CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE 301 E. OCEAN BLVD, SUITE 300 LONG BEACH, CA 90802-4325 VOICE (562) 590-5071 FAX (562) 590-5084



F14e

ADDENDUM

DATE: April 13, 2020

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: ADDENDUM TO ITEM F14E, CDP APPLICATION NO. 5-20-0446 FOR THE

COMMISSION MEETING ON FRIDAY, APRIL 16, 2020.

I. CORRESPONDENCE FROM COMMUNITY MEMBER

Since publication of the staff report on April 1, 2021, Commission staff has received a comment letter from a community member expressing concerns with the Shorecliffs Golf Course impacts to water quality. The letter indicates that irrigation runoff from the golf course and stormwater discharges from surrounding development not associated with the subject project or located within the project site have contributed to pollution at the Poche Beach outfall.

As discussed in the staff report findings beginning on page 28, the project site conveys a significant amount of runoff and nuisance waters from surrounding development to the Via Cascadita storm drain. The project has thus been conditioned to include best management practices intended to reduce marine pollution, such as prohibition of landscaping chemicals within 25-ft. of any drainage swale and the use of Integrated Pest Management to reduce the need for pesticides. Furthermore, the installation of a comprehensive drainage system and new wetlands on-site will result in an overall improvement in water quality. In summary, Commission staff have recommended conditions that will be sufficient to address all water quality impacts associated with the proposed landslide repairs and habitat mitigation. Concerns with the larger watershed appear to be beyond the scope of the subject project.

Commission staff have also received two comment letters from neighboring property owners expressing concerns that the proposed project would destabilize the slope between the project site and their homes. The letters question whether the raised access road, drainage channels, and wetlands will undermine the southern slope located near the western canyon entrance. As discussed in the staff report findings on page 17, the project has been designed and conditioned to improve on-site geologic stability to the greatest extent feasible within site-specific constraints, such as the limited canyon width and

existing position of the blueline stream. The correspondence is included under the "Correspondence" tab of this agenda item.

II. REVISIONS TO THE STAFF REPORT

Commission staff recommends changes to the staff report dated April 1, 2021 to make the following modifications and corrections. Language to be added is shown in <u>underlined text</u>, and language to be deleted is identified by <u>strikethrough</u>.

a) Correct the first sentence of the location description on page 1 as follows:

Cascadita Canyon extending between southbound Interstate 5 and 2640 Via Cascadita, <u>and open space areas between Calle Grande Vista and Calle Nuevo</u>, San Clemente, Orange County (APNs: 691-021-01, 691-231-06, 680-041-53, 680-011-64, 680-011-24)

b) Correct the fourth sentence of the first complete paragraph on page 2 as follows:

One of the current co-applicants, OC Re-Hab 1, LLC, owns is one of the owners of the Shorecliffs Golf Course, which includes the canyon parcel developed with the fifth and sixth golf holes of the 18-hole Shorecliffs Golf Course.

c) Correct the fourth sentence of the third complete paragraph on page 2 as follows:

On-site, the applicants proposes to establish 1.18 acres of new riparian habitat, 1.35 acres of new wetlands, and 2.09 acres of new upland habitat to serve as a buffer between the wetlands and existing development wildlife foraging corridor (1.34 acres of upland habitat will be located within the Fuel Modification Zones (FMZ) of adjacent Via Ballena homes. The Commission does not typically consider habitat within FMZ to constitute mitigation; in this case, no upland habitat was impacted by the project and the new upland habitat is proposed as additional habitat rather than satisfaction of any mitigation requirement under the Coastal Act) (Exhibit 2).

d) Modify the third sentence of the fourth complete paragraph of page 4 as follows:

Lastly, Special Conditions 6 and 7 require the co-applicants to record deed restrictions preserving the open space use of all restored habitat areas both on and off-site. The co-applicants have indicated they own the three subject land parcels in their entirety; however, there have been multiple recent lot adjustments and ownership changes surrounding the subject sites. Thus, Special Condition 8 requires the permittees to provide legal proof of their ability to satisfy all of the above conditions. The recent lot adjustments may constitute development that would need Coastal Act authorization, which isn't being provided by this action and may need to be addressed separately.

e) Correct Special Condition 1 on page 7 as follows:

...PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the Executive Director's review and approval, a revised final Restoration, Mitigation, Monitoring, and Maintenance Plan, a revised final Long-Term Habitat Management Plan, and revised project plans in substantial

conformance with the "Restoration, Mitigation, Monitoring, and Maintenance Plan" dated March 13, 2021, "Long-Term Habitat Management Plan for the Shorecliffs Wetland Conservation Area" dated July 27, 2020, and the project plans dated June 5, 2019 19, 2018, that have been revised to include, at minimum, the following:...

