

**CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER
SPECIFIC PLAN**

(As Amended November 9, 2015)

City of Seal Beach
Community Development Department
211 Eighth Street
Seal Beach, California 90740
(562) 431-2527

SECTION A: INTRODUCTION

1. AUTHORITY AND SCOPE

California Government Code Section 65450 et. Seq. and Seal Beach Municipal Code Chapter 11.5.15.005 authorize the City of Seal Beach (“City”) to adopt and amend the DWP Specific Plan. A Specific Plan may include all detailed regulations, conditions, programs, and proposed legislation which may be necessary or convenient for the systematic implementation of each element of the General Plan.

In addition, Division 20 of the California Public Resources Code (California Coastal Act of 1976) requires the submission of zoning ordinances, zoning district maps or other implementing actions to the Coastal Commission following local government adoption.

2. PURPOSE AND INTENT

The DWP Specific Plan provides for the classification and development of property described in Exhibit A (the “Specific Plan area”) as a coordinated comprehensive project to realize the benefits of integrated community planning. The concepts, regulations and conditions established by the DWP Specific Plan, as amended, implement the City’s General Plan by providing for the development of detached, single family dwellings and public open space. The DWP Specific Plan, as amended, establishes the type, location, intensity, and character of future development, while providing for creative and imaginative community design concepts. Zoning regulations, development standards and other regulations have been incorporated into the DWP Specific Plan in return for increased development sensitivity and community amenities to serve the present and future Seal Beach residents and visitors.

3. LOCATION

The DWP Specific Plan governs that property generally between the San Gabriel River Channel to the west, First Street to the east, Marina Drive to the north and the public beach on the south, described with more particularity in the legal description attached hereto as Exhibit A and incorporated by this reference. Attached hereto as Exhibit B and incorporated by this reference is the Land Use Development Plan.

4. NOTES AND CONDITIONS

- A. Unless otherwise specified, all development within the DWP Specific Plan shall comply with the City of Seal Beach Municipal Code (“Municipal Code”). Terms used herein shall have the same meaning as defined in the Municipal Code unless otherwise defined herein.
- B. Any details or issues not specifically covered by this Specific Plan shall be subject to the regulations of the Municipal Code.

- C. The approval of development within the Specific Plan area shall be governed by Municipal Code Chapter 11.5.15.005 and applicable portions of Section 65450 et seq. of the California Government Code.
- D. All construction within the boundaries of the Specific Plan shall comply with all provisions of the California Building Code and the various mechanical, electrical, plumbing, fire and security codes adopted by the City of Seal Beach as established by the Municipal Code.
- E. Modifications to the Specific Plan that do not give rise to a conflict with the intent of the Specific Plan as approved may approved by the City Manager.
- F. Environment assessment for any development shall be completed prior to final action on the project.
- G. Any land use designation not specifically included in the DWP Specific Plan shall not be permitted.
- H. If any regulation, condition, program or portion thereof of the Specific Plan is for any reason held invalid or unconstitutional by any court off competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and the invalidity of such provision shall not affect the validity of the remaining provisions hereof.
- I. A seven member Advisory Committee shall provide citizen input and review of all matters relating to this Specific Plan.

SECTION B: LAND USE DEVELOPMENT PLAN GENERAL DEVELOPMENT STANDARDS

1. LOCATION

The general location of all principal land uses is shown in Exhibit B, Land Use Development Plan. All construction within the Specific Plan area shall conform to Exhibit B and the Development Standards. The general Development Standards provide continuity for the Specific Plan area by providing generalized standards for residential uses.

2. LAND USE CATEGORIES

The only land uses permitted within the Specific Plan area are Residential Use, Visitor Serving Uses including overnight accommodations as approved by the Coastal Commission on September 9, 2015 , and Visitor Serving Open-Space Park Use as shown on Exhibit B.

3. RESIDENTIAL USES

A. Location

As shown on the Land Use Development Plan (Exhibit B), no residential parcels shall be permitted south of an imaginary western prolongation of the northerly Central Way right-of-way line. The legal description of the area that includes the residential development is attached hereto as Exhibit C.

B. Permitted Use

Not to exceed 30 single-unit detached residential units.

Home Occupations and Accessory Uses, as permitted in the Municipal Code in the Residential High Density – 20 District.

4. VISITOR SERVING PARCEL

A. Location

As shown on the Tract Map No. 17425 (Exhibit E), the visitor serving parcel is labeled Lot "G" and is a single parcel minimum 16,758 (.4 acres) square feet in area. Lot "G" is bounded by Marina Drive to the east, C Street to the west, B Street to the north and Residential Lots 1, 2 and 3 to the south.

B. Permitted Use

On September 9, 2015 the Coastal Commission granted Permit Application No. 5-13-1233, Development Plan for the DWP site which also

approved the Visitor Serving Parcel to be developed with visitor serving uses including lower-cost overnight accommodations. Lower cost overnight accommodation uses are the priority use, but other allowed uses are visitor serving retail, restaurants and other commercial uses that provide services and/or amenities for visitors to the nearby beach and the San Gabriel River.

4. VISITOR SERVING OPEN SPACE PARK

A. Location

As shown on the Land Use Development Plan (Exhibit B), the contiguous area south of an imaginary westerly prolongation of the northerly right-of-way line of Central Way shall be open space. The legal description of the area designated "Open Space," attached hereto as Exhibit D, includes this contiguous area.

B. Permitted Uses

Public parks, green belts, bike trails, nature trails, hiking trails, and any passive recreational uses normally located in parks or open spaces as described in the DWP Open Space Master Plan (Exhibit F). Visitor serving commercial uses shall be provided on a seasonal and year-round basis. The park hours are from 5:00 a.m. to 10:00 p.m., daily.

5. CIRCULATION

The street system shall be located as generally shown on the Land Use Development Plan, Exhibit B. Final alignments shall be reviewed by the City Engineer in accordance with Seal Beach Municipal Code Title 10.

All streets shall conform to the standards approved by the City Engineer.

6. BUILDING HEIGHT

A. Residential

The maximum building height shall not exceed 25 feet.

B. Open Space

To ensure the passive nature of the open space area, only light standards and park benches shall be allowed, and the height of said light standards shall not exceed 15 feet.

7. PARKING

As required by the Municipal Code.

8. DEVELOPMENT STANDARDS

The maximum number of single-family dwelling units permitted in the Specific Plan area shall be thirty (30). Residential uses must generally conform to the development standards applicable to Residential High Density (RHD-20) development in Old Town Seal Beach. As noted below, the residences in Old Town do not share a uniform design standard. Development in Old Town is instead guided by lot dimensions, location, physical limitations and orientation. To ensure the appropriate application of the RHD-20 development standards in the Specific Plan area so that development of residential uses there is both compatible with existing residential uses in Old Town and promotes diversity, the Community Development Director may issue official written Code interpretations to disclose the manner in which the RHD-20 development standards will be applied in the Specific Plan area in future cases. Any interpretations may be superseded by a later interpretation when the Director determines that the earlier interpretation was in error or no longer applicable under the current circumstances. Such interpretations shall be maintained on file with the City.

9. ARCHITECTURE AND DESIGN

Development of residential uses in the Specific Plan area should be architecturally similar to existing residential development in Old Town Seal Beach. Old Town does not have a uniform design standard. Architectural design is instead guided by lot dimensions and the development standards for the RHD-20 District. This has resulted in a characteristically eclectic mix of interesting architectural styles. Because residential development in the Specific Plan area will take place on similarly shaped lots and under the same RHD-20 development standards, it will be architecturally compatible with Old Town. Additional architectural standards may also be implemented through private Covenants, Conditions, and Restrictions (CC&R's).

10. UTILITIES

All utilities shall be underground.

11. REQUIRED SUBMITTALS

Applications for development shall be made in accordance with the procedural requirements of the Seal Beach Municipal Code.

EXHIBIT A
LEGAL DESCRIPTION OF THE DWP SPECIFIC PLAN AREA

**EXHIBIT A
SPECIFIC PLAN AREA**

THAT PORTION OF OF LAND SITUATED IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF CERTIFICATE OF COMPLIANCE NO. 2009-01, RECORDED MARCH 10, 2009 AS INSTRUMENT. NO. 2009000109534 OF OFFICIAL RECORDS, A PORTION OF THE TIDELAND LOCATION NO. 137 AS DESCRIBED IN THE QUITCLAIM DEED RECORDED JANUARY 25, 2007 AS INSTRUMENT. NO. 20070000052124 OF OFFICIAL RECORDS, AND SHOWN ON RECORD OF SURVEY NO. 2002-1090 RECORDED IN BOOK 193, PAGE 47 OF RECORDS OF SURVEY, AND A PORTION OF FIRST STREET AND MARINA DRIVE, AS DESCRIBED IN THE JUDGEMENT AND FINAL ORDER OF CONDEMNATION RECORDED MARCH 23, 1977, BOOK 12115, PAGE 201, ALL IN THE OFFICE OF THE ORANGE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF PARCEL 3 OF SAID CERTIFICATE OF COMPLIANCE AND AS SHOWN ON SAID RECORD OF SURVEY NO. 2002-1090;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3 THROUGH THE FOLLOWING COURSES:

- 1) SOUTH 43°01'03" EAST 34.37 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 940.00 FEET,
- 2) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°51'23" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT BEARS SOUTH 43°07'34" WEST AND
- 3) SOUTH 4°04'51" WEST 3.39 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 43°01'03" EAST 40.15 FEET;

THENCE SOUTH 05°21'49" EAST 30.54 FEET TO THE SOUTHEASTERLY LINE OF SAID CONDEMNATION;

THENCE ALONG SAID LAST SOUTHEASTERLY LINE SOUTH 32°17'25" WEST 319.40 FEET TO AN ANGLE POINT ON SAID CONDEMNATION, ALSO BEING AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF PARCEL 6 AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE NO. 2009-01 AND SAID RECORD OF SURVEY;

THENCE SOUTH 32°17'25" WEST 549.03 FEET;

THENCE ALONG THE PERIMETER BOUNDARY LINES OF PARCELS 4, 5, AND 6 AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE THE FOLLOWING (11) TEN COURSES:

- 1) SOUTH 54°44'12" EAST 60.08 FEET,
- 2) SOUTH 32°17'25" WEST 273.93 FEET,
- 3) NORTH 57°53'35" WEST 55.32 FEET,
- 4) NORTH 21°50'35" WEST 366.64 FEET,
- 5) NORTH 25°31'25" EAST 78.63 FEET,
- 6) NORTH 21°26'49" EAST 80.01 FEET,
- 7) NORTH 28°13'48" WEST 45.71 FEET,
- 8) NORTH 07°01'12" EAST 69.96 FEET,
- 9) NORTH 13°01'12" EAST 547.80 FEET AND
- 10) SOUTH 63°58'48" EAST 99.64 FEET;

THENCE LEAVING SAID PERIMETER BOUNDARY LINES NORTH 19°00'21" EAST 2.61 FEET FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 70°42'12" WEST;

THENCE NORTHWESTERLY 72.53 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°04'40";

THENCE SOUTH 65°52'02" EAST 99.74 FEET;

THENCE NORTHERLY 72.53 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°04'40";

THENCE SOUTH 65°52'02" EAST 99.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1900.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 68°54'46" WEST;

THENCE NORTHEASTERLY 7.08 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°12'48" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 326.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 68° 41' 57" WEST;

THENCE NORTHEASTERLY 81.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°19'23" TO THE NORTHWESTERLY LINE OF PARCEL 2 AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE NO. 2009-01;

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 55°46'12" EAST 104.50 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 2;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2 SOUTH 43°01'03" EAST 202.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 473,077 SQUARE FEET, 10.860 ACRES MORE OR LESS.

