

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



Th13a

ADDENDUM

July 7, 2011

TO: Coastal Commissioners and Interested Parties

FROM: San Diego District Staff

SUBJECT: Addendum to **Item Th13a**, Coastal Commission Permit Application
#6-11-033 (Caltrans), for the Commission Meeting of **July 14, 2011**.

Changes to Staff Report

Commission staff recommends modifications and additions to Section III (Special Conditions) of the staff report for clarification purposes. Deleted language is in strike through and new language to be added is shown in **unless approved in writing through coordination with the California Department of Fish and Game and/or the U.S. Fish and Wildlife Service.** as shown below:

4. Timing of Construction. To avoid potential impacts to coastal California gnatcatcher, southwestern willow flycatcher and least Bell's vireo nesting season, removal of existing vegetation and grading activities will not be permitted between the dates of March 15th and September 15th of any year **unless approved in writing through coordination with the California Department of Fish and Game and/or the U.S. Fish and Wildlife Service.**

The permittee shall undertake development in accordance with the approved final construction timing plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

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Filed: May 4, 2011
49th Day: June 22, 2011
180th Day: October 31, 2011
Staff: Gabriel Buhr - SD
Staff Report: June 22, 2010
Hearing Date: July 13 – 15, 2011

REGULAR CALENDAR **STAFF REPORT AND PRELIMINARY RECOMMENDATION**

Application No.: 6-11-033

Applicant: California Department of Transportation (Caltrans)

Agent: Kim Smith

Description: The proposed project involves the creation, restoration and preservation of coastal habitats, including riparian, coastal sage scrub and both native and non-native grasslands at the 49.2 acre Deer Canyon Mitigation Site. Grading, temporary irrigation installation, fencing, signage and two temporary stream crossings are also components of the proposed plan.

Site: The project site is located south of State Route 56 and southeast of Carmel Valley Road, San Diego, San Diego County.

SUMMARY OF STAFF RECOMMENDATION

The applicant is proposing to create and restore riparian and upland habitats at the Deer Canyon Mitigation Site to provide a mitigation bank for impacts that are anticipated to occur from three Caltrans projects and an additional project on the Los Angeles to San Diego rail corridor (LOSSAN). These future transportation projects have yet to be approved by the Commission, and will require future Commission review. The major issues with this development involve adherence to the approved final mitigation plans, construction methods and timing, and the accounting mechanics for the mitigation acreages.

Staff is recommending that the Commission **APPROVE** a coastal development permit for the proposed development with **Five (5) special conditions** addressing: **1)** conformance with final plans; **2)** mitigation reporting requirements; **3)** construction methods; **4)** construction timing; and **5)** submittal of other required discretionary permits.

Standard of Review: Chapter 3 policies of the Coastal Act.

SUBSTANTIVE FILE DOCUMENTS

1. Final Compensatory Wetland/Upland Mitigation Plan for Deer Canyon, Caltrans District 11, Environmental Resource Studies/Environmental Stewardship Branch, dated May 25, 2011.
2. Streambed Alteration Agreement (1600-2011-0099-R5) Deer Canyon Creek, CDFG, agreement signed May 10, 2011.
3. Formal Section 7 Consultation for the Interstate 5/Genessee Avenue Interchange Reconstruction Project (FWS-SDG-08B0205-11F0246), San Diego County, California, USFWS, dated March 23, 2011.
4. Draft Deer Canyon Creek Location Hydraulic Study, Dokken Engineering, dated April 18, 2011.
5. Historic Property Survey Report, Caltrans, signed February 24, 2011
6. Categorical Exemption/Categorical Exclusion Determination Form, Caltrans, dated May 18, 2011.
7. Federal Consistency Certification CC-052-10 (Sorrento to Miramar Phase I), approved February 2011.

LIST OF EXHIBITS

1. Location map
2. Projects map
3. Parcel map
4. Site plan
5. Site photos
6. Planting plan
7. Grading plan
8. Temporary stream crossing design
9. Signage design

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 6-11-033 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Final Plans. The permittee shall undertake development in accordance with the approved final Deer Canyon Mitigation Plan (dated May 25, 2011), with one additional requirement, described below. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required. The additional requirement that is to be included in the referenced final plans is:

- Final performance monitoring shall take place at least 3 years after the permittee has ceased all irrigation and has completed all remediation or other maintenance activities other than weeding on the site.

2. Mitigation Acreage Accounting. In order to provide updated and accurate mitigation acreage amounts utilized as a part of the Deer Canyon Mitigation plans, the permittee shall provide written notification to the Executive Director describing final mitigation acreage amounts to be utilized on-site associated with the impacts from each individual transportation project. This information shall be provided when final permits with required mitigation amounts are issued by the relevant state and federal agencies.