- f) Replace Special Condition 6 on page 11 as follows:
 - 6. Open Space/Habitat Use Restrictions
 - A. After completing all native riparian habitat and wetlands revegetation in accordance with the revised final plans pursuant to **Special Condition 1**, no development as defined in Section 30106 of the Coastal Act shall occur within the restoration areas, except for the following development: habitat enhancement, and monitoring and management in accordance with the final Restoration, Mitigation, Monitoring, and Maintenance Plan and Long-Term Habitat Management Plan approved by the Executive Director in accordance with **Special Condition 1**.

The lands identified in this restriction shall be maintained by the landowner(s) in perpetuity.

B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the landowners shall execute and record documents in a form and content acceptable to the Executive Director, restricting use and enjoyment of the areas of land identified in subsection A of this condition. Those recorded documents shall reflect the restrictions identified in subsection A of this condition.

The recorded documents shall include legal descriptions and graphic depictions, prepared by a licensed surveyor, of both the entire project site and the restricted area. The restrictions shall be recorded free of prior liens and encumbrances that the Executive Director determines may affect the enforceability of the restrictions. The deed restrictions shall run with the land, binding all successors and assigns in perpetuity. These deed restrictions shall not be removed or changed without a Commission-approved amendment to this coastal development permit.

- A. No development, as defined in Section 30106 of the Coastal Act, shall occur in the open space areas as depicted in Exhibit 3 located along the northern and southern slopes, as well as within the western ravine, of Cascadita Canyon (Project Site); the parcel of land bounded by Calle Grande Vista, Avenida Vaquero, and northbound Interstate 5 (Off-Site Mitigation Site 1); the parcel of land bounded by southbound Interstate 5, Calle Vicente, and Avenida Vaquero (Off-Site Mitigation Site 2); nor the open space area located within the parcel of land bounded by Avenida Vaquero, Camino De Los Mares, and Calle Nuevo (Off-Site Mitigation Site 2), except for:
- B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the landowners shall execute and record deed restrictions in a form and content acceptable to the Executive Director, reflecting the above restrictions on development in the designated open space areas. The recorded documents shall include legal descriptions and graphic depictions of the legal parcel(s) subject to this permit and a metes and bounds legal description and a

corresponding graphic depiction, drawn to scale, of the designated open space area prepared by a licensed surveyor based on an on-site inspection of the open space area.

- C. The deed restrictions shall be recorded free of prior liens and any other encumbrances that the Executive Director determines may affect the interest being conveyed.
- D. The deed restrictions shall run with the land in favor of the People of the State of California, binding successors and assigns of the applicants or landowners in perpetuity.
- g) Add Special Condition 8 on page 12 as follows:
 - 8. Proof of Legal Ability to Comply with Conditions. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall demonstrate their legal ability or authority to comply with all of the terms and conditions of this coastal development permit by submitting, for the Executive Director's review and approval, information indicating approval from the record title property owners that (a) authorizes the applicants to proceed with the approved development and (b) permits the applicants to comply with the terms and conditions of this coastal development permit.
- h) Modify the second sentence of the first complete paragraph on page 13 as follows:

On-site, the applicants propose to establish 1.18 acres of new riparian habitat, 1.35 acres of wetlands, and 2.09 acres of upland habitat, (1.34 acres of upland habitat will be located within the Fuel Modification Zones (FMZ) of adjacent Via Ballena homes. The Commission typically does not consider habitat within FMZ to constitute mitigation; in this case, no upland habitat was impacted by the project and the new upland habitat is proposed as additional habitat rather than satisfaction of any mitigation requirement under the Coastal Act,) resulting in on-site mitigation ratios of 3.9:1 for impacted riparian habitat and 3.3:1 for impacted wetlands.

i) Replace the third complete paragraph on page 22 as follows:

The Commission typically requires a mitigation ratio of 3:1 for impacted ESHA; in this case, riparian habitat. The project will exceed this requirement by establishing 1.18 acres of new riparian habitat on-site, resulting in a 3.9:1 mitigation ratio.

The Commission also typically requires a mitigation ratio of 4:1 for impacted wetlands. To satisfy this ratio requirement, the project would have to establish 1.64 total acres of new wetlands on-site. The project does not meet this ratio. The project site is constrained by a limited area in the canyon for restoration, thus as proposed, only 1.35 acres of new wetlands will be created within Cascadita Canyon, resulting in a deficiency of 0.29 acres for a total mitigation ratio of 3.3:1 (Exhibit 1). However, the applicants are also proposing to create 2.09 acres of new upland habitat on-site despite the lack of any impact to existing upland habitat. Of the 2.09 total acres, 1.34 acres are proposed within the FMZ of adjacent homes (which the Commission does not typically consider as mitigation) and 0.75 acres are proposed as additional upland habitat outside adjacent FMZ. The new upland habitat proposed on-site, combined with the 7.27 acres of proposed off-site wetlands and riparian habitat

restoration at nearby locations, will improve the overall ecosystem quality within the subject area, including the new wetlands. Thus, Commission staff have determined that the overall project will be sufficient to satisfy the wetlands mitigation requirement.

