Scrub	ORN	Ornamental
HW	Herbaceous Wetlands	SWS	Southern Willow Scrub	DEV	Developed Land	RUD	Ruderal
				DH	Disturbed Habitat		

NOTE: A lower case 'd' in front of a vegetation type designator indicates that it is disturbed.

**MITIGATION LEGEND**

	Wetlands Establishment		Existing Unisturbed Wetlands (With No Enhancement Opportunities)		Existing Flowline
	Wetlands Restoration/Rehabilitation		Uplands Buffer		Primary Channel
	Wetlands Enhancement		Development		Secondary Channel
	Conservation Easement		Bridge Impacts		



Compensatory Wetlands Mitigation and Monitoring Plan  
**Wetlands Mitigation Plan** **FIGURE 6E**