3. Construction Methods. The permittee shall comply with the following construction-related requirements:

- Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of construction-related materials, and to contain sediment or contaminants associated with

construction activity, shall be implemented prior to the on-set of such activity;

- No construction materials, debris, or waste shall be placed or stored where it may enter a storm drain
- All trash and debris shall be disposed in the proper trash or recycling receptacle at the end of every construction day.
- Construction debris and sediment shall be properly contained and secured on site with BMPs, to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking. All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
- Construction debris and sediment shall be removed from construction areas as necessary to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. All debris and trash shall be disposed of in the proper trash and recycling receptacles at the end of each construction day;
- The discharge of any hazardous materials into any receiving waters shall be prohibited;
- A pre-construction meeting shall be held for all personnel to review procedural and BMP/GHP guidelines;
- All BMPs shall be maintained in a functional condition throughout the duration of the project.
- Debris shall be disposed at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

4. Timing of Construction. To avoid potential impacts to coastal California gnatcatcher, southwestern willow flycatcher and least Bell's vireo nesting season, removal of existing vegetation and grading activities will not be permitted between the dates of March 15th and September 15th of any year.

The permittee shall undertake development in accordance with the approved final construction timing plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

5. Other Permits. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, the permittee shall provide to the Executive Director copies of all other required state or federal discretionary permits for the development authorized by CDP #6-11-033. The applicant shall inform the Executive Director of any changes to the project required by other state or federal agencies. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this permit, unless the Executive Director determines that no amendment is legally required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History.

The subject site (latitude 32° 57' 1.24", longitude -117° 11' 13.87) is located within Carmel Valley, south of State Route 56 and southeast of Carmel Valley Road along the eastern perimeter of the Coastal Zone in the City of San Diego (Exhibit 1 and 2). The 49.2 acre site is divided into two parcels and was the location of a former plant nursery (Exhibit 3 and 4). Deer Canyon Creek is an intermittent unvegetated creek and runs through the center of the subject site. The surrounding vegetation on the site consists primarily of non-native grassland and disturbed habitat interspersed with a few native shrubs and herbs (Exhibit 5). The subject site is located within the City of San Diego's Multiple Habitat Planning Area (MHPA). The applicant proposes to create and restore native habitats on-site as a part of the Deer Canyon Mitigation Plan in order to mitigate for impacts that are expected to result from several transportation projects that Caltrans and SANDAG are proposing within the same watershed as the subject site. These future planned transportation projects include the I-5/Genessee Interchange Project, the I-805 Managed Lanes Project, the I-805/Carrol Canyon Road Extension Project and the Sorrento to Miramar Phase I Double Track Project (Exhibit 2). Other than the LOSSAN double track project, none of these Caltrans projects has yet been reviewed or approved by the Commission and thus, while the project is being proposed to provide mitigation for the expected impacts of those projects, at this time, the project is not required mitigation but instead would function as a mitigation bank for these anticipated future impacts.

At the February 2011 Commission hearing, the Commission issued a phased approval for the federal consistency certification (CC-10-052) for the Sorrento Miramar Phase I Double Track Project listed above. This phased approval required that the project applicant return back to the Commission for a review of the mitigation plans proposed for the rail project that were not yet developed at the time of the original Commission review. These mitigation requirements are being addressed as a part of the Deer Canyon Mitigation Plan, and the federal consistency review (CC-026-11) of these plans has also been scheduled to be heard by the Commission at this hearing (July 2011).

The goal of the Deer Canyon Mitigation Plan is to establish a natural riparian community along the existing non-wetland drainage channel that would provide enhanced functions for flood relief, water quality, groundwater recharge and high quality habitat. The proposed mitigation plan would create 11.62 acres of riparian habitat on-site as well as an additional 0.68 acres of alkali marsh. This riparian corridor would be surrounded by the restoration of 15.46 acres of coastal sage scrub and 2.1 acres of native grassland, as well as the preservation of another 18.54 acres of non-native grassland already present on the upslope portions of the site. The proposed mitigation plan includes a detailed planting plan describing the species, densities and distribution of the various plants associated

with the different habitat types (Exhibit 6). All habitat communities within the subject site would be preserved as open space in perpetuity.

The proposed mitigation plan includes excavation of the existing creek channel two to four feet in depth with very shallow slopes. The graded soil from the riparian areas would be used on-site to create gentle transition slopes along the surrounding upland perimeter. An estimated total of 47,800 cubic yards of soil are proposed to be moved (Exhibit 7). As a part of site construction, two temporary stream crossings of the existing channel are proposed to facilitate movement of equipment to the northern side of the channel. Each crossing would be approximately 15 x 30 feet of gravel and rock fill with culverts to convey water (Exhibit 8). The crossings and all associated fill would be removed after construction is completed and prior to plant establishment.

Temporary irrigation will be installed within the graded area on-site to assist in plant establishment. After plantings have been completed and become established, all above ground portions of the irrigation systems would be removed.

The Deer Canyon Mitigation Plan includes a five-year monitoring and maintenance program, with scheduled annual reporting requirements to all relevant resource agencies. The proposed mitigation plan includes detailed monitoring protocols and performance standards that must be achieved before final sign-offs for plan success can be issued. After performance standards have been achieved and final sign-off provided, the property would be given to the City of San Diego to manage and preserve the site as wildlife habitat in perpetuity as apart of the MHPA and an endowment for land management would be finalized. The MHPA represents the City's planned habitat preserve established under the City's Multiple Species Conservation Program (MSCP). Within the MHPA, development will be limited to ensure the long-term viability and recovery of 85 "covered" species. Through this strategy, the MSCP will preserve a network of habitat and open space, protecting biodiversity and enhancing the region's quality of life.