AS SHOWN ON EXHIBIT "A-1" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

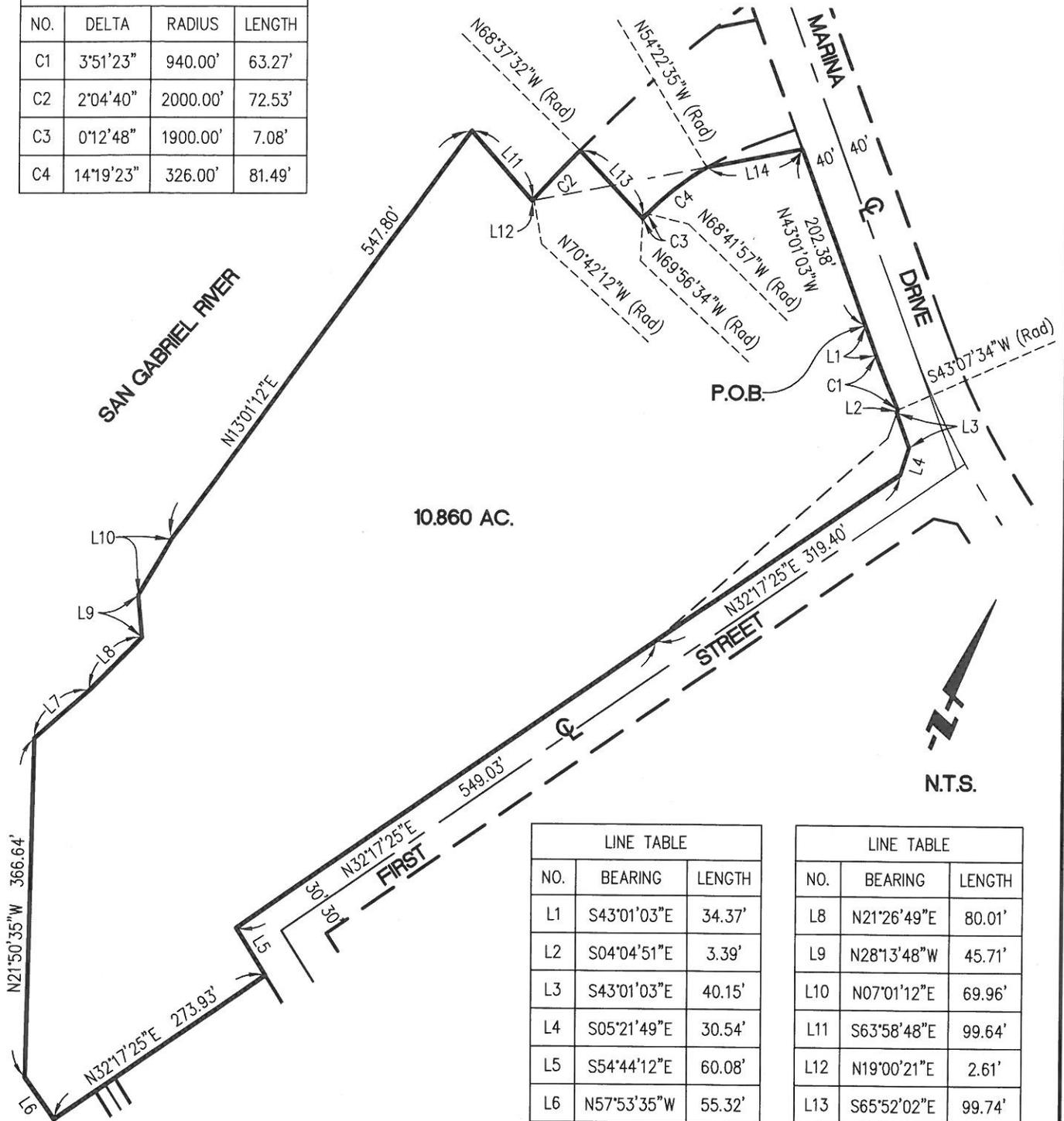
DATED THIS 19th DAY OF October 2015.


KURT R. TROXELL L.S. 7854



EXHIBIT A-1 SPECIFIC PLAN AREA

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	3°51'23"	940.00'	63.27'
C2	2°04'40"	2000.00'	72.53'
C3	0°12'48"	1900.00'	7.08'
C4	14°19'23"	326.00'	81.49'



LINE TABLE		
NO.	BEARING	LENGTH
L1	S43°01'03"E	34.37'
L2	S04°04'51"E	3.39'
L3	S43°01'03"E	40.15'
L4	S05°21'49"E	30.54'
L5	S54°44'12"E	60.08'
L6	N57°53'35"W	55.32'
L7	N25°31'25"E	78.63'

LINE TABLE		
NO.	BEARING	LENGTH
L8	N21°26'49"E	80.01'
L9	N28°13'48"W	45.71'
L10	N07°01'12"E	69.96'
L11	S63°58'48"E	99.64'
L12	N19°00'21"E	2.61'
L13	S65°52'02"E	99.74'
L14	N55°46'12"E	104.50'



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CITY OF SEAL BEACH

SITE MAP - DWP SPECIFIC PLAN AREA

POR. OF CERTIFICATE OF COMPLIANCE NO. 2009-01, RECORDED MARCH 10, 2009, INST. NO. 2009000109534, & POR. TIDE LAND LOC. NO. 137, & POR. FIRST STREET & MARINA DRIVE PER FINAL ORDER OF CONDEMNATION REC. MARCH 23, 1977, BK 12115, PG. 201, ALL OF OFFICIAL RECORDS.

SHEET
1
OF 1

JOB NO.

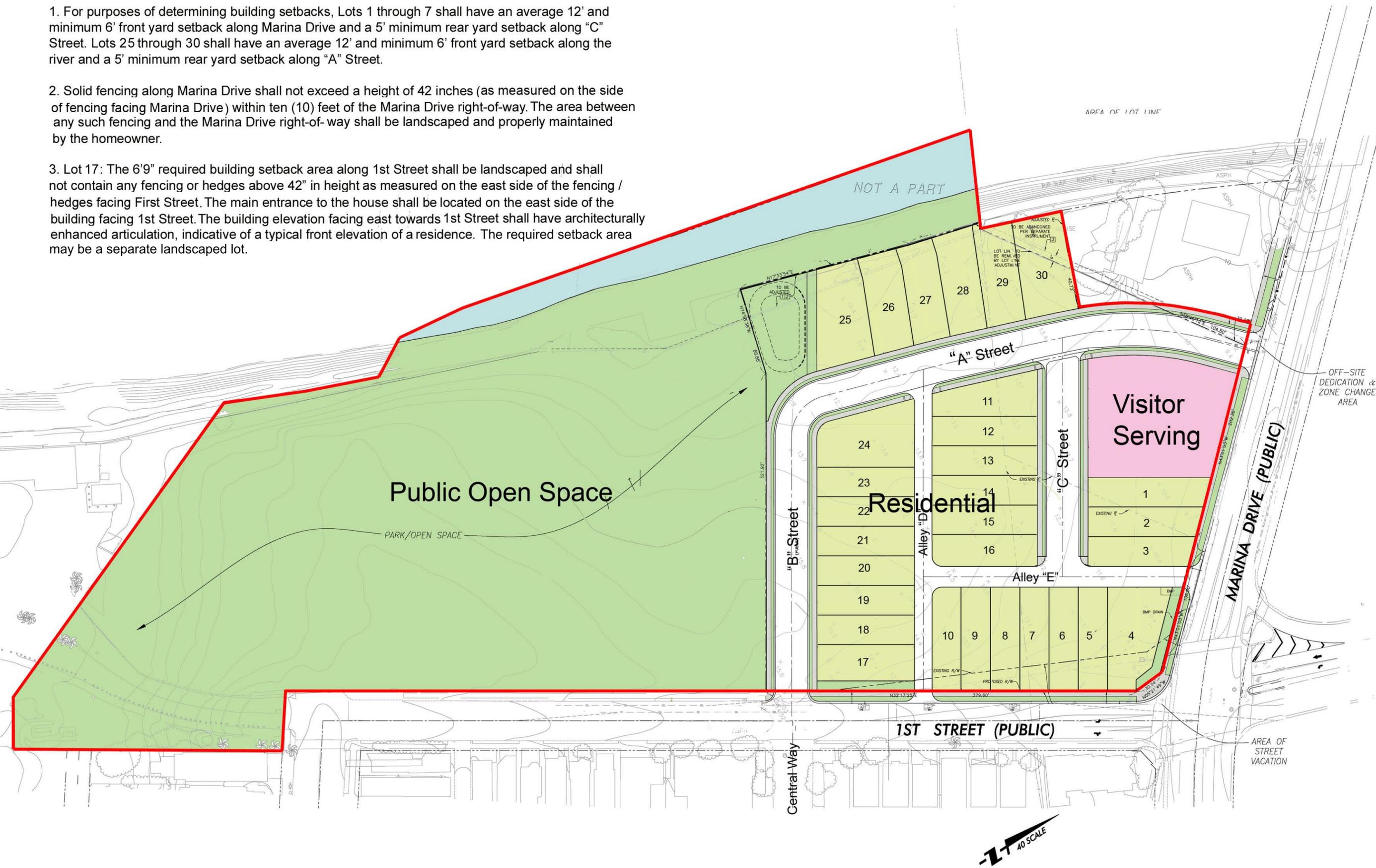
EXHIBIT B
LAND USE DEVELOPMENT PLAN

Notes;

1. For purposes of determining building setbacks, Lots 1 through 7 shall have an average 12' and minimum 6' front yard setback along Marina Drive and a 5' minimum rear yard setback along "C" Street. Lots 25 through 30 shall have an average 12' and minimum 6' front yard setback along the river and a 5' minimum rear yard setback along "A" Street.

2. Solid fencing along Marina Drive shall not exceed a height of 42 inches (as measured on the side of fencing facing Marina Drive) within ten (10) feet of the Marina Drive right-of-way. The area between any such fencing and the Marina Drive right-of-way shall be landscaped and properly maintained by the homeowner.

3. Lot 17: The 6'9" required building setback area along 1st Street shall be landscaped and shall not contain any fencing or hedges above 42" in height as measured on the east side of the fencing / hedges facing First Street. The main entrance to the house shall be located on the east side of the building facing 1st Street. The building elevation facing east towards 1st Street shall have architecturally enhanced articulation, indicative of a typical front elevation of a residence. The required setback area may be a separate landscaped lot.



