GENERAL LEGEND

EXISTING PROPERTY LINE (EX. PL)

LIMIT OF WETLAND MITIGATION AREA

LIMIT OF RIPARIAN MITIGATION AREA

PROPOSED WETLAND RESTORATION AREA

PROPOSED WETLAND ENHANCEMENT AREA

PROPOSED RIPARIAN RESTORATION AREA

PROPOSED RIPARIAN AREA CREATION

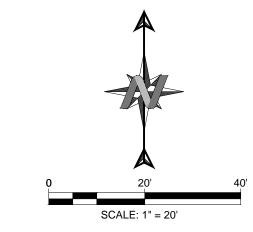
THE APPLICANT IS PROPOSING NONTIDAL WETLAND RESTORATION AND ENHANCEMENT:

MITIGATION SUMMARY								
MITIGATION TYPE	*IMPACT AMOUNT	RESTORATION AMOUNT (SF)	ENHANCEMENT AMOUNT (SF)	CREATION AMOUNT (SF)	TOTAL MITIGATION AMOUNT (SF)	IMPACT TO MITIGATION RATIO		
WETLAND	170	170	170	0	340	2:1		
RIPARIAN (TEMPORARY)	2 , 855	2,855	0	0	2,855	1:1		
RIPARIAN (PERMANENT)	1,661	0	0	3,322	3,322	2:1		
TOTAL	4,686	3,025	170	3,322	6,517	-		

* IMPACT AMOUNTS WERE DETERMINED FROM THE TABLES PROVIDED ON SHEET C1.0.

NOTES

- 1. AREAS IMPACTED BY SITES #2 AND #8 SHOWN ON SHEET C1.0 WILL BE MITIGATED AT A 2:1 RATIO. THE "PROPOSED RIPARIAN AREA CREATION" HATCH REPRESENTS THIS MITIGATION AREA.
- 2. WETLAND ENHANCEMENT WILL INCLUDE NEW PLANTING ENHANCEMENTS ALONG A 1 FOOT STRIP LOCATED AT THE UPPER ELEVATION LIMIT OF THE MAPPED WETLAND AREA.





ROM OBSERVED EVIDENCE AND PLANS
STAINED FROM UTILITY PROVIDERS. EXACT
DCATIONS AND QUANTITIES MAY VARY. THE
DNTRACTOR SHALL CALL 811 FOR UTILITY
DCATING SERVICES PRIOR TO EXCAVATION
ND USE EXTREME CAUTION WHEN
KPOSING UTILITIES. ANY DAMAGE TO
KISTING UTILITIES WILL BE THE SOLE
ESPONSIBILITY OF THE CONTRACTOR.

Know what's below. Call 811 before you dig.