The upland habitat restoration will be split into two phases due to the fact that the acquisition of the 22 acre upslope parcel has yet to be finalized. Phase 1 includes the grading of the 27.2 acre lower parcel including the creek bed and the establishment of the vegetation associated with the various habitats located within the landscaping plan for this parcel. Initiation of Phase 1 activities is expected to begin in the fall of 2011, and it is likely that restoration activities within the second parcel will begin in the fall of 2012.

The southern perimeter of the subject site is bordered by an access road along an existing sewer line easement and is utilized as a trail by horse-back riders, hikers and mountain bikes. In order to minimize impacts to the restoration site caused by human interference the applicant proposes to install a four strand barbed wire fence along this southern boundary. Posted signage is also proposed to inform the public that the site is an ongoing restoration project and that access is restricted (Exhibit 9). There are no existing trails that traverse the site that would be closed in association with the proposed mitigation plan.

Although the City of San Diego has a fully certified LCP, a few areas of deferred certification remain within the Carmel Valley area, including the section of Deer Canyon Creek included as the subject site. The area is included in the delineated MHPA, but no documentation was forwarded to the Coastal Commission for review and certification. Thus, the preserve remains within the Commission's permit jurisdiction, and the Chapter 3 policies of the Coastal Act are the legal standard of review. Policies of certified land use plans for surrounding communities are used as guidance where appropriate.

2. Biological Resources.

The following Coastal Act policies related to biological resources are most applicable to the proposed development, and state, in part:

Section 30240

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The goals of the Deer Canyon Mitigation plan include the creation, restoration and preservation of sensitive coastal riparian and upland plant communities in order to provide high quality habitat for rare, threatened and endangered animal species. Given the highly disturbed nature of the subject site, no impacts to native habitat areas are expected. The proposed mitigation plan would result in the creation of 11.62 acres of riparian habitat as well as 0.68 acres of alkali marsh. Riparian habitat has already successfully been established immediately west of the subject site and in the nearby McGonigle Canyon as a part of previous mitigation projects. The slopes surrounding the riparian corridor would be restored to coastal sage scrub and native grassland from disturbed habitat and non-native grassland resulting in 15.46 acres of coastal sage scrub and 2.1 acres of native grassland. This would provide wildlife habitat and also function as a buffer between the riparian habitat and other surrounding land uses. An additional 18.54 acres of non-native grassland would also be preserved on-site. With the addition of the proposed mitigation plan a large area of contiguous land in both Deer Canyon and adjacent McGonigle Canyon would be conserved as permanent open space.

The proposed mitigation plan includes a detailed planting plan for all of the different included habitat areas that describes the selected species compositions, distributions and densities. The proposed mitigation plan also includes maintenance and monitoring requirements for the site as well as specific performance standards that will need to be achieved prior to final sign-off of plan success. The proposed plans have been reviewed by the Coastal staff ecologist and have been found acceptable, except for one minor additional requirement that final performance monitoring for the subject site not be

initiated until irrigation on the site has ceased for three consecutive years. **Special Condition #1** requires adherence to the submitted final plans and identifies the additional requirement required by the Commission.

The purpose of the Deer Canyon Mitigation Plan is to provide a mitigation bank for impacts that are anticipated to result from four transportation infrastructure improvement projects planned within the surrounding watershed. The majority of these projects have not come before the Commission for review at this time; therefore, the proposed mitigation plan is solely presented as a restoration plan that could provide necessary mitigation for impacts associated with these planned future transportation infrastructure projects. No approvals for anticipated impacts associated with these future projects are considered as a part of the proposed mitigation plan, these anticipated impacts will require future Commission review for those projects located within the Coastal Zone. These projects include three improvements planned by Caltrans described as the I-5 Genesee Interchange, I-805 North Managed Lanes, and I-805/Carroll Canyon Road extension, and one additional project proposed by SANDAG along the LOSSAN rail corridor described as Sorrento to Miramar Phase I Double Track. In order to ensure that sufficient mitigation acreages are available to mitigate for the anticipated impacts associated with the listed projects, **Special Condition #2** requires that a final mitigation acreage allocation be submitted for review by the Executive Director each time that final permits have been issued in association with each individual project that would utilize mitigation acreages provided under the plan.

In order to ensure that installation of the proposed project would not negatively impact the adjacent watershed and associated habitat **Special Condition #3** requires adherence to Best Management Practices for construction activities. Additionally, **Special Condition #4** restricts the timing of vegetation removal and grading activities so that they would only occur outside of the nesting season for coastal California gnatcatcher, southwestern willow flycatcher and least Bell's vireo. Any other required discretionary permits (Regional Water Quality Control Board, U.S. Army Corps of Engineers) are to be submitted to the Commission for review as described in **Special Condition #5**.

The Commission finds that only as conditioned as described above, can the proposed development be found consistent with Section 30240 of the Coastal Act which require biological resources be protected, and where possible, enhanced.

