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Th 32a

STAFF REPORT AND RECOMMENDATION

ON CONSISTENCY CERTIFICATION

Consistency Certification No.	CC-026-11
Staff:	LJS-SF
File Date:	6/15/2011
3 Months:	9/15/2011
6 Months:	12/15/2011
Commission Meeting:	**7**/14/2011

APPLICANT: **San Diego Association of Governments (SANDAG)**

PROJECT LOCATION: Deer Canyon Mitigation Site, City and County of San Diego (**Exhibits 1-3**)

PROJECT DESCRIPTION: Mitigation plan for permanent wetland habitat impacts associated with previously-concurred with Sorrento to Miramar Double Track Phase 1 Project (CC-052-10)

SUBSTANTIVE FILE DOCUMENTS: See Page 11

STAFF RECOMMENDATION: Concurrence: Motion is on Page 9

EXECUTIVE SUMMARY

The San Diego Association of Governments (SANDAG) submitted a consistency certification for a final mitigation plan for permanent wetland habitat impacts associated with the Sorrento-to-Miramar Double Tracking Phase 1 project in the City of San Diego. On February 9, 2011, the Commission concurred with a consistency certification (CC-052-10) submitted by SANDAG for construction of the Sorrento-to-Miramar Double Tracking Phase 1 project, which included construction of a 1.2-mile-long segment of a second mainline railroad track and replacement of a timber single-track bridge with a steel double-track bridge over Carroll Canyon Creek. Construction of the new bridge and trackbed widening will require the permanent fill of 0.49 acres of wetland habitat: 0.25 acres of southern willow scrub within and inland of the coastal zone, 0.02 acres of southern arroyo willow riparian forest inland of the coastal zone, 0.17 acres of alkali meadow within the coastal zone, and 0.05 acres of southern riparian scrub within the coastal zone. SANDAG included in CC-052-10 a *Conceptual Revegetation Plan* that described in part the proposed mitigation for the permanent wetland impacts associated with the project. However, that plan was not developed to a level of detail to allow the Commission to determine that that project impacts would be sufficiently mitigated. As a result, SANDAG agreed to submit to the Commission, prior to the start of construction of the double tracking project, a second consistency certification for the final mitigation plan for permanent wetland habitat impacts.

The subject consistency certification is comprised of the *Final Compensatory Wetland/Upland Mitigation Plan for Deer Canyon* (Caltrans, May 2011). The mitigation site is located in Deer Canyon, south of Highway 56 in the City of San Diego and approximately four miles northeast of the double tracking project site. As a result of the above-referenced permanent wetland habitat impacts, SANDAG is responsible for creating 0.68 acres of alkali meadow habitat (using a 4:1 acreage mitigation ratio), 0.75 acres of southern willow scrub, 0.06 acres of southern arroyo willow riparian forest, and 0.15 acres of southern riparian scrub (the latter three habitat types at using a 3:1 acreage mitigation ratio) at the Deer Canyon mitigation site.

The SANDAG wetland mitigation work that is the subject of this consistency certification is an element of the larger wetland and upland habitat restoration project that would be implemented by Caltrans at the Deer Canyon site. Caltrans has submitted a coastal development permit application to the Commission (CDP No. 6-11-33) for the Deer Canyon Mitigation Plan. This permit application is presently scheduled for the Commission's July 14, 2011 meeting. Approval of the permit application would allow the wetland restoration work to go forward that will serve in part as mitigation for SANDAG's double-tracking project permanent wetland impacts. Rejection of the permit application by the Commission would prevent SANDAG from starting construction of the double-tracking project until an alternative mitigation site is identified and a wetland restoration plan is developed for that alternate site, consistent with the commitment made by SANDAG in consistency certification CC-052-10.

The subject *Mitigation Plan* includes provisions for project goals, funding, construction, maintenance, monitoring, performance standards, success criteria, contingency measures,

determination of project completion, and permanent management of the site. The *Mitigation Plan* also includes provisions for future Commission review of remedial actions that may be necessary during the monitoring period, review of the final management plan for the mitigation site, and approval of the determination that all the project success criteria have been met and that the mitigation project is complete. With the submittal of and provisions within the *Mitigation Plan*, the double tracking project remains consistent with the wetland mitigation policy of the California Coastal Management Program (Coastal Act Section 30233(a)).

STAFF SUMMARY AND RECOMMENDATION:

I. STAFF SUMMARY.

A. Project Description. On February 9, 2011, the Commission concurred with a consistency certification (CC-052-10) submitted by the San Diego Association of Governments (SANDAG) for construction of the Sorrento-to-Miramar Double Tracking Phase 1 project in southern Sorrento Valley in the City of San Diego (**Exhibits 1 and 2**). The project included construction of a 1.2-mile-long segment of a second mainline railroad track and replacement of a timber single-track bridge with a steel double-track bridge over Carroll Canyon Creek. Construction of the new bridge and trackbed widening required the permanent fill of 0.45 acres of wetland habitat: 0.24 acres of freshwater marsh within the coastal zone, 0.2 acres of southern willow scrub within and inland of the coastal zone, and 0.01 acres of southern arroyo willow riparian forest inland of the coastal zone. SANDAG committed in CC-052-10 to mitigate this habitat loss at an off-site location (most likely at Caltrans' Deer Canyon site in Carmel Valley, south of Highway 56 and approximately four miles northeast of the project site) and create 0.96 acres of freshwater marsh (using a 4:1 acreage mitigation ratio), 0.6 acres of willow scrub, and 0.03 acres of willow riparian forest (the latter two habitat types using a 3:1 acreage mitigation ratio).

SANDAG also included in CC-052-10 the conceptual elements of wetland restoration that would occur at the Deer Canyon mitigation site, including grading and erosion control plans, planting lists and plans, irrigation plans, monitoring and maintenance plans, reporting, success criteria, and management responsibilities. However, the conceptual wetland restoration plan submitted by SANDAG for permanent wetland habitat impacts from the proposed project were not developed to a level of detail that allowed the Commission to determine that these impacts would be sufficiently mitigated. As a result, SANDAG agreed to submit to the Commission, prior to the start of construction of the Sorrento-to-Miramar double track project, a second consistency certification for the final mitigation plan for permanent wetland impacts associated with the project. With that commitment, the Commission found that the project would include adequate mitigation for permanent impacts to wetland habitat and was consistent with the wetland mitigation test of Section 30233(a) of the Coastal Act.

