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## City of Malibu LCP Amendment LCP-4-MAL-22-0043-1 (MMHS Campus Specific Plan) September 8, 2023 Exhibits

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# PROPOSED CITY OF MALIBU LAND USE PLAN AMENDMENT TEXT SUMMARY

Amend the LCP Land Use Plan (LUP) to add the following new ESHA policy.

"3.24. <u>The following types of new development and substantial redevelopment, as provided in the Malibu Middle and High School Campus Specific Plan, may provide a 50-foot ESHA buffer, if it does not significantly disrupt the ESHA habitat values:</u>

- 1. <u>Habitat creation, restoration, and/or enhancement activities;</u>
- 2. <u>Public accessways, trails, and associated minor improvements;</u>
- 3. <u>Directional, educational, and interpretive signs;</u>
- 4. ESHA and creek-related educational uses and viewing platforms;
- 5. <u>Relocation of existing roads, road rights-of-way, utilities, public infrastructure and</u> <u>facilities, and parking lots in a manner that involves no increase in development</u> <u>footprint for the portion within the habitat buffer area. If the improvement involves</u> <u>relocation, the new site shall be located no closer to ESHAs, wetlands, or creeks</u> <u>than the existing site and shall minimize encroachment into the habitat buffer to the</u> <u>maximum extent feasible;</u>
- 6. <u>Fuel modification required by the Los Angeles County Fire Department to meet the</u> <u>Fire Code Defensible Space Requirements for existing development in High Fire</u> <u>Hazard Areas; and</u>
- 7. The following uses may be allowed where the encroachment into the habitat buffer is minimized to the extent feasible, where all feasible mitigation measures have been provided to minimize adverse environmental effects, and the maximum feasible habitat buffer between the development and the habitat is provided:
  - a. Limited exterior lighting for safety purposes; and
  - b. Fences necessary for safety, restoration, and protection of habitat."

Amend the LCP Land Use Plan (LUP) as follows:

6.7 The height of structures shall be limited to minimize impacts to visual resources. The maximum allowable height, except for beachfront lots, shall be 18 feet above existing or finished grade, whichever is lower. On beachfront lots, or where found appropriate through Site Plan Review, the maximum height shall be 24 feet (flat roofs) or 28 feet (pitched roofs) above existing or finished grade, whichever is lower. Chimneys and rooftop antennas may be permitted to extend above the permitted height of the structure. The maximum height for buildings on the MMHS Campus shall be established in the MMHS Campus Specific Plan.

### Chapter 3 – Zoning Designations and Permitted Uses

### LIP Section 3.4.6 – Specific Plan Overlay District

The Specific plan overlay district is intended to provide for the classification and development of a parcel or parcels of land as a coordinated, comprehensive project that will result in a more desirable development or physical environment than would be possible through the strict application of conventional zoning regulations and standards. All uses within the boundaries of the specific plans listed below shall comply with the provisions of the specific plan in addition to applicable standards in the underlying zone (unless otherwise specified), other provisions of this ordinance, and other provisions of law.

### A. Malibu Middle and High School Campus Specific Plan

The Malibu Middle and High School (MMHS) Campus Specific Plan establishes the development standards and plan for the Malibu Middle and High School Campus. Development on the property covered by the specific plan will be governed by the specific plan guidelines and regulations in addition to applicable standards in the underlying zone (unless otherwise specified), other provisions of this ordinance, and other provisions of law.

### The following are the development standards for the MMHS Campus Specific Plan:

- 1. Height. Except as allowed in this section structures shall not exceed eighteen (18) feet above finished or natural grade, whichever results in lower building height, except for chimneys, rooftop antenna, and light standards. All development proposed above eighteen (18) feet in height must require a Site Plan Review, pursuant to Section 13.27 of the Malibu LIP. Should a Site Plan Review be required, the entire development above eighteen (18) feet, including all roof projections, requires the installation of story poles to ensure private view protection.
  - a. <u>Building C: High School Building shall not exceed a maximum height of thirty-</u> <u>six (36) feet finished grade, except for chimneys, rooftop antenna, and light</u> <u>standards that shall not exceed forty-one (41) feet above approved grading plan.</u>
  - b. <u>Building D: Middle School Gym/Multi-Purpose Room and Structures shall not</u> <u>exceed a maximum height of thirty-six (36) feet finished grade, except for</u> <u>chimneys, rooftop antenna, and light standards that shall not exceed forty (40)</u> <u>feet.</u>
  - c. <u>Building H: Theater/Performing Arts and shall not exceed a maximum height</u> of forty-five (45) feet above finished grade.
  - d. <u>Building J: Gym/Physical Education shall not exceed a maximum height of</u> <u>forty-five (45) feet above finished grade.</u>

- e. <u>Building L: shall not exceed a maximum height of eighteen (18) feet above</u> <u>finished grade, except for chimneys, rooftop antenna, and light standards that</u> <u>shall not exceed a maximum height of 28 feet.</u>
- f. For all other buildings, roof-mounted mechanical equipment shall be integrated into the roof design, screened, and may project no more than two feet higher than the structure roof height (screens included).
- g. <u>In no event shall the maximum number of stories above grade be greater than two.</u>

### 2. <u>Yards/Setbacks.</u>

- a. <u>Building placement for Phase 1 shall be as shown on Figure 6, Proposed Site</u> <u>Plan, as approved by City Council. Building Placement for subsequent phases</u> <u>will be considered by the City as part of the site plan review process.</u>
- b. Any future buildings must comply with the following:
  - (1) Front yard setbacks shall be ten (10) feet from the street easement.
  - (2) Side yard setbacks shall be five feet
    - (a) When adjacent to a residentially-zoned parcel(s) along a side yard, the setback shall be increased to ten (10) percent of the lot width or ten (10) feet, whichever is greater.
    - (b) When adjacent to the ESHA all buildings shall have a 100-foot setback from the ESHA. With the exception of access trails and fencing, and parking, all other improvements shall be setback 50-feet from the ESHA.
  - (3) <u>Rear yard setbacks shall be five feet; however, when adjacent to a</u> residentially-zoned parcel(s) along the rear yard, the setback shall be increased to fifteen (15) percent of the lot depth or fifteen (15) feet, whichever is greater.
- 3. <u>Site Development Criteria</u>. All proposed construction within the MMHS Campus Specific Plan shall comply with the following site development standards:
  - a. <u>Structure Size. The gross floor area of all buildings on a given parcel shall be</u> limited to a maximum Floor Area Ratio (FAR) of 0.15, or fifteen (15) percent of the lot area (excluding slopes equal to or greater than 1:1 and street easements). Additional gross floor area may be approved by the city council, up to the maximum allowed for the parcel under the general plan, where additional significant public benefits and amenities are provided as part of the project.
  - b. <u>Landscaping and Site Permeability. Twenty-five (25) percent of the lot area (excluding slopes equal to or greater than 1:1 and street easements) shall be devoted to landscaping. The required five-foot landscape buffer around the perimeter of parking areas pursuant to Section 3.14.5 (E)(1) shall count toward the twenty-five (25) percent requirement. An additional five percent of the lot</u>

area (excluding slopes equal to or greater than 1:1 and street easements) shall be permeable.

- c. Sports field lighting shall be limited to the main sports field and parking lots at Malibu High School. All new outdoor lighting shall adhere to the standards of Malibu Local Coastal Program Local Implementation Plan Sections 4.6.2 and 6.5.G
- d. All parking areas within the 100-foot ESHA area shall be paved with permeable pavement, to allow stormwater runoff to infiltrate into the soil below. Suspended paving systems shall be constructed below the permeable paving to treat and slow stormwater runoff before it reaches the ESHA. The system shall be designed to provide treatment and storage for stormwater but also promote healthy tree growth within parking areas.

5. Wayfinding and Informational Signage

The following describes the types of allowed signs pursuant to the MMHS Campus Specific Plan:

- a. <u>Building Identification Signs. All buildings will have non-illuminated</u> <u>identification signs mounted flush to the wall to comply with public safety</u> <u>requirements.</u>
- b. Marquee signs. Two double-sided monument signs would be allowed on Morning View Drive. The monument signs would be a maximum of five feet tall and contain an LED display screen, 10 mm pixel spacing with dimmable brightness that is oriented perpendicular to Morning View Drive facing east. The signs would be placed on concrete wall support and have an internally illuminated logo and must be turned off within one-half hour of all school events.