3. Water Quality and Floodplains.

The following Coastal Act policies related to water quality and floodplains are most applicable to the proposed development, and state, in part:

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste

water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30236

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

The proposed plan would result in the alteration of an existing intermittent creek bed. The current structure of the creek bed channel is highly scoured and channelized and provides little hydrologic resource availability to the surrounding vegetation communities. In addition, the creek bed channel contains no wetlands vegetation. The proposed plan would lower the creek bed elevation and create gentle slopes that would allow for the establishment of a successful riparian corridor and associated habitat. The proposed changes would also provide for additional flood flow carrying capacity, improve water quality and increase ground water recharge within Deer Canyon Creek. The applicant included a hydraulic study of the proposed plan that concluded that the proposed changes would not result in any significant impacts to the 100 year floodplain either within or adjacent to the subject site.

The proposed plan includes two temporary stream crossings needed to provide access for construction and grading equipment to the northern portions of the subject site. The proposed crossings would consist of gravel and rock fill placed atop a filter fabric lining, and culverts would extend through the fill to allow for passage of any seasonal flows present within the creek bed during the construction period. The proposed creek crossing would not impact any wetlands or existing areas of native vegetation. Once construction activities have concluded the temporary crossings would be removed in their entirety. Section 30236 of the Coastal Act allows for alterations to coastal rivers and creeks only in a few restricted cases which include: “(3) developments where the primary function is the improvement of fish and wildlife habitat.” The Deer Canyon Mitigation Plan is designed to restore and create valuable coastal habitats and would therefore comply with the requirements of this Section of the Act.

The Commission finds that only as conditioned as described above, can the proposed development be found consistent with Sections 30231 and 30236 of the Coastal Act which require hydrological resources and floodplains be protected, and where possible, enhanced.

4. Public Access.

The following Coastal Act policies related to public access are most applicable to the proposed development, and state, in part:

Section 30210

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30213

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. ...

Section 30214

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

(1) Topographic and geologic site characteristics.

(2) The capacity of the site to sustain use and at what level of intensity.

(3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses. ...

The subject site is located within the designated MHPA. There are a number of unimproved road/trails running through the surrounding open space, some within, or in close proximity to, the subject site. These are used by County Parks personnel, the City's Metropolitan Wastewater Department, San Diego Gas & Electric and the public, with the entire area being fully accessible. This area of Carmel Valley is a popular location for mountain biking and horseback riding, and is also well used by hikers. The most heavily trafficked road/trail is located just south of the subject site and runs along a sewer access easement. No other significant trails bisect or provide access through the subject site at this time.

Access to the subject site from the existing sewer access road would be restricted under the proposed plan. In order to better ensure successful habitat establishment, the applicant has proposed installation of a four strand barbed wire fence along the southern

perimeter of the subject site. Signage would be placed along the fence identifying the site as a restoration site for sensitive habitats. The proposed fence would not restrict movement of resident animal species but would deter impacts from human and vehicle traffic upon the subject site. There is currently no public access on the site, and the project will not create adverse impacts to public access. To the contrary, the finished project will increase coastal resources in the area and thus provide a more enjoyable recreational experience for the public using the surrounding open space areas. Therefore, the Commission finds the proposed amendment, as conditioned, consistent with the cited public access and recreation policies of Chapter 3 of the Coastal Act.

5. Local Coastal Program

While the City has a certified LCP, the subject site is located in an area of deferred certification within the City of San Diego's LCP. Thus, the Coastal Commission retains permit jurisdiction in this area, and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the City to complete a certifiable plan for the deferred area that is in conformity with the provisions of Chapter 3, and to continue implementation of its LCP in other areas of the City.

6. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits, or permit amendments, to be supported by a finding showing the permit or amendment, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the Chapter 3 policies of the Coastal Act. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally-damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

