CARLSON STRATEGIC LAND SOLUTIONS, INC.

Memorandum

Date: May 12, 2021

To: Erica Roess, City of Laguna Niguel

From: Brianna Bernard, Carlson Strategic Land Solutions

Subject: Biological Resource Assessment for The Cove at Laguna Niguel in the City of Laguna Niguel

The City of Laguna Niguel (City) requested Carlson Strategic Land Solutions (CSLS) to prepare a Technical Memo and graphics documenting the finding of a field review for potential sensitive plants and wildlife for the Cove at Laguna Niguel (Project) located in the City of Laguna Niguel, California. In support of Project efforts, CSLS biologist, Brianna Bernard, conducted an analysis of the biological resources onsite on May 12, 2021. This report provides the results of the site visit.

Project Location and Description

The Project site is located off Crown Valley Parkway and Playa Blanca in the City of Laguna Niguel. The Project site is located generally north of Coast Highway and west of Interstate 5 (I-5) and south of the State Route 73 (SR-73), between Club House Drive and Niguel Road (Figures 1 and 2). The Project site assessor's parcel number (APN) is APN 656-231-02.

The Project proposes to construct condominiums and associated streets and infrastructure. A Tentative Tract Map is provided on Figure 3.

Project History

The Project site was previously part of a larger landslide area. In order to stabilize and remediate the landslide area, the slope was graded, terrace drains installed, and Acacia species planted for erosion control.

Methodology

Biological Survey

Prior to the field survey, available literature, historical aerials, and databases were reviewed regarding sensitive habitats, special status plants, and wildlife species within the vicinity. CSLS reviewed and consulted literature and databases focused on Orange County, California, including the California Natural Diversity Database (CNDDB) and the U.S. Fish and Wildlife Service (USFWS) Critical Habitat database. The CNDDB is a California Department of Fish and Wildlife (CDFW) species account database that inventories status and locations of rare plants and wildlife in California. The CNDDB was used to identify any sensitive plant communities and special status plants and wildlife that have potential to occur within the Project site.

The USFWS's online service for information regarding Final Critical Habitat designation within California was reviewed to determine if the Study Area is within any species' designated Critical Habitat. The USFWS regulatory mapping process for the designation of critical habitat is an imprecise, broad-based, mapping exercise of areas that may or may not include constituent elements of the critical habitat designation. Due to this approach in mapping, large areas are designated as critical habitat regardless of the existing habitat, and as a result may include developed areas, such as buildings, roads, hardscape, and other such facilities, as well as natural habitats.

Jurisdictional Waters

The Project site was assessed for jurisdictional Waters of the United States (U.S.) and Waters of the State. To determine the presence of a wetland, three indicators are required: (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. The methodology published in the *U.S. Army Corps of Engineers 1987 Wetland Delineation Manual* and the *Arid West Supplement* sets the standards for meeting each of the three indicators, which normally require that 50 percent or more dominant plant species typical of a wetland, soils exhibiting characteristics of saturation, and hydrological indicators be present.

Additionally, jurisdiction over non-wetland Waters of the U.S. is typically determined through the observation of an Ordinary High Water Mark (OHWM), which is defined as the "line on the shore established by the fluctuation of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas." Projects with impacts to Waters of the U.S. are regulated under Sections 401 and 404 of the Clean Water Act.

Waters of the State are regulated by the California Department of Fish and Wildlife (CDFW) through Section 1600 et seq. of the California Fish and Game Code. The limits of Waters of the State are defined as the "body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation." Therefore, the limits extend from the channel bed to the top of the bank, with the addition of the canopy of any riparian habitat associated with the watercourse.

Orange County Natural Community Conservation Plan (NCCP), Central and Coastal Subregion

The Natural Community Conservation Act, codified at Fish and Game Code Sections 2800–2840, authorizes the preparation of NCCPs to protect natural communities and species while allowing a reasonable amount of economic development. The Community Conservation Plan (NCCP)/Habitat Conservation Plan (HCP), which was reviewed and approved by CDFW (at that time, California Department of Fish and Game) and USFWS in 1996, addresses the protection and management of coastal sage scrub habitat and coastal sage scrub-obligate species, as well

as other covered habitats and species, and mitigates anticipated impacts on those habitats and species on a programmatic, subregional level rather than on a project-by-project, single-species basis. A habitat reserve in excess of 37,000 acres was established for the protection of coastal sage scrub, other upland habitats, and primarily coastal sage scrub-dependent species identified in the NCCP/HCP. Specifically, through take authorization granted with the adoption of the NCCP/HCP, USFWS and CDFW authorized take of 39 identified species of plants and wildlife (including covered and conditionally covered species; i.e., coastal California gnatcatcher). Furthermore, the NCCP/HCP contains requirements for adaptive management, interim management, and funding management for the reserve as well as procedures and minimization measures related to the take of identified species and habitat. Thus, the NCCP/HCP provides for the protection and management of a broad range of plant and wildlife populations while providing certainty to the public and affected landowners regarding the location of future development and open space in the subregion. The City of Laguna Niguel is not a participating entity of the NCCP/HCP.

City of Laguna Niguel Zoning Code

Section 9-1-93.3(d) of the City's Zoning Code provides local regulations for tree preservation, requiring that the construction and design of new projects incorporate preservation measures to protect existing trees in place to the greatest extent possible. Additionally, if the decision-making authority determines that significant existing trees cannot be saved, they may require replacement with new specimen-size trees having a cumulative trunk diameter of up to two times the cumulative trunk diameter of the trees to be removed.