The Commission has historically required that wetland buffer areas must be of sufficient size to ensure the biological integrity and preservation of the habitat they are designed to protect. Furthermore, Policy RES-45 of the certified LUP requires 100-foot wetland buffers, where feasible. As detailed in Policy RES-45, a wetland buffer may be reduced only where it can be demonstrated that a 100-ft. wide buffer is not possible due to site-specific constraints and a narrower buffer would sufficiently protect the biological integrity of the wetland, given the site-specific characteristics of the resource and the type and intensity of disturbance. On the subject site (on-site and off-site restoration areas), existing homes, which are located on separate privately owned property and cannot be relocated pursuant to the proposed project, and fuel modification areas are located within 100-ft. of the proposed wetland restoration areas.

Because the City does not have a certified LCP, the standard of review is the Coastal Act and the City's certified LUP used as guidance. Thus, the controlling policy standard for the required wetland buffer is Coastal Act Section 30231, which requires that the biological productivity and quality of wetlands be protected and restored where feasible. While the project site is relatively large, the potential for habitat creation is limited by existing development. The site is further constrained by the need for an access road extending the length of the canyon to provide access to the existing golf tee boxes. The raised access road was constructed pursuant to Emergency Permit G-5-16-0061 and is part of a comprehensive sub-surface drainage system (Exhibit 2, page 6). A third site constraint is the existing blueline stream, which runs along the base of the northern slope of Cascadita Canyon within the immediate vicinity of adjacent homes and has contributed to the location of the wetlands near the western canyon entrance. As such, increasing the buffer width is not feasible for this location. The Commission's senior ecologist has reviewed the proposed wetlands and riparian habitat on-site and determined that, in this case, the varying buffer width will be sufficient to ensure the biological integrity and preservation of the subject wetlands.

Coastal Act Section 30233 and certified LUP Policy RES-47 allow the diking, filling, or dredging of wetlands for eight enumerated purposes where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects. In this case, the only feasible option to stabilize the landslide, protect the existing homes at the top of Cascadita Canyon, and to restore wetlands that were impacted by the landslide, required the filling of some wetland areas. The applicant proposes to undertake the restoration of the on-site wetland, which is an allowed use under Section 30233 and LUP Policy RES-47. Therefore, the Commission finds the project consistent with Section 30233 of the Coastal Act and Policy RES-47 of the certified LUP. In order to assure that filled wetlands are properly mitigated, Special Condition 1 requires that the applicant construct the project in strict compliance with the final approved plans.

Coastal Act Section 30240 limits uses within ESHA to those dependent on the ESHA resources. The proposed project will restore and create wetlands and

riparian ESHA and limits all development in those areas to maintenance and monitoring of the new native habitat; thus, the proposed mitigation is dependent upon ESHA and is an allowable use. Section 30240 also requires that ESHAs be protected against any significant disruption of habitat values and that all ESHA-adjacent development be sited and designed for compatibility with the ESHA. The landslide repairs included in the project are intended to repair the landslide damage that impacted the surrounding ESHA, as well as reduce the risk of future slope failure impacts, while the project mitigation will enhance the site ESHA with the restoration plan detailed above. The project also includes the following measures to reduce any risk of habitat disruption during the project. Thus, the project has been sited and designed to preserve ESHA and is consistent with Section 30240 as proposed and conditioned.

j) Correct the first sentence of the first complete paragraph on page 23 as follows:

Lastly, <u>as mentioned</u>, a total of 2.09 acres of new upland habitat will serve as buffers from the Shorecliffs fifth and sixth golf holes <u>on-site</u> wildlife foraging area (1.34 acres of upland habitat will be located within the Fuel Modification Zones (FMZ) of adjacent Via Ballena homes. The Commission typically does not consider habitat within FMZ to constitute mitigation for impacts to coastal resources; in this case, no upland habitat was impacted by the project and the new upland habitat is proposed as additional habitat rather than satisfaction of any mitigation requirement under the Coastal Act.)

k) Modify the fourth complete paragraph on page 30 as follows:

To ensure the areas of habitat restoration on-site are maintained as open space use in perpetuity, the Commission imposes Special Conditions 6 and 7 requiring the applicants to record a deed restriction. Special Condition 6 also requires the applicants to maintain all off-site areas of habitat restoration as open space use per the figures included in Exhibit 3. The co-applicants have indicated they own the three subject land parcels in their entirety; however, there have been multiple recent lot adjustments and ownership changes surrounding the subject sites. Thus, Special Condition 8 requires the permittees to provide proof of legal ownership of the subject parcels prior to CDP issuance to ensure legal feasibility of the land use restrictions described above. The recent lot adjustments may constitute development that would need Coastal Act authorization, which isn't being provided by this action and may need to be addressed separately.