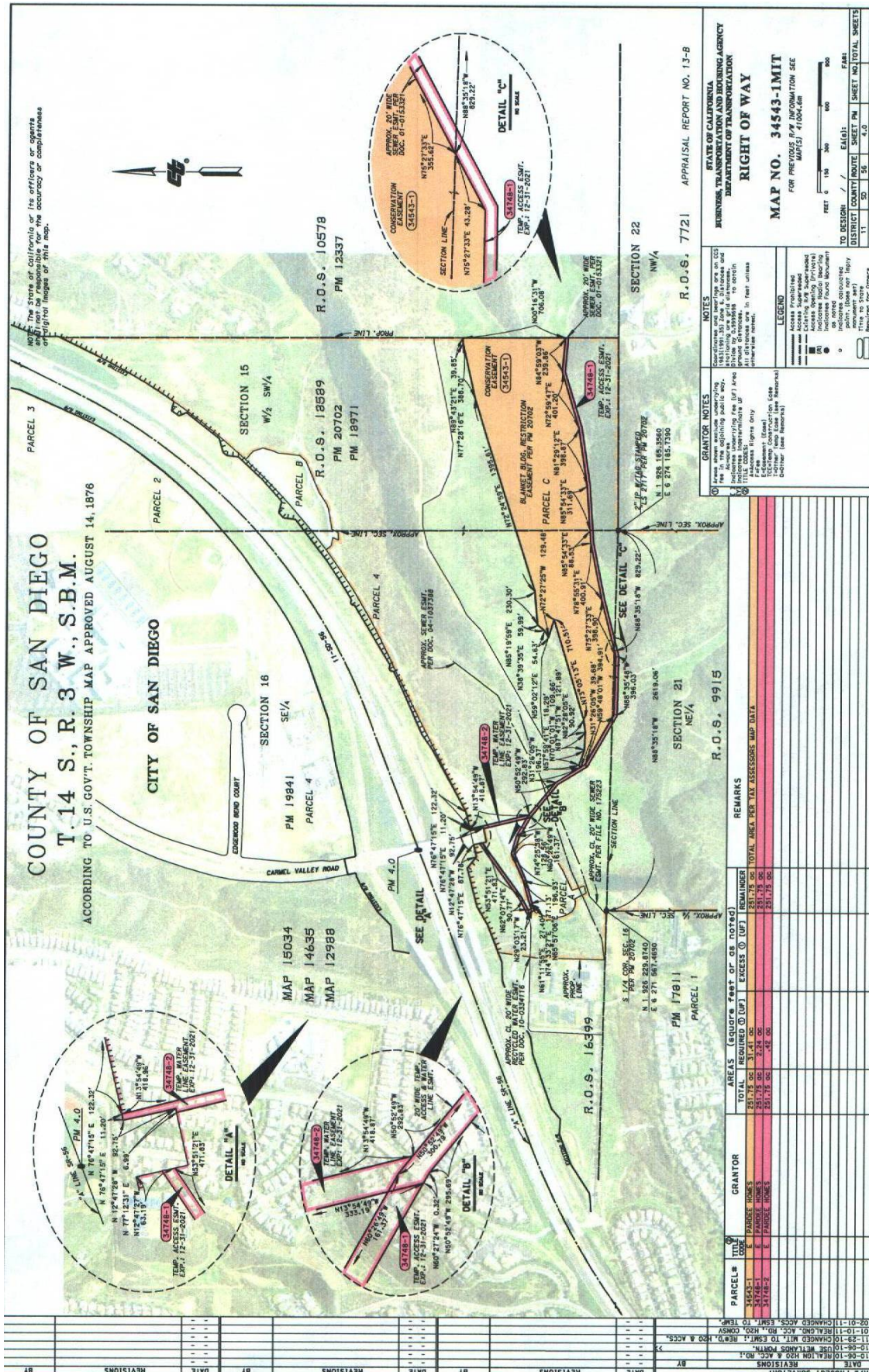


EXHIBIT NO. 1
APPLICATION NO.
6-11-033

Location Map



EXHIBIT NO. 2
APPLICATION NO.
6-11-033
Projects Map