SANDAG's second consistency certification includes the *Final Compensatory Wetland/Upland Mitigation Plan for Deer Canyon* (Caltrans, May 2011), and updated calculations of permanent wetland habitat loss from the Sorrento-to-Miramar double track project and the associated mitigation requirements that SANDAG will meet at the Deer Canyon site. SANDAG's biological consultants determined during a project site visit in April 2011 that the habitats

previously characterized as coastal valley freshwater marsh in the project area (i.e., terraces between the railroad right-of-way and Soledad Canyon Creek, and on both sides of the track immediately south of Bridge 249.9) are actually dominated by plant species that support a re-classification of the habitats as riparian scrub and alkali meadow. Based on the latest field surveys, SANDAG now reports that the project would lead to permanent fill of 0.49 acres of wetland habitat: 0.25 acres of southern willow scrub within and inland of the coastal zone, and 0.02 acres of southern arroyo willow riparian forest inland of the coastal zone, 0.17 acres of alkali meadow within the coastal zone, and 0.05 acres of southern riparian scrub within the coastal zone. As a result of these new field calculations, SANDAG is now responsible for creating 0.68 acres of alkali meadow habitat (using a 4:1 acreage mitigation ratio), 0.75 acres of southern willow scrub, 0.06 acres of southern arroyo willow riparian forest, and 0.15 acres of southern riparian scrub (the latter three habitat types at using a 3:1 acreage mitigation ratio) at the Deer Canyon mitigation site.

The *Final Compensatory Wetland/Upland Mitigation Plan for Deer Canyon* document was prepared by Caltrans staff in its District 11/San Diego office, as Caltrans is the landowner of the Deer Canyon mitigation site. In cooperation with Caltrans, SANDAG provided funds towards both the purchase of the Deer Canyon site and the habitat restoration work proposed for the site. The SANDAG wetland mitigation work that is the subject of this consistency certification is an element of the larger wetland and upland habitat restoration project that will be implemented by Caltrans at the Deer Canyon site (**Exhibit 3**). Caltrans has submitted a coastal development permit application to the Commission (CDP No. 6-11-33) for the Deer Canyon Mitigation Plan, which involves the creation, restoration, and preservation of coastal habitats, including riparian, coastal sage scrub, and both native and non-native grasslands. Implementation of this plan would provide habitat mitigation for anticipated impacts associated with four transportation infrastructure improvement projects in San Diego County, including SANDAG's Sorrento-to-Miramar double tracking project and a Caltrans highway improvement project located in the coastal zone. This permit application is presently scheduled for the Commission's July 14, 2011 meeting. Approval of the permit application would allow the wetland restoration work to go forward that will serve in part as mitigation for SANDAG's double-tracking project permanent wetland impacts. Rejection of the permit application by the Commission would prevent SANDAG from starting construction of the double-tracking project until an alternative mitigation site is identified and a wetland restoration plan is developed for that site, consistent with the commitment made by SANDAG in consistency certification CC-052-10.

The *Final Compensatory Wetland/Upland Mitigation Plan for Deer Canyon* (*Mitigation Plan*) includes the following sections:

1. Goals of the Compensatory Mitigation Project
2. Project and Reference Sites
3. Implementation Plan
4. Maintenance During Monitoring Period
5. Monitoring Plan for the Compensatory Mitigation Site
6. Completion of Compensatory Mitigation
7. Contingency Measures

Given that the subject consistency certification is limited to examining proposed mitigation at Deer Canyon for the 0.49 acres of permanent wetland impacts from the Sorrento-to-Miramar double tracking project, and that CDP 6-11-33 evaluates the entire Deer Canyon mitigation project, the following information focuses primarily on the wetland restoration plan and how that plan element meets SANDAG's commitment in CC-052-10 to submit a final wetland mitigation plan for its project impacts.

1. Goals. The *Mitigation Plan* states that:

> *The goal of the Deer Canyon Mitigation Site is to establish a natural riparian community along the existing non-wetland drainage channel that functions as flood relief, water quality, groundwater recharge, and high quality wildlife habitat for rare, endangered and threatened bird species. In addition, coastal sage scrub and native grassland will be established adjacent to the wetland and the site will be preserved in perpetuity with additional non-native grassland habitat on site.*

Wetland habitat will be established over 12.3 acres of the Deer Canyon Mitigation Site. Riparian habitat will be established on 11.62 acres of the site and alkali marsh will be established on the remaining 0.68 acres. The 0.68 acres of alkali marsh and 0.96 acres of riparian habitat (0.75 acres of southern willow scrub, 0.06 acres of southern arroyo willow riparian forest, and 0.15 acres of southern riparian scrub) will be specifically designated for use as mitigation for the Sorrento-to-Miramar double tracking project (**Exhibits 3 and 4**).

The Deer Canyon site is approximately 49 acres in size and is located just south of Highway 56 adjacent to an existing 4.5-acre mitigation site. The Deer Canyon site is split into two parcels, the 27-acre bottomlands along the creek and the 22-acre upper slope of non-native grassland. A section of the property was once used as a nursery for native plants. Deer Canyon Creek, an intermittent unvegetated channel, runs through the middle of the site and varies in width from 8 to 18 feet and is up to 6 feet deep. The site is currently vegetated primarily with nonnative grasses and with scattered native shrubs and herbs and coastal sage scrub species. The *Mitigation Plan* states that the existing channel will not be altered or graded but that the area outside the channel will be graded down approximately 2 to 4 feet with the removed soil placed further to the outside to create coastal sage scrub habitat along the edges of the 12.3 acres of wetland habitat to be created (**Exhibit 5**). The majority of the wetland will be riparian habitat suitable to support sensitive bird species such as least Bell's vireo, but approximately 0.68 acres will be planted as marsh with Palmer's sagewort, saltgrass, and rushes, which is similar to the habitat impacted by the Sorrento-to-Miramar double tracking project.

The establishment of riparian habitat at the Deer Canyon site will expand riparian and floodplain habitat along the creek and will complement the riparian habitat that has been successfully established immediately west of the mitigation site. The created riparian and marsh habitat will provide additional capacity for carrying flood flows and provide more area for ground water recharge and wildlife habitat. Construction is scheduled to start in late 2011 or early 2012 and

grading, clearing, irrigation installation, and planting is expected to last approximately eight months.

2. Project and Reference Sites. The *Mitigation Plan* states that:

> *Caltrans and SANDAG (San Diego Association of Governments) are currently in negotiations to purchase the property from the owner. The price for the lower parcel has been agreed upon and final terms and conditions should be finalized by the end of March 2011. Purchase of the upper slope parcel is awaiting the appraisal and negotiations would likely be complete sometime in early 2012. The property would then be given to the City of San Diego for long term ownership and management with Caltrans/SANDAG receiving the right to complete the proposed mitigation onsite. The City of San Diego will manage and preserve the site as wildlife habitat in perpetuity. The property will have an endowment for long term management.*

Caltrans completed the purchase of the lower parcel on May 30, 2011, and is now the sole owner of the parcel. SANDAG confirmed in June 2011 that negotiations for purchase of the upper parcel by Caltrans are progressing and should be completed in early 2012.

The *Mitigation Plan* notes that the reference site to be used during the monitoring of the Deer Canyon mitigation site must be representative of similar hydrological, geological, biological, and weather conditions onsite for comparison. There are no pristine riparian habitats within the vicinity of the mitigation site or within this or the adjacent drainage. However, there is a successful, 4.5-acre riparian mitigation habitat area immediately downstream of the Deer Canyon mitigation site, and this area has the same hydrological regime as the subject mitigation site, is located adjacent to the same ephemeral creek, and the vegetation connects to the same groundwater source. Vegetative cover at the downstream area ranges between 85 and 100 percent absolute cover with large arroyo and black willows; sandbar willows, mulefat, and herbs comprise the understory. This mitigation site recently received completion and success sign-off from the resource agencies. McGonigle Canyon, the adjacent drainage to the north, supports a braided channel with large sycamore and willow trees along the channel and smaller willows and mulefat on the outer margins of the riparian corridor. While the McGonigle Canyon watershed is larger than Deer Canyon, it too is an ephemeral stream, it provides southern willow scrub habitat that is occupied by least Bell's vireo, and it will provide appropriate reference sites for the Deer Canyon mitigation.