- Correct Exhibit 2 to replace project plans dated June 5, 2019 with plans dated June 19, 2018, attached.
- m) Correct Exhibit 3 on page 8 as follows:

Location	APN(s)	Total Restricted Area
Project Site	691-021-01	4.62 acres

*Off-Site Mitigation Site 1	691-231-06	3.52 acres
*Off-Site Mitigation Site 2	680-041-53 680-011-63 680-011-64 680-041-24	3.75 acres

- n) Correct **Exhibit 3** to include additional parcel delineations and a clarification on which parcels are not included in the subject permit on page 9 of Exhibit 3, attached.
- o) Correct **Exhibit 3** to include additional parcel delineations and an additional APN on page 10 of Exhibit 3, attached.

Plans and Specifications for Siope Stabilization & Surface Drainage improvements at

Via Ballena Landslide

San Clemente, California

Site Location Map



Aerial Photograph of Site Looking East



Affected Property Owners

U.S. Army Corps of Engineers

List of involved Agencies

Shelly Lynch
South Coast Branch Chief
Regulatory Division
Los Angeles District
S901 La Pileze CI, Sulte 100
Carlsbad, CA 92008-8832
Phone: 700-002-4848
Fax: 700-002-4848
Fax: 700-002-4848

PWOCE

California Department of Fish and Wildlife

California Suppa.
Kevin Hupf
Environmental Scientist
California Department of Fish and Wildlife
3983 Ruffin Road
San Diego, Ca 92123
Phorre: (659) 4674223
Email: Kevin.Hupf@wildlife.ca.gov

California Coastal Commission

South Coast District California Coastal Commiss 200 Ocean Gate, 10th floor Long Beach, CA Phone: (562) 5905071

Notice for Contractor All contractors and subcontractors performing work shown on or related to these plans shall

All confirmations and subcontractors performing work shown on or related to these plans shall conduct their operations so that all employees are provided a safe place to work and the public is protected. All contractors and subcontractors shall comply with the "Occupational Safety and Healt foundation if Pacifical Technologies of the Property of the Safety Orders."

The Owner and the Project Engineer shall not be responsible in any way for contractors and subcontractors compliance with the "Occupational Safety and Health Replactors" of the U. S. Department of Labor or with the State of California Department of Industria Relations."

during the course of construction of this project, including safety of all persons and property, that this requirement shall apply continuously and not be limited to normal working hours, and that the contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability arising from the sole negligence of the Owner or the Engineer

233 Via Ballena, San Clemente, CA 92672-3708 235 Via Ballena, San Clemente, CA 92672-3708 237 Vla Ballena, San Clemente, CA 92672-3708 239 Via Ballena, San Clemente, CA 92672-3708 241 Via Ballena San Clemento CA 92672-3708 243 Via Ballena, San Clemente, CA 92672-3708 245 Via Ballena, San Clemente, CA 92672-3708 247 Via Ballena, San Clemente, CA 92672-3708

249 Via Ballena, San Clemente, CA 92672-3708

Basis Of Bearing

251 Via Ballena, San Clemente, CA 92672-3708 253 Via Ballena, San Clemente, CA 92672-3708 255 Vla Ballena, San Clemente, CA 92672-3708 257 Via Ballena, San Clemente, CA 92672-3708

StephenW. Schnee Frank & Terry Kling James D. & Lynn J. Bartlett Thomas Oleda Christiana Trust & Arlp Trust 3 Timothy Cole & Timity Cole Gift Trust Margaret Parlovy Dilamy Trust

Joseph A. Arriola Frances R. Beier Trust Seagate Investments Jorge & Christina Ortiz

ORANGE COUNTY SURVEYOR'S BENCHMARK SC-01-00, HAVING A NGVD29 ELEVATION OF 171-146 FEET. SAID BENCHMARK IS LOCATED IN THE SOUTHEASTERLY CORNER OF AN ELECTRICAL UILITY CONCRETE POB ETWEEN 29 VIA SOCORRO AND 241 VIA SOCORRO IN THE CITY OF SAN CLEMENTE. LOCATION OF BENCHMARK SHOWN ON SHEET 32. NOTE: EXISTING AND PROPOSED LEVATIONS ON THIS FLAN SET ARE IN ACCORDANCE