Results

Biological Results

CSLS Biologist conducted a general biological survey within the Project site and surrounding 300-foot buffer on May 12, 2021. The survey was performed between 8:38 a.m. and 10:24 a.m. The temperature ranged from 63° F to 67° F during the field survey, with overcast skies.

The Project site contains built streets and associated infrastructure.

Wildlife species observed onsite during the survey include: California quail (*Callipepla californica*), turkey vulture (*Cathartes aura*), red tailed Hawk (*Buteo jamaicensis*), American crow (*Corvus brachyrhynchos*), black phoebe (*Sayornis nigricans*), mourning dove (*Zenaida macroura*), northern mockingbird (*Mimus polyglottos*), California towhee (Melozone crissalis), Anna's hummingbird (Calypte anna), lesser goldfinch (Spinus psaltria), and song sparrow (*Melospiza melodia*).

Representative photographs of the Project site were taken and included within Attachment A.

Vegetation Communities

Based on the field survey, the Project site is heavily vegetated with *Acacia sp.* and scattered laurel sumac (*Malosma laurina*). The Acacia species are non-native ornamental species often planted for erosion control. The laurel sumac, while a California native species, is not considered sensitive or protected. The Project site also contains developed areas in the form of streets and concrete terrace drains.

Special Status Plant and Wildlife Species

The Project does not contain any suitable habitat for special status plants or wildlife. Furthermore, no CNDDB occurrences fall within the Project Boundary (Figure 4).

Critical Habitat

No critical habitat was mapped onsite. The closest mapped critical habitat occurs approximately 0.3 miles to the south for the coastal California gnatcatcher (*Polioptila californica californica*). The Project site does not contain any suitable habitat for the species.

Jurisdictional Waters

Per the site visit and historical aerials, the Project site does not contain any waters that meet the definition of Waters of the United States or Waters of the State as stated above.

Orange County NCCP/HCP

The City of Laguna Niguel is not a participating entity of the NCCP/HCP. Furthermore, the closest mapped NCCP/HCP Reserve is located 0.44 miles west of the Project site. The Project site contains non-native vegetation cover and does contain any suitable habitat for special status plant or wildlife species.

Laguna Niguel Zoning Code

The Project site consists primarily of non-native acacia species, scattered laurel sumac, and a mix of nonnative trees along the right of way of Crown Valley Parkway and the northeast corner of the site. Based on the conditions of the Project site, the existing trees species are nonnative, numerous in the City, and are not considered significant; therefore, the tree species do not create a substantial aesthetic for the City per Section 9-1-93.3(d). The proposed Project includes a detailed landscape plan, including the placement of several specimen trees throughout the site. In addition, existing trees and landscaping along Crown Valley Parkway are to remain in place as they are within the right of way. As a result, the Project is consistent with the City's Tree Preservation Zoning Code.

Nesting Bird Species

Direct impacts associated with vegetation removal may occur to all avian species covered under the Migratory Bird Treaty Act (MBTA) with the removal of potential nesting and foraging habitat. The MBTA protects nesting activities of both native and non-native bird species. Under the Act

it is unlawful to harm, harass, or take a nest. If Project construction is scheduled to occur during the typical breeding bird season (January 15 through August 31 for raptors and February 15 through August 31 for all other avian species), direct removal of vegetation and indirect short-term noise effects to birds that may forage or nest onsite or within the buffer area may occur. In order to reduce direct and indirect impacts on nesting birds, if vegetation removal and/or construction activities were to occur during nesting bird season, a pre-construction nesting bird survey would be required.

Since the Project site contains suitable habitat for nesting and foraging bird species, if work is to be done during the typical avian breeding season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors), a qualified biologist shall conduct a nesting bird survey within all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), to identify any potential nesting activity within 3 days before start of construction.

If active nests are identified, the biologist would establish buffers around the vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist would review and verify compliance with these nesting boundaries and would verify the nesting effort has finished. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.

Summary

The Project site does not contain sensitive habitat or suitable habitat for sensitive species. No jurisdictional features are present that would require regulatory permits. The city is not a participating entity of the Orange County NCCP/HCP. No specific approvals are required by Wildlife Agencies prior to vegetation removal and grading. However, should work occur during nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors), a qualified biologist shall conduct a nesting bird survey within all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), to identify any potential nesting activity within 3 days before start of construction.

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within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.

Please contact me at bbernard@carlsonsls.com or 949.542.7042, should you have any questions or comments.

