



CHAPTER THREE

Environmental
Resources

Natural and Historic/Cultural Resources

10.0 NATURAL AND HISTORIC/CULTURAL RESOURCES

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I. STATUTORY REQUIREMENTS

California state law requires the preparation of two (2) elements, which address a city's environmental resources: the Conservation and Open Space Elements. The state requirements are covered in this Natural and Historic/Cultural Resources Element and the pertinent statutory requirements include the following:

Government Code Section 65302(d): A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources That portion of the conservation element including waters shall be developed in coordination with any County-wide water agency and with all district and City agencies which have developed, served, controlled, or conserved water for any purpose for the county or City for which the plan is prepared.

Government Code Section 65302 (e): An open-space element as provided in Article 10.5 (commencing with Section 65560).

Government Code Section 655560: "Open space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or State open-space plan as any of the following: (1) Open space for the preservation of natural resources...(2) Open space used for the managed production of resources...(3) Open space for outdoor recreation..., (4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake faults zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

The following issues regarding Natural and Historic/Cultural resources of San Clemente have been identified:

A. *Biological Resources/Habitat*

1. Maintenance of local and regional biological diversity.
2. Protection and enhancement of sensitive habitats, species and communities.

B. *Aesthetic Resources*

The visual resource issues relevant to the General Plan relate to protecting and enhancing existing visual resources, removing features that detract from the appreciation, visual resources, and developing visual resource guidelines for future development. Primary issues are as follows:

1. Bluff protection
2. Coastal canyon preservation
3. Restoration of coastal canyon mouths at the beachfront
4. Preservation of hillsides and ridgelines
5. Preservation of scenic resources (e.g., ridgelines, rock outcrops, coastal escarpment, beaches).
6. Protection of public view corridors
7. Protection of inland canyon and other scenic corridors
8. Preservation and enhancement of City's strong Spanish Heritage architectural identity
9. Design and landscape treatment of public places
10. Linkage between coastal hillside and inland neighborhoods
11. Policies for inland ranch Specific Plans
 - Preservation of public views and public view corridors
 - Preservation of natural setting
12. Treatment of I-5 corridor

C. *Topography*

1. The potential of increased susceptibility of erosion on steep slopes that have been improperly graded.

2. Visual impacts from the grading and alteration of the appearance of the natural hillsides and vegetation.

D. Archaeological Resources

1. Protection of significant archaeological resources.

E. Cultural Resources

1. Demolition of significant historic resources.
2. Economic incentives for historic rehabilitation of residential and commercial properties, such as rehabilitation loans, utilization of state and federal funds for preservation, or adoption of the State Historic Building Code are desirable.
3. The registration of eligible historic or architecturally significant structures with state or federal listings could provide greater protection of the buildings.
4. The existing character created by the Spanish Colonial Revival Style buildings should be preserved and promoted.

F. Soil Resources

1. The feasibility or appropriateness of agricultural uses in the City.

G. Mineral Resources

1. Given the amount of exploration that has occurred in southern California, it is doubtful that significant (economically viable) mineral resources within the City of San Clemente have been overlooked.

H. Air Quality

1. Implementation of regional Air Quality Management District measures.

III. OVERVIEW OF NATURAL RESOURCES POLICY

This portion of the Natural Resources Element establishes goals, objectives, policies and implementation programs to how Natural Resources are preserved and enhanced in the City. The policies stated in this section contain a direct relationship to the desired goals of the community and when implemented by the local legislative body, will achieve the General Plan's goals and objectives. Policies are the tools with which the local government utilizes to achieve its vision for the future.

The policies in the Natural and Historic/Cultural Resource section will address:

1. Protecting and preserving of significant plant and wildlife.
2. Preserving coastal bluffs, ridgelines, canyons and significant public views.
3. Ensuring that historically and archaeologically significant resources are protected to preserve its inherent historic value(s).

IV. GOALS, OBJECTIVES AND POLICIES

The following presents the goals, objectives, and policies for natural and cultural/historic resources in the City of San Clemente. Implementing programs are contained in the following sub-section. Listed at the end of each policy is a capital "I" and number(s) parentheses, which refers to the *applicable* implementing program(s).