Land Use Development Plan

EXHIBIT C
LEGAL DESCRIPTION OF RESIDENTIAL AREA

**EXHIBIT C
PROPOSED RESIDENTIAL PROJECT AREA**

THAT PORTION OF OF LAND SITUATED IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF CERTIFICATE OF COMPLIANCE NO. 2009-01, RECORDED MARCH 10, 2009 AS INSTRUMENT. NO. 2009000109534 OF OFFICIAL RECORDS, A PORTION OF THE TIDELAND LOCATION NO. 137 AS DESCRIBED IN THE QUITCLAIM DEED RECORDED JANUARY 25, 2007 AS INSTRUMENT. NO. 20070000052124 OF OFFICIAL RECORDS, AND SHOWN ON RECORD OF SURVEY NO. 2002-1090 RECORDED IN BOOK 193, PAGE 47 OF RECORDS OF SURVEY, AND A PORTION OF FIRST STREET AND MARINA DRIVE, AS DESCRIBED IN THE JUDGEMENT AND FINAL ORDER OF CONDEMNATION RECORDED MARCH 23, 1977, BOOK 12115, PAGE 201, ALL IN THE OFFICE OF THE ORANGE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF PARCEL 3 OF SAID CERTIFICATE OF COMPLIANCE AND AS SHOWN ON SAID RECORD OF SURVEY NO. 2002-1090;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3 THROUGH THE FOLLOWING COURSES:

- 1) SOUTH 43°01'03" EAST 34.37 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 940.00 FEET,
- 2) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°51'23" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT BEARS SOUTH 43°07'34" WEST AND
- 3) SOUTH 4°04'51" WEST 3.39 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 43°01'03" EAST 40.15 FEET;

THENCE SOUTH 05°21'49" EAST 30.54 FEET TO THE SOUTHEASTERLY LINE OF SAID CONDEMNATION;

THENCE SOUTH 05°21'49" EAST 30.54 FEET TO A POINT ON THE NORTHWESTERLY LINE OF FIRST STREET AS SHOWN ON SAID RECORD OF SURVEY AND DESCRIBED IN SAID FINAL ORDER OF CONDEMNATION;

THENCE ALONG SAID LAST SOUTHEASTERLY LINE SOUTH 32°17'25" WEST 319.40 FEET TO AN ANGLE POINT ON SAID CONDEMNATION, ALSO BEING AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF PARCEL 6 AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE NO. 2009-01 AND SAID RECORD OF SURVEY;

THENCE SOUTH 32°17'25" WEST 60.20 FEET;

THENCE NORTH 57°44'43" WEST 321.92 FEET;

THENCE NORTH 74°58'38" WEST 88.88 FEET;

THENCE NORTH 17°33'54" EAST 179.66 FEET;

THENCE NORTH 15°01'22" EAST 74.66 FEET TO THE NORTHEASTERLY LINE OF PARCEL 6 AS DESCRIBED IN SAID CERTIFICATE OF COMPLIANCE NO. 2009-01;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE SOUTH 63°58'48" EAST 6.50 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 19°00'21" EAST 2.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 70°42'12" WEST;

THENCE NORTHERLY 72.53 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°04'40";

THENCE SOUTH 65°52'02" EAST 99.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1900.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 68°54'46" WEST;

THENCE NORTHERLY 7.08 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°12'48" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 326.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 68° 41' 57" WEST;

THENCE NORTHERLY 81.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°19'23" TO THE NORTHWESTERLY LINE OF PARCEL 2 AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE NO. 2009-01;

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 55°46'12" EAST 104.50 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 2;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2 SOUTH 43°01'03" EAST, 29.65 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 46°58'57" WEST 39.07 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 274.00 FEET;

THENCE SOUTHWESTERLY 116.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°22'13" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT BEARS NORTH 67° 23' 15" WEST;

THENCE SOUTH 57°42'35" EAST, 119.97 FEET;

THENCE NORTH 32°17'25" EAST, 125.81 FEET TO SAID NORTHEASTERLY LINE OF PARCEL 2;

THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 43°01'03" EAST, 64.18 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 176,500 SQUARE FEET, 4.052 ACRES MORE OR LESS.

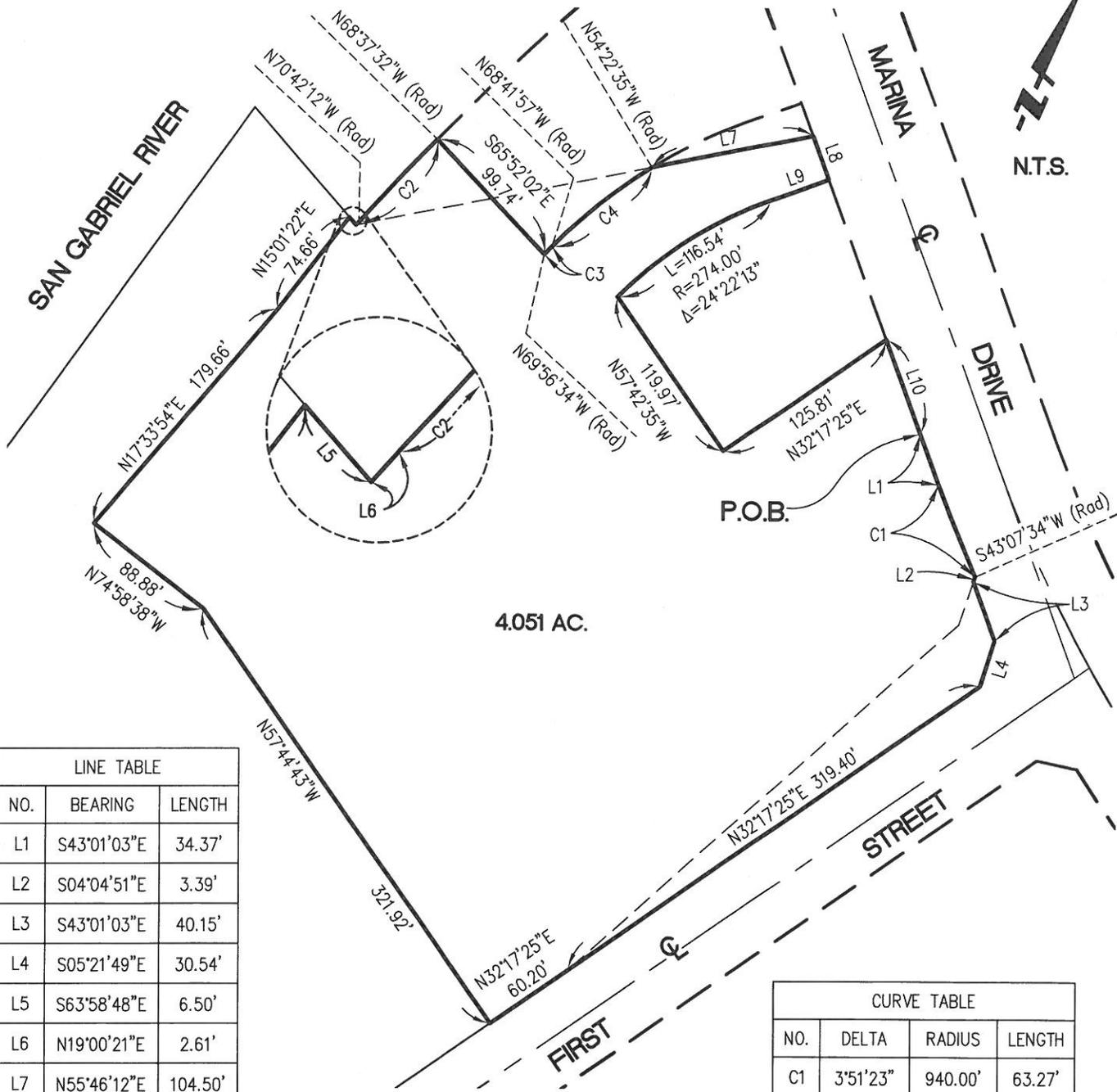
AS SHOWN ON EXHIBIT "C-1" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

DATED THIS 19th DAY OF October 2015.


KURT R. TROXELL L.S. 7854



**EXHIBIT C-1
PROPOSED RESIDENTIAL PROJECT AREA**



LINE TABLE		
NO.	BEARING	LENGTH
L1	S43°01'03"E	34.37'
L2	S04°04'51"E	3.39'
L3	S43°01'03"E	40.15'
L4	S05°21'49"E	30.54'
L5	S63°58'48"E	6.50'
L6	N19°00'21"E	2.61'
L7	N55°46'12"E	104.50'
L8	S43°01'03"E	29.65'
L9	N46°58'57"E	39.07'
L10	S43°01'03"E	64.18'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	3°51'23"	940.00'	63.27'
C2	2°04'40"	2000.00'	72.53'
C3	0°12'48"	1900.00'	7.08'
C4	14°19'23"	326.00'	81.49'

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CITY OF SEAL BEACH

PROPOSED RESIDENTIAL PROJECT AREA

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SHEET
1
OF 1

JOB NO.

EXHIBIT D
LEGAL DESCRIPTION OF OPEN SPACE AREA

EXHIBIT "D"

LEGAL DESCRIPTION

"OPEN SPACE"

LOT "A"

THAT PORTION BLOCK "B" OF BAY CITY, IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 19 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING NORTHWESTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF FIRST STREET AS SHOWN ON SAID MAP.

EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF OCEAN AVENUE AS DESCRIBED IN THE DEED TO SAID CITY RECORDED JANUARY 23, 1932 IN BOOK 536, PAGE 49 OF OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION THEREOF LYING SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF FIRST STREET AND THE SOUTHWESTERLY LINE OF OCEAN AVENUE AS SAID STREETS ARE SHOWN ON THE MAP OF SAID BAY CITY; THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE OF FIRST STREET 273.93 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 58° 54' WEST 55.32 FEET; THENCE NORTH 22° 51' 00" WEST 366.64 FEET; THENCE NORTH 24° 31' 00" EAST 78.78 FEET TO THE SOUTHWESTERLY LINE OF OCEAN BOULEVARD, AS SHOWN ON SAID MAP.

LOT "B"

THAT PORTION OF BLOCK "B" TOGETHER WITH THAT PORTION OF "OCEAN AVE." A STREET, IN THE BAY CITY TRACT, IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 19 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING WESTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF BLOCK "C" OF SAID BAY CITY TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF FIRST STREET, AS SHOWN ON SAID MAP, WITH THE NORTHEASTERLY LINE OF SAID BLOCK "B"; THENCE NORTH 31° 17' 22" EAST 80.11 FEET ALONG SAID SOUTHWESTERLY PROLONGATION TO THE MOST SOUTHERLY CORNER OF SAID BLOCK "C"; THENCE NORTH 55° 43' 00" WEST 318.40 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK "C" TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RECORDED MAY 20, 1933 IN BOOK 612, PAGE 317 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE SOUTHERLY ALONG THE SOUTHERLY PROLONGATION OF SAID EASTERLY LINE, ALONG THE SEAL BEACH BOUNDARY AGREEMENT NO. 2, RECORDED APRIL 8, 1968 IN BOOK 8565, PAGE 1 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY TO THE NORTHERLY TERMINUS OF THE AGREEMENT LINE BETWEEN THE STATE LANDS COMMISSION AND THE CITY OF SEAL BEACH AND THE CITY OF LOS ANGELES RECORDED AUGUST 9, 1967 IN BOOK 8336 PAGE 954 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH 24° 31' 00" WEST 60.00 FEET ALONG LAST SAID AGREEMENT LINE TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF SEAL BEACH RECORDED JANUARY 23, 1932 IN BOOK 536, PAGE 49 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH 67° 06' 27" EAST 297.06 FEET ALONG THE SOUTHERLY LINE OF SAID LAND OF THE CITY OF SEAL BEACH, SAID SOUTHERLY LINE

BEING THE SOUTHERLY LINE OF OCEAN AVENUE AS SET FORTH IN RESOLUTION NO. 197 BY THE TRUSTEES OF THE CITY OF SEAL BEACH AND RECORDED IN BOOK 536, PAGE 49 OF OFFICIAL RECORDS, TO THE POINT OF BEGINNING.