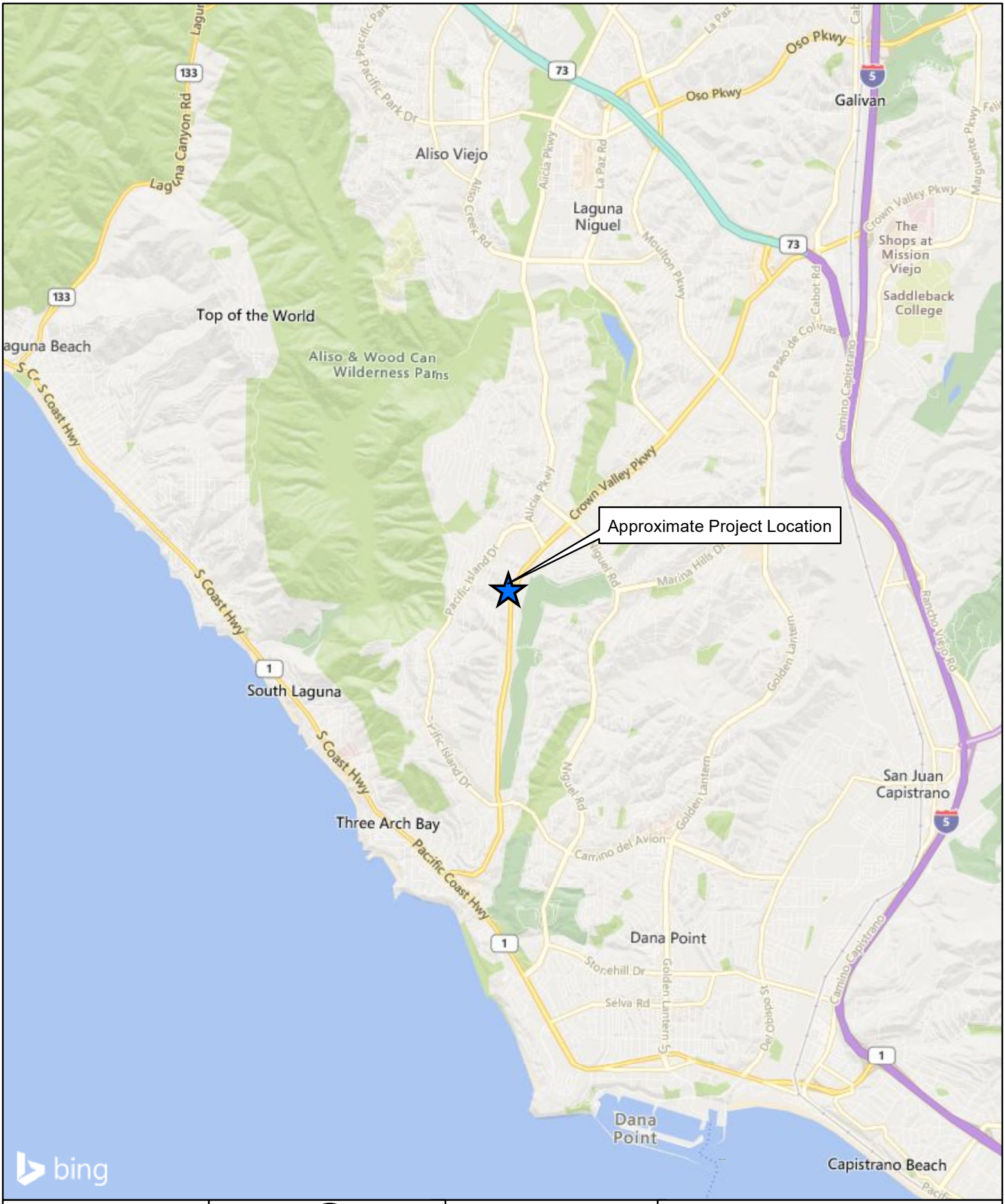
Brianna Bernard
Project Manager

Enclosures:

- Figures:
  - Figure 1: Regional Location
  - Figure 2: Project Site Location Map
  - Figure 3: Site Plan
  - Figure 4: CNDDB Occurrences and Critical Habitat Results

- Attachment A: Representative Photographs

Figures



GIS Prepared By:
Carlson SLS

Created: May 2021

Feet
0 1,250 2,500 5,000 7,500
1 inch = 5,000 feet

Data Source: Bing Maps

The Cove at El Niguel

Regional Location

FIGURE 1

GIS Prepared By:
Carlson SLS

Created: May 2021

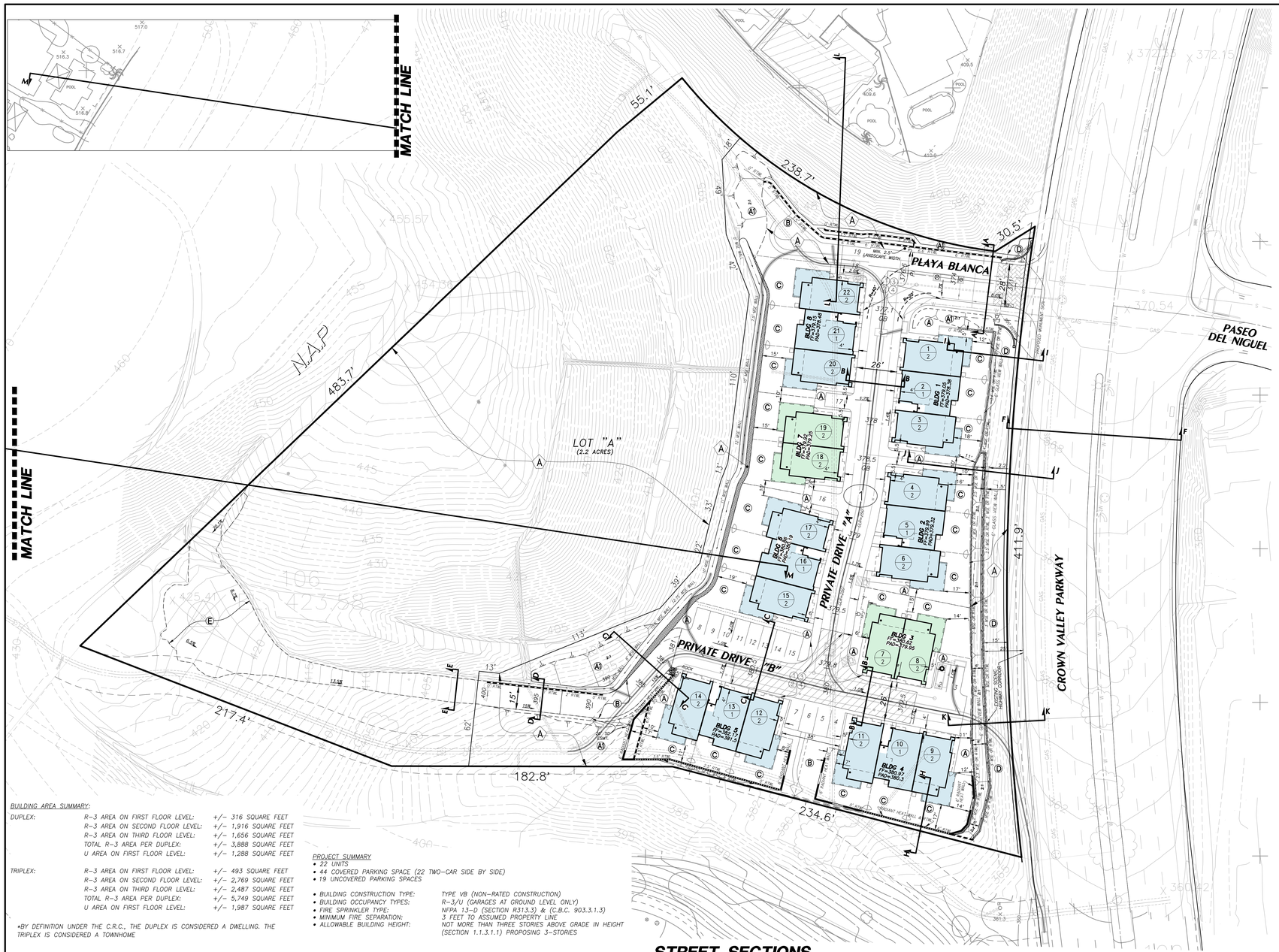
0 25 50 100 150 200 Feet
1 inch = 150 feet