General Scope of Work

- 1. Construct Buried Box Culvert and Backfill
- 2. Trim Landslide Headscarp and Clear/Grub Hillside 3. Stabilize Canyon Bottom to Receive Compacted Fill
- 4. Import Soil & Construct Buttress Fill Along Canyon Bottom

5 V-Ditches = 2,016 L.F.

6 Downdrain= 232 L.F.

RCB Drop Inlets= 7

7 Catch Basin at Downdrain= 3

- 5. Construct 2:1 FIII Slope To Stabilize Landslide Area
- 6. Construct Surface Drainage Improvements
- 7. Plant/Establish Vegetation on Slope
- 8. Restore Wetland Habitat Along Canyon Bottom (Separate Plan Submittal)

Project Quantities

- 1 RCB Excavation = 17,400 Yds 2) Fill = 12,300 Yds² (RCB Backfill)
- (3) Fill=150,000 Yds' (Canyon Infill)
- 4 Import Calculation

Fill= 150,000 Yds2 + 12,300 Yds2 = 162,300 Yds2 Cut = 17 400 Yds3 162 300 Yde" - 17 400 Yde" = 144 900 Yde

Imports 144 900 Vds³

Datum Statement

ELEVATIONS VERTICAL DATUM: NAVD-88 (OCS 1995 ADJ)

VERTICAL DATUM: NAUD-38 (DCS 1996 ADJ)
UNITS: US FEET
BENCHMANC: SSS-429
EENCHMANC: SSS-4

COORDINATES HORIZONTAL DATUM: NAD-83 (OCS 1991.35) PROJECTION: CCS-83, ZONE VI

UNITS: US FEET BASIS: ORANGE COUNTY CGPS STATIONS SBCC/P471

COMBINATION FACTOR: 0.99995372 CALCULATED AT AT4, NORTHING 2109983.89 EASTING 6138809.73 ELEVATION 163.216 CONVERGENCE ANGLE: -0°4542.45* CALCULATED AT AT4, NORTHING 2109983.89 EASTING 6138609.73

NOTE: COORDINATES, AND DISTANCES INVERSED FROM COORDINATES, ARE GRID. TO OBTAIN GROUND DISTANCES DIVIDE BY THE COMBINATION FACTOR.

Index of Sheets

General

1.0 Title Sheet 2.0 General Notes

Brading

- 3.1 Site Plan with 2012 Topography
- 3.2 Site Plan with Proposed Canyon Fill 3.3 Enlarged Site Plan with Proposed Improvements
- 3.4 Enlarged Site Plan with Proposed Improvements
- 3.5 Enlarged Site Plan with Proposed Improvements
- 3.6 Site Plan With Proposed Open Channel Connecting RCB to Existing Caltrans Storm Drain

Cross Sections

- 4.1.1 Cross Section A-A' With Recent Conditions 4.1.2 Cross Section A-A' With Proposed
- 4.2.1 Cross Section R-R' With Recent Conditions
- 4.2.2 Cross Section B-B' With Proposed
- 4.3.1 Cross Section C-C' With Recent Conditions
- 4.3.2 Cross Section C-C' With Proposed
- 4.4.1 Cross Section D-D' Through Proposed Open Channel
- 4.4.2 Cross Sections D1-D1', D2-D2' and D3-D3' Through Proposed Open Channel
- 4.5.1 Cross Section E-E' Through Proposed
- 4.6 Retaining Wall Plan and Profile

RCB Construction

- 5.1 RCB Plan and Profile
- 5.2 RCB Plan and Profile
- 5.3 RCB Plan and Profile
- 5.4 Drop Inlet at Box Culvert
- 5.5 Catch Basin Inlet and Box Culvert Details
- 5.6 Proposed Box Culvert Transition to Existing Box Culvert at Via Cascadita
- 5.7 Proposed Open Channel Transition to Existing Box Culvert at Via Cascadita
- 5.7.1 Extension of Existing Channel Walls and V-Ditches at Via Cascadita
- 5.8 Proposed Open Channel Connecting RCB to Existing Structure

- 5.9 Manhole Access to Proposed 7' X 7' Box Culvert
- 5.10 Existing 18"Storm Drain to Proposed 7' X 7 Box Culvert Junction Structure at Station 1+15
- 5 11 Sequential Installation of Slide Rail Shoring System Detail
- 5.12 Shoring Detail

- 6.1 Typical Hillside Benching, Down Drain,
- Terrace Drain, and Reinforcement Details
- 6.2 Drainage Details at Retaining Wall
- 6.3 Retaining Wall Details
- 6.4 Access Road Details
- 6.5 Typical Details and Specifications

Erosion Control

- 7.1 Site Plan with RMP and Frosion Control
- Improvements
 7.2 Erosion Control Details
- 7.3 BMP Details
- 7.4 BMP Details
- 7.5 RMP Details
- 7.7 RMP Details
- 7.8 BMP Details

Ingress & Egress

8.1 Ingress & Egress Plan with cation of Work Areas and BMP's

Landscaping and Restoration

- 9.1 Landscape and Habitat Restoration Plan
- 9.2 Landscape and Habitat Restoration Details

9.3 Off-Site Mitigation and Deteils

Tributary Areas

10.1 Site Plan with Tributary Areas

Drop Inlet Structures and Associated Drain es are to be Owned and Maintained by the Golf Course and Their Successors.