A PORTION OF SAID OCEAN AVENUE WAS VACATED UPON APPLICATION OF THE BAYSIDE LAND COMPANY AND ACTION OF THE TRUSTEES OF THE CITY OF SEAL BEACH RECORDED AUGUST 18, 1914 IN MINUTE BOOK 11 AT PAGE 51.

LOT "C"

BLOCK "C" OF BAY CITY, IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 19 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF LOT A-2, IN THE RANCHO LOS ALAMITOS INCLUDED WITHIN SAID CITY OF SEAL BEACH, AS SHOWN ON MAP NO. 1 FILED IN DECREE OF PARTITION IN THE SUPERIOR COURT OF LOS ANGELES COUNTY, CALIFORNIA, CASE NO. 13527, A CERTIFIED COPY OF THE FINAL DECREE OF SAID CASE HAVING BEEN RECORDED FEBRUARY 2, 1891 IN BOOK 14, PAGE 31 OF DEEDS OF SAID ORANGE COUNTY, LYING WESTERLY OF SAID BLOCK "C" AND LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID BLOCK "C".

EXCEPT FROM THE ABOVE DESCRIBED PORTION OF SAID LOT A-2 THAT PORTION THEREOF LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT NORTH 65° 00' 00" WEST, 330.00 FEET FROM STATION NO. 49 OF THE PATENT BOUNDARY LINE OF THE RANCHO LOS ALAMITOS, BEING IN THE NORTHEASTERLY LINE OF SAID BLOCK "C" AND ON THE EASTERN SHORE OF THE INLET FROM THE PACIFIC OCEAN TO ALAMITOS BAY; THENCE SOUTH 12° 00' 00" WEST, 547.80 FEET; THENCE SOUTH 6° 00' 00" WEST, 69.95 FEET; THENCE SOUTH 29° 15' 00" EAST, 38.72 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF OCEAN AVENUE, AS SHOWN ON AFORESAID MAP OF BAY CITY; THENCE SOUTH 55° 43' 00" EAST, ALONG SAID LINE OF OCEAN AVENUE 322.47 FEET TO THE SOUTHEASTERLY CORNER OF SAID BLOCK "C".

ALSO **EXCEPT** THAT PORTION THEREOF LYING NORTHEASTERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEASTERLY LINE OF SAID BLOCK "C" OF BAY CITY, BEING 60.20' SOUTHERLY FROM THE MOST SOUTHERLY POINT OF THE LAND INCLUDED IN THE FINAL ORDER OF CONDEMNATION RECORDED MARCH 23, 1977 IN BOOK 12115, PAGE 201, OF OFFICIAL RECORDS; THENCE NORTH 58° 53' 38" WEST, 321.92 FEET; THENCE NORTH 76° 07' 33" WEST, 88.88 FEET; THENCE NORTH 16° 24' 59" EAST, 179.66 FEET; THENCE NORTH 13° 52' 27" EAST, 74.66 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID BLOCK "C" DISTANT NORTH 65° 00' 00" WEST, 238.07 FEET FROM STATION 49 OF THE RANCHO LOS ALAMITOS AS SHOWN ON SAID MAP OF BAY CITY.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY:

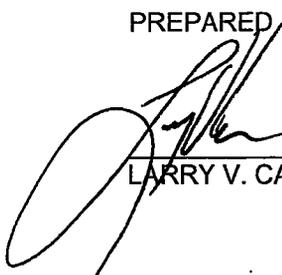
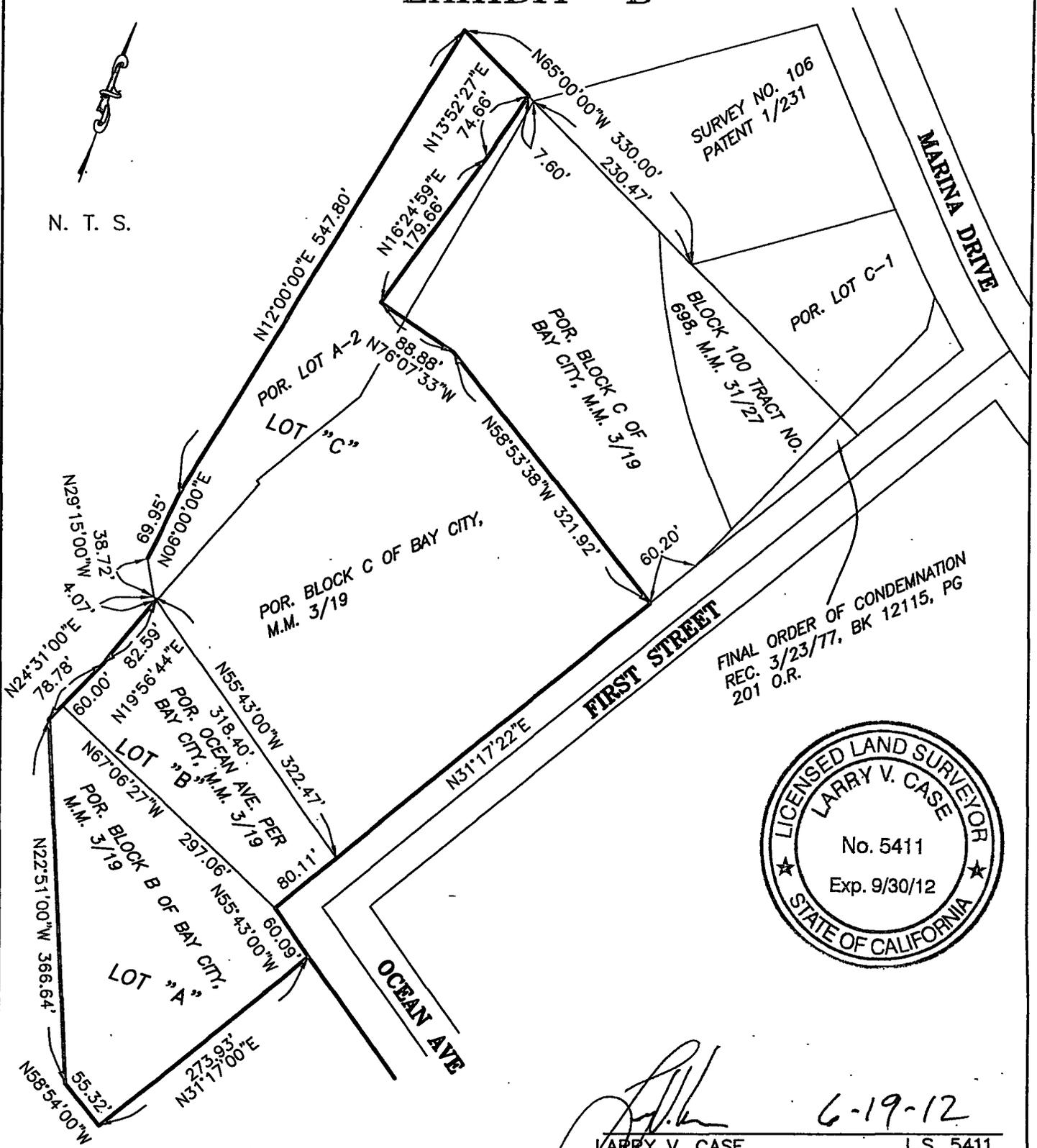
 6-19-12
LARRY V. CASE, L.S. No. 5411



EXHIBIT "B"



N. T. S.



FINAL ORDER OF CONDEMNATION
REC. 3/23/77, BK 12115, PG
201 O.R.



[Signature]
LARRY V. CASE

6-19-12

L.S. 5411

PREPARED IN THE OFFICE OF:

Case Land Surveying, Inc.

Surveying Mapping GPS Services
614 Eckhoff St.
Orange, CA. 92868
Tel (714) 628-8948
Fax (714) 628-8905

CITY OF SEAL BEACH

CITY PARCEL

POR. OF BLOCKS B, C AND OCEAN AVE.
OF BAY CITY IN BOOK 3, PAGE 19, OF
MAPS, COUNTY OF ORANGE, STATE OF
CALIFORNIA.

SHEET
1
OF 1

JOB No.
11-SEA-791

EXHIBIT E
TRACT MAP 17425

SHEET 3 OF 3
 ALL OF VESTING TENTATIVE TRACT NO. 17425
 30 NUMBERED LOTS
 9 LETTERED LOTS
 AREA: 4.437 ACRES GROSS
 4.435 ACRES NET
 DATE OF SURVEY: OCTOBER 2015

TRACT No. 17425

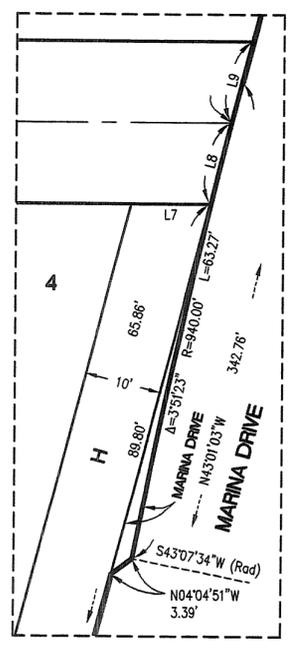
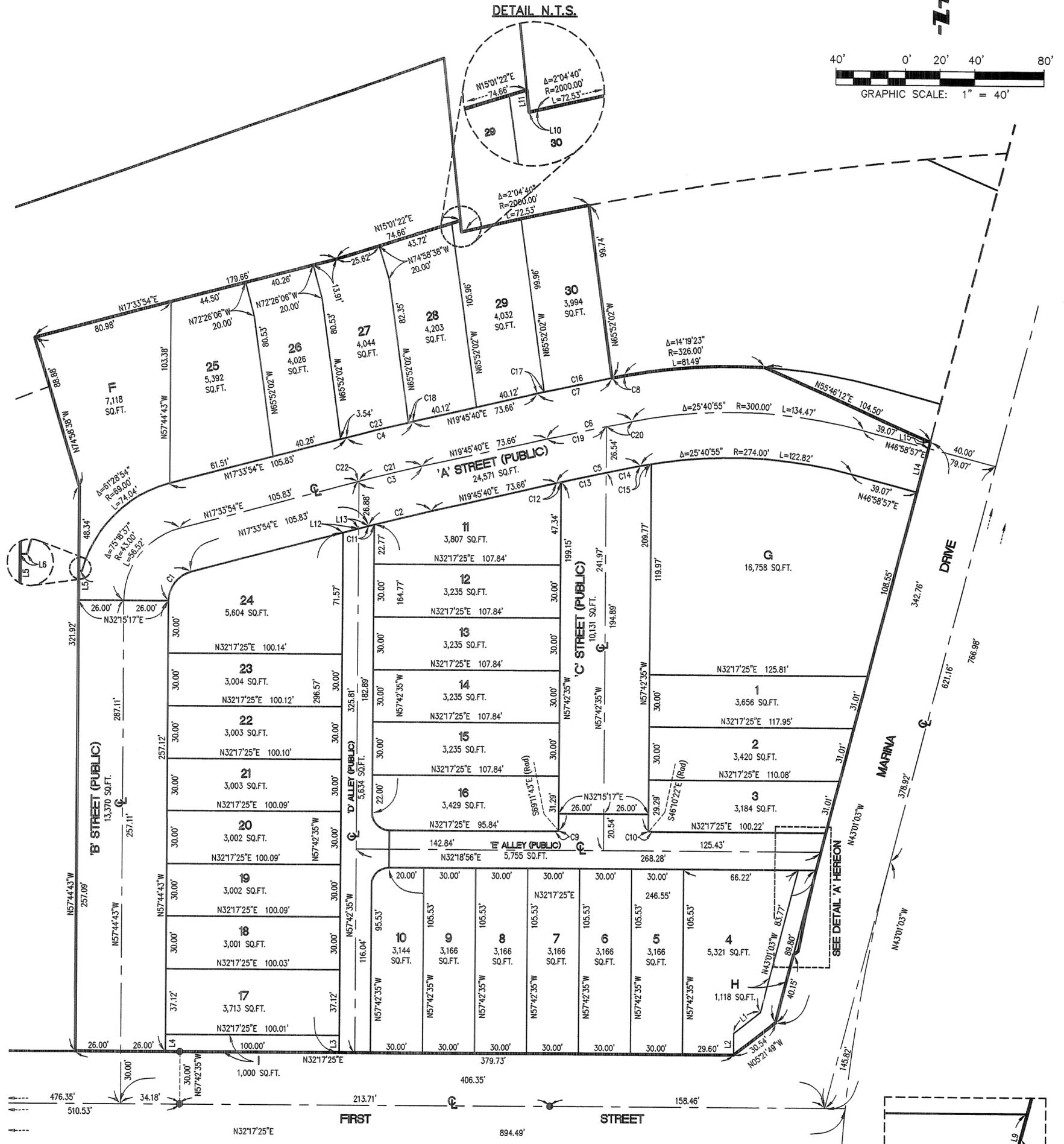
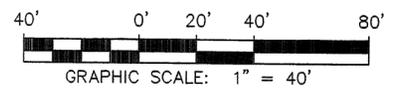
IN THE CITY OF SEAL BEACH, COUNTY OF ORANGE,
 STATE OF CALIFORNIA