A. Biological Resources

Goal

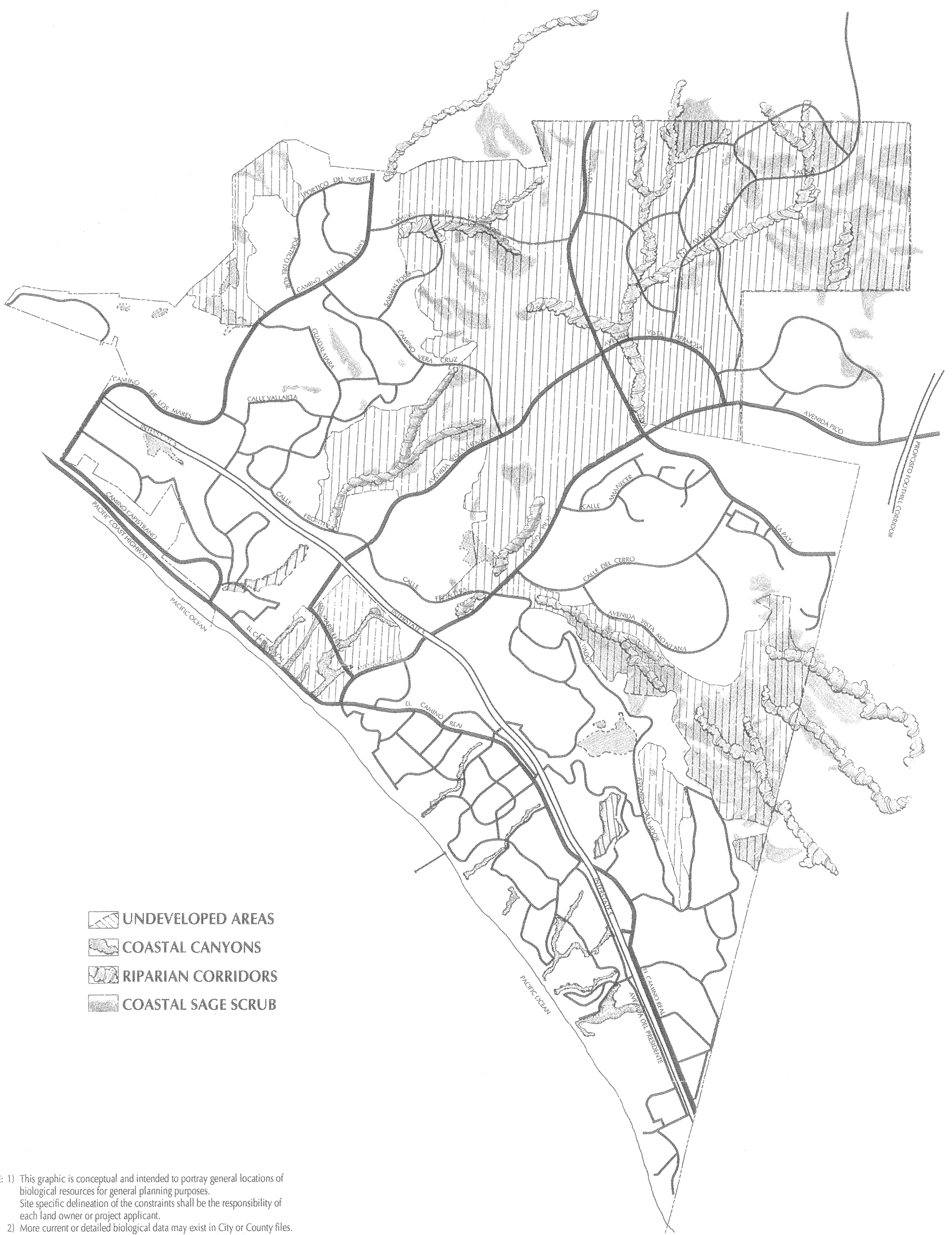
Protect and preserve significant plant and wildlife species, which exist in the City and sphere of influence, where possible.





Objective

- 10.1 Balance the preservation of the City's habitat areas with new development.