3. Implementation. Caltrans is the responsible party for assuring that the restoration project is constructed, monitored, and maintained until restoration success is determined and agreed to by the resource and regulatory agencies, including the Coastal Commission. After that determination is made, the City of San Diego will assume permanent management of the site. Initial construction is scheduled to commence between late 2011 and early 2012 and last approximately eight months. Maintenance and monitoring of the site will continue for five years after planting is completed. Regarding the wetland restoration elements, the *Mitigation Plan* states that:

The riparian establishment/creation area will be planted with a combination of willows, cottonwoods, oaks, and western sycamore trees with mulefat and herbaceous understory (Figure 7). The source of all container plants and seed will be from San Diego County . . . The species selected are known to occur within vicinity of the mitigation site and are common components of suitable habitat for sensitive riparian bird species. . .

Alkali marsh habitat will be planted in 0.68 acres of the wetland establishment area to comply with requirements for impacts associated with the Sorrento to Miramar Phase 1 Project. The marsh will be planted at the western end of the establishment area (Figures 6 and 10). It will be planted with salt grass, Palmer's sagebrush, spiny rush, and yerba mansa with a few willows (Table 7, Figure 10). . . [**Exhibit 6**]

Temporary irrigation will be installed in the wetland creation areas and on the coastal sage scrub slopes where soil is placed from grading for the wetland habitats. Irrigation will be used during the first three years or as needed until the plants are established. Overhead spray heads will be used for irrigation. The irrigation schedule will be developed for infrequent periods of deep watering, with no irrigation during periods of normal rainfall. Irrigation of the site will be tapered off during plant establishment to acclimatize the plants to less and less irrigation . . . No irrigation within the wetland area will be used after the third year of monitoring.

4. Maintenance. The *Maintenance Plan* states that the project includes the following maintenance activities:

- *Irrigation as necessary to establish plants*
- *Exotic species removal*
- *Trash and debris removal*
- *Replacement of all dead plants in the first year*
- *Maintenance and repair of permanent and temporary barriers/fences*
- *Vegetative and wildlife monitoring*
- *Photographs from designated stations and aerial photographs during the growing season*

The Maintenance Plan also states that a long-term management plan for the Deer Canyon mitigation site will be developed and submitted to the resource and regulatory agencies, including the Coastal Commission, for their review. This will occur prior to the transfer of the site to the City of San Diego. Permanent management of the site will be the responsibility of the City of San Diego, after the restoration work has been determined to be successful by the agencies and the property is transferred to the City.

5. Monitoring. Monitoring of the wetland restoration work will be completed by Caltrans and its contractors and will occur throughout the planting and maintenance period. Riparian vegetation will be monitored using three methods: (1) detailed aerial photograph vegetation mapping; (2) permanent photo locations; and (3) collection or permanent transect/quadrat data. In addition, the California Rapid Assessment Method will be performed prior to the start of construction and at the end of the five-year monitoring period. Aerial photographs will be taken

each year and ten permanent photo stations will be established within the wetland mitigation area. Twelve 30-meter permanent transects will be established in the riparian area to monitor vegetative cover. Data collection will allow for quantitative and statistical assessments of species percent cover, diversity, frequency, and density, and an evaluation of restoration success as compared to established success standards. The *Mitigation Plan* includes performance standards, establishment goals, target dates, and success criteria for riparian and marsh habitats to be constructed on the site. The *Mitigation Plan* further states that:

> *In general, the site will be monitored for maintenance monthly in the first three years and at least quarterly in years 4 and 5. Wildlife monitoring will be completed quarterly with eight protocol vireo surveys between April 10 and July 31 during years 2 through 5. Additional wildlife surveys may be done to establish presence of sensitive and endangered species. Vegetation transect/quadrat or releve monitoring will be completed annually in late summer after a full growing season in the wetland . . .*
>
> *The first annual report will be submitted by January 1st after the plants have been in the ground for an entire spring and summer. The site shall be maintained and monitored for a minimum of five years or longer as needed to meet the success criteria. Annual reports will be submitted to the ACOE, CDFG, RWQCB, CCC, and USFWS for five years and will follow the ACOE format.*
>
> *Annual reports will include a description of restoration activities that have occurred onsite, description of vegetation composition, weed species, erosion problems, qualitative and quantitative monitoring data related to performance, quarterly wildlife observations including listed species observations, problems and remedial actions.*
>
> *When the mitigation appears to have met all of the success criteria described herein or as amended in writing, Caltrans will request a final review of the site and written confirmation of success from the ACOE, CDFG, CCC, RWQCB, and the USFWS.*

6. Completion of Mitigation. The *Mitigation Plan* states that the ACOE, CDFG, RWQCB, CCC, and USFWS will be notified when the mitigation site has met the success criteria, and all temporary crossings and aboveground irrigation has been removed. A field review of the project site with agency staff will then be scheduled and those agencies will be asked to submit a letter stating that the mitigation project has met the success criteria and that the mitigation work is complete. SANDAG also notes in its consistency certification that the City of San Diego will not accept the subject property and take responsibility for permanent management of the site until the agencies have made a final determination that the mitigation is successful and complete. Until that determination is made, Caltrans will continue to manage the site and SANDAG will continue to fund the necessary management activities. In addition, the long-term management plan for the site to be implemented by the City of San Diego will be developed by Caltrans and SANDAG (the City's Department of Parks and Recreation will manage the site with an endowment from SANDAG), and approved by the resource and regulatory agencies, prior to the determination of success of the mitigation work and transfer of the property to the City.

7. Contingency Measures. The *Mitigation Plan* states that:

> *If an annual performance criterion is not met for all or any significant portion of the mitigation project in any year, or if final success criteria are not met, Caltrans shall prepare an analysis of cause(s) of failure. Then, remedial actions will be proposed for review by the ACOE, CDFG, RWQCB, CCC, and USFWS. If the mitigation site has not met the performance criteria, Caltrans' maintenance and monitoring obligations shall continue until the ACOE, CDFG, RWQCB, CCC, and USFWS give final approval.*

B. Applicant's Consistency Certification. SANDAG has certified that the proposed activity complies with California's approved coastal management program and will be conducted in a manner consistent with such program.

II. STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following motion:

Motion: I move that the Commission **concur** with SANDAG's consistency certification CC-026-11 that the project described therein is fully consistent with the enforceable policies of the California Coastal Management Program (CCMP) and will be conducted in a manner consistent with the program, and that the Sorrento-to-Miramar Double Tracking Phase 1 Project remains consistent with the CCMP.

Staff Recommendation:

The staff recommends a **YES** vote on the motion. Passage of this motion will result in an agreement with the certification and adoption of the following resolution and findings. An affirmative vote of the majority of the Commissioners present is required to pass the motion.