NO. DATE REVISIONS

A CONTROL OF THE PROPERTY OF THE PROPERTY

APN 076-261-028

RESTORATION & ENHANCEMENT PLAN

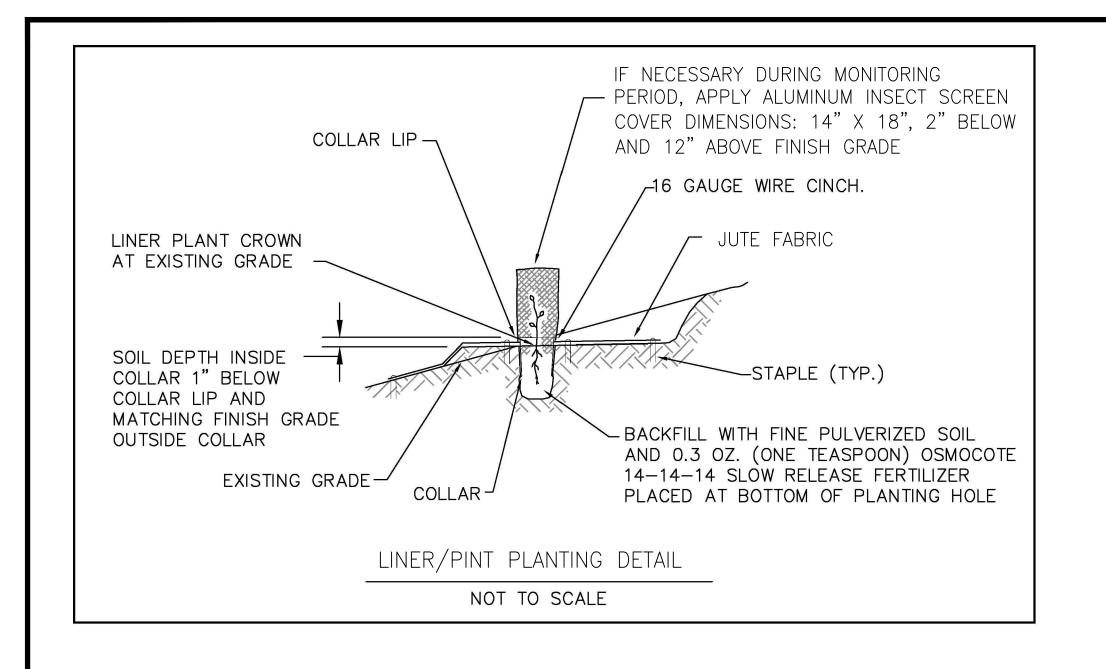
6900 ONTARIO ROAD AVILA BEACH, CA 93424

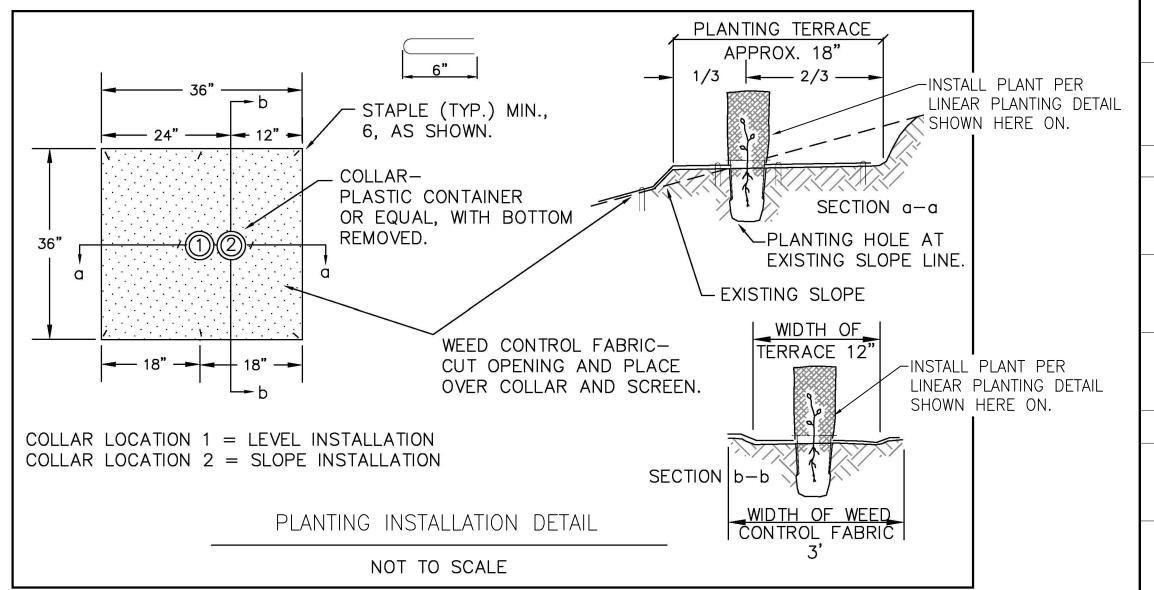


DESIGNED BY: DAP
DRAFTED BY: KDG
CHECKED BY: MRW
DATE: 10/23/2019

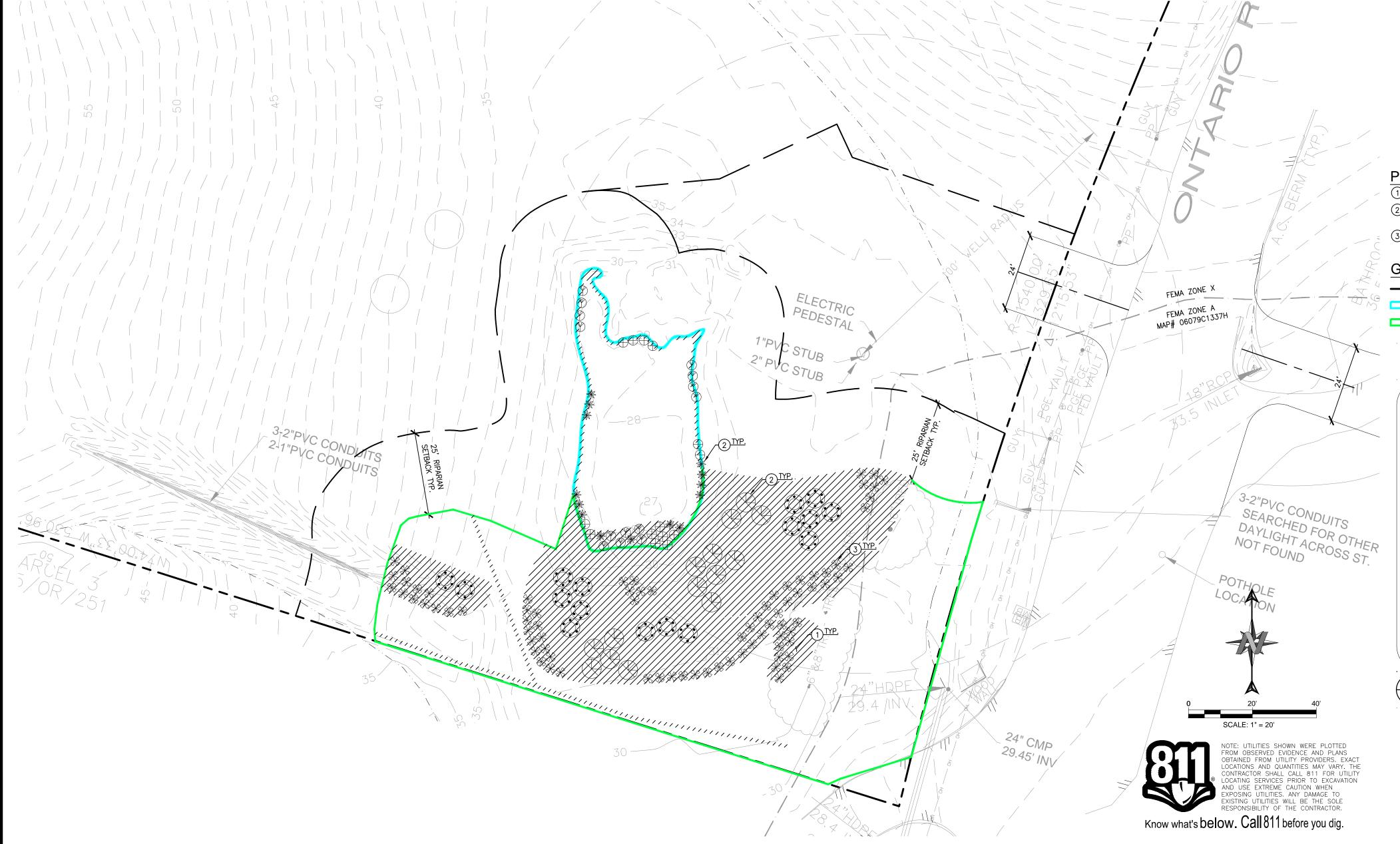
MITIGATION PLAN OVERLAY

C2.1





PLANT TABLE								
SYMBOL	SCIENTIFIC NAME	COMMON NAME	NUMBER OF PLANTS	CONTAINER SIZE	SPACING (F.O.C.)			
	NATIVE RIPARIAN PLANTINGS							
	ROSA CALIFORNICA	CALIFORNIA ROSE	16	1 GALLON	6'			
	RHAMNUS CALIFORNICA	COFFEE BERRY	14	1 GALLON	6'			
*	SALIX LASIOLEPIS OR SALIX LAEVIGATA	ARROYO WILLOW OR RED WILLOW	80	14"± CUTTING	3'			
	NATIVE WETLAND PLANTINGS							
\oplus	JUNCUS	RUSH	14	LINER OR PINT	3'			
*	CAREX	SEDGE	14	LINER OR PINT	3'			