### 6. Permitted Uses in ESHA Buffer

New development and substantial redevelopment as provided in the Malibu Middle and High School Campus Specific Plan may be allowed in the 100-foot ESHA buffer, but in no case closer than than 50 feet as shown on MMHS Campus Specific Plan ESHA Restoration Map Nos. 1, 2, and 3 of the Malibu LIP, if it does not significantly disrupt the habitat values of ESHA and may include:

- 1. ESHA and creek-related educational uses and viewing platforms;
- 2. <u>Relocation of existing roads, road rights-of-way, utilities, public infrastructure and facilities, and Parking Lots D and E as depicted on the Proposed Site Plan MMHS Campus Specific Plan of the Malibu LIP. The redevelopment shall be accomplished in a manner that involves no increase in development footprint for the portion within the habitat buffer area. If the improvement involves relocation, the new site shall be located no closer to ESHAs, wetlands, or creeks than the existing site and shall minimize encroachment into the habitat buffer to the maximum extent feasible;</u>

- 3. <u>Fuel modification required by the State Fire Marshall to meet the Fire Code</u> <u>Defensible Space Requirements for existing development in High Fire Hazard</u> <u>Areas; and</u>
- 4. The following uses may be allowed where the encroachment into the habitat buffer is minimized to the extent feasible, where all feasible mitigation measures have been provided to minimize adverse environmental effects, and the maximum feasible habitat buffer between the development and the habitat is provided:
  - a. Limited exterior lighting for safety purposes; and
  - b. Fences necessary for safety, restoration, and protection of habitat.

### 7. ESHA Restoration Plan

The ESHA Restoration Plan shall be implemented as part of Phase 1 of the MMHS Campus Specific Plan and completed by Phase 4 as specified in the plan. Work shall be completed as shown on "ESHA Restoration Map Nos. 1, 2, and 3." As a condition of approval of, and prior to issuance of a coastal development permit for Phase I of the Malibu Middle and High School Campus Specific Plan, a phased ESHA Restoration Plan shall be submitted for review and approval by the City Biologist.

During Phase 1 of the MMHS Campus Specific Plan, demolition of hardscape within the 100-foot buffer of the downstream area would occur. Restoration activities that would occur within the entire reach include weed abatement, broadcast of native seed and planting of native stock and invasive plant controls. Bank stability improvements and erosion control would occur in the upstream and downstream portions of the ESHA during Phase 1, which include the proposed pedestrian trail and new drive aisles.

Demolition of developed areas within the 100-foot buffer of the upstream and middle stream area would occur during Phase 4, as the Bus Barn and other existing structures would remain operational until Phase 4 commences. Upon completion of Phase 4, the pedestrian trail would be completed and connect to existing trails on the campus. Any proposed changes to the ESHA Restoration Plan on file with the City must be approved by the City Biologist in consultation with the California Coastal Commission Biologist.

### Chapter 3 – Signs

### Modify LIP Section 3.15.3(J) – Prohibited Signs.

Automatic changing signs or electronic message center signs, except for public service time and temperature signs, and public safety signs such as changeable traffic message signs, except as otherwise provided allowed by the Malibu Middle and High School Campus Specific Plan.

### Chapter 4 – Environmentally Sensitive Habitat Area Overlay

### 4.5. PERMITTED USES

### 4.5.4 Environmentally Sensitive Habitat Buffers

- 1. Public accessways and trails, including directional signs
- 2. Interpretive signage designed to provide information about the value and protection of the resources
- 3. Restoration projects where the primary purpose is restoration of the habitat.
- 4. Invasive plant eradication projects if they are designed to protect and enhance habitat values.
- 5. <u>Uses listed in LIP Section 3.4.6(A)(6) for the Malibu Middle and High School</u> <u>Campus Specific Plan project.</u>

### 4.6.1. Buffers

New development adjacent to the following habitats shall provide native vegetation buffer areas to serve as transitional habitat and provide distance and physical barriers to human intrusion. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the habitat they are designed to protect.

Vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted within buffers except as provided in Section 4.6.1 (E) or (F) of the Malibu LIP. The following buffer standards shall apply:

1. Stream/Riparian

New development shall provide a buffer of no less than 100 feet in width from the outer edge of the canopy of riparian vegetation. Where riparian vegetation is not present, the buffer shall be measured from the outer edge of the bank of the subject stream.

However, in the Point Dume area, new development shall be designed to avoid encroachment on slopes of 25 percent grade or steeper and new development and substantial redevelopment of the Malibu Middle and High School Campus shall meet the standards in Section 3.46(A)(2).

2. Wetlands

New development shall provide a buffer of no less than 100 feet in width from the upland limit of the wetland.

3. Woodland ESHA

New development shall provide a buffer of no less than 100 feet in width from the outer edge of the tree canopy for oak or other native woodland.

### 4. Coastal Bluff ESHA

New development shall provide a buffer of no less than 100 feet from the bluff edge.

5. Coastal Sage Scrub ESHA

New development shall provide a buffer of sufficient width to ensure that no required fuel modification area (Zones A, B, and C, if required) will extend into the ESHA and that no structures will be within 100 feet of the outer edge of the plants that comprise the coastal sage scrub plant community.

6. Chaparral ESHA

New development shall provide a buffer of sufficient width to ensure that no required fuel modification area (Zones A, B, and C, if required) will extend into the ESHA and that no structures will be within 100 feet of the outer edge of the plants that comprise the chaparral plant community.

7. Other ESHA

For other ESHA areas not listed above, the buffer recommended by the Environmental Review Board or City biologist, in consultation with the California Department of Fish and Game, as necessary to avoid adverse impacts to the ESHA shall be required.



### LOCAL COASTAL PROGRAM ZONING MAP NO. 2

Exhibit 3 Proposed Zoning Map No. 2 LCP-4-MAL-22-0043-1

### PROPOSED SITE PLAN FOR THE MMHS CAMPUS SPECIFIC PLAN

#### MMHS CAMPUS SPECIFIC PLAN

JULY 2022



### MMHS CAMPUS SPECIFIC PLAN ESHA RESTORATION MAP NOS. 1, 2, AND 3









#### MMHS CAMPUS SPECIFIC PLAN

OCTOBER 2021







#### MMHS CAMPUS SPECIFIC PLAN

JUNE 2022

### Figure 8 Specific Plan Phasing-Construction



Exhibit 9 MMHS Campus Specific Plan Construction Phasing Plan LCP-4-MAL-22-0043-1

Balancing the Natural and Built Environment

PSOMAS

September 29, 2021 Updated September 26, 2022

Noemi Avila-Zamudio Deputy Bond Program Manager **Bond Construction Program** Santa Monica-Malibu Unified School District Facility Improvement Projects 2828 Fourth Street Santa Monica, California 90405

VIA EMAIL navila-zamudio@smmusd.org

Subject: Habitat Restoration Plan for an Environmentally Sensitive Habitat Area in Support of the Malibu Middle and High School Campus Specific Plan and Local Coastal Plan Amendment Project, Malibu, California

Dear Noemi Avila-Zamudio:

This Habitat Restoration Plan (Plan) has been prepared for the Santa Monica-Malibu Unified School District (District) as a component of the Malibu Middle and High School Campus Specific Plan and Local Coastal Program (LCP) Amendment Project (proposed project). The Plan describes restoration efforts for the Environmentally Sensitive Habitat Area (ESHA), and adjacent buffer located on District property comprised of the former Juan Cabrillo Elementary School and Malibu Middle and High Schools, collectively referred to as the Malibu Campus. This Plan describes the following:

- Project location and a brief project description;
- Regulatory framework; •
- Existing conditions for biological and jurisdictional resources;
- Hydrological/hydraulics studies for the ESHA; and
- Restoration program, including site preparation, plant/seed palettes, planting/seeding plan and • recommended maintenance and monitoring procedures over a 2-year period.

On September 26, 2022, this plan was updated to include the final planting plan and construction documents (Appendix 3).

### **PROJECT LOCATION**

The Malibu Campus is located at 30215 Morning View Drive in the City of Malibu, Los Angeles County, California (Exhibit 1, Regional Location). It is located east of Via Cabrillo, north of Morning View Drive, west of Merritt Drive, and south of Heights Road, approximately 0.25-mile northeast of Pacific Coast Highway. The Study Area is depicted on the U.S. Geological Suite 300 Survey's (USGS') Point Dume 7.5-minute topographic quadrangle of the San Bernardino Meridian in Township 02 South, Range 19 West, Section 01 (Exhibit 2, USGS 7.5 Minute

Digital Quadrangle). The Study Area considered in this Plan consists of the Specifi boundary and includes the entire property owned by the District. It is within the Sa 5 Hutton Centre Drive Santa Ana, CA 92707

Exhibit 10 Habitat Restoration Plan (PSOMAS, 2021) LCP-4-MAL-22-0043-1

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Bay Watershed (Hydrologic Unit Code 18070104). The Specific Plan area shares the District's property with the former Cabrillo Elementary School to the west and Malibu Equestrian Park to the east and is set among rolling hills with its buildings and athletic fields terraced into the hillside setting. A drainage designated as an ESHA by the California Coastal Commission (CCC), pursuant to California Coastal Act extends for approximately 1,100-feet along the western property boundary (**Exhibit 3**, Location of ESHA).

### **PROJECT DESCRIPTION**

The District seeks to redevelop the Malibu Campus to create a new campus for the Middle and High School with core areas that provide separate learning spaces for the middle and high school students as well as shared amenities. The proposed project would result in the demolition of 18 existing buildings. The recently completed buildings (Buildings A, B, and E), the existing athletic fields, and Malibu Equestrian Park would remain largely unchanged. Implementation of the proposed project would not result in an increase in student enrollment or capacity.