Resolution to Concur with Consistency Certification:

The Commission hereby **concurs** with the consistency certification made by SANDAG for the proposed project, finding that the project is consistent with the enforceable policies of the California Coastal Management Program and will be conducted in a manner consistent with the program.

III. Findings and Declarations:

The Commission finds and declares as follows:

A. Wetlands. The Coastal Act provides the following:

> *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 waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*
>
> *Section 30233.*
>
> *(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:*
>
> *. . .*
>
> *(6) Restoration purposes.*
>
> *. . .*
>
> *(c) In addition to other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary . . . .*

When the Commission concurred with SANDAG's consistency certification CC-052-10 in February 2011, it determined that the double tracking project was consistent with the wetland fill alternatives and mitigation tests, but only with the commitment by SANDAG to submit a second consistency certification for the final mitigation plan for permanent wetland habitat impacts.[1] SANDAG has submitted the required second consistency certification, which includes updated wetland habitat impact calculations and a comprehensive and detailed final mitigation plan for the permanent wetland impacts associated with the Sorrento-to-Miramar Double Track Phase 1 project: *Final Compensatory Wetland/Upland Mitigation Plan for Deer Canyon*. The plan describes the permanent loss of 0.49 acres of wetland habitat from the double tracking project: 0.25 acres of southern willow scrub within and inland of the coastal zone, and 0.02 acres of southern arroyo willow riparian forest inland of the coastal zone, 0.17 acres of alkali meadow within the coastal zone, and 0.05 acres of southern riparian scrub within the coastal zone.

[1] The Commission determined that the project was not consistent with the allowable use test of Section 30233(a), but did find the project consistent with the Coastal Act through the "conflict resolution" provision contained in Section 30007.5. The Commission found that not approving the project would be inconsistent with the water quality, air quality/energy consumption, and public access and recreation policies of the Coastal Act, and determined that concurrence with CC-052-10 would, on balance, be most protective of coastal resources.

With these permanent impacts, SANDAG is responsible for creating 0.68 acres of alkali meadow habitat (using a 4:1 acreage mitigation ratio), 0.75 acres of southern willow scrub, 0.06 acres of southern arroyo willow riparian forest, and 0.15 acres of southern riparian scrub (the latter three habitat types at using a 3:1 acreage mitigation ratio) at the Deer Canyon mitigation site. The *Mitigation Plan* includes the creation of the acreage required of these four habitat types at the Deer Canyon site. The *Mitigation Plan* includes provisions for project goals, funding, construction, maintenance, monitoring, performance standards, success criteria, contingency measures, determination of project completion, and permanent management of the site. The *Mitigation Plan* also includes provisions for future Commission review of remedial actions that may be necessary during the monitoring period, review of the final management plan for the mitigation site, and approval of the determination that all the project success criteria have been met and that the project is complete.

With this submittal of the *Final Compensatory Wetland/Upland Mitigation Plan for Deer Canyon*, the Commission determines that SANDAG will ensure creation of adequate mitigation for the permanent impacts to wetland habitat caused by construction of the Sorrento-to-Miramar Double Track Phase 1 project. Therefore, the Commission finds that with the proposed mitigation plan, the Sorrento-to-Miramar Double Tracking Phase 1 Project remains consistent with the wetland mitigation policy of the California Coastal Management Program (Coastal Act Section 30233(a)).

Substantive File Documents:

1. *Final Compensatory Wetland/Upland Mitigation Plan for Deer Canyon* (California Department of Transportation District 11, May 2011).
2. Coastal Development Permit 6-11-33 (California Department of Transportation, Deer Canyon Mitigation Plan, San Diego).
3. Consistency Certification CC-052-10 (San Diego Association of Governments, Sorrento to Miramar Double Tracking Phase 1 Project, San Diego Co.).

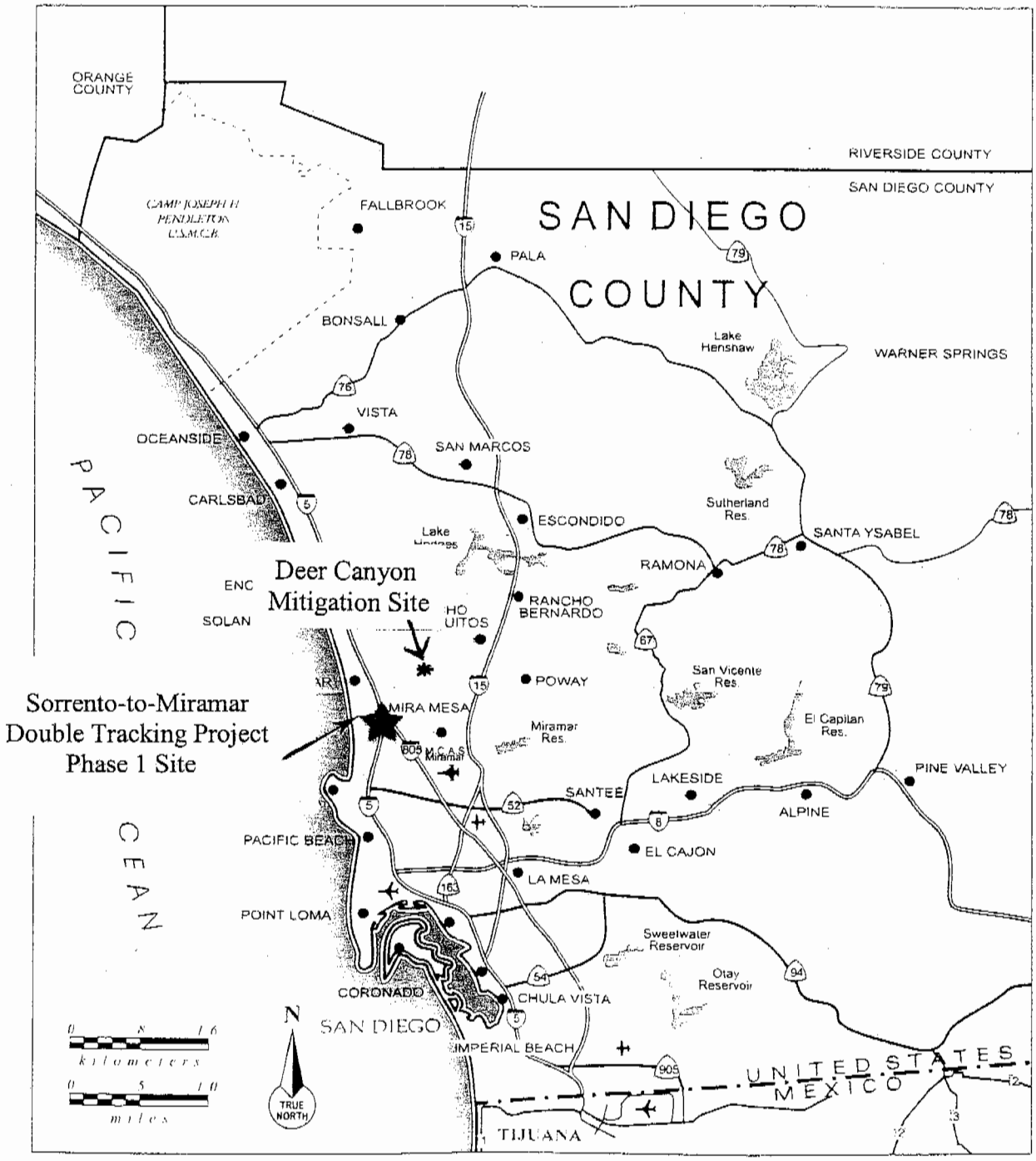


Figure 1. Regional project location.