•	CYPERUS ERAGROSTIS	TALL FLATSEDGE	14	LINER OR PINT	3'			
TOTAL:			152					
GRASSES								
HYDROSEED MIX (PER SPECIFICATIONS BELOW)			TBD					

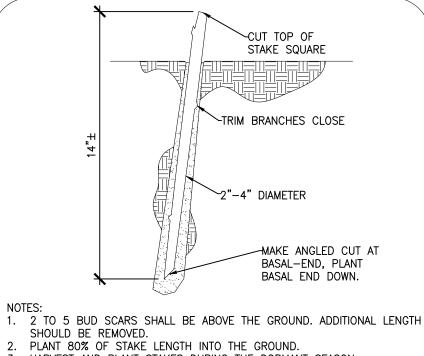


PLANTING KEY NOTES:

- (1) PROPOSED HYDROSEED MIX AREA PER MIX DESIGN LISTED HEREON.
- 2 PROPOSED PLANT PER PLANTING LEGEND SHOWN HEREON. PLANT PER PLANTING INSTALLATION DETAIL SHOWN HEREON.
- (3) PROPOSED WILLOW POLE PER DETAIL 1 SHOWN HEREON.

GENERAL LEGEND

EXISTING PROPERTY LINE (EX. P) LIMIT OF WETLAND MITIGATION AREA LIMIT OF RIPARIAN MITIGATION AREA



- HARVEST AND PLANT STAKES DURING THE DORMANT SEASON. USE HEALTHY, STRAIGHT AND LIVE WOOD AT LEAST 1 YEAR OLD.
- MAKE CLEAN CUTS AND DO NOT DAMAGE STAKES OR SPLIT ENDS DURING INSTALLATION, USE A PILOT BAR IN FIRM SOILS. SOAK CUTTINGS FOR 24 HOURS MIN. PRIOR TO INSTALLATION. TAMP THE SOIL AROUND THE STAKE.