City of San Clements Via Ballena Landslide Repair, San Clemente, CA

Title Sheet

Sheet 1.0

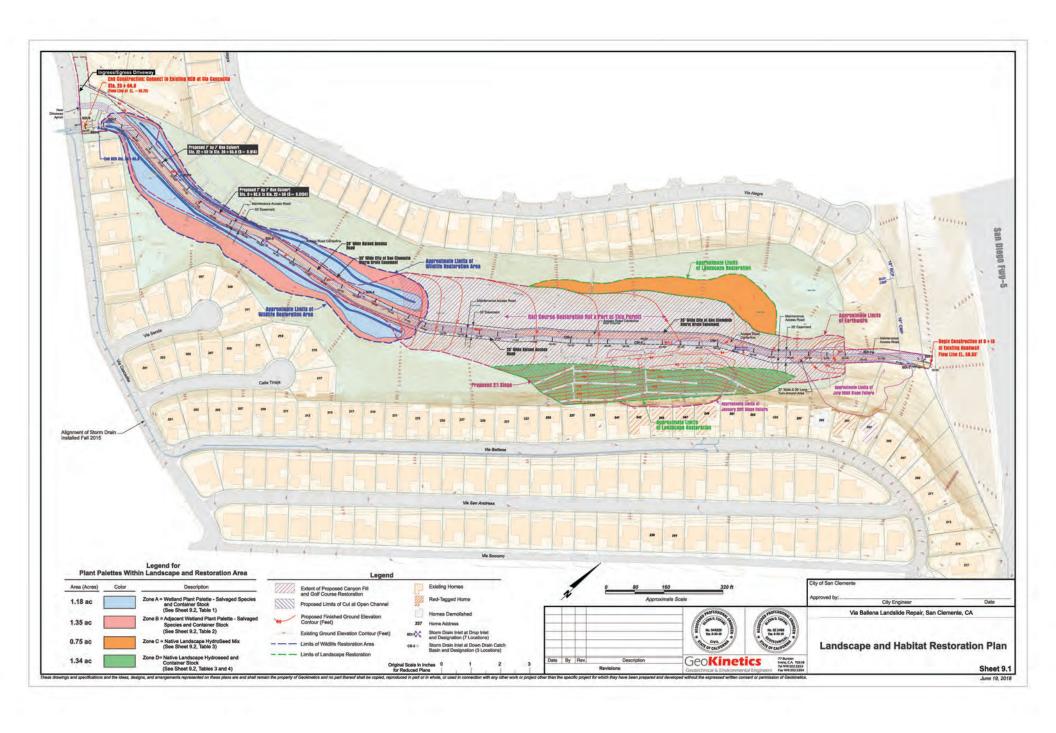
hose drawing and uncollisioning and the class, declars, and emergements represented on these plans are and that remain the property of Geokhyelts and no part thereof shall be copied

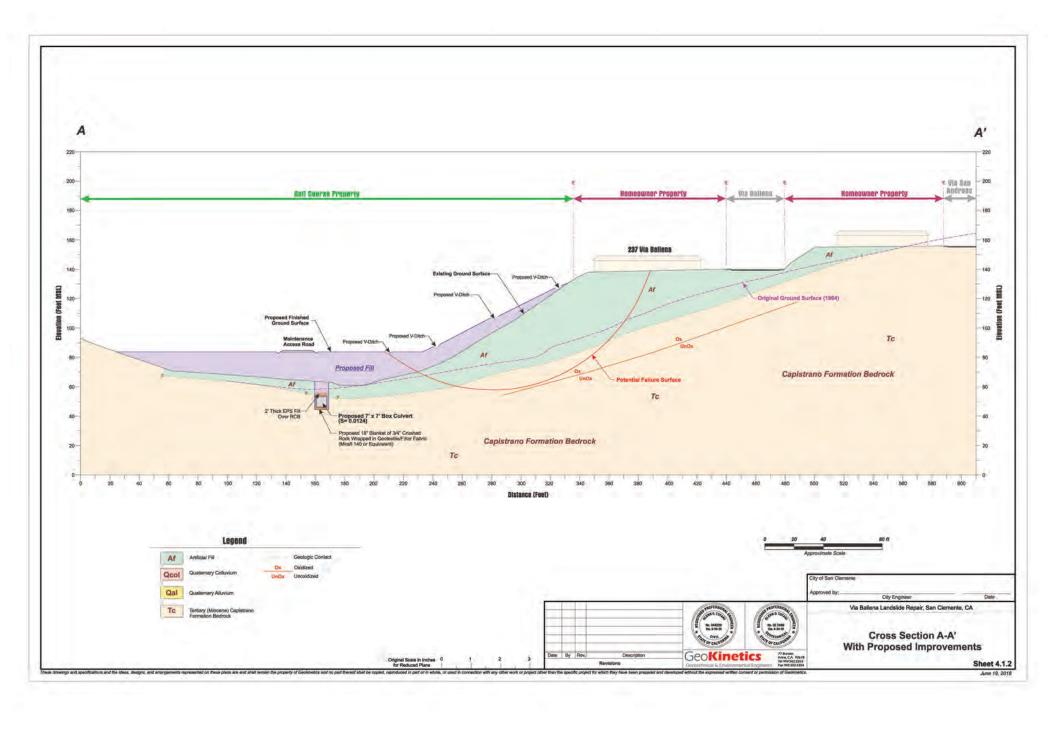
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATION GPS 9971R1 AND GPS 4411R1 AS BEING NSO"32 "19"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