EXHIBIT NO. 1
APPLICATION NO.
CC-026-11

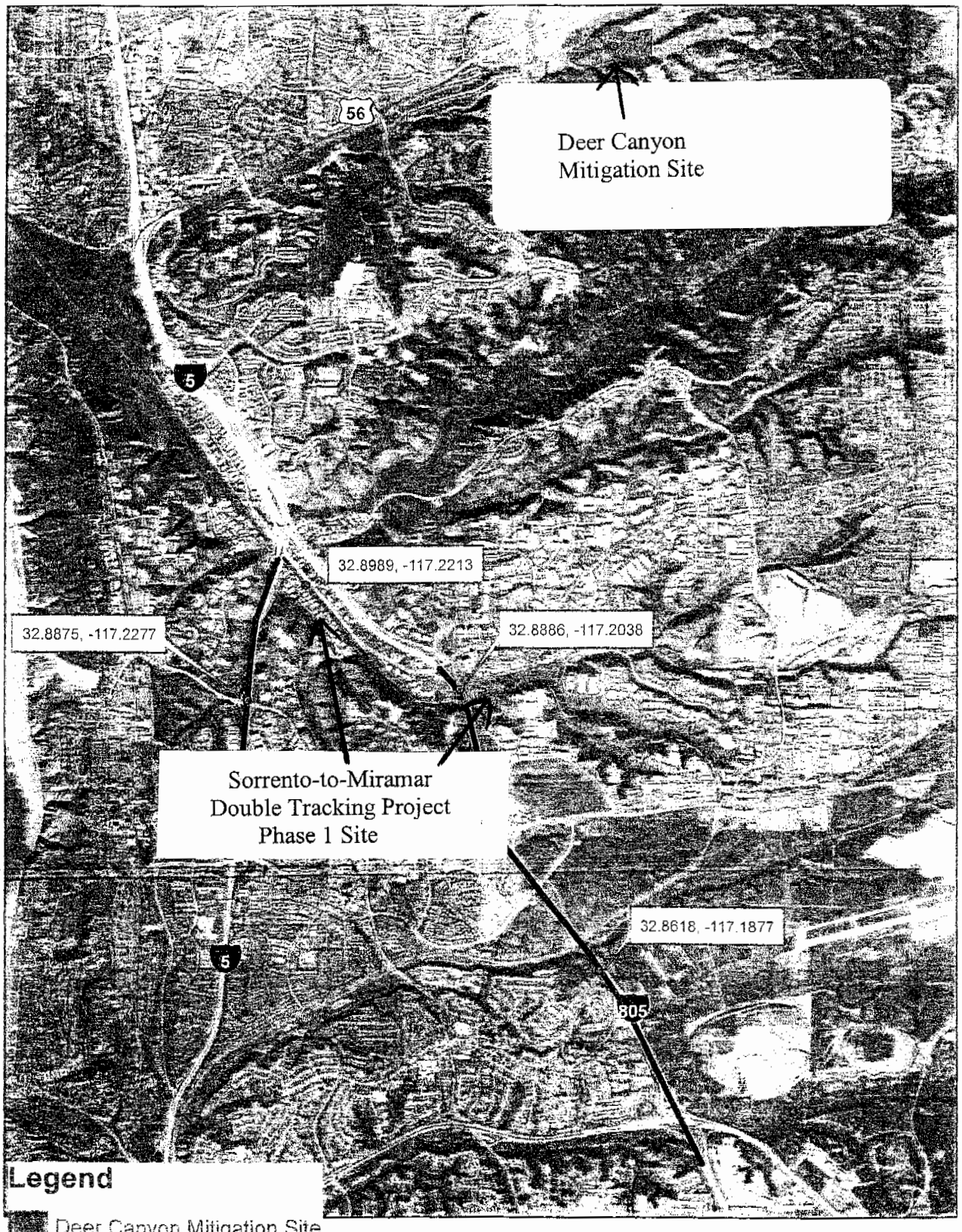


Figure 1. Project Location

EXHIBIT NO. 2
APPLICATION NO.
CC-026-11

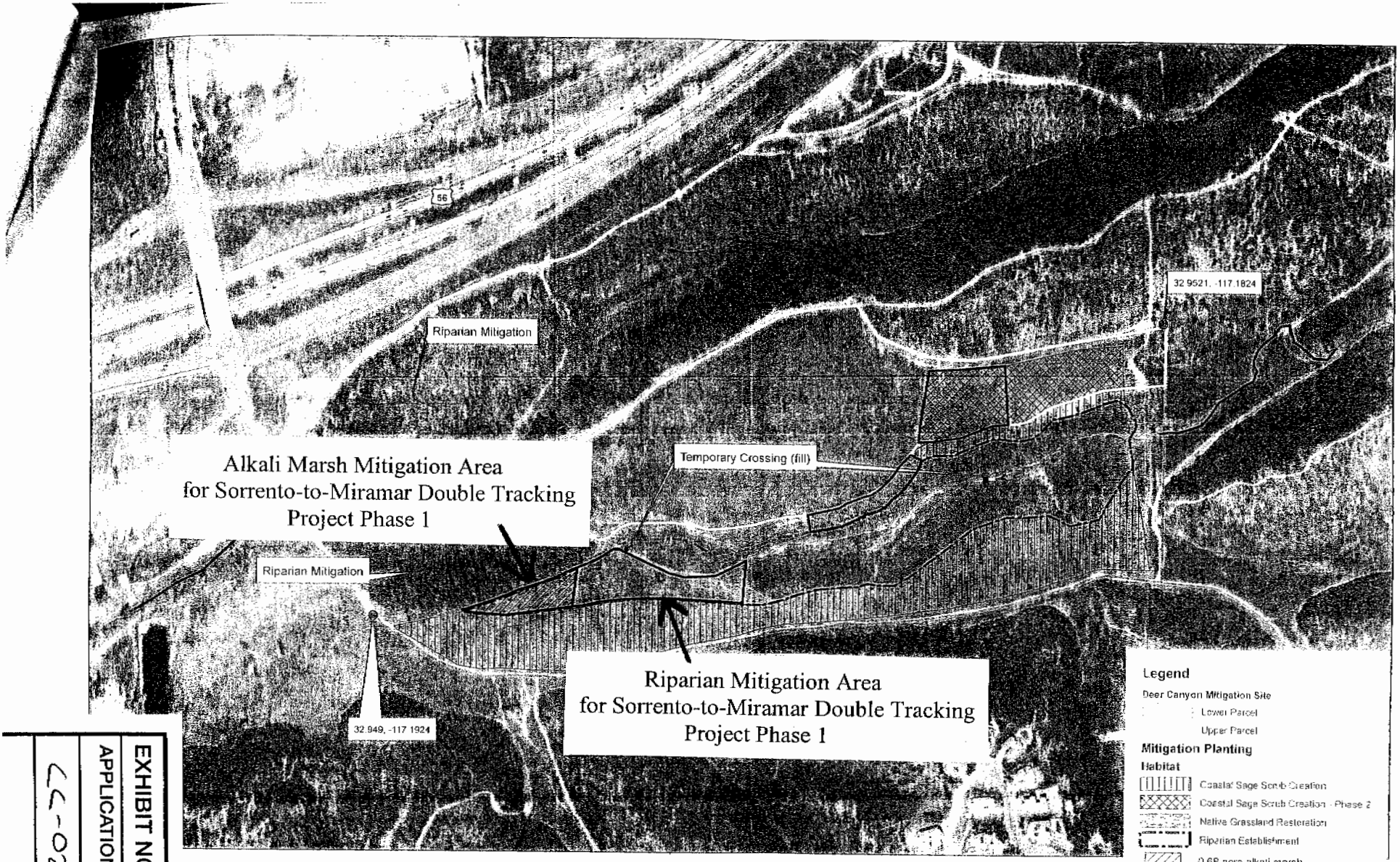
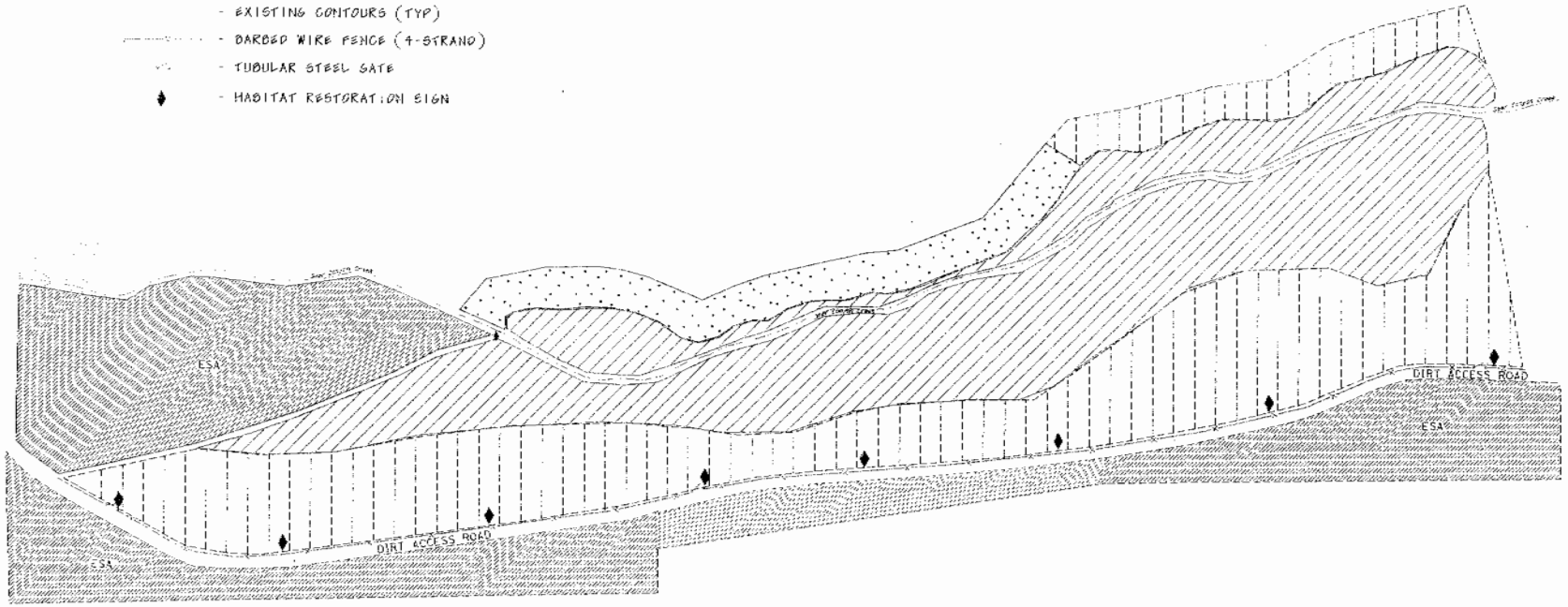


Figure 6. Deer Canyon Mitigation Site

EXHIBIT NO. 3
APPLICATION NO.
6-11-026-11

LEGEND

- WETLAND PLANTING AREA (12.28 ACRES)
- COASTAL SAGE SCRUB PLANTING AREA (12.14 ACRES)
- NATIVE GRASSLAND SEEDING AREA (2.18 ACRES)
- ESA — ENVIRONMENTALLY SENSITIVE AREA (ESA)
  NO WORK OR EQUIPMENT STORAGE TO OCCUR IN THIS AREA
- EXISTING CONTOURS (TYP)
- BARBED WIRE FENCE (4-STRAND)
- TUBULAR STEEL GATE
- HABITAT RESTORATION SIGN