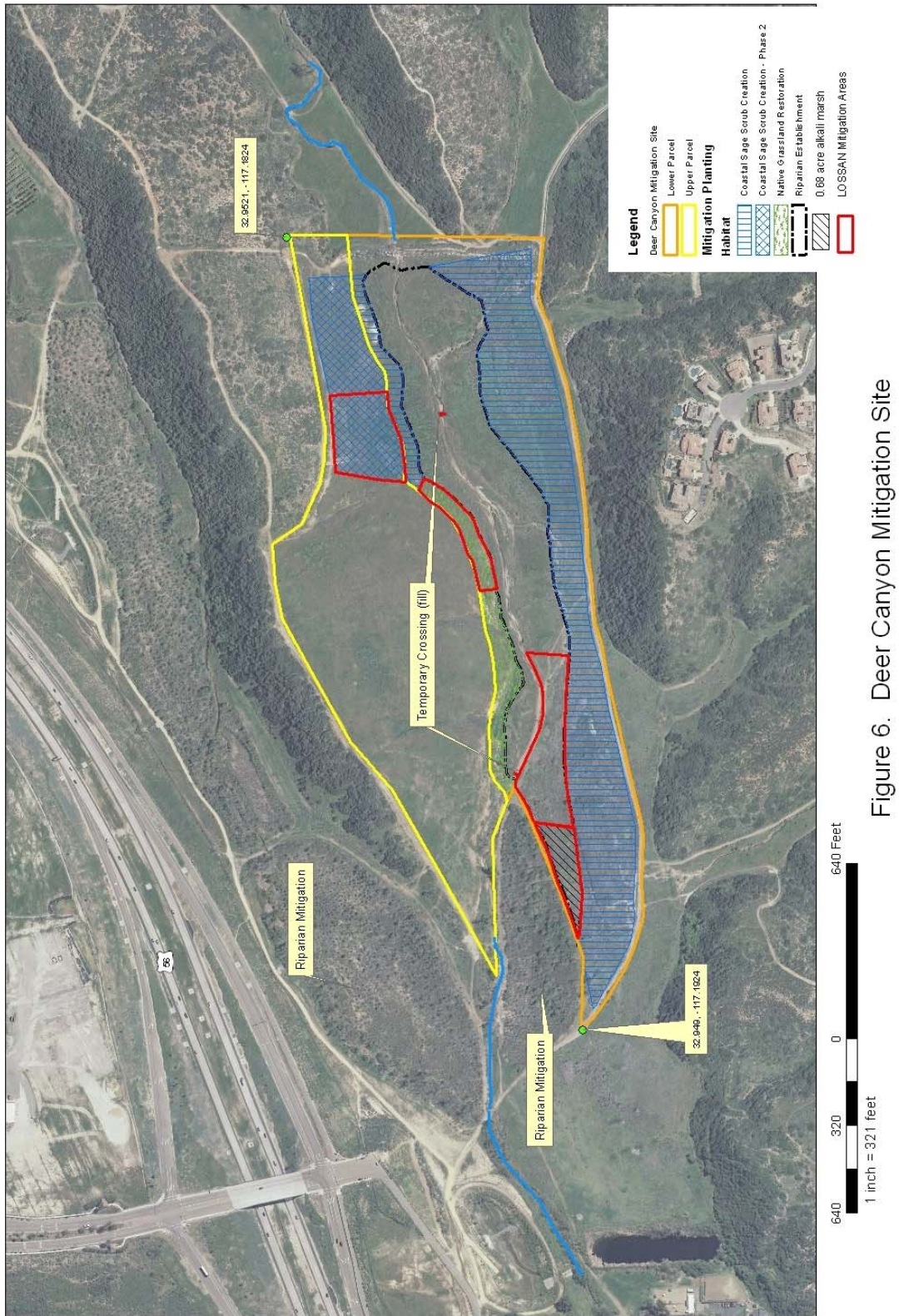


Figure 6. Deer Canyon Mitigation Site

EXHIBIT NO. 4
APPLICATION NO.
6-11-033
Site Plan



EXHIBIT NO. 5

APPLICATION NO.

