

## CALIFORNIA COASTAL COMMISSION

South Coast Area Office  
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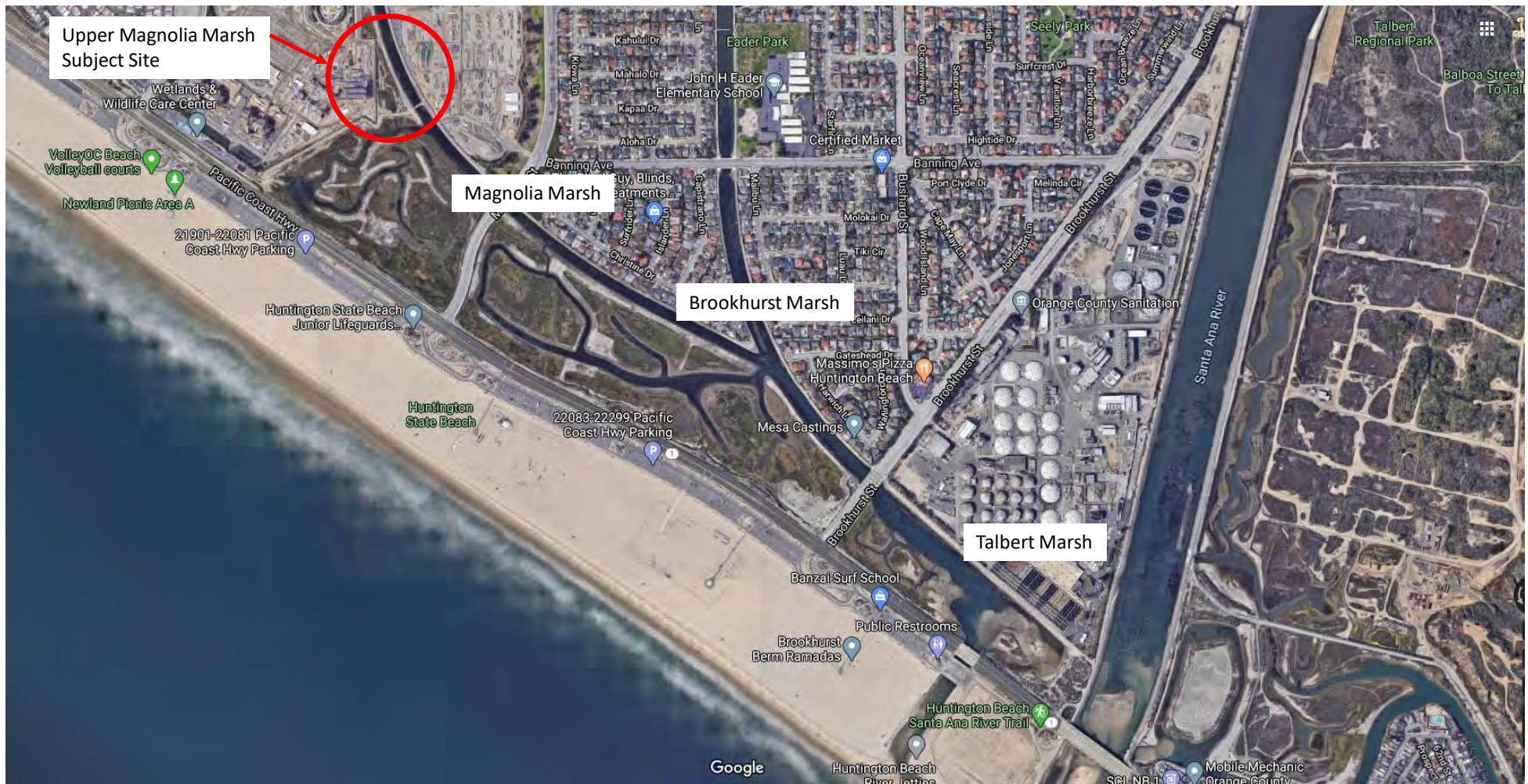
# W12c

**5-20-0072 (HBWC & PAP)**

**March 10, 2021**

**Exhibits:**

1. Vicinity Map
2. Project Impact Areas
3. Proposed Grading Plan
4. Revegetation Plan
5. Wetland Delineation Map
6. Vegetation Alliances Map
7. Project Staging
8. Estuary Seablite Locations
9. Cordgrass Source Locations
10. Pipeline Photos