The proposed project site is currently the subject of a Specific Plan that will guide redevelopment of the campus when adopted by the City of Malibu (Malibu) and will serve as the foundation for the phased development of the campus consistent with the regulations, standards, and design guidelines specified therein. The scope of restoration efforts as described in this Plan is consistent with the District's goals and objectives for the proposed project.

Environmental studies both past and present, including those related to biological resources in support of the Malibu Middle and High School Campus Specific Plan and LCP Amendment Project have verified the presence of a drainage along the western boundary of the District's property line. Pursuant to Malibu's Local Coastal Program, this drainage is designated as an ESHA (City of Malibu 2002, GLA 2009, Psomas 2021a).

Consistent with guidelines provided in the Local Coastal Implementation Plan, Psomas delineated the ESHA boundary as the outer edge of the canopy of riparian vegetation and where riparian vegetation was not present, the ESHA boundary was determined by the top of bank. While the LCP ESHA overlay zone specifies a buffer to "ensure continued protection of the habitat areas" and for new development specifically references a 100 foot buffer "from the outer edge of the bank of the subject stream as the area within the top of bank and outer riparian canopy boundaries", it was noted that over 85% of the ESHA's 100 foot buffer had been developed in the years prior to the enactment of the California Coastal Act of 1972.

During the early stages of the specific planning process, among other project objectives, the District recognized that the ESHA offered opportunities to enhance their educational goals of providing for outdoor learning spaces and interpretive opportunities; as well as providing an opportunity to restore the natural environment and improve campus connectivity through the development of the proposed pedestrian pathways. The District recognized that the existing conditions included incompatible development into the edge of the ESHA bank as well as the degraded nature of the ESHA itself. In discussions with the CCC, the District decided that it could restore the degraded drainage comprised of approximately 0.7 acres as well as 1.35 acres of upland areas within the ESHA's 50-foot buffer, and still meet the educational and design goals for the campus. In addition, within the remaining 50 feet beyond the 50-foot ESHA buffer, the proposed project would include land uses compatible with the natural habitat that would not incur in significant disruption of the natural habitat including a looping trail, interpretive stations overlooking the ESHA, and largely native landscaping within the campus itself contributing to the high scenic quality of the area.

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The ecological benefits of the restoration will increase the diversity and cover of native riparian and upland plants within the ESHA and its 50-foot buffer by the removing non-native species (including those rated by the California Invasive Plant Council); improve conditions for wildlife species including pollinator species that rely on wetland, riparian, and adjacent upland habitats for food and shelter; and reduce erosion and sedimentation. The students and local residents that will use the loop trail and the educational nodes will not only be able to enjoy the natural surroundings, but they will also be able to learn about the plants that reside in the riparian and upland zones as well as the local and seasonal wildlife that will undoubtedly frequent the site.

### **REGULATORY FRAMEWORK**

### **U.S. Army Corps of Engineers**

The U.S. Army Corps of Engineers (Corps) Regulatory Branch regulates activities that discharge dredged or fill materials into waters of the United States (WOTUS) under Section 404 of the Federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Its authority applies to all WOTUS where the material (1) replaces any portion of a water of the United States with dry land or (2) changes the bottom elevation of any portion of any WOTUS. Activities that result in fill or dredge of WOTUS require a permit from the Corps. Presently, WOTUS are defined to include territorial seas and Traditional Navigable Waters (TNWs)<sup>1</sup>; perennial and intermittent tributaries that contribute surface water flow to such waters; certain lakes, ponds, and impoundments of jurisdictional waters; and wetlands adjacent to other jurisdictional waters (USACE and USEPA 2010).

### **Regional Water Quality Control Board**

The State Water Resources Control Board (SWRCB), in conjunction with the nine Regional Water Quality Control Boards (RWQCBs), is the primary agency responsible for protecting water quality in California through the regulation of discharges to surface waters under the CWA and the California Porter-Cologne Water Quality Control Act (Porter-Cologne Act). The SWRCB's and RWQCB's jurisdictions extend to all WOTUS, but also to waters of the State that are outside federal jurisdiction, including wetlands.

On August 28, 2019, the Office of Administrative Law approved the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to waters of the State. The procedures went into effect on May 28, 2020. Under these new regulations, the SWRCB and its nine RWQCBs assert jurisdiction over all existing WOTUS, and all waters that would have been considered WOTUS under the 2015 Rule. Thus, the WOTUS that would no longer be under Corps jurisdiction would be under SWRCB jurisdiction.

### **California Department of Fish and Wildlife**

The California Department of Fish and Wildlife (CDFW) regulates activities that may affect rivers, streams, and lakes pursuant to the *California Fish and Game Code* (§§1600–1616). According to Section 1602 of the *California Fish and Game Code*, the CDFW has jurisdictional authority over any work that will (1) substantially divert or obstruct the natural flow of any river, stream, or lake; (2) substantially change or use any material from the bed, channel, or bank of any river, stream, or lake; or (3) deposit or dispose of

<sup>&</sup>lt;sup>1</sup> Traditional Navigable Waters are "all waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide" (33 Code of Federal Regulations § 328.3).

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debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

### **California Coastal Commission**

The CCC, in partnership with coastal Cities and Counties, plans and regulates the use of land and water in the Coastal Zone, an area covering a 3-mile-wide band of ocean and extending inland from the mean high tide line to a variable distance based on surrounding land cover. Development in the Coastal Zone requires a Coastal Development Permit issued by either the CCC or a local government with a certified LCP.

Malibu has a certified LCP that provides for protection and preservation of ESHAs. An ESHA is defined as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem which could be easily disturbed or degraded by human activities and developments". ESHAs include rare or valuable habitat, habitat that contributes to the viability of plant or animal species that are designated or are candidates for listing under State or Federal law, habitat that contributes to the viability of species that are designated as "fully protected" or "species of special concern" under State law, habitat that contributes to the viability of species for which there is other compelling evidence of rarity (e.g., species with a California Rare Plant Rank of 1 or 2), designated Areas of Special Biological Significance, or Marine Protected Area, and Streams.

### **EXISTING CONDITIONS**

The ESHA consists of an approximately 1,100-foot long drainage along the western edge of the Campus (**Exhibit 3**). It receives flow from an undeveloped lot north of the property, road runoff, and runoff from an adjacent parking lot. A culvert at the cul-de-sac of Clover Heights Avenue also carries flow underground and into this drainage. At the downstream end, the drainage flows into a corrugated pipe culvert under Morning View Drive. Based on aerial imagery and USGS topographic contours, this drainage continues primarily above ground until it is undergrounded at Pacific Coast Highway and discharges onto Zuma Beach at the Pacific Ocean.

The drainage is unlined along its entire length in the Study Area. The upstream end of the drainage has a broad, concave cross-section with no abrupt break in bank slope. Soils in this area were saturated and surface water was present during multiple site visits. The middle and downstream end of the drainage is more incised, with steep slopes and a narrow channel bed. Some banks are eroded or undercut. Surface water was not present during multiple site visits and the soils were not saturated near the surface along the middle and downstream portions of the drainage.

The ESHA and surrounding areas burned in the 2018 Woolsey fire. Some vegetation experienced mortality as a result of the fire while other vegetation is recovering.

### **Vegetation Types**

Vegetation types within the ESHA and 50-foot buffer consist of riparian herb and arroyo willow thicket in the drainage bottom transitioning to coyote brush – California sagebrush scrub/upland mustards, upland mustards, and ornamental – native planting. Each is type is further detailed below:

Riparian herb vegetation grows along the drainage bed. This area contains a mix of native species typical of a riparian understory and non-native species. The upstream end is heavily dominated by the non-native Saint Augustine grass (*Stenotaphrum secundatum*) extending out from the drainage centerline with the native watercress (*Nasturtium officinale*) growing in the center, wetter portion of the drainage. Other

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species in this area include flatsedge (*Cyperus* sp.), bristly ox-tongue (*Helminthotheca echoioides*), common plantain (*Plantago major*), and cheeseweed (*Malva parviflora*). Downstream, as the drainage banks become steeper and the substrate becomes drier, herbaceous vegetation becomes sparser in the drainage. The middle and downstream portions of the drainage have more patchily distributed watercress with species such as California rose (*Rosa californica*), California blackberry (*Rubus ursinus*), castor bean (*Ricinus communis*), tree tobacco (*Nicotiana glauca*), and garden nasturtium (*Tropaeolum majus*) present. No single species is dominant throughout the length of the drainage.

Arroyo willow thicket occurs along the drainage and consists of individuals and patches of arroyo willows (*Salix lasiolepis*) with a small amount of western sycamore (*Platanus racemosa*). Prior to the Woolsey fire, this vegetation was more extensive. Many of the trees burned and some are regrowing while others remain as dead standing snags. Understory vegetation, where present, is similar in composition to the riparian herb vegetation, described above. The downstream end is degraded by the presence of castor bean.