SPORTATION

NO SCALE

DEER CANYON MITIGATION

CONCEPTUAL PLANTING PLAN 1100020036

FIGURE 7

EXHIBIT NO. 4
APPLICATION NO.
CC-0026-11

LEGEND

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

DEER CANYON MITIGATION

CONCEPTUAL GRADING PLAN

1100020036

FIGURE 8

NO SCALE

EXHIBIT NO. 5

APPLICATION NO. CC-026-11

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
11	SD	56	3.5		

LICENSED LANDSCAPE ARCHITECT

PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

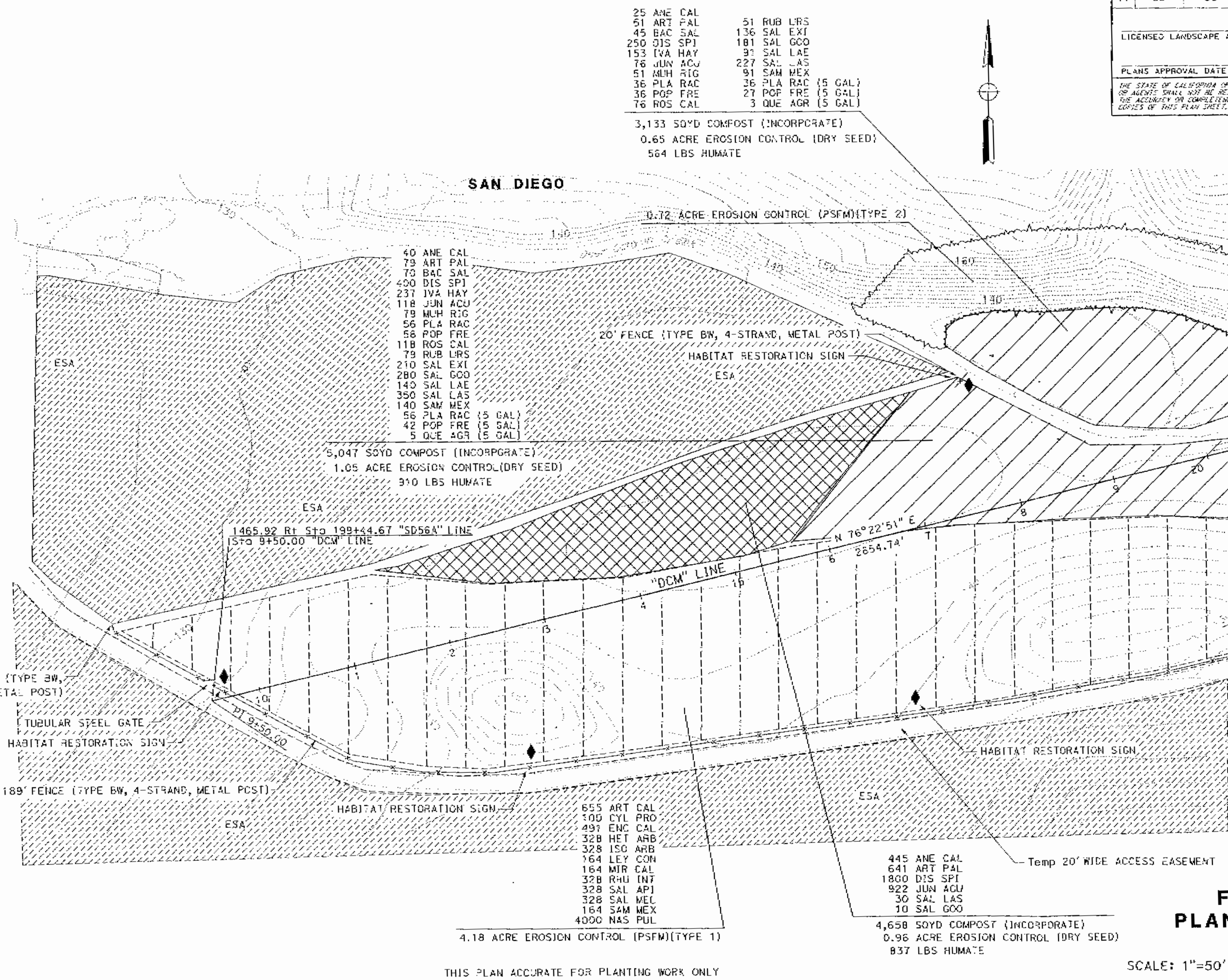


FIGURE 10
PLANTING PLAN

SCALE: 1"=50'

PP-1

THIS PLAN ACCURATE FOR PLANTING WORK ONLY

USERNAME => s114752
DGN FILE => PP1.dgn

RELATIVE BORDER SCALE IS IN INCHES 0 1 2 3

UNIT 2730 | PROJECT NUMBER & PHASE | 1100020036

LAST REVISION 09-09-10 | DATE PLOTTED => 17-MAR-2011 | TIME PLOTTED => 06:07

SENIOR ENVIRONMENTAL PLANNER: BRUCE APRIL
CALCULATED-DESIGNED BY: RICH MALLEN
CHECKED BY: MIKE CONNELLY
REVISED BY
DATE REVISED

EXHIBIT NO. 6
APPLICATION NO.
CC-026-11
(1 of 3)

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
11	SD	56	3.5		

LICENSED LANDSCAPE ARCHITECT

PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

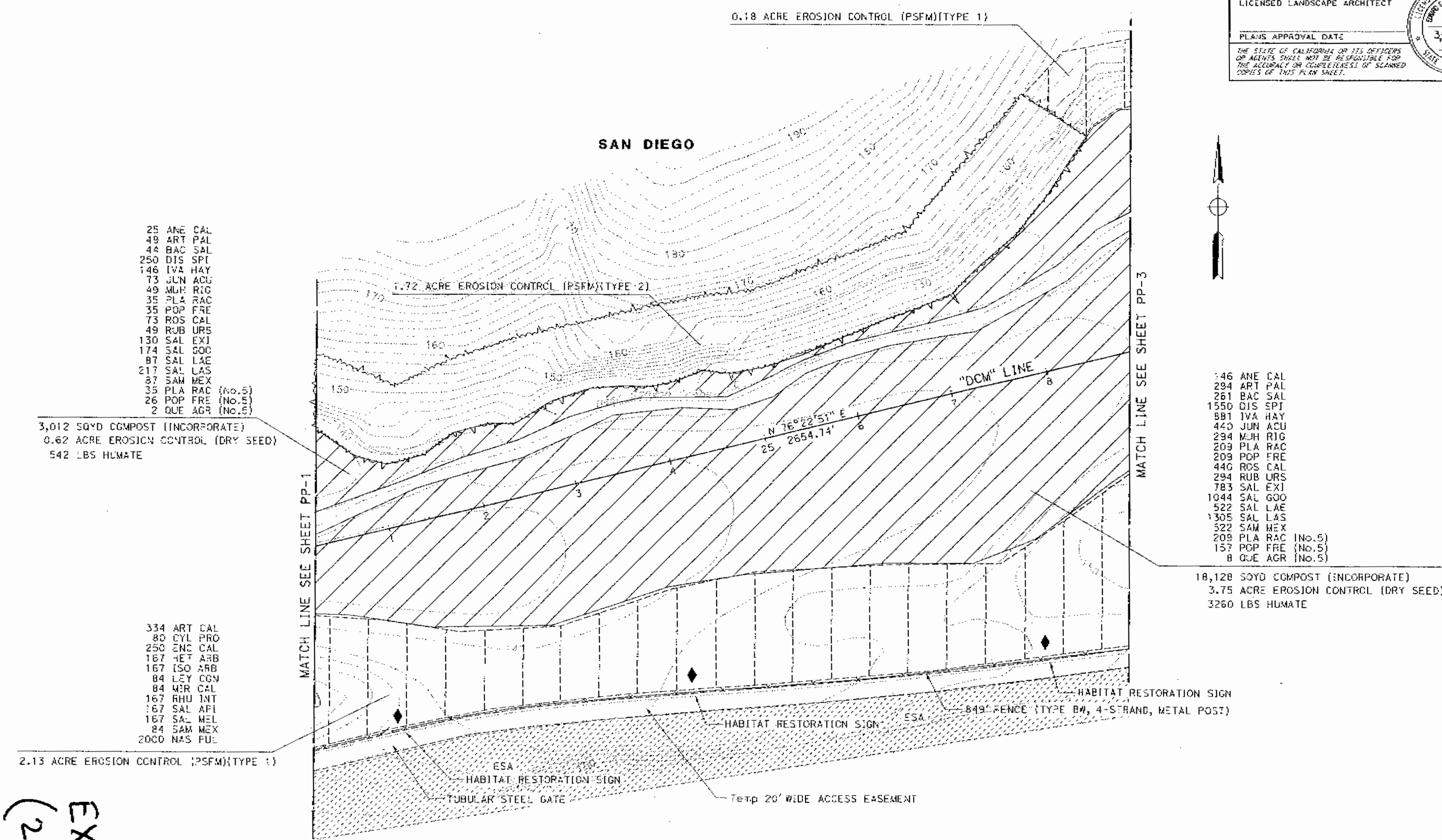


FIGURE 11
PLANTING PLAN

SCALE: 1"=50'