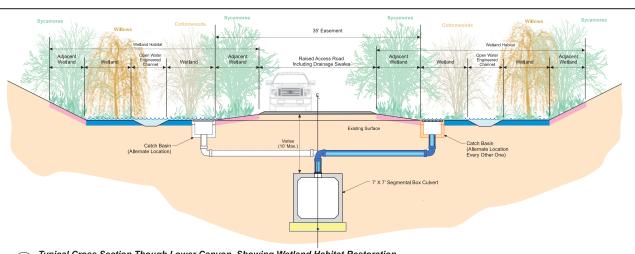
Original Scale in Inches. 10











Typical Cross Section Though Lower Canyon Showing Wetland Habitat Restoration

Explanation

(**A**

Scale: As Shown

Wetland Habitat Restoration Detail (B Scale: As Shown

Table 1. Plant List, Zone A

Common Name	Scientific Name	Life Form	Size*	Quantity
California Bulrush	Schoenoplectus californicus	Herb	Salvage	10
Arroyo Willow	Salix lasiolepis	Tree	Salvage	12
Arroyo Willow	Salix lasiolepis	Tree	Cuttings	12
California Sycamore	Platanus racemosa	Tree	15 g	10
Fremont Cottonwood	Populus fremontii	Tree	15 g	10
		Total		54

^{*} Size subject to change depending on availability. Quantities subject to change depending on availability and final acreage. Quantity shall be sufficient to plant at a density of 20 to 30 feet on center for trees and shrubs, and no more than 6 feet on center for herbaceous species.

Table 2. Plant List, Zone B

Common Name	Scientific Name	Life Form	Size	Quantity
Fringed Willow Herb	Epilobium ciliatum	Herb	Salvage	10
Alkali Heath	Frankenia salina	Herb	Salvage	25
YerbaMansa	Anemopsis californica	Herb	1 - 5 g	25
San Diego Sedge	Carex spissa	Herb	1 - 5 g	25
Wild Rhubarb	Rumex hymenosepalus	Herb	Salvage	25
Pickleweed	Salicornia pacifica	Herb	Salvage	30
Salt marsh fleabane	Pluchea odorata	Herb	Salvage	10
California Sealavender	Limonium californicum	Herb	Salvage	25
Saltbush	Atriplex lentiformia	Shrub	Salvage/1 g	15
		Total		205

Table 3. Zone C Native Plant Palette - Hydroseed Mix

Common Name	Scientific Name	Life Form	Quantity
California Poppy	Eschscholzja californica Cham.	Annual Herb	2.5 lb
Arroyo Lupine	Lupine succulentus Koch	Annual Herb	2.5 lb
Deerweed	Acmispon glaber (Vogel) Brouillet	Perennial Herb	2.5 lb
Foothill Needlegrass	Stipa lepida Hitchc.	Perennial Grass	2.5 lb
Purple Needlegrass	Stipa pulchra Hitchc.	Perennial Grass	2.5 lb
Bush Sunflower	Encelia californica Nutt.	Shrub	2.5 lb
Golden Yarrow	Eriophyllum confertiflorum (DC.) A. Gray	Shrub	2.5 lb
Goldenbush	Isocoma menziesii (Hook & Arn.) G.L. Nelson	Shrub	2.5 lb
California Buckwheat	Eriogonum fasciculatum Benth. var. fasciculatum	Shrub	15 lb
		Total	35 lb

^{*} The general rule in California is to use 50 to 100 pounds of native seed per acre of land; however, because the upland are is located within the fuel modification zones of adjacent single-family residencies, this RMMMP uses approximately 25 pounds of seed per acre.