FUSCOE ENGINEERING

JERRY USELTON, L.S. 5347

OCTOBER 2015

DETAIL N.T.S.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S05°21'49"E	19.42'
L2	S57°42'35"E	12.63'
L3	N57°42'35"W	10.00'
L4	N57°44'43"W	10.00'
L5	N57°44'43"W	16.49'
L6	S32°15'17"W	2.00'
L7	N32°17'25"E	10.34'
L8	N43°01'03"W	10.75'

LINE TABLE		
NO.	BEARING	LENGTH
L9	N43°01'03"W	10.96'
L10	N19°00'21"E	2.61'
L11	S63°58'48"E	6.50'
L12	N17°33'54"E	9.31'
L13	N17°33'54"E	6.07'
L14	N43°01'03"W	26.00'
L15	N43°01'03"W	3.65'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	75°18'37"	17.00'	22.35'
C2	2°11'46"	974.00'	37.33'
C3	2°11'46"	1000.00'	38.33'
C4	2°11'46"	1026.00'	39.33'
C5	1°32'23"	1848.00'	49.66'
C6	1°32'23"	1874.00'	50.36'
C7	1°19'34"	1900.00'	43.98'
C8	0°12'48"	1900.00'	7.08'
C9	11°29'08"	10.00'	2.00'
C10	11°32'13"	10.00'	2.01'
C11	0°11'25"	974.00'	3.23'
C12	0°05'18"	1848.00'	2.85'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C13	0°49'27"	1848.00'	26.58'
C14	0°37'37"	1848.00'	20.22'
C15	1°18'42"	274.00'	6.27'
C16	1°12'31"	1900.00'	40.08'
C17	0°07'03"	1900.00'	3.90'
C18	0°08'58"	1026.00'	2.67'
C19	1°04'34"	1874.00'	35.19'
C20	0°27'49"	1874.00'	15.16'
C21	2°09'09"	1000.00'	37.57'
C22	0°02'37"	1000.00'	0.76'
C23	2°02'48"	1026.00'	36.65'

DETAIL 'A' N.T.S.

EXHIBIT F
DWP OPEN SPACE MASTER PLAN



DWP Specific Plan Open Space Master Plan City Of Seal Beach

November 19, 2012

Revised May 14, 2014

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Riparian / Freshwater Marsh.....	14
Selected Trees.....	16

DWP Specific Plan Implementation Plan

Visitor Serving Open Space Master Plan Design Narrative

Overall Visitor Serving Open Space Master Plan Design Concept

The Visitor Serving Open Space is intended to become a community place where residents, students and Seal Beach visitors can gain a sense of place within the community at large and within the larger Southern California environment that stretches from the mountains to the sea. This passive open space is a place of learning, relaxation, and passage. Tideland, marshland and upland coalesce into a point of interest for some, a place to meet, and a place to “gain one’s bearings” ... our place in nature, urban contrast, microcosm.

The “Habitats” Planting Concept

The Visitor Serving Open Space incorporates native vegetation communities into the design to give users a vision of Seal Beach prior to development. Although these vegetation communities are not intended to serve as habitat for native wildlife species that would normally utilize native vegetation, the plantings will provide a demonstration of native vegetation communities that historically occupied coastal bluffs and the San Gabriel River before channelization. The native vegetation communities to be represented in the Visitor Serving Open Space include coastal sage scrub, native grasslands, and wetlands communities such as riparian scrub and freshwater marsh.

Coastal Sage Scrub

Coastal sage scrub provides enclosure, west coast style! Although not high in stature, this vegetation community once created a dense vegetation cover over much of the Southern California landscape. On the windswept coastal bluffs, the vegetation is wind-pruned into a lower-growing version of coastal sage scrub that is found further inland. Within the Visitor Serving Open Space, coastal sage scrub frames the open space entrances to enhance the sense of entry into the open space and to buffer open space uses from adjacent land uses such as traffic on 1st Street and the Rivers End Beach parking lot. The spatial contrast of coastal sage scrub with native grassland makes the central portion of the open space area appear more expansive to users once they pass through entry portals.

Coastal sage scrub characterized by uniform vegetation 1-3 feet high with rounded, mounding, and aromatic shrubs comprised of California sagebrush (*Artemisia californica*), California sunflower (*Encelia californica*), bladderpod (*Isomeris arborea*), and bluff buckwheat (*Eriogonum parvifolium*), punctuated by taller species such as lemonadeberry (*Rhus integrifolia*), toyon (*Heteromemles arbutifolia*) and giant wild rye (*Leymus condensatus*). Foliage color ranges between muted grey green to olive green, and other subtle coloring during seed set. Flower color can be brilliant in spring with bright yellow of California sunflower to the small intense magenta flowers of wishbone plant (*Mirabilis laevis*).

Native Grasslands

Native grasslands provide spatial openness that brings the sky closer to the open space area and provides an open flowing character throughout the central portion of the open

space area. The openness facilitates movement through the space and offers contrast to coastal sage scrub and riparian vegetation. The topography within the native grassland area will be gently rolling to enhance visual complexity. Visual interest is created in the seasonality of the grasslands that are composed of native perennial bunchgrasses and annual flowering forbs. This combination provide year-round interest as annual forbs begin to green in early winter and bloom in early spring. This multi-colored bloom period lasts into early summer. Toward late spring, native bunchgrasses bolt, sending up feathery flower stalks that will eventually set seed in late summer. And so the process repeats annually.

Native grasslands combine perennial bunchgrasses such as purple (*Nassella pulchra*) and foothill needlegrass (*Nassella lepida*) with a rich diversity of annual forbs. Forbs range in color from orange California poppy (*Eschscholzia californica*) and yellow goldfields (*Lasthenia glabrata*) to baby blue-eyes (*Nemophila menziesii*) and red chia (*Saliva columbriae*). Native grasslands present as much texture as color from arching bunchgrass leaves to upright feathery flower stalks that blow in the ocean breeze.

Riparian and Freshwater Marsh

Wetlands vegetation once populated natural drainages that flowed unrestricted by flood control measures across southern California. The vestiges of riparian vegetation communities that were associated with the San Gabriel River system have long been lost to urbanization. Nowhere is this loss more evident than along the coastline where dense human populations fueled equally dense urban development and dictated flood control projects to protect development and human safety. The proposed detention ponds associated with the adjacent proposed development provides an opportunity to create a small pocket of freshwater marsh and riparian vegetation adjacent to the San Gabriel River and accessed by the public through the Visitor Serving Open Space. These unique wetlands were undoubtedly part of the local river ecology that predated urban development in the period when cattle grazing and farming were the main land use activities.

Open water, mud flat, freshwater marsh and riparian scrub will be viewed from two bridges that are situated on park trails. One bridge will cross a dry creek bed, typical of tributaries of the San Gabriel River; that suggests the route water will flow during heavy winter downpours. A second bridge bisects the ponds, providing views across the inundated or dry pond area into adjacent marsh and riparian scrub vegetation. In addition to the presentation of native wetlands vegetation, the ponds also present a necessary response to urban runoff to maintain water quality in our rivers and coastal waters. This water treatment pond can facilitate public education as described below.

(*Baccharis salicifolia*) will occupy the shrub layer. Basket rush (*Juncus textilis*), mugwort (*Artemisia douglasiana*), and poverty weed (*Iva sp.*) create vegetative cover over the ground plane.

A seasonal change in riparian vegetation is evidenced by the deciduous nature of willow that drop leaves in winter. Most other plant species in the plant palette are evergreen or die back in winter before adding fresh spring growth. This seasonal vegetation cycle provides a variety of visual images for the Visitor Serving Open Space users.

Coastal Access and Circulation

Coastal access will be enhanced through construction of the proposed Visitor Serving Open Space design. Local connections include pathway connections to 1st Street, the San Gabriel River bicycle lane, and the River's End staging area parking lot. The park will improve the 1st Street streetscape and sidewalk. Within the Visitor Serving Open Space, benches and interpretive information will create an environment that is compatible with the adjacent beach area and existing park facilities.

Nature Interpretation Themes

The location of Visitor Serving Open Space and planting design present numerous opportunities for public education. The Visitor Serving Open Space design will incorporate interpretive panels at appropriate locations to engage visitors and provide educational information that increases awareness of these interpretive themes.

San Gabriel River Watershed – A Connecting Thread

Situated at the terminus of the San Gabriel River, and therefore, the base of the San Gabriel River watershed, the Open Space is the ideal location to highlight watershed concepts including water quality, native vegetation, and wildlife that utilize the resources within the watershed. In addition, the Open Space is the downstream portal for the San Gabriel River Trail, a major recreational opportunity for the community. Signage within the open space area can draw attention to these regional features and raise awareness of important environmental concepts. The Connecting Thread will be a focal point of the Visitor Serving Open Space featuring a bas relief map of the watershed, informational signage, benches and vine covered trellis structures that create a restful location sheltered from the sun and wind.