5-20-0072

Vicinity Map

Exhibit 1a





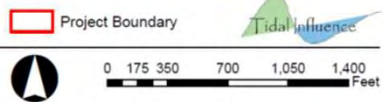
Figure 1. Vicinity Map

5-20-0072  
Exhibit 1b



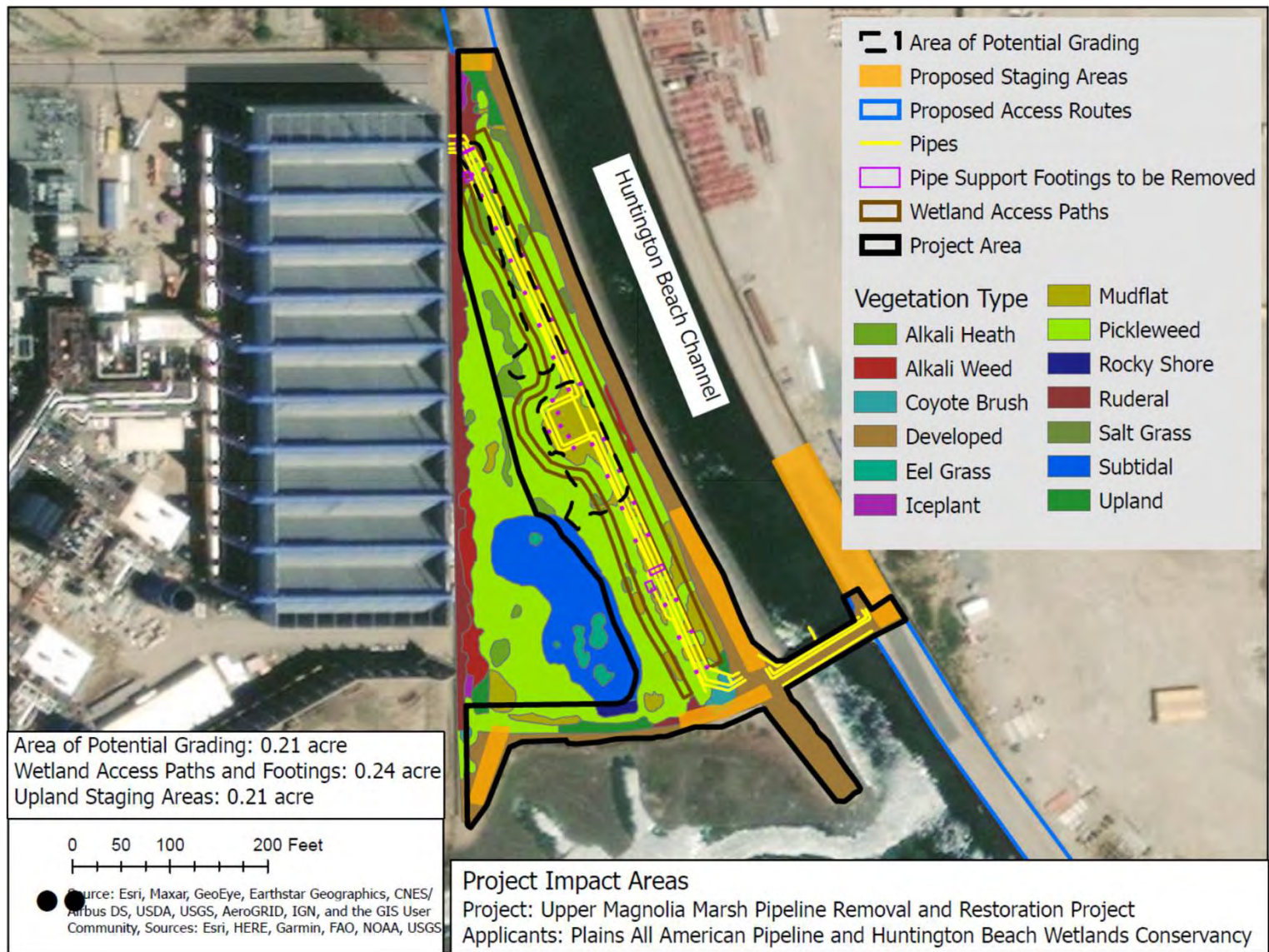
## Project Vicinity

Upper Magnolia Marsh - Huntington Beach, CA

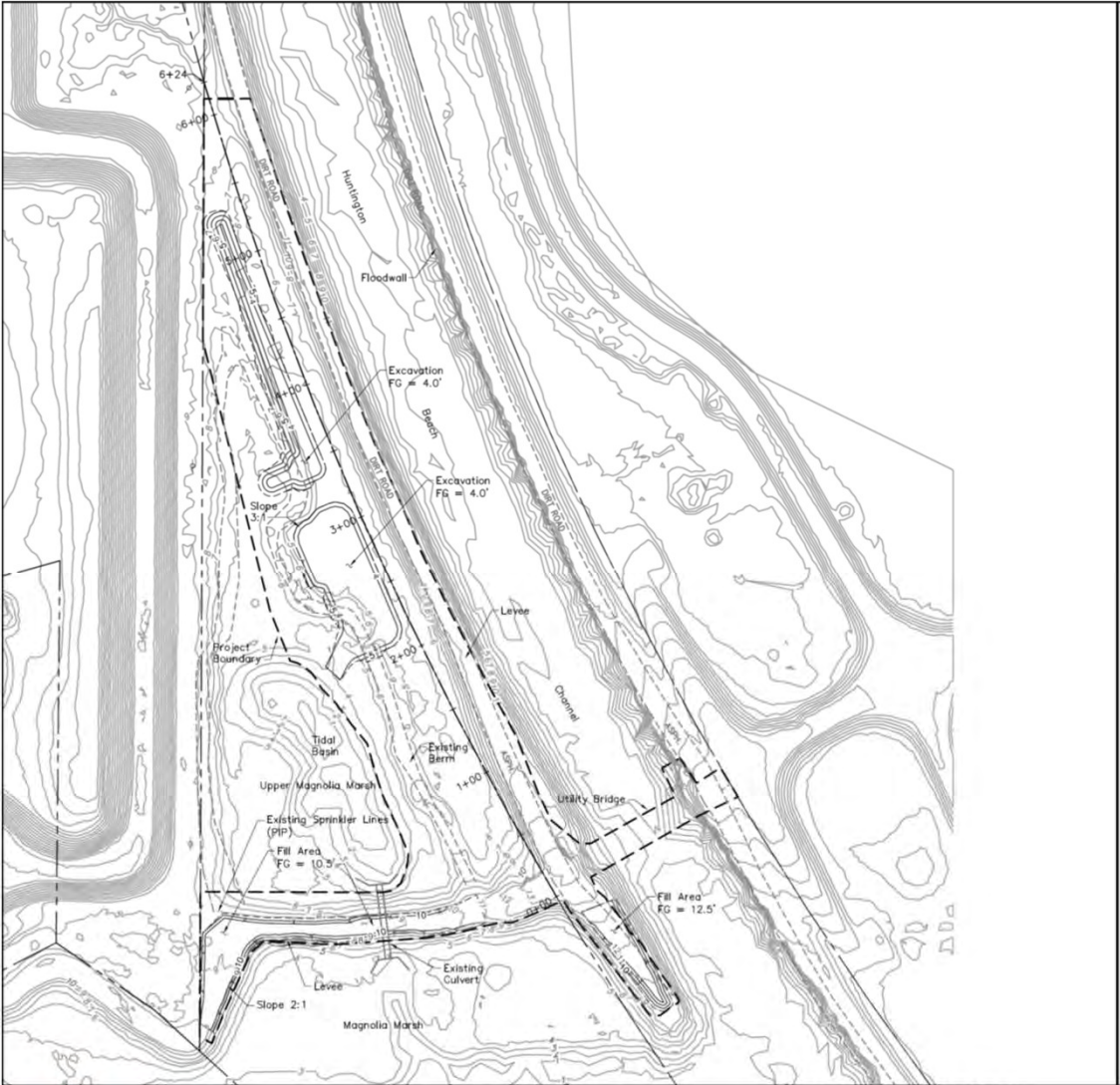


5-20-0072  
Exhibit 1c





**Project Impact Areas**  
**5-20-0072**  
**Exhibit 2**



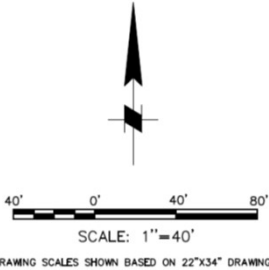
**UPPER MAGNOLIA MARSH  
GRADING PLAN**

NOTES:

1. All Elevations Are In Reference To The North American Vertical Datum (NAVD 88).
2. All Excavation Slopes Are 3:1 (feet horizontal:feet vertical) unless otherwise noted.
3. All Fill Slopes Are 2:1.
4. Existing Sprinkler Lines (PIP).

LEGEND

ASPH	Asphalt
FG	Finished Grade
PIP	Protect in Place
	Station Line
	Parcel Boundary
	Project Boundary
	Existing Contour
	Proposed Contour
	Existing Power Pole
	Limits of Construction Grading/Daylight
	Existing Berm or Asphalt Road