Data Source: Bing Maps
Field Visit

The Cove at El Niguel

Project Site Location Map

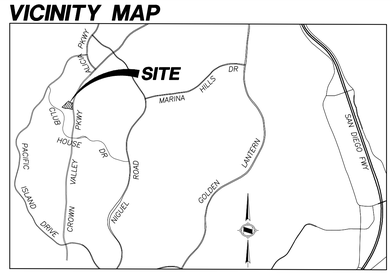
FIGURE 2



LEGEND

- PROJECT BOUNDARY
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED CENTERLINE
- PROPOSED CONTOUR LINE
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- EXISTING EASEMENTS
- PROPOSED EASEMENT
- RETAINING WALL
- RADIANT HEAT WALL
- RADIANT HEAT WALL & RETAINING WALL COMBO
- M.S.E WALL
- RETAINING WALL & STUCCO THEME WALL COMBO
- PRIVATE FENCE PER LANDSCAPE PLAN
- MASONRY WALL
- EXISTING CONTOUR
- DWELLING NUMBER
- DWELLING TYPE
- MODULAR WETLANDS SYSTEM
- TEMPORARY TRANSFORMER PLACE HOLDER
- FIRE HYDRANT
- PAVERS
- ROCK

VICINITY MAP



NOTES

1. ASSESSOR PARCEL NUMBER: 656-231-02
2. TENTATIVE TRACT NO. 17721 FOR CONDOMINIUM PURPOSES
3. NUMBER OF LOTS 2: LOT 1, LOT A (OPEN SAPCE)
4. GROSS AREA: 4.2 ACRES
5. EXISTING LAND USE: VACANT SLOPED PROPERTY.
6. ADJACENT LAND USE:
   SOUTH: MULTI-FAMILY RESIDENTIAL
   WEST: OPEN SPACE/SINGLE FAMILY RESIDENTIAL
   NORTH: SINGLE FAMILY RESIDENTIAL
   EAST: CROWN VALLEY PARKWAY.
7. EXISTING ZONE: RM
8. PROPOSED ZONE: RM
9. PROPOSED LAND USE: RESIDENTIAL
10. PROPOSED NUMBER OF DWELLINGS: 22 CONDOMINIUM
11. PROPOSED WATER SERVICE: MOULTON NIGUEL WATER DISTRICT
12. PROPOSED SEWER SERVICE: MOULTON NIGUEL WATER DISTRICT
13. PROPOSED UTILITIES TO BE UNDERGROUND
    a. GAS: THE GAS COMPANY
    b. ELECTRIC: SAN DIEGO GAS AND ELECTRIC
    c. TELEPHONE: PACIFIC BELL/AT&T
    d. CABLE: COX COMMUNICATIONS
14. SCHOOL DISTRICT: CAPISTRANO UNIFIED SCHOOL DISTRICT
15. ALL GRADING SHALL CONFORM TO THE CITY OF LAGUNA NIGUEL GRADING AND EXCAVATION CODE
16. ON-SITE DRAINAGE SHALL CONFORM TO THE CITY OF LAGUNA NIGUEL HYDROLOGY MANUAL
17. PROPOSED WATER AND SEWER IMPROVEMENTS SHALL BE INSTALLED PER MOULTON NIGUEL WATER DISTRICT STANDARD DRAWINGS
18. PERMISSION SHALL BE OBTAINED FROM ADJACENT PROPERTY OWNER FOR OFF-SITE GRADING IF NECESSARY.
19. FUEL MODIFICATION PLANS AS IDENTIFIED IN THE FIRE MASTER PLAN FOR TTM 17721. OCFA APPROVED. COVENANTS FOR FUEL MODIFICATION ZONE, SPECIAL MAINTENANCE AREA, AND PRIVATE HOMEOWNERS SETBACK AREAS MAINTENANCE BY THE HOMEOWNERS ASSOCIATION OR LANDOWNER IN ACCORDANCE WITH APPROVED FUEL MODIFICATION PLANS WILL BE RECORDED CONCURRENTLY WITH THE FINAL MAP.
    FUEL MODIFICATION "A" ZONE-ONLY NON-COMBUSTIBLE CONSTRUCTION IS PERMITTED IN THIS AREA. REFER TO APPROVED OCFA SR 287968 CONCEPTUAL FUEL MODIFICATION PLAN.
    PROJECTS LOCATED IN LOCAL RESPONSIBILITY AREAS (VHFSZ) SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENTS OF OCFA GUIDELINE B-09 OR GUIDELINE B-09A. FRONT RESIDENTIAL ENTRIES TO HAVE TYPICAL 5-FT PATH OF TRAVEL.