Water Quality Wetlands Treatment

As indicated above, the detention ponds offer opportunities to highlight imported water issues, water use in the landscape, water quality issues at the coast, and the contribution of urbanization to water quality degradation. Treatment wetlands represent a natural approach to remove pollutants from urban water runoff. Showcasing the ability of native wetlands to remove nutrients, heavy metals, and other water impurities can support a message of further San Gabriel River improvements that restore ecological functions that benefit the community and the environment.

Native Coastal Plant Communities

Seal Beach and surrounding Southbay communities are fully urbanized areas where most vestiges of native vegetation have been impacted and removed. The Visitor Serving Open Space is an opportunity to showcase three native vegetation communities that once occurred in the area. Through appropriate interpretive signage and kiosks, the open space

area can be a resource for local schools to educate elementary and middle school students about the local environment that can be extrapolated to the larger Southern California region. Exposure to concepts of ecology, vegetation communities, and the wildlife that inhabit native vegetation creates awareness in children and young adults that is often lacking and can foster environmental stewardship that benefits the overall community.

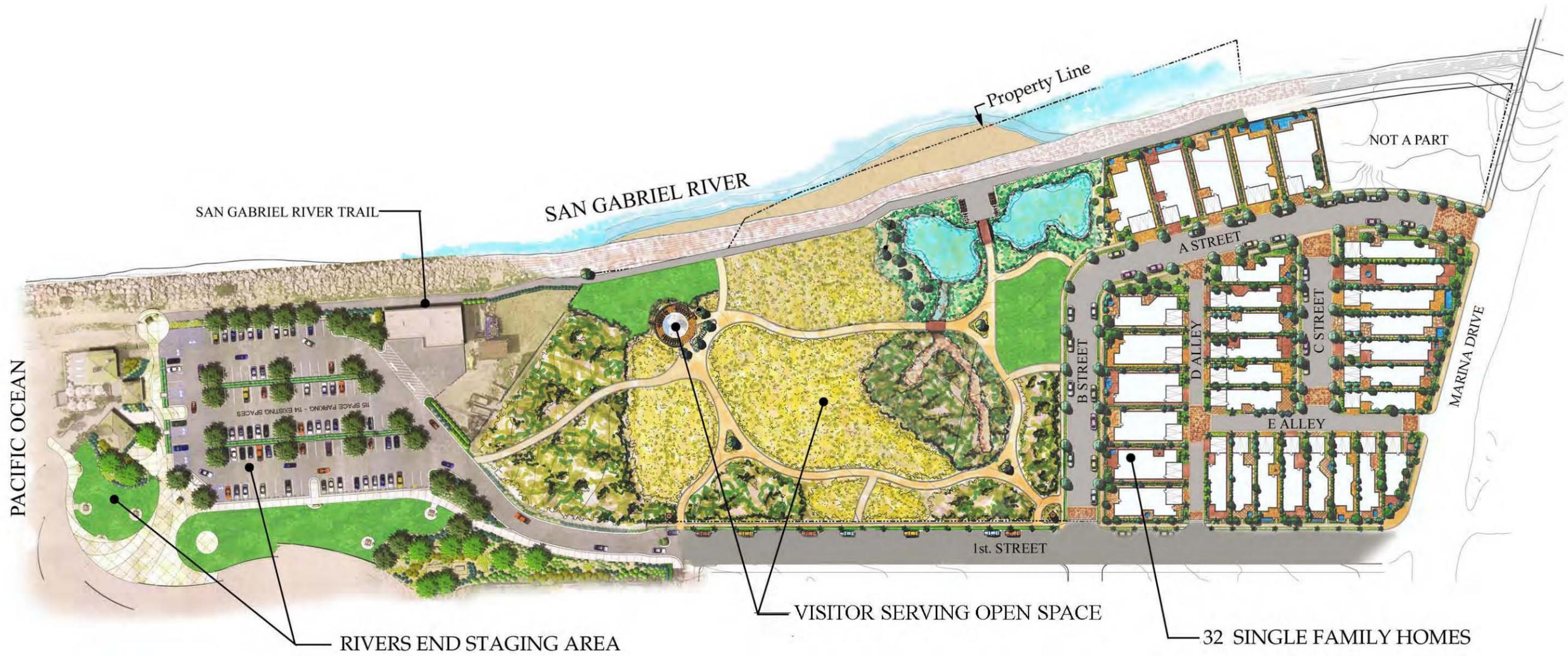
Visitor Serving Uses

In addition to the habitat planting concepts the Open Space Area will provide for additional opportunities for visitors to Seal Beach.

1. **Free Play Lawn Area** - An active free play lawn area is provided to encourage active use of this part of the open space area for activities such as unorganized ball play, kite flying, children running around or just laying back and contemplating the sky.
2. **Children's Play Area** – Along the river trail a children's play area is provided with sand and imaginative sculptures that children can use their imaginations in their play time. Benches surrounding the area are provided for parents and adults to sit and supervise or watch the children at play.
3. **Fitness Trail** – The multitude of paths in the open space are ideal for locating a fitness trail where exercise stations are spaced to provide opportunities to keep fit while enjoying the ambiance of the native plant environment.
4. **Kayak and Stand up Paddle Boarding** – The beach along the river trail is an ideal place to launch kayaks and stand up paddleboards.
5. **Picnic Tables** – Visitors to Seal Beach will be able to enjoy the multitude of picnic tables spaced around the open space to provide view opportunities as well as access to the areas trail system.
6. **Cyclist Service Amenities** – At the rest area along the river trail there will be amenities for cyclists along the trail. A free standing bicycle repair stand and air station will allow cyclists to do minor repairs or change tires on their bikes. Also an air pump will be provided for their use. In addition, a water bottle refilling station will be provided to replenish their water bottles.

Also there will be opportunities for commercial visitor serving uses

1. **Kayak and Stand Up Paddleboard Rentals along the River** – A space is provided for seasonal kayak and stand up paddleboard rentals in a portable kiosk or tent location in the river trail rest area. The space allocated for the portable kiosk or tent would not interfere with the use of the rest area by cyclists and other users.
2. **Bicycle Rental Station** – A year round bicycle rental station is proposed along the river trail at the southerly line of the Children's Play Area to serve those visitors coming to Seal Beach who wish to ride along the San Gabriel River Trail or around Seal Beach. It would be sited in a way to not interfere with the children's use of the play area.
3. **Surfboard and Wind Surfing Rentals** - A space is provided for seasonal surfboard and wind surfing rentals in a portable kiosk or tent location at the north end of the windsurfing rigging lawn area. The space allocated for the portable kiosk or tent would not interfere with the use of the lawn area by other users.