- 1 \ LIVE WILLOW POLE

GENERAL NOTES:

A. THE PURPOSE OF THIS RIPARIAN ENHANCEMENT PLAN IS TO RESTORE AND ENHANCE RIPARIAN AND WETLAND AREAS ASSOCIATED WITH THE ADDRESS 6900 ONTARIO ROAD AVILA BEACH CA. THE PROPOSED PLANTING PALETTE FOR THE ENHANCEMENT AREA CONSISTS OF NATIVE SHRUBS AND GRASSES THAT WILL COMPLEMENT THE EXISTING VEGETATION PRESENT ON-SITE.

B. GRASS HYDROSEED MIX SPECIFICAT	TONS:		
BOTANICAL NAME	COMMON NAME	SEED RATE	%MIX
BROMUS CARINATUS	CALIFORNIA BROME	3.5LBS/ACRE	35%
HORDEUM BRACHYANTHERUM	CALIFORNIA MEADOW BARLEY	3.5LBS/ACRE	35%
	PURPLE NEEDLE GRASS	1.5LBS/ACRE	15%
STIPA [NASSELLA] CERNUA	NODDING NEEDLE GRASS	1.5LBS/ACRE	15%
PLEASE NOTE ANY DISTURBED AREAS	S SHALL BE HYDROSEEDED WIT	H THE ABOVE	GRASS MIX