20. HOA MAINTAINS ALL LETTERED LOTS EXCEPT WHERE UTILITY COMPANIES MAINTAIN EASEMENTS
21. ALL ROADS ARE PRIVATE DRIVES AND MAINTAINED BY HOA. THE MINIMUM FIRE LANE WIDTH PER EXCEPTION IS 24'. SEE G. B-09A 1273.01
22. ALL WATER QUALITY AND PERTINENT FACILITIES ARE MAINTAINED BY HOA.
23. ALL STORM DRAINS AND CATCH BASINS MAINTAINED BY CITY OF LAGUNA NIGUEL OR FLOOD CONTROL DISTRICT
24. OPEN SPACE AREAS MAINTAINED BY HOA AND CROWN VALLEY PARKWAY 25-FEET SCENIC VIEW CORRIDOR.
25. DRY UTILITIES PREPARED BY DRY UTILITY CONSULTANT ON IMPROVEMENT PLANS.
26. REFER TO OPEN SPACE PLAN AND LANDSCAPE PLAN FOR WALL AND FENCE LOCATION DETAIL.
27. REFER TO UTILITY EXHIBIT FOR WET AND PROPOSED DRY WET AND PROPOSED DRY UTILITY LOCATIONS.
28. REFER TO TTM 17721 FOR STREET CROSS SECTIONS.
29. OWNER SHALL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AND DEBRIS MAINTENANCE OF THE R.O.W. THIS SHALL INCLUDE TRIMMING OF TREES AND ALONG IN THE R.O.W., TRIMMING OF SHRUBS IN AND R.O.W., CONTROL OF IRRIGATION RUN-OFF, EROSION CONTROL, THROUGHOUT THE LIFE OF THE PROJECT.
30. ADDITIONAL YARD REQUIREMENTS AND FIRE ACCESS GUIDELINES ARE IN HOME OWNERS ASSOCIATION CC&R's.

LEGAL DESCRIPTION

LOT 1 OF TRACT NO. 9650, RECORDED IN BOOK 446, PAGES 1 AND 2, ORANGE COUNTY RECORDS, JANUARY 17, 1979, IN THE OFFICE OF THE COUNTY RECORDER, ORANGE COUNTY, CALIFORNIA.

FLOOD ZONE INFORMATION

- FLOOD MAP NUMBER: 06059C0438K
- EFFECTIVE DATE: 3/21/2019
- AREA OF MINIMAL FLOOD HAZARD: ZONE X

BENCHMARK INFORMATION

THE BEARINGS SHOWN HEAREON ARE BASED UPON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATIONS GPS NO. 7568 BEING N 31°20'14" W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

LAND USE SUMMARY

LOT	ACREAGE	LAND USE
1	2.0	RESIDENTIAL AREA
A	2.2	OPEN SPACE
TOTAL	4.2 AC	

SLOPE MAINTENANCE DESIGNATIONS:

(A) MAINTAINED BY THE HOMEOWNERS ASSOCIATION

EARTHWORK SUMMARY:

	CUT	FILL
RAW VOLUME	5,020 CYS	2,890 CYS
REMEDIAL (7.5')	14,940 CYS	14,940 CYS
10.0% LOSS		2,000 CYS
ESTIMATED TOTAL	19,960 CYS	19,830 CYS
LONG	130 CYS	

BUILDING AREA SUMMARY:

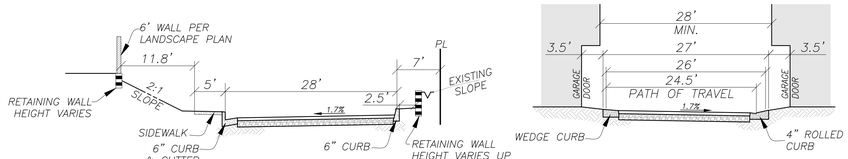
DUPLEX:	R-3 AREA ON FIRST FLOOR LEVEL:	+/- 316 SQUARE FEET
	R-3 AREA ON SECOND FLOOR LEVEL:	+/- 1,916 SQUARE FEET
	R-3 AREA ON THIRD FLOOR LEVEL:	+/- 1,656 SQUARE FEET
	TOTAL R-3 AREA PER DUPLEX:	+/- 3,888 SQUARE FEET
	U AREA ON FIRST FLOOR LEVEL:	+/- 1,288 SQUARE FEET
TRIPLEX:	R-3 AREA ON FIRST FLOOR LEVEL:	+/- 493 SQUARE FEET
	R-3 AREA ON SECOND FLOOR LEVEL:	+/- 2,769 SQUARE FEET
	R-3 AREA ON THIRD FLOOR LEVEL:	+/- 2,487 SQUARE FEET
	TOTAL R-3 AREA PER DUPLEX:	+/- 5,749 SQUARE FEET
	U AREA ON FIRST FLOOR LEVEL:	+/- 1,987 SQUARE FEET