Overall DWP Specific Plan & River's End Staging Area



3 Year Round River's End Cafe & Restrooms (Existing)



2 Year Round Bike Station (Proposed)



1 Seasonal Kayak & Stand UP Paddleboard Rental Station (Proposed)

Beach

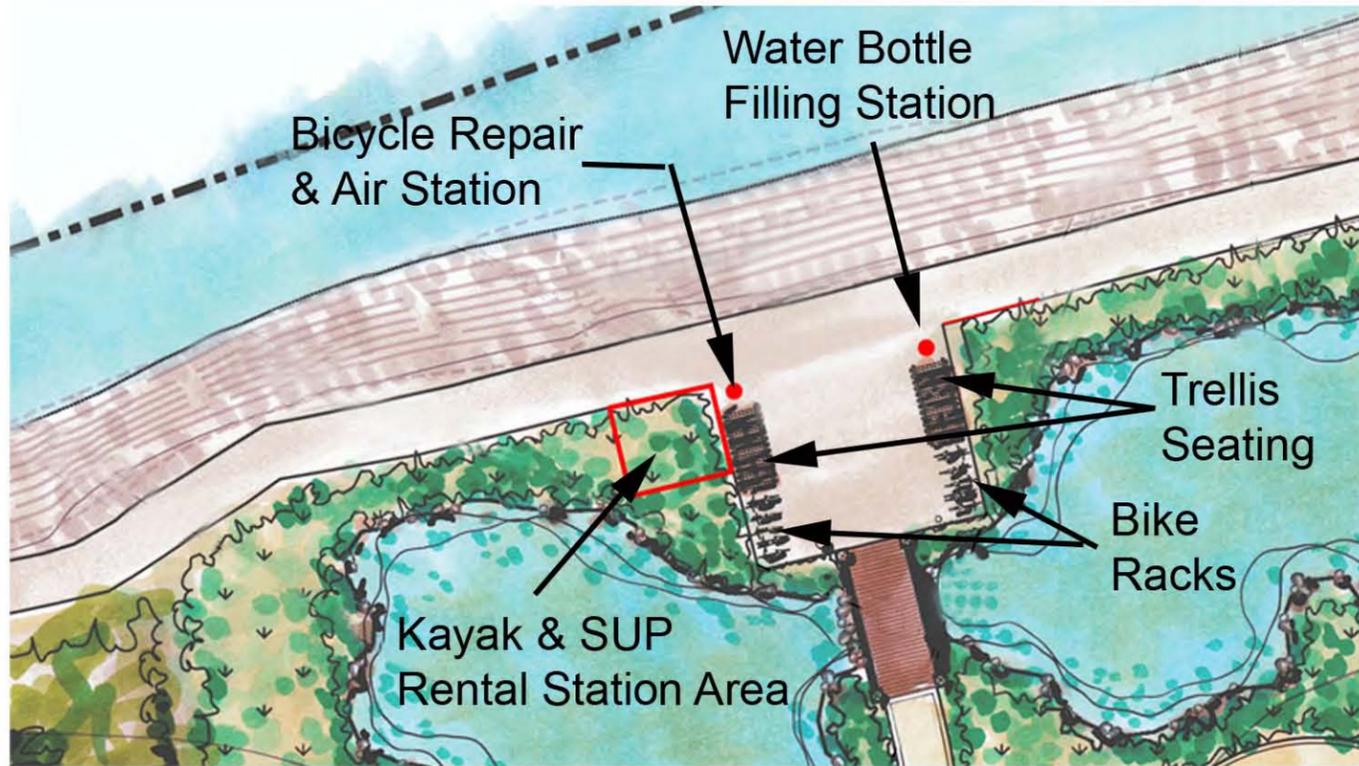


4 Seasonal Surfboard, Stand Up Paddleboard & Wind Surfing Rental Station (Proposed)

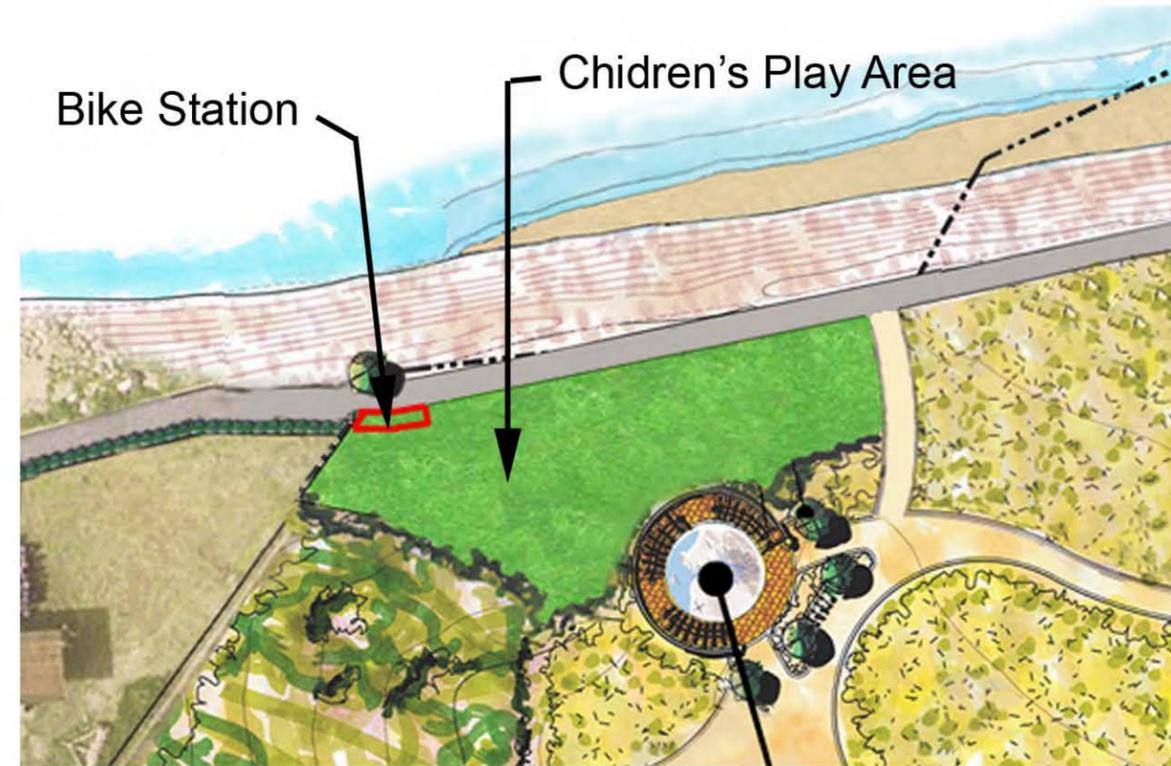
EXISTING & PROPOSED YEAR ROUND & SEASONAL COMMERCIAL VISITOR SERVING USES



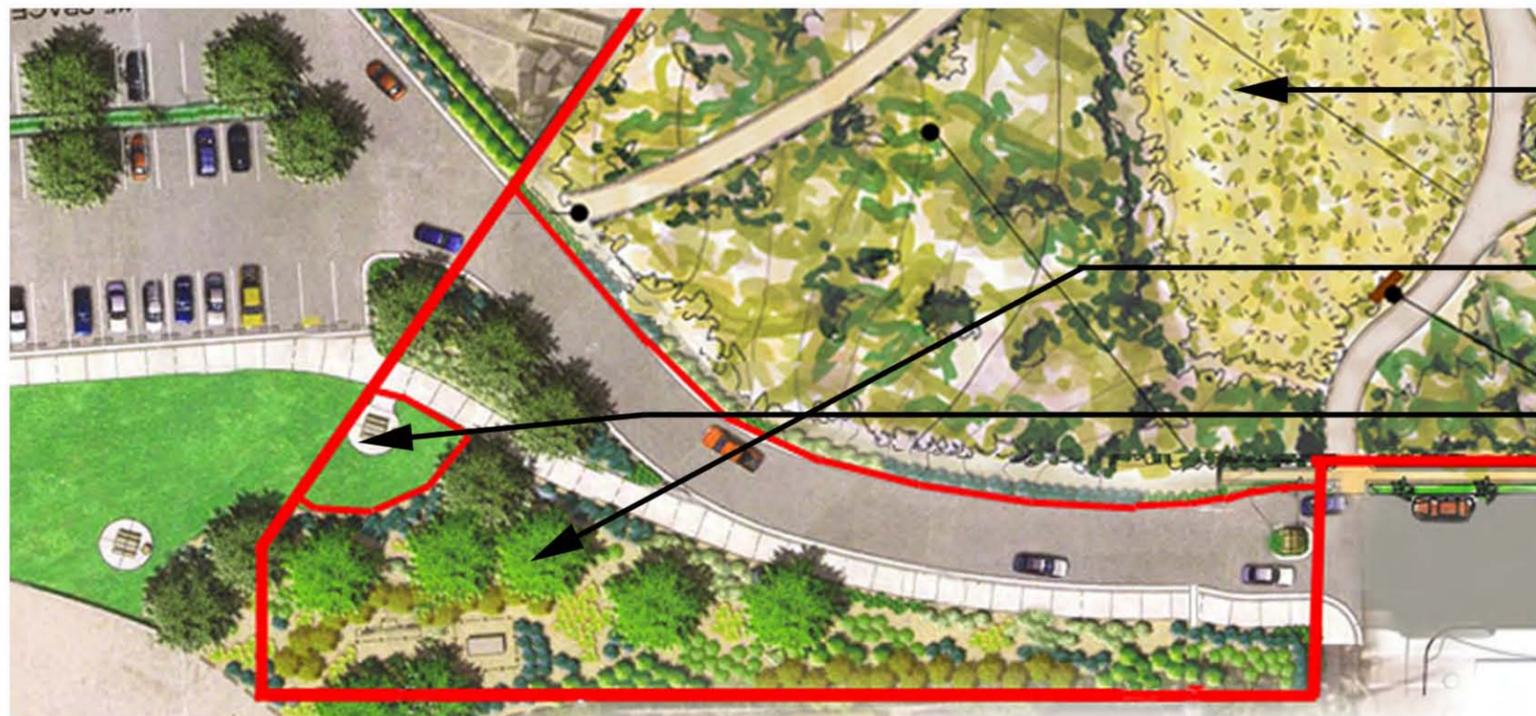
Non Commercial Visitor Serving Uses



1 Kayak & Stand Up Paddleboard Rental Station



2 Bike Rental Station



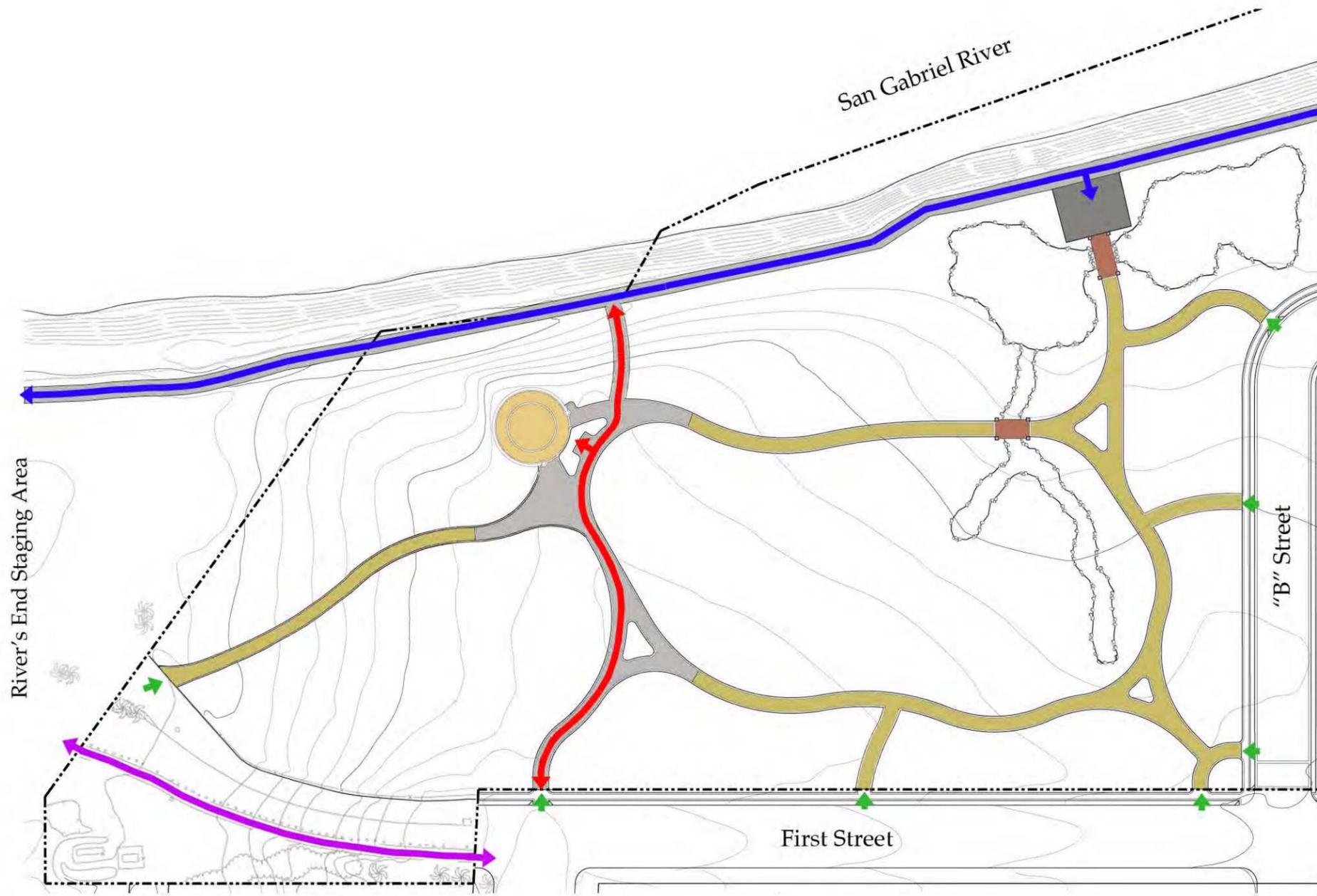
Area to be landscaped as part of Open Space Master Plan

Existing area landscaped as part of Rivers End Project

Surfboard & Wind Surfing Rental Station Area

4 Surfboard & Windsurfing Rental Station

Visitor Serving Use Location Details



Legend

- Paved Trail
- Decomposed Granite Trail
- Interpretive Center
- Bridge
- Rest Area
- River Trail
- Paved Trail From River to Interpretive Center and Ocean Ave.
- Pedestrian Access to River's End Staging Area
- Pedestrian Entrances

Circulation & Coastal Access Plan



Legend

- Coastal Sage Scrub
- Native Grasslands
- Riparian / Marshlands
- Freshwater Ponds / Retention Area
- Dry Stream Bed
- Coastal Trees

Overall Planting Diagram

Coastal Sage Scrub

Scientific Name	Common Name	Seed	Nursery Container
<i>Amsinckia menziesii</i> var. <i>intermedia</i>	Fiddleneck	X	
<i>Artemisia californica</i>	California Sagebrush	X	X
<i>Bromus carinatus</i>	California Brome Grass	X	
<i>Dudleya pulverulenta</i>	Chalk dudleya		X
<i>Encelia californica</i>	Coast Sunflower	X	X
<i>Eriogonum parvifolium</i>	Bluff Buckwheat	X	X
<i>Eriophyllum confertiflorum</i>	Golden Yarrow	X	
<i>Gnaphalium californicum</i>	California everlasting	X	
<i>Isocoma menziesii</i>	Coastal Goldenbush		X
<i>Isomeris arborea</i>	Bladderpod		X
<i>Leymus condensatus</i>	Giant Wild Rye		X
<i>Lotus scoparus</i>	Deerweed	X	X
<i>Lupinus succulentus</i>	Arroyo Lupine	X	
<i>Melica imperfecta</i>	California Melic	X	
<i>Mimulus aurantiacus</i> ssp. <i>puniceus</i>	Bush Monkeyflower		X
<i>Mirabilis laevis</i>	Wishbone bush		X
<i>Nassella lepida</i>	Foothill Needlegrass	X	
<i>Opuntia littoralis</i>	Coast Prickly Pear		X
<i>Phacelia minor</i>	California Bells	X	
<i>Rhus integrifolia</i>	Lemonade Berry		X
<i>Salvia mellifera</i>	Black Sage		X