**Upper Magnolia Marsh  
Proposed Grading Plan  
5-20-0072  
Exhibit 3**







Jurisdictional Wetlands Delineation Map

5-20-0072  
Exhibit 5

Jurisdictional Wetlands Delineation

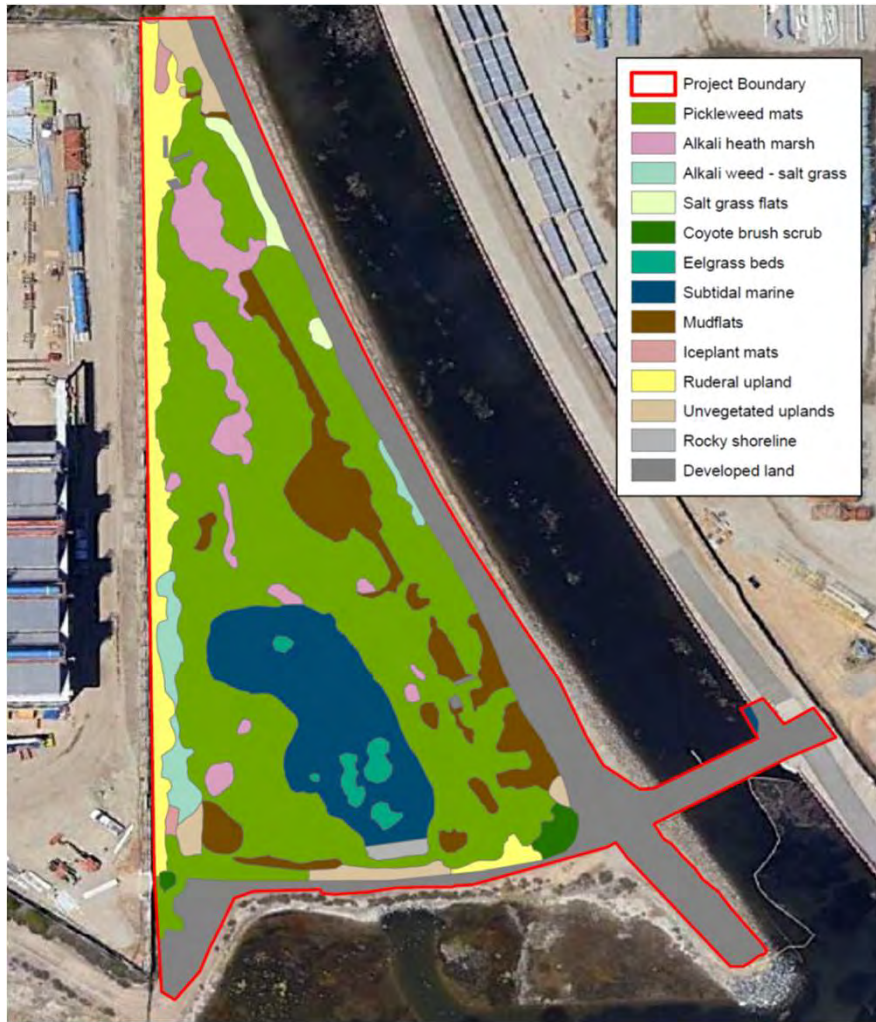
Upper Magnolia Marsh - Huntington Beach, CA



0 20 40 80 120 160 Feet







**Vegetation Alliances Map**  
(Tidal Influence, 12/2019)

5-20-0072  
**Exhibit 6**

Vegetation Alliances

Upper Magnolia Marsh - Huntington Beach, CA



0 20 40 80 120 160 Feet





Figure 2. Project Site

Project Staging  
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Exhibit 7





# Estuary Seablite (*Suaeda esteroa*) Locations

Upper Magnolia Marsh - Huntington Beach, CA



0 20 40 80 120 160 Feet



Estuary Seablite Locations  
5-20-0072  
**Exhibit 8**



## Cordgrass Sourcing Locations

- Project Site
- Cordgrass Sourcing Locations



Huntington Beach Wetlands - Huntington Beach, CA

0 450 900 1,800 2,700 3,600 Feet



Cordgrass Source Locations

5-20-0072

**Exhibit 9**





**Photo 1:** View of pipeline running through marsh at high tide from southern project boundary, looking north.



**Photo 2:** View of pipeline and peripheral utility lines over salt marsh vegetation, looking north toward pipeline expansion loop.



**Photo 3:** View of pipeline bisecting coyote brush scrub at southeast corner of project area, looking west



**Photo 4:** View of pipeline and habitat area at high tide from eastern project boundary along the access road that runs parallel to the HB Channel, looking southwest.

Pipeline Photos  
5-20-0072  
**Exhibit 10a**





Pipeline & Supports  
to be Removed

Pipeline Photos  
5-20-0072  
**Exhibit 10b**



AES Power Plant/Generating Station

Pipelines, Supports  
to be Removed



View looking north at high tide.

Pipeline Photos  
5-20-0072  
**Exhibit 10c**





Pipeline Photos  
5-20-0072  
**Exhibit 10d**

View of pipeline and peripheral utility lines, looking north





Auxiliary Utility Line Maintenance Box & Pipeline to be Removed, view facing southeast

Pipeline Photos  
5-20-0072  
**Exhibit 10e**