PP-2

THIS PLAN ACCURATE FOR PLANTING WORK ONLY

EX. 6
(2 of 3)

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Caltrans
ENVIRONMENTAL

SENIOR ENVIRONMENTAL PLANNER	CALCULATED/DESIGNED BY		REVISED BY
BRUCE APRIL	CHECKED BY	MIKE CONNELLY	DATE REVISED
		RICH MALLEN	

DATE PLOTTED => 17-MAR-2011
TIME PLOTTED => 00:09
LAST REVISION 09-07-10

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
11	SD	56	3.5		

LICENSED LANDSCAPE ARCHITECT

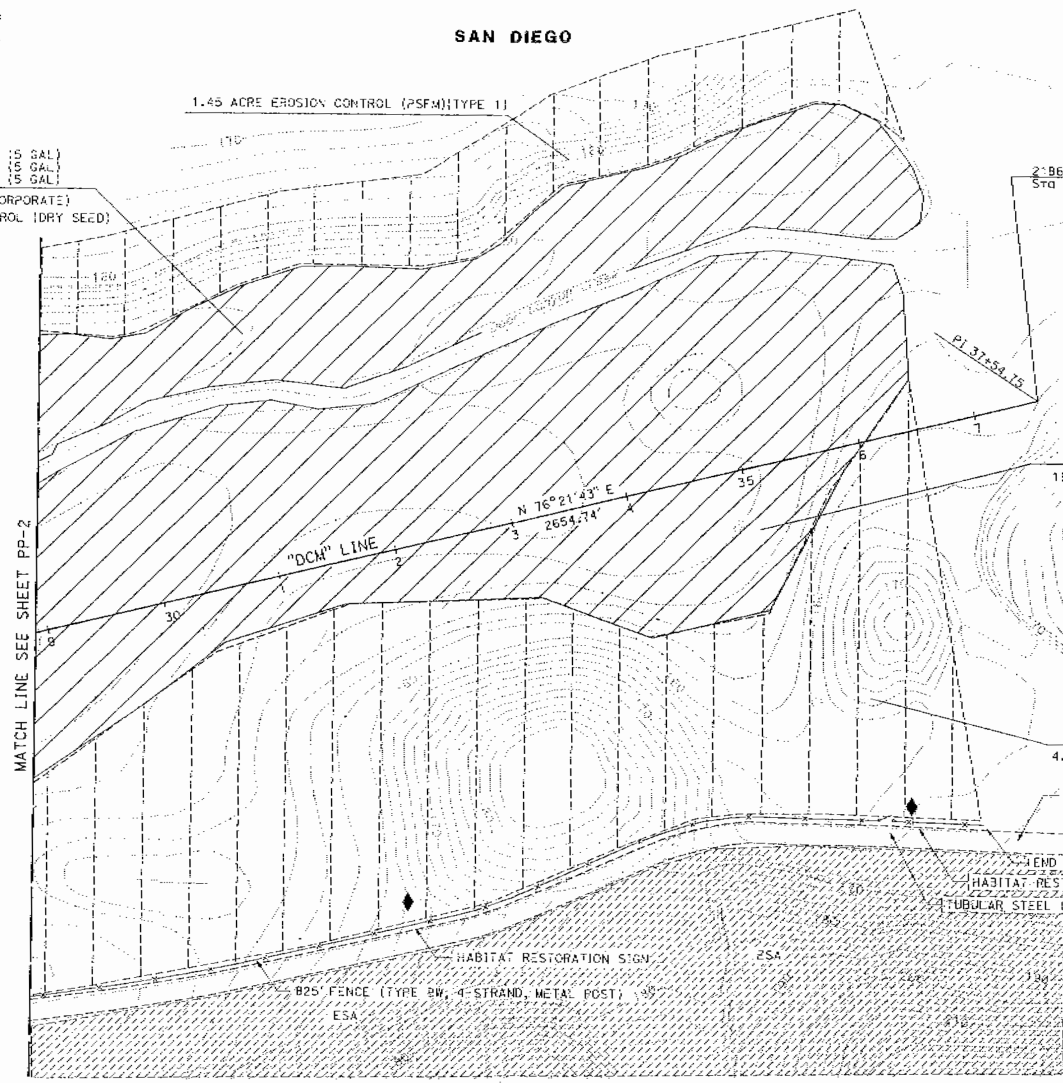
PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

58 ANE CAL
114 ART PAL
101 BAC SAL
600 DIS SPI
342 IVA HAY
171 JUN ACU
114 MUH RIG
81 PLA RAC
81 POP FRE
171 ROS CAL
114 RUB URS
304 SAL EXI
405 SAL GOO
203 SAL LAE
506 SAL LAS
203 SAM MEX
81 PLA RAC (5 GAL)
61 POP FRE (5 GAL)
2 QUE AGR (5 GAL)

7,034 SQYD COMPOST (INCORPORATE)
1.45 ACRE EROSION CONTROL (DRY SEED)
1265 LBS HUMATE

1.45 ACRE EROSION CONTROL (PSFM)(TYPE 1)



2+86.44 Rt Sta 220+30.11 "SD56A" LINE
Sta 37+54.75 "DCM" LINE

149 ANE CAL
298 ART PAL
265 BAC SAL
1550 DIS SPI
893 IVA HAY
446 JUN ACU
298 MUH RIG
212 PLA RAC
212 POP FRE
446 ROS CAL
298 RUB URS
794 SAL EXI
1058 SAL GOO
529 SAL LAE
1323 SAL LAS
529 SAM MEX
212 PLA RAC (5 GAL)
159 POP FRE (5 GAL)
5 QUE AGR (5 GAL)

18,369 SQYD COMPOST (INCORPORATE)
3.80 ACRE EROSION CONTROL (DRY SEED)
3300 LBS HUMATE

670 ART CAL
120 CYL PRO
503 ENC CAL
335 HET ARB
335 ISO ARB
168 LEY CON
168 MIR CAL
335 RHU INT
335 SAL API
335 SAL MEL
168 SAM MEX
4000 NAS PUL

4.27 ACRE EROSION CONTROL (PSFM)(TYPE 1)

Temp 20' WIDE ACCESS EASEMENT

END FENCE (TYPE BW, 4-STRAND, METAL POST)
HABITAT RESTORATION SIGN
TUBULAR STEEL GATE

EX. 6
(3 of 3)

FIGURE 12
PLANTING PLAN

THIS PLAN ACCURATE FOR PLANTING WORK ONLY

SCALE: 1"=50'

PP-3

LAST REVISED 7/2/2010	USERNAME => s114752 DGN FILE => PP3.dgn	RELATIVE BORDER SCALE IS IN INCHES	UNIT 2730	PROJECT NUMBER & PHASE	1100020036I

LAST REVISION 09-07-10 | DATE PLOTTED => 17 MAR-2011 | TIME PLOTTED => 09:12