- C. THE RIPARIAN ENHANCEMENT PLANTING WILL BE INSTALLED IMMEDIATELY AFTER PLAN APPROVAL
- D. PLANTING TECHNIQUES WILL INCLUDE LINER SIZED OR ONE GALLON CONTAINER PLANTS, DEPENDING ON LOCAL NATIVE NURSERY PLANT AVAILABILITY. INDIVIDUAL PLANTS WILL RECEIVE PROTECTIVE HARDWARE AND SURROUNDED BY NINE SQUARE FEET OF WEED CONTROL FABRIC. PLANT PROTECTION HARDWARE SHALL CONSIST OF "COLLAR AND SCREEN" OR TUBEX AND PROPEX WEED CONTROL FABRIC, (SEE PLANTING DETAILS). PROTECTIVE HARDWARE WILL BE INSTALLED TO PROTECT THE NEWLY PLANTED SEEDLINGS FROM DAMAGING HERBIVORY ASSOCIATED WITH DEER AND OTHER MAMMALS IN THE AREA.
- E. PLANTS IN ALL ZONES WILL BE HAND WATERED OR IRRIGATED WITH AN ABOVE GROUND TEMPORARY DRIP SYSTEM, SEE SHEET C3.1. IRRIGATION SYSTEM OPERATION OR HAND WATERING WILL BEGIN IN APRIL OF THE YEAR FOLLOWING PLANT INSTALLATION AND THROUGH OCTOBER OF THAT SAME YEAR. THE PLANTINGS WILL REQUIRE FREQUENT IRRIGATION DURING THE FIRST DRY SEASON AFTER PLANTING. DURING EACH IRRIGATION VISIT, APPROXIMATELY ONE TO TWO GALLONS OF WATER WILL BE APPLIED IMMEDIATELY ADJACENT TO THE OUTSIDE OF THE PLANTING COLLAR. WATERING FREQUENCY DURING THE FIRST DRY SEASON WILL BE 7 TO 10 DAYS DEPENDING ON WEATHER CONDITIONS. DURING THE SECOND DRY SEASON PLANTS WILL BE IRRIGATED ONCE EVERY 2-3 WEEKS. THE IRRIGATION SYSTEM WILL BE FULLY OPERATIONAL BY APRIL 15. IRRIGATION SYSTEM AS-BUILT DRAWINGS WILL BE PRODUCED FOR THIS TEMPORARY DRIP SYSTEM AND CAN BE SEEN ON SHEET C3.1.
- F. THE PLANTINGS WILL BE MAINTAINED FOR FIVE YEARS FOLLOWING PLANT INSTALLATION. EACH PLANT WILL HAVE WEEDS REMOVED FROM INSIDE THE PLANTING COLLAR AND SURROUNDING WEED MAT THREE TIMES EACH YEAR FOR FIVE YEARS FOLLOWING INSTALLATION. WEED REMOVAL WILL BE PERFORMED AT LEAST ONCE IN FEBRUARY, APRIL AND DECEMBER EACH YEAR.
- G. PROTECTIVE SCREENS SHALL BE OPENED DURING THE LATER PORTION OF THE FIRST GROWING SEASON TO ALLOW THE PLANT TO GROW BEYOND THE CONFINES OF THE SCREEN ENCLOSURE. OPEN SCREENS WILL APPEAR AS AN OPEN CYLINDER TO PROVIDE CONTINUED BROWSE PROTECTION TO THE LOWER PORTION OF THE PLANT. SCREENS, COLLARS AND WEED CONTROL FABRIC WILL REMAIN IN PLACE FOR FIVE YEARS FOLLOWING PLANT INSTALLATION.
- H. APPLY COMPOST, MULCH, FIBER ROLLS AND JUTE NETTING ON AN AS NEEDED BASIS TO ESTABLISH STABILIZATION OF SITE.

WALSHENGINEERING.NET (805) 319-4948 1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

APN 076-261-028

RESTORATION & ENHANCEMENT PLAN

6900 ONTARIO ROAD AVILA BEACH, CA 93424



DESIGNED BY: DRAFTED BY: CHECKED BY: 10/23/2019

PLANTING PLAN

C3.0