*BY DEFINITION UNDER THE C.R.C., THE DUPLEX IS CONSIDERED A DWELLING. THE TRIPLEX IS CONSIDERED A TOWNHOME

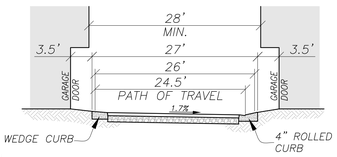
PROJECT SUMMARY
- 22 UNITS
- 44 COVERED PARKING SPACE (22 TWO-CAR SIDE BY SIDE)
- 19 UNCOVERED PARKING SPACES

• BUILDING CONSTRUCTION TYPE:	TYPE VB (NON-RATED CONSTRUCTION)
• BUILDING OCCUPANCY TYPES:	R-3/U (GARAGES AT GROUND LEVEL ONLY)
• FIRE SPRINKLER TYPE:	NFPA 13-D (SECTION R313.3) & (C.B.C. 903.3.1.3)
• MINIMUM FIRE SEPARATION:	3 FEET TO ASSUMED PROPERTY LINE
• ALLOWABLE BUILDING HEIGHT:	NOT MORE THAN THREE STORIES ABOVE GRADE IN HEIGHT (SECTION 1.1.3.1.1) PROPOSING 3-STORIES

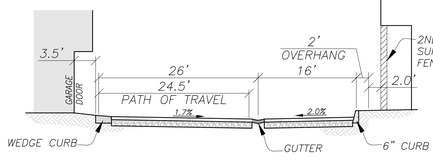
STREET SECTIONS



SECTION A-A
PLAYA BLANCA
(PRIVATE)
N.T.S.



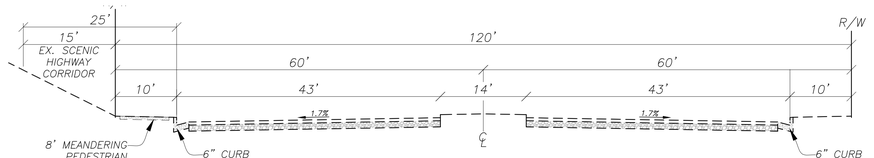
SECTION B-B
PRIVATE DRIVE "A" & "B"
(PRIVATE)
N.T.S.



SECTION C-C
PRIVATE DRIVE "B"
(PRIVATE)
N.T.S.

SECTION D-D
ACCESS DRIVE
(PRIVATE)
N.T.S.

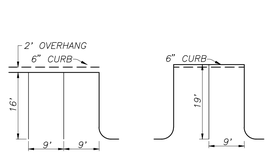
SECTION E-E
ACCESS DRIVE
(PRIVATE)
N.T.S.



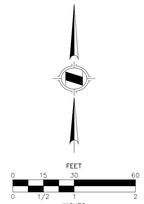
SECTION F-F
CROWN VALLEY PARKWAY
(PUBLIC)
N.T.S.

PARKING SUMMARY

DWELLINGS/ BEDROOM	PARKING REQUIREMENT	TOTAL SPACES REQUIRED	GARAGE PARKING PROVIDED	SHARED SURFACE PARKING PROVIDED
6 DU's/2-BEDROOM 1 DWELLING TYPE	2.0 PARKING SPACES PER DWELLING	12	12	
16 DU's/3-BEDROOM 2 DWELLING TYPE	2.5 PARKING SPACES PER DWELLING	40	32	
RESIDENTIAL UNCOVERED PARKING				8
GUEST PARKING 0.5 SPACE/DWELLING 22 DU's x 0.5=11		11		11
TOTALS		63	44	19



PARKING STALLS DETAIL
N.T.S.



OPEN SPACE SUMMARY

	OPEN SPACE SUMMARY	Acres
	Lot 1 Buildabe Area (Includes Level Pad, Private Driveways And Playa Blanca. No Slopes, Or Scenic Highway Corridor)	1.40
	Lot A Buildable Area less 2:1 slopes and proposed storm drain easements.	1.90

	Open Area Requirement Lot 1	
	Open Area Requirement Lot 1 25% x 1.4 acres	0.35

	Open Area Provided Lot 1	
(A)	Common Open Area	0.07
(B)	Active Recreation Area For Lot 1	0.06
	Active Recreation Area For Lot 1 Maintenace Road	0.05
(D)	Scenic Highway Area (Has Slopes)	0.20
	Lot A Common Open Area Provided, Slopes less than 20%	0.43
	Total Common Open Area Lot 1 and Lot A Provided	**0.81**

	Active Recreation Area Requirement	
	Active Recreation Area Required Lot 1 10% x 1.4 acres	0.14

	Active Recreation Area Provided	
(B)	Active Recreation Area	0.06
(C)	Private Yard Area	0.32
(E)	Active Recreation Area Lot A	0.15
	Scenic Highway Crown Valley Parkway Bycicle Trail Is On Portion Of Property	0.03
	Total Active Recreation Area Provided	**0.56**