Coyote brush – California sagebrush scrub/upland mustards occurs in upland areas at the downstream end of the drainage. This vegetation type has approximately 15 to 20 percent cover of native species, primarily coyote brush (*Baccharis pilularis* ssp. *consanguinea*) and laurel sumac (*Malosma laurina*). It has been heavily degraded by the presence of non-native, weedy species such as shortpod mustard (*Hirschfeldia incana*), castor bean, tree tobacco, and non-native grasses such as bromes (*Bromus* spp.) or oats (*Avena* spp.).

Upland mustards occur in upland areas in the central and northern portion of the drainage. This vegetation type is dominated by non-native, weedy species—primarily shortpod mustard with fennel and Russian thistle (*Salsola tragus*).

Ornamental – native planting occurs in the central and northern portion of the drainage. This vegetation type is very heterogeneous and consists of a mix of native and non-native planted individuals and naturalized weedy species. The vegetation isn't closely associated with structures and doesn't appear "formally landscaped", even though many of the species appear to have been planted. These areas burned during the Woolsey fire. Species observed include natives such as laurel sumac and Coulter's matilija poppy (*Romneya coulteri*), and non-natives such as petty spurge (*Euphorbia peplus*), shortpod mustard, castor bean, curly dock (*Rumex crispus*), red valerian (*Centranthus ruber*), myoporum (*Myoporum laetum*), ornamental sage (*Salvia microphylla*), pride of Madeira (*Echium candicans*), cape honeysuckle (*Tecoma capensis*), and tree tobacco.

#### **Jurisdictional Resources**

A jurisdictional delineation was performed to determine the type and extent of water resources under the regulatory authority of the Corps, the RWQCB, the CDFW, and the CCC for the entire Study Area (Psomas 2021a); however, for the purpose of this Plan, the jurisdictional resources are described are limited to the ESHA and do not include all jurisdictional waters in the Study Area.

WOTUS under regulatory authority of the Corps were determined to be present in the ESHA drainage. Given that the drainage ultimately discharges into the Pacific Ocean, it has connectivity to a TNW. Relatively permanent waters connected to a TNW are considered WOTUS. Since surface water and soil saturation were observed at the upstream end of the drainage on multiple site visits that were not preceded by rainfall events, the drainage is considered to exhibit surface flow more than just ephemerally. Therefore, it is considered a WOTUS under the regulatory authority of the Corps. The extent of WOTUS was based on indicators of Ordinary High-Water Mark and included a change in sediment texture, a change in vegetation species and cover, and a break in bank slope. A total of 0.070 acre of WOTUS are

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present. Of this, 0.007 acre was determined to be wetland WOTUS based on the presence of hydrophytic vegetation, hydric soils, and wetland hydrology. **Table 1** summarizes the type and extent of Corps and RWQCB jurisdictional waters for the ESHA (**Exhibit 4**, Jurisdictional Resources: Ordinary High-Water Mark).

Regulatory Authority	Amount in Study Area (acres)		
Corps Waters of the United States			
Wetlands	0.007		
Non-wetland Waters	0.063		
Total Corps Waters of the United States	0.070		
RWCQB Waters of the State			
Wetlands	0.007		
Non-wetland Waters	0.063		
Total RWQCB Waters of the State	0.070		
Total CDFW Jurisdictional Resources	0.68		
Total CCC Jurisdictional Resources	0.68		
Corps: U.S. Army Corps of Engineers; RWQCB: Regional Water Quality Control Board; CDFW: California Department of Fish and Wildlife; CCC: California Coastal Commission			

## TABLE 1SUMMARY OF ESHA JURISDICTIONAL RESOURCES

Waters under the regulatory authority of the Corps are also subject to the jurisdictional of the RWQCB and considered waters of the State. Therefore, approximately 0.070 acre of waters of the State are present. Of this, 0.007 acre was determined to be wetland waters of the State.

Streams are under the regulatory authority of the CDFW. The drainage has a defined bed and banks, with a riparian canopy over portions of its length. Therefore, approximately 0.68 acre of waters subject to the regulatory authority of the CDFW are present (**Exhibit 5**, Top of Bank/Riparian Canopy).

Because the CCC uses a one parameter approach to identify the limits of jurisdictional wetlands, the drainage is subject to CCC jurisdiction. Approximately 0.68 acre of wetlands subject to the regulatory authority of the CCC are present (**Exhibit 5**). The drainage is considered an ESHA in Malibu's LCP because it encompasses both wetland and riparian habitat and is consistent with its consideration as a designated ESHA in previous biological assessments (GLA 2009).

### HYDROLOGICAL AND HYDROLICS STUDY

A hydrologic analysis was conducted utilizing the Los Angeles County hydrologic methodology to establish flow rates for various storm events up to the 50-year event contributing runoff to the ESHA. A total drainage area of approximately 320 acres contributes stormwater runoff to the ESHA, of which, half is moderate urban development and the other half mountainous area. Hydrologic soil groups found within the drainage area are comprised of Type C and Type D, indicating a high amount of runoff and minimal infiltration into the soil. Additionally, the area is subject to wildfires which increases the total runoff as well as sediment and debris flows.

A hydraulic analysis of the ESHA was performed using HEC-RAS and the peak flow rates established during the hydrologic study. Flow depths and velocity results from the model were used to identify the extents of improvements required to stabilize the channel and prevent future erosion. Potential

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improvements may include slope reductions, bank protection, drop structures, and revegetation, or a combination thereof. Improvements were designed to be permanent and self-sustaining to the extent possible, while maintaining a balance between the natural and built environment, encouraging wildlife passage, and reestablishing habitat (Psomas 2021b).

### **RESPONSIBLE ENTITIES**

Responsible entities are those individuals or entities responsible for the successful implementation of the Plan. These entities include but are not limited to, the District as property owner, the Landscape Contractor, the Project Engineer, the Biological Monitor, and the Resource Agencies.

The District, or its designees, are responsible for retaining the following qualified entities:

- Landscape Contractor to install and maintain the habitat restoration areas, including any stabilization features for the ESHA;
- Project Engineer to oversee the stabilization measures that result from the hydrological and hydraulics studies of the ESHA; and
- Biological Monitor to monitor program installation, long-term maintenance, and long-term site performance.

The Landscape Contractor (Contractor) will be responsible for performing all site preparation to address vegetation and soil procedures, ESHA stabilization measures, container species planting, seed mix application, and long-term maintenance tasks. The Landscape Contractor is also responsible for coordinating with the Biological Monitor regarding implementation status.

The Project Engineer will be responsible for overseeing implementation of ESHA stabilization measures in coordination with the Landscape Contractor.

The Biological Monitor will be responsible for monitoring all implementation activities and for facilitating compliance with specifications and resource agency requirements. The Biological Monitor will also coordinate with the District, the Landscape Contractor, the Project Engineer, and the Resource Agencies regarding site status.

Outreach to Resource Agencies including the CCC, Corps, CDFW, and RQWCB took place as part of early coordination efforts to refine and finalize early conceptual features of this Plan and to determine regulatory permits that would be required prior to implementation of the restoration. The final version of this Plan will become a component of the proposed project that will require approval by the District as lead agency pursuant to the California Environmental Quality Act (CEQA) as well as Malibu in coordination with the CCC pursuant to the LCP Amendment.

### **RESTORATION OPPORTUNITIES**

Opportunities for restoration are present at Upstream, Middle and Downstream portions of the ESHA, in undeveloped areas within the 50-foot buffer of the ESHA, as well as in areas that are currently developed and scheduled for demolition during later phases of the proposed project (**Exhibit 6**, ESHA Restoration Areas). The ESHA restoration areas are also depicted in relation to the proposed project in **Exhibit 7**, ESHA Restoration Areas. While restoration efforts will include planting/seeding at Upstream and Downstream ESHA, the efforts for the Middle ESHA will focus on weed abatement and stabilization due to the incised nature of the drainage. Upland restoration of the Middle ESHA will take place once the bus storage facility known as the "bus barns" are demolished during Phase 4 of the proposed project. The

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restoration will significantly improve the habitat conditions of the drainage and provide educational opportunities to both middle and high school students as well as for local residents that use the trail.

A field study conducted in July 2021 revealed a significant number of native species in varying stages of recovery from the Woolsey fire that swept through the area in November 2018 (**Exhibit 8a–d**, Upstream, Middle and Downstream ESHA Photos). Mature and sapling native riparian trees and shrubs were observed along the entire ESHA intermixed with non-native weedy species as well as species escaped from a landscaped setting (**Exhibit 8a**, Upstream ESHA Photos and **Exhibit 8b**, Middle ESHA Photos). Upland native scrub species dominated more open portions of the drainage particularly in the Downstream ESHA (**Exhibit 8c**, Downstream ESHA Photos). The significant cover of native riparian and upland vegetation served to guide a restoration approach that focusses on enhancing the native species present primarily with seeding and using plantings to a lesser degree to enhance existing native vegetation, especially adjacent to the looping trail and for erosion control (**Table 2**, ESHA Restoration Opportunities and Approach).