Table 4. Zone D Native Plant Palette - Container Stock*

Common Name	Scientific Name	Life Form	Size	Quantity
Saltbush	Atriplex lentiformia (Torr.) S. Watson	Shrub	5 - 15 g	20
Toyon	Heteromeles arbutifolia (Lindley) Roemer	Shrub	5 - 15 g	20
		Total		40

^{*} Space approximately 15 feet in fuel modification zones per Fire Department requirements.

Habitat Restoration and Landscape Planting Zones (Plant Palettes)

City of San Clemente

(c)

Open Water.
This area will be maintained as open aquatic habitat with two primary functions: convey flows and provide foraging habitat for waterfowl. Adjacent Wetland.
This area will have a native species composition similar to the Wetland but with the addition of deeper-rooted riparian free species (sycamores) to further stabilize the slopes. Wetland.
This area will be planted with the same native freshwater marsh woody and herbaceous species as observed on the impacted site, but with additional species to increase diversity. The primary functions of this area will be to provide wildfier habitat provide shade and cool the open water, and stabilize the banks of the creek.

Via Ballena Landslide Repair, San Clemente, CA

Landscape and Habitat Restoration Details

Sheet 9.2 March 13, 2021

Date

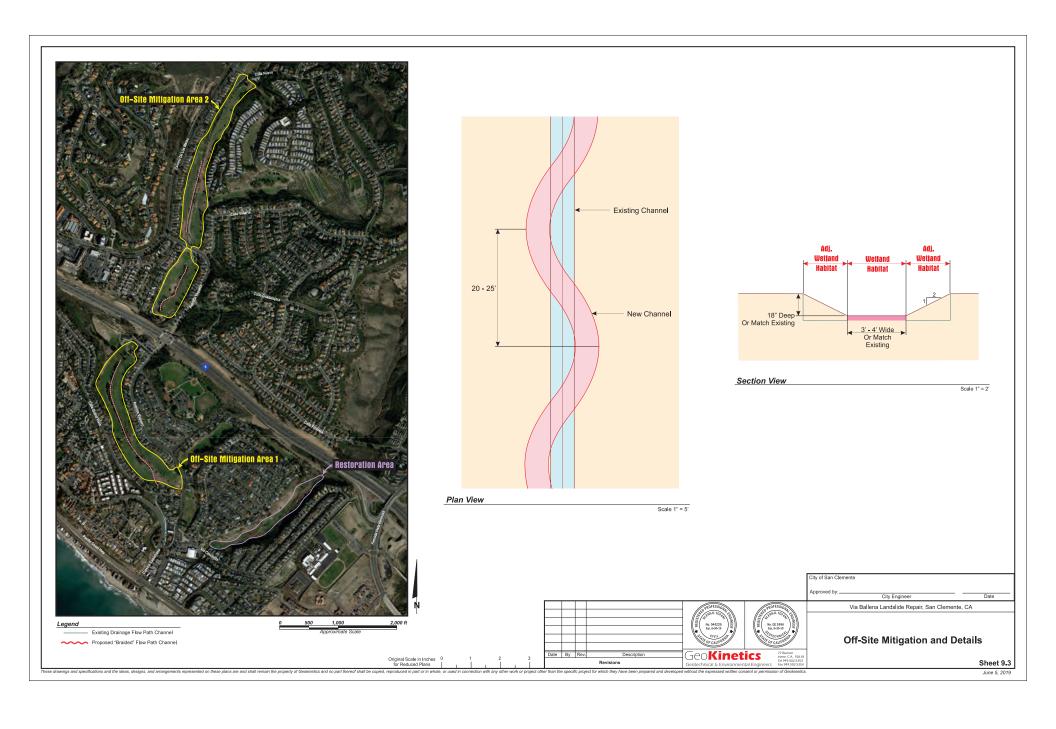


Exhibit 3 – Open Space/Habitat Use Figures

Location	APN(s)	Total Restricted Area
Project Site	691-021-01	4.62 acres
*Off-Site Mitigation Site 1	691-231-06	3.52 acres
*Off-Site Mitigation Site 2	680-041-53 680-011-63 680-011-64 680-041-24	3.75 acres

^{*}Off-Site Mitigation Sites 1 and 2 are referenced as Off-Site Mitigation Sites 2 and 3, respectively, in the applicant's submitted plans.

Project Site



Off-Site Mitigation Site 1
*referenced as Off-Site Mitigation Site 2 in applicant's submitted plans



Off-Site Mitigation Site 2
*referenced as Off-Site Mitigation Site 3 in applicant's submitted plans