	Common Open Area Slopes	
(A)	Lot 1 Common Open Area Slopes	0.30

*REFER TO OPEN SPACE EXHIBIT

REVISION	
DATE	DESCRIPTION

APPLICANT:
LAGUNA NIGUEL PROPERTIES INC
27422 PORTOLA PARKWAY
SUITE 300
FOOTHILL RANCH, CA 92610

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

THE COVE AT EL NIGUEL
30667 CROWN VALLEY PARKWAY, LAGUNA NIGUEL

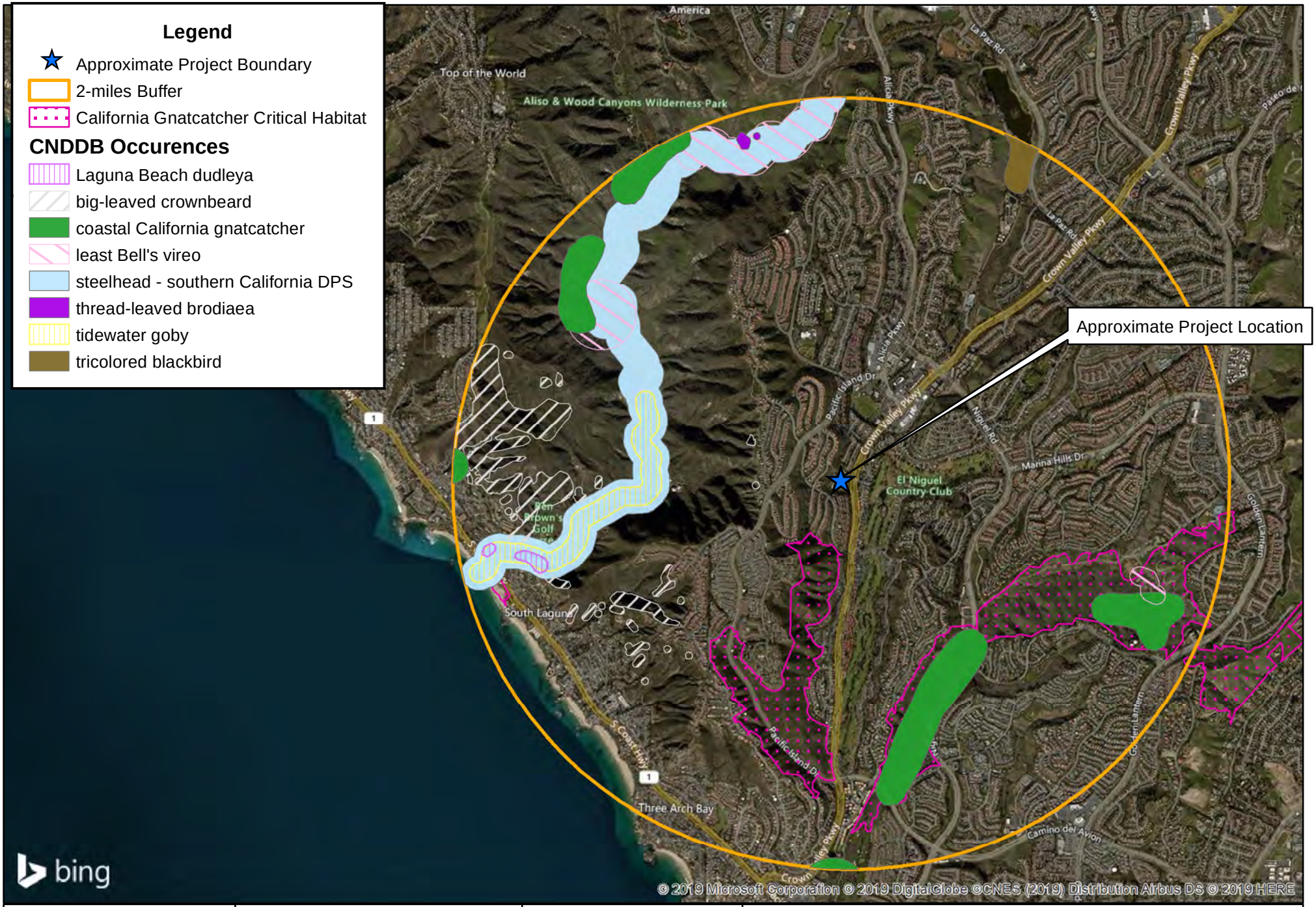
TENTATIVE TRACT MAP NO. 17721
SITE PLAN

DESIGNED BY:
DRAFTED BY:
CHECKED BY:
DATE: 5/27/21

3-17721

DATE: Sep. 30, 2021 01:54:20 PM FILE: F:\1102\Planning\TTM_177

Figure 3



GIS Prepared By:
Carlson SLS