ESHA Restoration Area	Restoration Approach	Implementation Schedule		
	Upstream ESHA			
Riparian	Enhance native trees and shrubs present with weed abatement and removal of woody debris; plant native grasses and sedges for erosion control in wetland area at this location. Banks at this location may require an erosion control blanket.	Phase 1		
Upland	Enhance native plantings present with weed abatement; seed non-developed areas with coastal sage scrub species to supplement existing native plantings and to attract and support invertebrates and native birds that reside on the property; include flowing species to support butterflies. Combine plantings and seeding to complement landscaped plantings along the trail; restore developed portions of buffer with coastal sage scrub species in Phase 4.	Phase 1 and 4		
Middle ESHA				
Riparian	Focus on weed abatement and stabilization (if needed) of incised portion of drainage; consider girdling any non-native tree(s) to remain in place as snag(s) for wildlife use consistent with stabilization measure(s). Stabilization will likely include the placement of an erosion control blanket.	Phase 1		
Upland	Plant native coastal sage scrub shrubs to complement landscaped plantings along the trail; an understory of native shrubs will add diversity of canopy structure and provide opportunities for use as outdoor classroom; developed portions of buffer to be restored in Phase 4.	Phase 4		
Downstream ESHA				
Riparian	Enhance native trees and shrubs present with weed abatement; plant shrubby willow saplings in openings after removal of non-natives and dead woody debris; seed openings with riparian mix for a diverse understory; include flowering species to attract birds and invertebrates including butterflies. Banks at this location may require an erosion control blanket.	Phase 1		
Upland	Plant and seed native coastal sage scrub to complement plantings along the trail to add diversity of color, texture, and canopy structure and provide opportunities for use as outdoor classroom. Slopes at this location will likely require erosion control measures that can be addressed with contouring associated with the removal of pavement prior to planting native coastal sage scrub.	Phase 1		

TABLE 2ESHA RESTORATION OPPORTUNITIES AND APPROACH

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The following restoration activities are scheduled to take place during Phase 1 construction scheduled for summer 2024 (**Table 3**, Phase 1 ESHA Restoration Activities).

Restoration Activity	Riparian Zone	Upland Zone
Upstream ESHA		
Weed abatement; assess snags	x	x
Install erosion control measure as needed	x	x
Plant swamp sedge (Carex senta ) see Table 6 and Exhibit 9	X	
Plant beard grass ( <i>Leymus triticoides</i> ) see <b>Table 6</b> and <b>Exhibit 9</b>	X	
Seed upland zone with applicable seed mix		x
Middle ESHA		
Weed abatement; assess snags; girdle myoporum tree	X	X
Install erosion control measure, as needed	x	x
Downstream ESHA		
Remove pavement; contour slope; optimize soils for planting		x
weed abatement; assess snags	x	
Install erosion control measure, as needed	x	x
Plant arroyo willow (Salix lasiolepis) see Table 5 and Exhibit 9	x	
Plant coastal sage scrub species see Table 5 and Exhibit 9		x
Seed each zone with applicable seed mix	x	x

## TABLE 3PHASE 1 ESHA RESTORATION ACTIVITIES

The following restoration activities are scheduled to take place during Phase 4 construction scheduled for 2032 (Table 4, Phase 4 ESHA Restoration Activities). Seed mixes are specified in Appendix 2.

## TABLE 4PHASE 4 ESHA RESTORATION ACTIVITIES

Restoration Activity	Riparian Zone	Upland Zone
Upstream ESHA		
Remove pavement; contour slope; optimize soils for planting		x
Weed abatement; assess snags	х	x
Install erosion control measure, as needed	х	x
Plant coastal sage scrub species as per Table 6 and Exhibit 9		x
Seed each zone with applicable seed mix, as needed	х	x
Middle ESHA		
Remove structures; contour slope; optimize soils for planting		x
Weed abatement; assess snags	Х	х
Install erosion control measure, as needed	х	х
Plant coastal sage scrub species as per Table 6 and Exhibit 9		х
Seed each zone with applicable seed mix, as needed	х	x
Downstream ESHA		
weed abatement; assess snags	х	х

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### **IMPLEMENTATION**

### Site Preparation

Initial preparation will include testing of soils and bank stability, assessment, and selection of suitable bank stabilization/erosion control materials (with emphasis on natural materials such as logs, boulders, etc., if feasible) and temporary irrigation system design (as deemed necessary).

**Soils and Bank Stability:** A review of the U.S. Department of Agriculture Natural Resources Conservation Service Soil Survey identified the ESHA (defined as the Area of Interest) as containing 98 percent of the Cropley (coastal 40 percent); Xerorthents (landscaped 30 percent); and Urban land (25 percent) with minor components contributing 5 percent to the map unit.

The Cropley coastal soils are found on alluvial fans and basins; the parent material is comprised of alluvium derived from shale. Substrates are comprised of clay in the upper horizons and silty clay loam in the deeper horizons. Xerorthents are dry shallow skeletal soils that at this location are comprised of colluvium and residuum derived from sedimentary rock and other mixed sources. The substrates are loam in the upper layers and weathered bedrock in the deeper layers (greater than 4 feet). The Urban land component of this soil map unit refers to soils in areas of high population density in the largely built environment. These soils can be significantly changed by human-transported materials, human-altered materials, or minimally altered or intact "native" soils. Soils in urban areas exhibit a wide variety of conditions and properties and may have impervious surfaces, such as buildings and pavement. At this location, the ESHA directly abuts developed areas; however, the extant native vegetation intermixed with non-native vegetation suggests that the soils are likely native. This is consistent with the anecdotal observations of the clay substrates observed during field studies and surveys conducted at the ESHA.

Portions of the Upstream, Middle, and Downstream ESHA, however, contain paved areas within the 50-foot buffer that will be demolished in support of the restoration effort consistent with the proposed project phasing:

- Upstream ESHA: Of the 0.43 acres of upland restoration at the Upstream ESHA, approximately 0.15 acres contain pavement to be demolished as well as any base material that may be present during Phase 4 construction efforts. The pavement and base material will be broken up, excavated as needed, and removed for proper disposal. The removal site will be back-filled with adjacent parent material from the restoration site and contoured to remediate any existing erosion of the slope such that the grade where pavement was removed transitions gently to match the adjacent natural grade of the restoration area. Subsequent to the removal of the pavement and the base layer, should the exposed native soils show evidence of compaction, the compacted area will be disced and amended as needed to optimize the substrate for planting and seeding (Exhibit 7). Soil testing is recommended to ensure that proper amendments are applied if needed.
- Middle ESHA: Of the 0.32 acres of upland restoration at the Middle ESHA, approximately 0.19 acres contain developed areas consisting of the bus depot, pavement, and a storm basin to be demolished during Phase 4 construction efforts. The structures, foundation, and any pavement and base material that may be present will be broken up, excavated as needed, and removed for proper disposal. The removal site will be back-filled with adjacent parent material from the restoration site and contoured to remediate any existing erosion of the slope such that the grade where the structures were removed transition gently to match the adjacent natural grade of the restoration area. Subsequent to the removal of the structures and associated base layers, should the exposed native soils show evidence of compaction, the compacted area will be disced and

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amended as needed to optimize the substrate for planting and seeding (Exhibit 7). Soil testing is recommended to ensure that proper amendments are applied if needed.

• **Downstream ESHA:** Of the 0.6 acres of upland restoration at the Downstream ESHA, approximately 0.17 acres contain pavement to be demolished as well as any base material that may be present during Phase 1 construction efforts. The pavement and base material will be broken up, excavated as needed, and removed for proper disposal. The removal site will be back-filled with adjacent parent material from the restoration site and contoured to remediate any existing erosion of the slope such that the grade where pavement was removed transitions gently to match the adjacent natural grade of the restoration area. Subsequent to the removal of the pavement and the base layer, should the exposed native soils show evidence of compaction, the compacted area will be disced and amended as needed to optimize the substrate for planting and seeding (**Exhibit 7**). Soil testing is recommended to ensure that proper amendments are applied if needed.

**Erosion Control Materials:** Erosion control measures such as an erosion control blanket will be put into place prior to planting and seeding the ESHA restoration areas for the purpose of limiting soil erosion along the banks of the ESHA, retaining soil moisture to promote seed germination and protect seed/seedlings and planting stock during heavy rainfall or winds enabling better vegetation establishment (Erosion Control Technology Council.org). Due to the presence of native vegetation to be retained on the banks of the EHSA placement of the erosion control measure shall be determined in coordination with the Biological Monitor. The erosion control product shall be weed free, wildlife friendly, and consist only of natural components (i.e. wood fibers, straw, jute, and/or coir), and shall be 100 percent biodegradable.