6-11-033

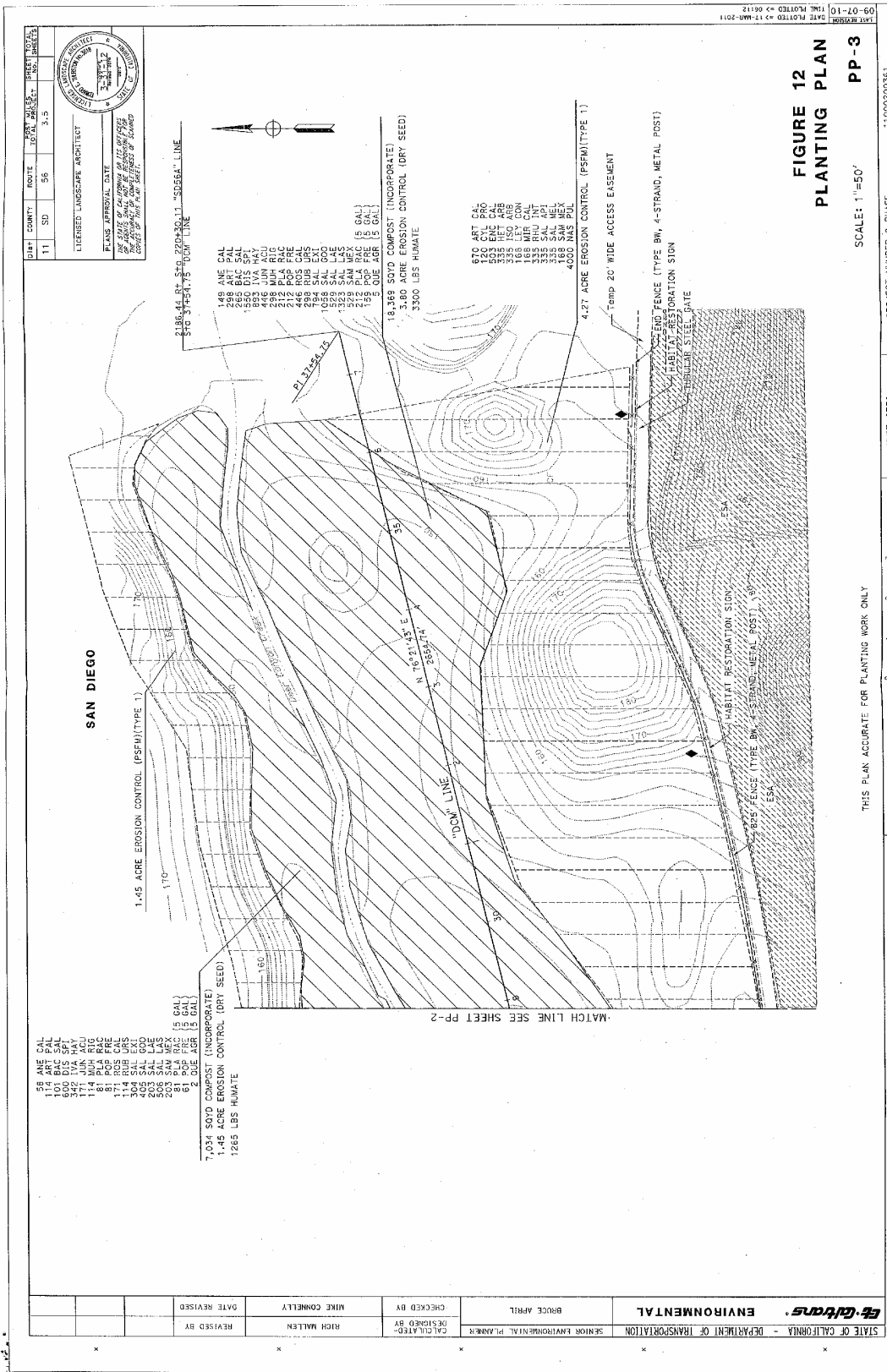
Site Photos



EXHIBIT NO. 5
APPLICATION NO.
6-11-033

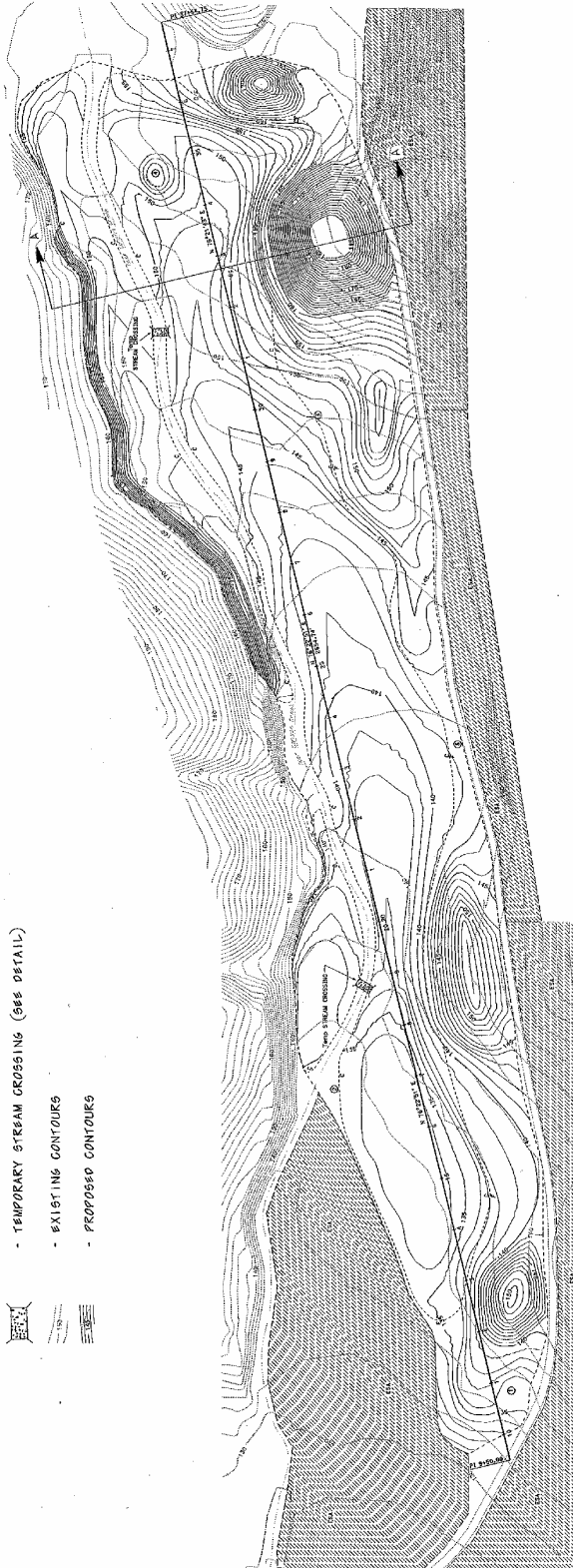
Site Photos





LEGEND

- ① - MONITORING WELL
- ESSA - ENVIRONMENTALLY SENSITIVE AREA
- TEMPORARY STREAM CROSSING (SEE DETAIL)
- EXISTING CONTOURS
- PROPOSED CONTOURS