Native Grasslands

Scientific Name	Common Name	Seed	Nursery Container
<i>Amsinckia menziesii</i> var. <i>intermedia</i>	Fiddleneck	X	
<i>Camissonia bistorta</i>	Suncups	X	
<i>Camissonia cheiranthifolia</i>	Beach evening primrose	X	X
<i>Corethrogyne filaginifolia</i>	Sand aster	X	X
<i>Croton californicus</i>	California croton		X
<i>Cryptantha intermedia</i>	Common cryptantha	X	
<i>Eriophyllum confertiflorum</i>	Golden yarrow	X	X
<i>Eschscholzia californica</i>	California poppy	X	
<i>Heliotropium curassavicum</i>	Salt heliotrope		X
<i>Lasthenia glabrata</i>	Goldfields	X	
<i>Layia platyglossa</i>	Tidy tips	X	
<i>Melica imperfecta</i>	California Melic	X	X
<i>Nassella lepida</i>	Foothill Needlegrass	X	X
<i>Nassella pulchra</i>	Purple Needlegrass	X	X
<i>Nemophila menziesii</i>	Baby blue-eyes	X	
<i>Phacelia cicutaria</i>	Caterpillar Phacelia	X	
<i>Phacelia minor</i>	California Bells	X	
<i>Plantago erecta</i>	California plantain	X	
<i>Salvia columbariae</i>	Chia	X	
<i>Sisyrinchium bellum</i>	Blue-eyed grass	X	X

Turf

Scientific Name	Common Name	Sod	Nursery Container
<i>Cynodon</i> spp.	Hybrid Bermuda Tifway II	X	

Riparian / Freshwater Marsh

Scientific Name	Common Name	Seed	Nursery Container
<i>Amorpha fruticosa</i>	Amorpha		X
<i>Anemopsis californica</i>	Yerba mansa		X
<i>Artemisia douglasiana</i>	mugwort		X
<i>Artemisia dracuncululus</i>	Tarragon		X
<i>Baccharis emoryi</i>	Emory's baccharis		X
<i>Baccharis salicifolia</i>	Mulefat		X
<i>Iva axillaris</i>	Western poverty weed		X
<i>Iva hayesianna</i>	San Diego poverty weed		X
<i>Juncus bufonius</i>	Toad rush	X	
<i>Juncus textilis</i>	Basket rush		X
<i>Leymus triticoides</i>	Creeping wild rye	X	
<i>Lupinus succulentus</i>	Arroyo lupine	X	
<i>Muhlenbergia rigens</i>	Deergrass		X
<i>Phacelia cicutaria</i>	Caterpillar Phacelia	X	
<i>Pluchea sericera</i>	Arrowweed		X
<i>Salix lasiolepis</i>	Arroyo willow		X
<i>Salix gooddingii</i>	Black willow		X
<i>Typha domingensis</i>	Southern cattail	Passive	X

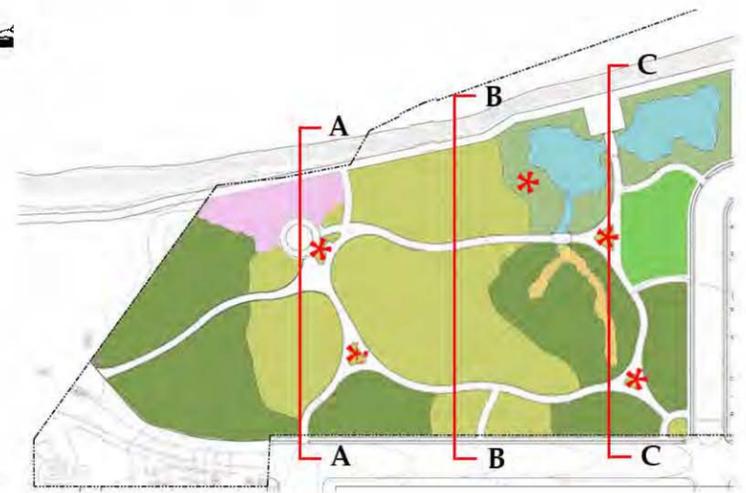
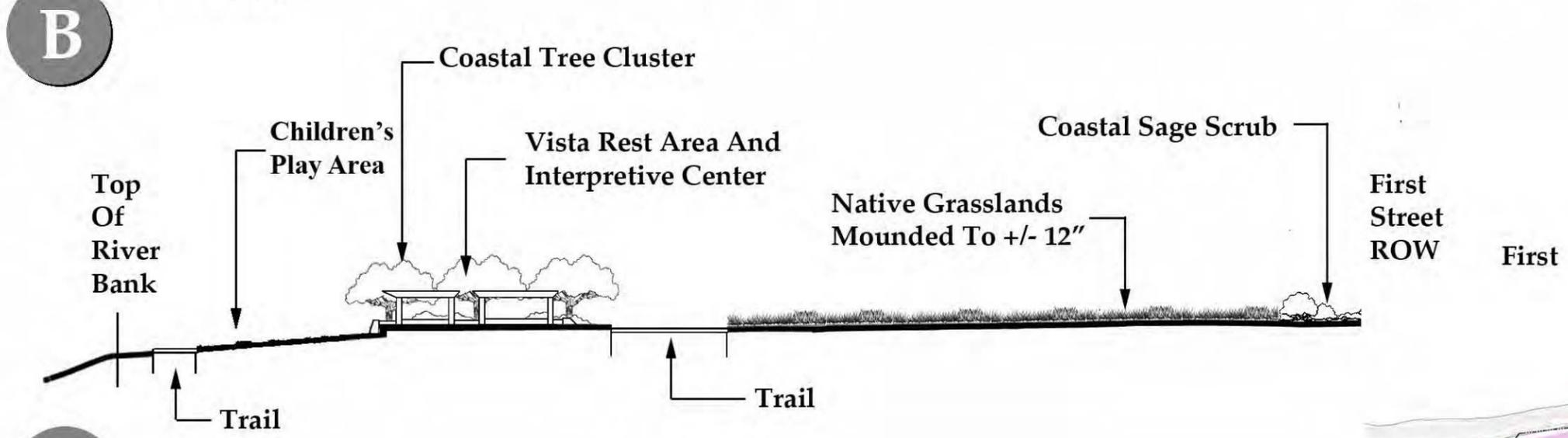
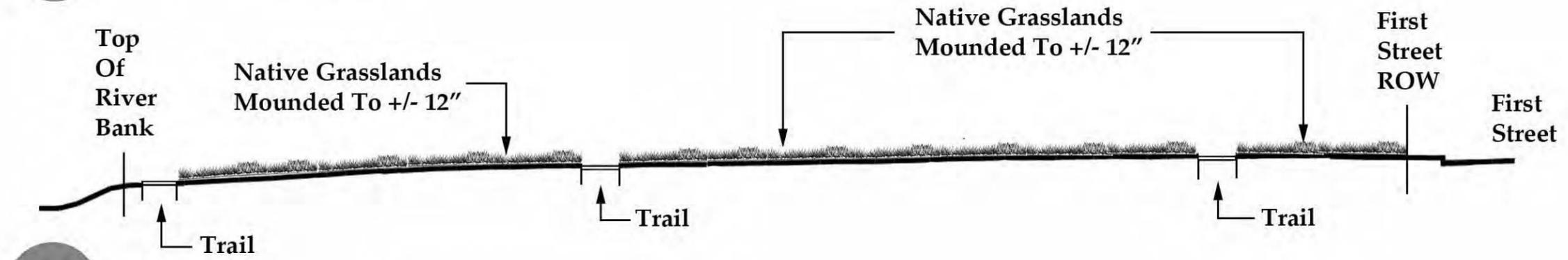
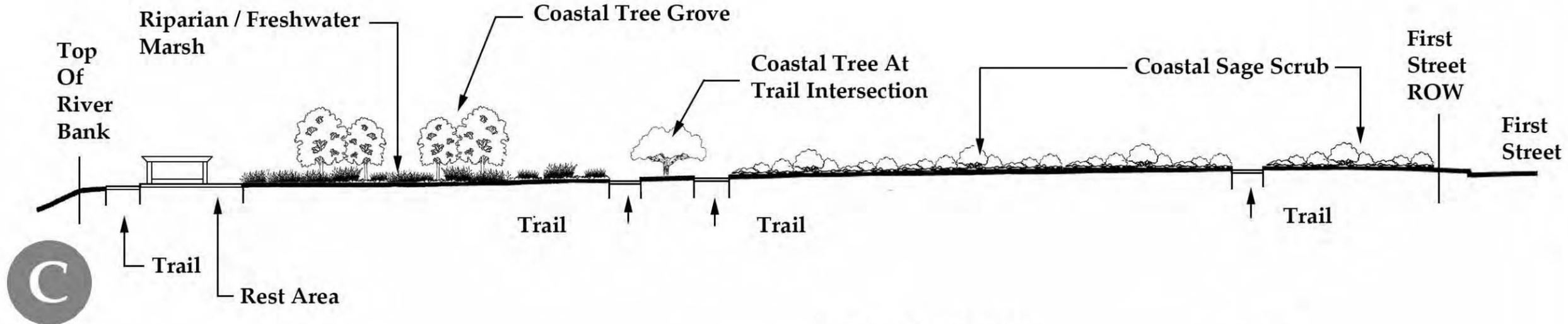
Selected Trees

Scientific Name	Common Name	Seed	Nursery Container
<i>Acer negundo</i>	Box elder		X
<i>Platanus racemosa</i>	Western sycamore		X
<i>Quercus agrifolia</i>	Coast Live Oak		X



Key Map

Comprehensive Plant List



Site Sections



1



3



5



2



4



6

- 1 Black Sage
- 2 Bluff Buckwheat
- 3 Bladderpod
- 4 Coast Prickly Pear
- 5 Lemonadeberry
- 6 Coast Sunflower

Coastal Sage Scrub



Key Map





1



2



3



4



5



6

1 Giant Wild Rye
2 Wishbone Bush

3 California Sagebrush
4 Chalk Dudleya
5 Deerweed
6 Bush Monkeyflower

Coastal Sage Scrub 



Key Map



- 1 Beach Evening Primrose
- 2 Chia
- 3 Blue-Eyed Grass
- 4 Fiddleneck
- 5 California Melic
- 6 Goldenfields

Native Grasslands



Key Map



- 1. Foothill Needlegrass
- 2 Purple Needlegrass
- 3 Suncup

Native Grasslands 

Key Map





- 1 Arrowweed
- 2 Deergrass
- 3 Amorpha
- 4 Basket Rush
- 5 Arroyo Willow

Riparian / Freshwater Marsh





- 1 Emory's Baccharis
- 2 Mugwort
- 3 Yerba Mansa
- 4 Mulefat
- 5 Southern Cattail

Riparian / Freshwater Marsh 





1



3



2

- 1 Coast Live Oak
- 2 Western Sycamore
- 3 Box Elder

Selected Trees *