**Temporary Irrigation Design:** Irrigation will be provided to the restoration site during the two-year maintenance and monitoring period to ensure the successful establishment of native plant species. Irrigation of the ESHA restoration areas with a temporary irrigation system will require a design by an irrigation specialist who will provide construction drawings for use by the Landscape Contractor for implementation, operation, and maintenance. The Landscape Contractor will be responsible for providing irrigation to the restoration site in order to optimize plant establishment, health, and longevity. The irrigation system design and specified components will be consistent with site conditions (i.e., soils, steep banks, presence of erosions control features, etc.). The water source will come from the school campus.

While it is recommended that a temporary irrigation system be installed, another option for on-site irrigation is the use of a water truck or water buffalo. A water truck (or other vehicle-mounted/tank water source) would be used to apply supplemental water to establish container plant species and seeded areas during installation, the 90-day maintenance period, and during the 2-year maintenance and monitoring period. Such irrigation shall not be broadly sprayed onto the site at high pressure from the truck/tank but shall only be applied via hoses fitted with low-force wands and/or via a temporary drip irrigation system. Watering hoses (and/or a temporary drip irrigation system) shall be operated in a manner that avoids damaging existing native plants and other biological resources.

### **On-site Preparation**

On-site preparation will consist of the designation of staging areas, the staking of restoration site boundaries, assessment of existing standing snags for removal or to be retained in place, protective flagging of native species including snags or other woody debris to be retained in place, placement of salvaged woody debris as deemed feasible, initial weed clearing, staking of temporary irrigation line and head locations and irrigation system installation, placement of bank stabilization and/or erosion control materials, and installation of protective/educational signage, as needed.

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**Staging and Access:** The Contractor shall obtain advance approval from the District for the location(s) of storage/staging areas for trucks, dumpsters, and any other equipment, in addition to appropriate/necessary access roads, parking permits, and other forms of approval. Construction equipment, vehicles, and materials shall not be stored in existing drainages.

**Staking of Restoration Site:** The Biological Monitor will stake the riparian boundaries and the 50-foot buffer using a navigable Geographic Information System (GIS) map of the Upstream, Middle, and Downstream Restoration Areas prior to the start of installation work in each of these sites. Stakes shall be checked on a regular basis to ensure that the riparian and upland areas are clearly demarcated.

Assessment of Snags: The 2018 Woolsey fire burned significant portions of the ESHA, including the majority of the trees. Dead trees tend to fall at more frequent rates than live trees, creating a potential hazard for persons working in the area or in close proximity to these trees. A tree risk assessment shall be performed by a Certified Arborist to identify any trees (burned or unburned) that present a safety hazard. The Certified Arborist shall determine when a tree can be retained in place or present a fall or limb-drop hazard thus posing unsafe working conditions for field personnel implementing and/or monitoring tasks associated with ESHA restoration efforts. All trees located in the riparian boundary of the ESHA to be retained in place shall be trimmed by a tree service contractor to remove excess deadwood, while leaving the main tree structure in place in consultation with the certified arborist. Trimming excess deadwood removes unstable vegetative debris that can drop unexpectedly and reduces the likelihood of tree failure under normal weather conditions. Due to the dry vegetation in the work area all gas powered equipment used must have spark arresters to minimize the risk of fire. Any snag to be retained in place will provide valuable habitat for numerous ecosystem niches that are otherwise unavailable if removed.

Trimming of riparian trees coupled with weed abatement (see below) also plays an important role in allowing the flow of water to pass through the ESHA unimpeded towards the culvert under Morning View Drive and on to the Pacific Ocean.

**Protection of Native Vegetation:** Due to the presence of significant stands of native vegetation and native riparian trees and saplings, a Biological Monitor knowledgeable of the riparian and upland vegetation of the ESHA shall place protective flagging on all native plant individuals to be retained in place. Likewise, a Certified Arborist shall place protective flagging on all riparian trees and saplings and also on snags to be retained in place based on the results of the tree risk assessment. Protective flagging of native species will inform the Landscape Contractor the areas where care shall be taken to avoid damage to existing native habitat. Coordination between the certified arborist and Biological Monitor will ensue that protective flagging of plants and trees, saplings, and snags can take place concurrently to ensure that work efforts are as efficient as possible.

**Initial Weed Control:** The weed control measures described in this section shall be implemented by the Landscape Contractor to ensure weed-free conditions along the entire length of the ESHA drainage prior to initiating planting and seeding activities during Phase 1 and Phase 4 restoration efforts. Weed eradication will include hand-pulling of weeds, use of weed whips, and/or foliar treatments of appropriate herbicides, as determined by the Landscape Contractor coordination with the Contractor's licensed Agricultural Pest Control Advisor. The use of herbicides will be avoided and/or minimized to the extent practicable. The Landscape Contractor shall be responsible for posting of all herbicide applications, including time of safe re-entry. Only herbicides approved by the U.S. Environmental Protection Agency

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(USEPA) for wetlands areas shall be used within the ESHA boundaries. The following weed abatement priorities for the ESHA are recommended based on multiple site visits conducted in support of this Plan:

- Upstream ESHA: non-native species include St. Augustine grass, shortpod mustard, Russian thistle, saltcedar (*Tamarix* spp.), flatsedge, common plantain, bristly ox-tongue, garden nasturtium, cheeseweed, and common non-native annual grasses. The focus of weed abatement efforts at this location is St. Augustine grass as it dominates the swale area of the upstream ESHA.
- **Middle ESHA:** non-native species include an extensive patch of prickly pears that dominates both banks of the ESHA behind the bus depot, myoporum (*Myoporum laetum*), and Spanish bayonet (*Yucca aloifolia*), shortpod mustard, tree tobacco, castor bean with a focus on removing the above-ground portions of the prickly pear, and Spanish bayonet so that the below-ground portions can continue to provide some bank stabilization. All tree tobacco and castorbean will require removal and the area patrolled for sprouts of these invasive weed species on a regular basis. While weed abatement will benefit the growth and establishment of the exiting riparian trees, it will take a year or more for the native riparian overstory to develop. Therefore, it is recommended that the myoporum tree in the drainage be girdled and left as a snag for wildlife use.
- **Downstream ESHA:** non-native species at this location include many of the ones already listed. Castorbean is dominate here and should be the focus of weed abatement efforts. Also, willows downed as a result of past winter storms and the Woolsey Fire have resulted in piles of large woody debris that should be evaluated by a Certified Arborist.

Vegetation disturbance consisting of weed abatement and tree trimming/removal shall take place outside the nesting bird season (i.e., February 1– August 31). Weed abatement and/or tree trimming performed during the nesting bird season shall be performed once a Biologist has determined that no active nests are present following a nesting bird survey within 72 hours of the disturbance of vegetation. All vegetation removed during weed abatement should be disposed of at a landfill.

**Staking of Irrigation Line/Installation:** The Landscape Contractor will be responsible for installation of the system as per the construction drawings. The Landscape Contractor will secure all required municipal permits for installation and maintenance of the irrigation system and arrange for any required municipal inspections. Copies of all irrigation system permits and/or inspection documentation will be provided to the District. Container plants and seed mix will be temporarily irrigated to facilitate plant establishment and seed germination. Irrigation techniques and best management practices for restoration of riparian and upland habitats in southern California shall be employed for restoration of the ESHA. Irrigation techniques that encourage deep root growth instead of surface root development will be used (i.e. infrequent deep watering rather than daily light watering). The supplemental irrigation regime will be determined together by the Landscape Contractor and the Biological Monitor and will depend on site and weather conditions, although the typical irrigation regime is to encourage the plants to a natural water regime by supplementing winter precipitation between October and April.

**Bank Stabilization/Erosion Control:** The Contractor shall install suitable erosion control measures immediately following the completion of any contouring to take place subsequent to demolition of exiting pavement during Phase 1 and Phase 4 construction in accordance with Best Management Practices. Erosion control measures may include mid-slope straw wattles (fully natural and biodegradable; (i.e., 'photo-degradable' products are unacceptable), or other equivalent measures. Mid-slope straw wattles shall be placed at a suitable vertical spacing to minimize erosion especially on the upland slopes in the Downstream ESHA and may remain in place following project completion (e.g., straw wattles). Erosion

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control measures may also include Erosion Control Blankets to be installed on portions along the entire ESHA with unvegetated banks.

The Contractor shall monitor the 5-day weather forecast. If it is forecasted for any precipitation, work activities shall involve the securing of the site so as no materials may enter or be washed into the drainage. The site shall be completely secured one day prior to precipitation events. During periods of precipitation, no construction activities may occur, except for those involving the prevention of materials from entering drainages.

**Protective/Educational Signage:** Once the Phase 1 and Phase 4 restoration plantings and seedings have been installed, the site will be vulnerable to trampling. Signage will provide educational and interpretive opportunities for the District to inform the students and the public of the restoration as well as of the need to stay on the trail due to the sensitivity of the upland and riparian habitats.