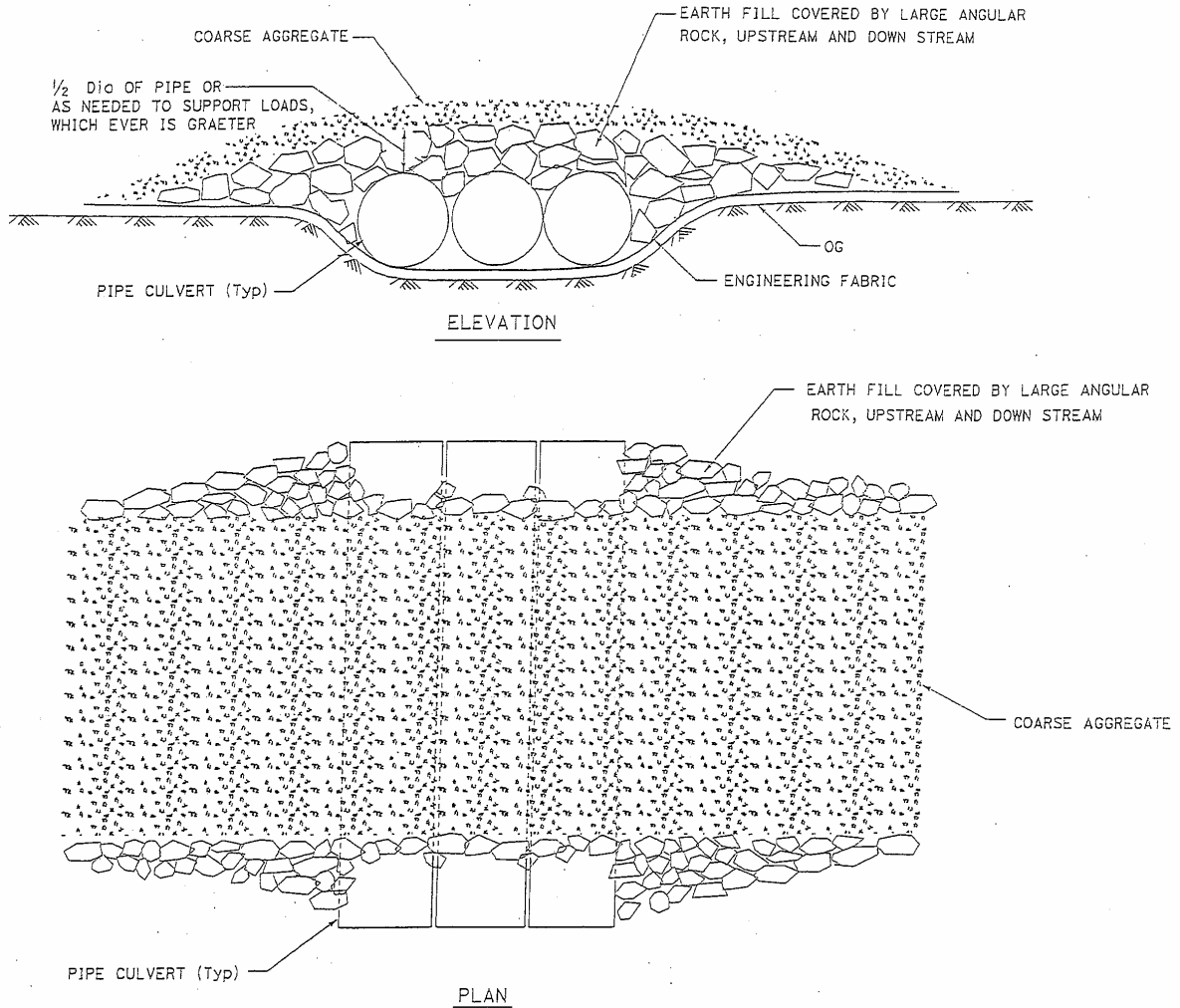
DEER CANYON MITIGATION

CONCEPTUAL GRADING PLAN 1100020036

FIGURE 6

EXHIBIT NO. 7
APPLICATION NO.
6-11-033

Grading Plan



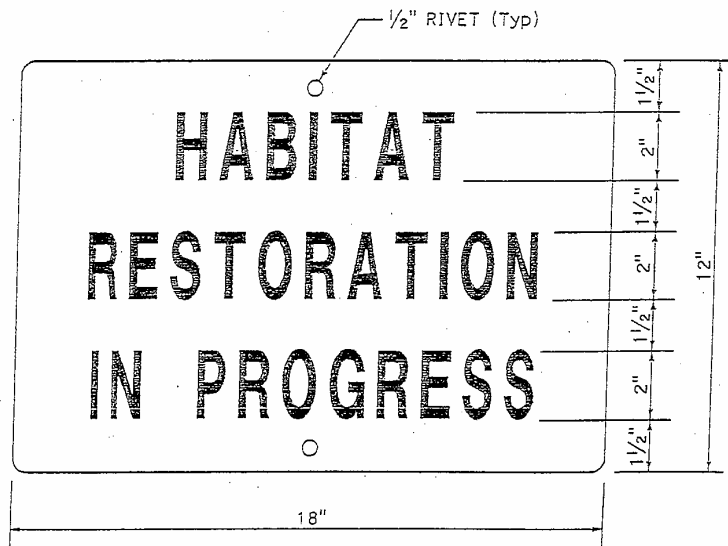
TEMPORARY STREAM CROSSING

EXHIBIT NO. 8

APPLICATION NO.

6-11-033

Temp Crossing Plan



HABITAT RESTORATION SIGN

NOTE:

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HABITAT RESTORATION SIGN

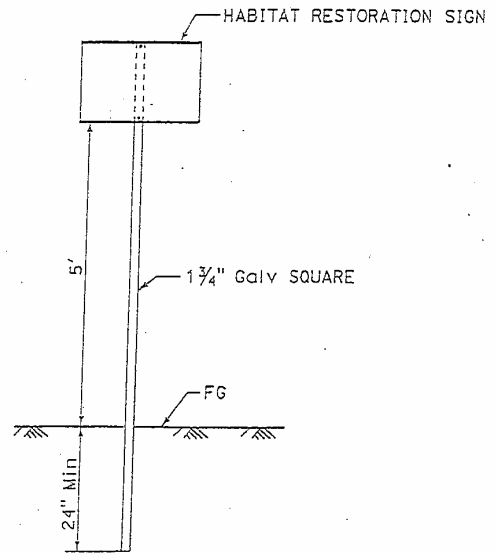


EXHIBIT NO. 4

APPLICATION NO.

6-11-033

Signage Plan