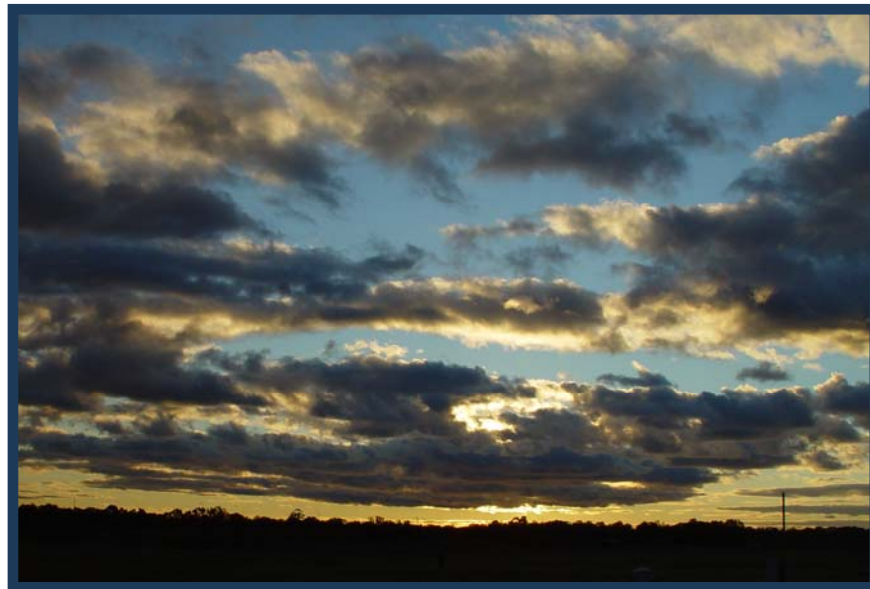

THE NEWPORT BANNING RANCH

Habitat Restoration Plan Orange County, California



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**CONCEPTUAL
HABITAT RESTORATION PLAN FOR
MITIGATION AND PROJECT DESIGN FEATURES
FOR THE
NEWPORT BANNING RANCH PROPERTY
NEWPORT BEACH, CALIFORNIA**

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EXECUTIVE SUMMARY

The Newport Banning Ranch site (Site) covers approximately 400 acres and is located in unincorporated Orange County and the City of Newport Beach. The Site is located north of Pacific Coast Highway, east of the Santa Ana River, south of 19th Street and Talbert Regional Park, and west of existing residential and commercial areas. The site has been degraded by oil extraction operations for decades. The property is divided into two distinct areas, an upper mesa area bisected by canyons and a "lowland" area covering approximately 110 acres at the northwest corner of the site.

The project has been designed to avoid or minimize impacts to biological resources; nevertheless, some impacts associated with the 151-acre project footprint have been identified including:

- 68.08 acres of raptor foraging habitat;
- 0.33 acre of U.S. Army Corps of Engineers (Corps) jurisdiction, of which 0.20 acre consists of impacts to jurisdictional wetlands (alkali meadow at PCH)¹;
- 1.61 acres of (California Department of Fish and Game) CDFG jurisdiction, of which 1.53 acres consists of vegetated riparian habitat;
- 1.10 acres of California Coastal Act (CCA)-defined wetlands and riparian habitat, of which 0.51 acres is specifically for restoration of Drainage B, an allowable use under the Coastal Act, along with 0.20 acre of CCA-defined wetlands for the construction of a major access road from Pacific Coast Highway, 0.34 acre of non-Environmentally Sensitive Habitat Area (ESHA) Southern Willow Scrub (SWS) within Drainage C for water quality features and access road, and 0.05 acre of SWS ESHA for a road crossing at the upper end of Drainage C;
- 0.06 acre of Maritime Succulent Scrub (MSS) ESHA associated with construction of the road crossing at the upper end of the Large Arroyo (Drainage C);
- 4.13 acres of fragments of highly disturbed, Non-ESHA Maritime Succulent Scrub, Southern Coastal Bluff Scrub, and Encelia Scrub and
- 0.32 acre of vernal pool watershed in San Diego fairy shrimp critical habitat

Mitigation for each of these impacts will be provided through on-site habitat creation or restoration as follows:

- 45.97 acres of native grassland and alkali meadow for raptor foraging, with the alkali meadow within the vernal pool complex also providing mitigation for vernal pool watershed impacts;
- 0.40 acre of alkali meadow in the lowlands for impacts to the alkali meadow at Pacific Coast Highway, as well as 0.20 acre of alkali meadow immediately adjacent to the PCH meadow impact area (this meets the City-required 3:1 replacement under the Coastal Land Use Plan – “CLUP”);

¹ The City of Newport Beach may impact the Alkali Meadow at PCH for the entry road needed to access Sunset Ridge Park prior to construction of the proposed Newport Banning Ranch Project.

- 2.62 acres of riparian habitat associated with restoration of the Middle Arroyo (Drainage B) and Large Arroyo (Drainage C); and
- 0.18 acre of MSS to compensate for the 0.06-acre road impact (i.e., 3:1 in accordance with the CLUP), in addition to the 12.17-acre scrub restoration PDF described below.

In addition to these mitigation measures, the project also includes project design features (PDFs) aimed at increasing the amount of native maritime succulent (MSS) and coastal bluff scrub (SCBS). The PDF call for creation or restoration of 12.17 acres of MSS and Southern Coastal Bluff Scrub (SCBS) that will be installed in conjunction with the 0.18 acre of MSS mitigation note above. Finally, the project includes an additional 2.87 acres of mitigation in the lowlands to satisfy a deferred restoration obligation with the Regional Water Quality Control Board – Santa Ana Region.