### Plant and Seed Palettes

Restoration plantings will consist of container plants and seed appropriate for riparian as well as upland habitats. Container plants and seed mixes are specified in this section; however, prior to implementation, they will be finalized based on availability and subject to substitutions as deemed applicable and in coordination with the Biological Monitor. Materials will be locally sourced from the area and in general from the same watershed in order to preserve regional genetic integrity. There are several options for the use of locally sourced seed. Many reputable nurseries that specialize in native species record the sources of seed they propagate and can be a good source for locally sourced plant material. The California Native Plant Society's (CNPS's) Calscape website lists reputable native plant nurseries for the plant palettes specified in this Plan (CNPS 2021, also see **Appendix 1**). Reputable sources of seed include S&S Seed and the Theodore Payne Foundation. Alternatively, seed can be collected from native patches of vegetation on site or can be contract grown by professional seed collectors and/or students supervised by knowledgeable biologists.

The plant and/or seed palettes for the Upstream, Middle, and Downstream ESHA together with the assigned Phase for installation can be found in Tables 5 through 7. The species used are consistent with recommendations provide by the Los Angeles/Santa Monica Mountains Chapter of the CNPS for landscaping in the Santa Monica Mountains and species names have been updated to reflect the current scientific and common name changes designated by the Jepson Herbarium. Species that have no assigned common name by the Jepson Herbarium, follow the Calflora website.

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		Size	Number of	
Scientific Name	Common Name	(gallon)*	Plants*	
R	iparian Zone			
Salix lasiolepis	Arroyo willow	1	20	
U	Ipland Zone			
Planting Group A: 20 groupings of 3	plants each planted 3 fee	et OC		
Epilobium canum	California fuchsia	1	20	
Eriogonum cinereum	ashyleaf buckwheat	1	20	
Salvia leucophylla	purple sage	1	20	
Planting Group B: 5 groups of 3 plan	nts each planted 4 feet OC	2		
Isocoma menziesii	coastal goldenbush	1	5	
Baccharis pilularis	Coyote bush	1	5	
Peritoma arborea	bladderpod	1	5	
Planting Group C: 17 groups of 3 pla	ants 3 feet OC			
Salvia mellifera	black sage	1	17	
Artemisia californica	California sagebrush	1	17	
Peritoma arborea	bladderpod	1	17	
Planting Group D: 16 groups of 3 plants 4 feet OC				
Eriogonum cinereum	ashyleaf buckwheat	1	16	
Peritoma arborea	bladderpod	1	16	
Muhlenbergia rigens	deergrass	1	16	
Planting Group E: 10 groups of 3 plants 4 feet OC				
Salvia mellifera	black sage	1	10	
Eriogonum cinereum	ashyleaf buckwheat	1	10	
Scrophularia californica	California figwort	1	10	
Planting Group G: 12 groups of 12 plants 4 feet OC				
Achillea millefolium	common yarrow	1	144	
	Tot	al Plants*	368	
*NOTE: Plant palette substitutions and planting quantities may be revised based on stock availability and in consultation with the Biological Monitor. OC: On Center				

## TABLE 5DOWNSTREAM ESHA PLANT PALETTE- PHASE 1

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		Size	Number of
Scientific Name	Common Name	(gallon)*	Plants*
Ripari	an Zone–Phase 1		
Carex senta	swamp sedge	2" plug	100
Leymus triticoides	creeping wild rye	2" plug	100
Uplar	nd Zone–Phase 4		
Planting Group A: 10 groupings of 3	plants each planted 3 fe	et OC	
Epilobium canum	California fuchsia	1	10
Eriogonum cinereum	ashyleaf buckwheat	1	10
Salvia leucophylla	purple sage	1	10
Planting Group C: 8 groups of 3 pla	nts 3 feet OC		
Salvia mellifera	black sage	1	8
Artemisia californica	California sagebrush	1	8
Peritoma arborea	bladderpod	1	8
Planting Group D: 8 groups of 3 plants 4 feet OC			
Eriogonum cinereum	ashyleaf buckwheat	1	8
Peritoma arborea	bladderpod	1	8
Muhlenbergia rigens	deergrass	1	8
Planting Group E: 10 groups of 3 plants 4 feet OC			
Salvia mellifera	black sage	1	10
Eriogonum cinereum	ashyleaf buckwheat	1	10
Scrophularia californica	California figwort	1	10
	Tot	tal Plants*	308
*NOTE: Plant palette substitutions and planting quantities may be revised based on stock availability and in consultation with the Biological Monitor. OC: On Center			

## TABLE 5UPSTREAM ESHA PLANT PALETTE-PHASE 1 AND 4

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Scientific Name	Common Name	Size (gallon)*	Number of Plants*
Planting Group A: 10 groupings of 3	B plants each planted 3 fe	et OC	
Epilobium canum	California fuchsia	1	10
Eriogonum cinereum	ashyleaf buckwheat	1	10
Salvia leucophylla	purple sage	1	10
Planting Group C: 10 groups of 3 planting	ants 3 feet OC		
Salvia mellifera	black sage	1	10
Artemisia californica	California sagebrush	1	10
Peritoma arborea	bladderpod	1	10
Planting Group D: 10 groups of 3 plants 4 feet OC			
Eriogonum cinereum	ashyleaf buckwheat	1	10
Peritoma arborea	bladderpod	1	10
Muhlenbergia rigens	deergrass	1	10
Planting Group E: 10 groups of 3 plants 4 feet OC			
Salvia mellifera	black sage	1	10
Eriogonum cinereum	ashyleaf buckwheat	1	10
Scrophularia californica	California figwort	1	10
	То	tal Plants*	120
*NOTE: Plant palette substitutions and planting quantities may be revised based on stock availability and in consultation with the Biological Monitor. OC: On Center			

## TABLE 6MIDDLE ESHA PLANT PALETTE-PHASE 4

### **Recommendations for Planting and Seeding**

Plants purchased and/or contract grown from a reputable native plant nursery should be installed generally between October and March during periods when weather and soil conditions are suitable. In this way, seasonal rains can be used to facilitate appropriate establishment and germination. The planting locations at the Upstream and Downstream ESHA locations will be determined by the Biological Monitor in coordination with the Landscape Contractor and were originally intended to be generally consistent with **Exhibit 9**, Planting Plan for Downstream, Middle, and Upstream ESHA. However, during agency coordination, the planting plan was updated and a **final planting plan** in relation to the project was developed (**Exhibit 10**, Planting Plan for Downstream, Middle, and Upstream ESHA). Container plants will be distributed throughout the restoration site using colored flagging. Since Phase 4 construction is planned for approximately a decade after Phase 1, planting trees in the riparian zones of the Middle and Downstream ESHA will be considered if needed and will be based on established performance goals as described below.

Contractor staffing and container plants delivery shall be coordinated to facilitate immediate installation (same day) and no materials shall be stored uninstalled onsite overnight.

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The Contractor shall follow the specific container plant installation methods described below. Alternate planting methods may be used (e.g., hand digging rather than augering of planting holes in rocky or moist soils) with the prior approval of Biological Monitor. No chemical soil amendments or mulch shall be used in the container planting holes or basins.

- Planting holes shall be machine augered to a suitable width and depth prior to container plant installation. The typical planting hole is approximately twice the width and depth of the rootball.
- Planting holes shall be filled with water immediately prior to plant installation, and the water shall be allowed to percolate fully into the soil prior to planting.
- Plants shall be removed from the containers in a manner that avoids damage to the rootball. Extended tap root development and minor rootbound conditions shall be appropriately treated via pinching and loosening of appropriate portions of the rootball prior to planting.
- Each plant shall be installed so that the "collar" or soil level is slightly higher than the surrounding finished grade, to allow for partial plant settling over time.
- The excavated soil backfill material shall be placed into the planting hole to the existing grade, and gently compacted around the rootball.
- A temporary watering basin approximately two- to three-feet in diameter shall be created around each plant to facilitate the initial watering-in of the plants. The exposed upper sides of the rootball shall be covered with backfill material sloping down into the basin.
- Each plant shall be initially watered-in by hand; the watering basins shall be filled using a hose fitted with a low-force wand. The water spray shall be directed to the outer part of the watering basin to avoid damage to the plant roots or crown.

Native seed mixes will be applied to the site via hand broadcast and generally performed between October and January during periods when weather and soil conditions are suitable. Riparian zones in Upstream, Middle, and Downstream ESHA will be seeded according to phase in openings within existing riparian vegetation (**Appendix 2**, see Riparian Seed Mix). Upland zones in the Upstream and Downstream ESHA will be seeded with care to avoid existing upland vegetation (**Appendix 2**, see Santa Monica Mountains Seed Mix). Seed will be applied to the erosion control blanket according to the directions supplied by the manufacturer where applicable. Since Phase 4 construction is planned for approximately a decade after Phase 1, seeding during Phase 4 will be performed if needed and will be based on established performance goals as described below. Construction documents are provided in **Appendix 3**.

### Maintenance Plan

**90-Day Site Maintenance:** The primary goal of the 90-day maintenance period is to control non-native plant species successfully establish the specified native plant species in each site. Weed species shall not be allowed to mature; set seed; or otherwise inhibit the germination, growth, and establishment of native plant species at any time during the 90-day maintenance period.