Created:May 2021

0 1,750 3,500 7,000 Feet

1 inch = 3,500 feet

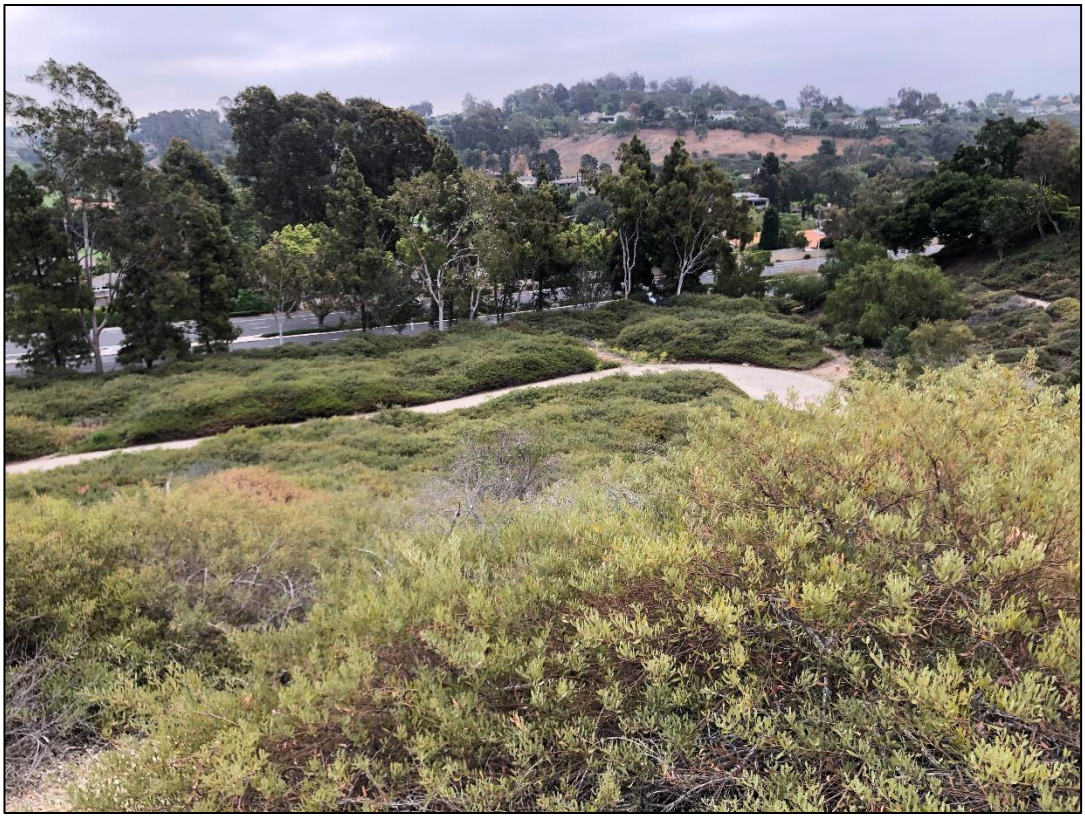
Data Source: Bing Maps
CNDDB (04/2021)

The Cove at El Niguel

CNDDB Occurrences and Critical Habitat Results

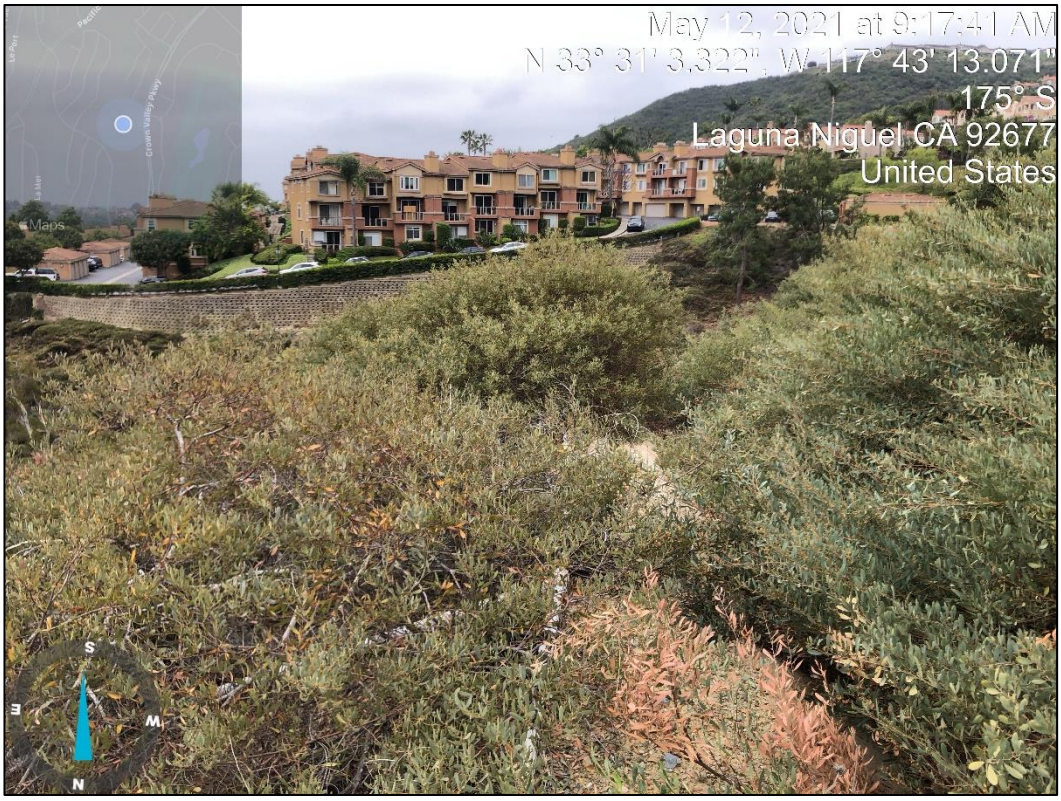
FIGURE 4

Attachment A



Looking south-east at the Project site.

Looking north-east at the *Acacia sp.* found onsite.



Looking south within the Project site.

Looking north at the dense *Acacia sp*. used for erosion control.

Developed areas the Project site.

Looking west at the dense *Acacia sp*. used for erosion control.