The 90-day maintenance period shall begin immediately after the installation site has been accepted as complete and shall extend for 90 days. The 90-day maintenance period shall be performed along the entire ESHA.

• The Contractor shall conduct non-native weed control activities in a manner that avoids damaging planted/seeded native plants, native plant recruits, and onsite/adjacent biological resources. Weed control shall primarily consist of hand-pulling; however, other methods such as weed whipping

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seedlings can be used. The use of herbicides shall be avoided or minimized to the extent practicable. All green waste shall be immediately disposed of (same day as removed) in a landfill off site.

- The Contractor shall be responsible for ensuring successful establishment of container plant species and seed mixes and shall reseed/replant using approved species in order to compensate for subsequent plant failure and/or poor health. Plant replacement will occur prior to between October 15 and April 1 during periods when weather and soil conditions are suitable for plant germination and establishment. The Biological Monitor will make regular inspections of the work to assess the condition of all plants and to determine any remedial measures necessary to provide adequate survival and coverage.
- Insects, plant disease, herbivores, and other pests shall be closely monitored during the maintenance period. Diseased or infected plants shall be immediately disposed of offsite at an appropriate landfill to prevent infection of on-site resources. Where possible, biological controls shall be used instead of pesticides or herbicides. Pesticide use will comply with local codes and regulations and shall only occur with the permission of the District.

**Long-term Maintenance:** Maintenance will be performed on a monthly basis for two years to optimize native habitat establishment and to prevent the growth and dispersal of weed seeds on the restoration site. Avoidance measures will be implemented to protect wildlife (e.g., amphibians, nesting birds) during maintenance tasks. The Biological Monitor will coordinate with the Contractor on appropriate maintenance methods to optimize site performance while avoiding adverse impacts to wildlife species. The use of herbicides or other pest-control measures will be minimized to the extent feasible and performed by professional applicators holding valid certifications and or licenses. Standing snags retained on site for wildlife value will be assessed so as to not create a safety issue. Maintenance tasks include the following:

- Weed control: Weeds will be removed on a regular basis, as necessary, before they set seed and/or before they reach approximately 12 inches in height. The existing exotic ruderal vegetation must be removed to prevent further invasion. Use of hand tools, chainsaws, and weed whippers will likely be the preferred methods for weed removal. All weeded material shall be removed from the site.
- Site repair/erosion control/irrigation system: The Contractor will be responsible for providing erosion control as appropriate, to prevent damage to the ESHA and immediately adjacent areas. Both the riparian and upland zones will be stabilized with erosion control features prior to planting and seeding to encourage the establishment of stabilizing vegetation. Should significant storm events occur that cause scouring and accumulation of vegetation, the installation of additional erosion control measures may be required and, in extreme cases, may include planting additional riparian and upland vegetation. In consultation with the District and the Contractor, the assigned Biological Monitor will determine the need for and approve any additional or necessary erosion control measures and plantings. The Contractor will also be responsible for the maintenance and upkeep of the temporary irrigation system.
- **Trash removal:** The Contractor will keep the restoration area free of all trash and debris. All trash will be moved off the site and deposited at an appropriate location.
- **Pest and disease control**: It is not anticipated that local wildlife (e.g., rabbits, pocket gophers, and ground squirrels) will cause any serious damage to enhancement plantings within the ESHA restoration areas; however, if the Contractor determines that plantings are being jeopardized by wildlife, corrective measures such as organic, nontoxic deterrents and fencing/plant cages may be used. Likewise, if the Contractor identifies potential diseased vegetation that could jeopardize the

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health of any enhancement plantings, an arborist or other expert will be contracted to identify potential issues before any permanent occurs.

• Site protection: Site protection of the ESHA will continue to be a priority after the implementation of restoration efforts. The District in coordination with the Contractor will provide adequate protection of the restored zones against herbivores, traffic, vandalism, or other intrusions by erecting signage along the looping trail. Damaged areas will be repaired within two weeks. Maintenance paths through planted areas will be created to minimize damage.

**Biological Monitoring:** The Biological Monitor will oversee preliminary plant material coordination (e.g., container plant purchases, seed mix purchases, and/or plant/cuttings/seed collection, container plant propagation); restoration site preparation; installation; and long-term performance during all phases of construction. Monitoring will consist of monthly site inspections for two years after installation in each portion of the drainage: Downstream, Middle, and Upstream ESHA. The Biological Monitor will also be responsible for providing site status documentation and for facilitating the protection of natural resources during long-term maintenance activities for the site. Since Phase 4 construction is planned for approximately a decade after Phase 1, the Biological Monitor will determine the need for planting additional trees in the riparian zones of the Middle and Upstream ESHA based on the evaluation of performance goals. Biological monitoring tasks include the following:

**Baseline Data Collection and Mapping:** Baseline transect data collection will take place prior to project implementation to inform performance goals. The approach for informing performance goals will be to use a combination of quantitative and qualitative data due to the heterogeneity of the habitats at each ESHA location. Mapping of transects will be GIS-based and rectified for loading onto field computers. Thus, two 100-foot transects will be located in each ESHA restoration location: Upstream, Middle, and Downstream. Transect #1 will be located on the pavement to be demolished and revegetated. Transect #2 will located in the upland portion of the ESHA. To evaluate the riparian zone of each ESHA restoration site, permanent photographic documentation stations will be established to record habitat improvement qualitatively. The approach for setting performance goals based on the described preliminary transects and their locations may be modified to accurately inform the subject goals. The following performance goals are proposed:

- For transect #1 (hardscape demo area):
  - The native cover class shall reach 20 percent in Year 1 and 40 percent in Year 2 with the native cover class comprised of both woody and herbaceous native species.
  - The non-native cover class shall be 10 percent or less and 0 percent of species listed by the California Exotic Pest Plant Council in Year 1 and Year 2.
  - The diversity of native species shall be at least 5 in Year 1 and greater than 5 in Year 2.
- For transect #2 (upland restoration):
  - The native cover class shall be at least 40 percent in Year 1 and greater than 40 percent in Year 2 with the native cover class comprised of both woody and herbaceous native species.
  - The non-native cover class shall be 10 percent or less and 0 percent of species listed by the California Exotic Pest Plant Council in Year 1 and Year 2.
  - The diversity of native species shall be at least 5 in Year 1 and greater than 5 in Year 2.

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• For the riparian zone: performance will be based on photo-documentation of the riparian zone at each ESHA location. Year 1 qualitative description of the site shall include the number of native woody species/riparian trees, number of individuals of each species, approximate height/canopy diameter/health, and a description of understory species (woody and/or herbaceous). For Year 2, the data collected in Year 1 shall be repeated showing an increase in tree height and canopy diameter, good health, and continued presence of understory species, including woody understory species.

**Maintenance Monitoring:** The Biological Monitor will monitor the maintenance activities performed by the Contractor to ensure successful site enhancement. The Biological Monitor will meet with the Contractor, as necessary, during regularly scheduled monthly site visits to discuss site conditions and recommended remedial measures. Potential remedial maintenance measures may include the following:

- The Biological Monitor will discuss with the field crews, as deemed necessary, the differences between invasive, problem weed species and desired native species (frequency will be based on field personnel changes and field conditions).
- The Biological Monitor will coordinate with the Contractor on an ongoing basis regarding appropriate weed control measures to facilitate the successful control of weed species and establishment of native plant species.
- In the event of herbivore damage, erosion damage, vandalism, or other types of site damage, the Biological Monitor will make appropriate recommendations to minimize future damage to the site. Possible protection measures may include additional fencing, straw bales, and/or signage.
- The Biological Monitor will coordinate with the Contractor regarding appropriate revegetation measures in the event that large open areas devoid of vegetation are created as a result of weed abatement activities, such as the use of seed collected from on-site plantings.
- The Biological Monitor will coordinate with the Contractor regarding the control of insects, ground squirrels, and other herbivores, along with fungi, rust, and other plant diseases and infestations. Recommended control measures will include, but will not be limited to, biological control methods and herbicides. No chemical or mechanical pest control will be performed without prior coordination with the Biological Monitor.

**Performance Monitoring:** The Biological Monitor will evaluate the performance of the habitat enhancement effort against the performance goals as described above or modified based on the results of baseline data collection.

**Annual Reporting:** The Biological Monitor will be responsible for coordinating with the District, its Contractor, and all applicable resource agencies regarding site conditions, vegetation performance, and potential remedial measures. For this, annual monitoring reports will be prepared based on quantitative/qualitative surveys (e.g., vegetation transects) to document improvement of habitat functions and values of the restoration site.

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Psomas appreciates the opportunity to assist with this project. If you have any questions, please contact Irena Mendez, PhD at 310.488.5645 or Irena.Mendez@Psomas.com.

Sincerely, **P S O M A S** 

Ann M. Johnston Vice President/Principal Irena Mendez, PhD Senior Project Manager

Attachments: Exhibits 1 through 10 Appendices 1 and 2

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## PLANT PALETTES

**APPENDIX 2** 

SEED MIXES