Policies

- 10.1.1 Acquire and maintain the most current information available regarding the status and location of sensitive biological elements (species and natural communities) within the City (*I 10.1*).
- 10.1.2 Analyze the Undeveloped Areas (UA) (which include riparian corridors and the coastal sage scrub communities) of the City, as shown on **Figure 10-1** of the biological resource map to determine whether significant biological habitats exist and how and to what extent they should be appropriately preserved (*I 10.2 and I 10.3*).
- 10.1.3 Require that applications for development in the UA, and for areas which an Initial Study has determined there is potential for significant adverse impacts to biological resources [there-fore requiring an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND)] shall include a Biological Assessment Report which:
- a. is prepared by a qualified professional which addresses the proposed project's impact on state and federally listed and candidate plants and animals; California Department of Fish and Game (CDFG) Special Animals; natural communities of high inventory priority with the CDFG's Nongame Heritage Program, and any other special interest species or communities identified in the General Plan Technical Background Report, or those hereafter named by state or federal trustee agencies;



-  UNDEVELOPED AREAS
-  COASTAL CANYONS
-  RIPARIAN CORRIDORS
-  COASTAL SAGE SCRUB

NOTE: 1) This graphic is conceptual and intended to portray general locations of biological resources for general planning purposes. Site specific delineation of the constraints shall be the responsibility of each land owner or project applicant.
 2) More current or detailed biological data may exist in City or County files. The provision of said data shall not be the responsibility of the City.
 3) Categories provided above are not mutually exclusive and may contain multiple resources.

SOURCE: County of Orange Coastal Sage Scrub Data Base, 1991
 LSA San Clemente CSS and Open Space Network Map
 Envicom Corporation, 1992.

BIOLOGIC RESOURCES
 SAN CLEMENTE GENERAL PLAN

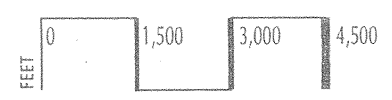


FIGURE 10-1

- b. identifies mitigation measures necessary to eliminate significant adverse impacts to sensitive biological resources; and
 - c. defines a program for monitoring and evaluating the effectiveness of the specified mitigation measures (*I 10.2, I 10.3, and I 10.9*).
- 10.1.4 Review proposed projects in the UA to evaluate their conformance with the following policies and standards.
- a. The development plan shall fully consider the nature of biological resources present, and all reasonable measures shall be taken to avoid significant impacts, including retention of sufficient natural space where appropriate.
 - b. The development plan shall retain watercourses, riparian habitat, and wetlands in natural condition to the maximum extent feasible.
 - c. The development shall incorporate habitat linkages (wildlife corridors) to adjacent open spaces, as appropriate.
 - d. The development shall incorporate fences, walls, or vegetative cover to buffer habitat areas, linkages or corridors from development, as appropriate.
 - e. Roads and utilities shall be located and designed such that conflicts with biological resources, habitat areas, linkages or corridors are mini-mized.
 - f. The development shall utilize appropriate open space or conservation easements when necessary in order to protect sensitive species or their habitats.
 - g. The development shall mitigate unavoidable adverse impacts to sensitive habitats by replacement on an in-kind basis, i.e.; riparian habitat is to be replaced by riparian habitat of the same type. Furthermore, replacement shall be based on a ratio determined by the California State Fish and Game Department and/or U.S. F.W.S. in order to account for the potentially diminished habitat values of replacement habitat. Such replacement should occur on the original development site whenever possible. Alternatively, replacement can be effected by protection of similar intact habitats elsewhere (off-site but preferably within the City's Sphere of Influence) in perpetuity through acquisition

and provision for an appropriate conservation easement or dedication (*I 10.2, I 10.3, and I 10.9*).

- 10.1.5 Prohibit development and grading which alters the biological integrity of the Riparian Corridors as conceptually depicted on **Figure 10-1** of the biological resource map, unless no feasible alternative exists or it is replaced with habitat of equivalent value.

Unavoidable development inside of, or within the edge of Riparian Corridors shall minimize removal of vegetation; minimize erosion, sedimentation and runoff by appropriate protection or vegetation and landscape; provide for sufficient passage of native and anadromous fish; minimize wastewater discharges and entrapment; prevent groundwater depletion or substantial interference with surface and subsurface flows; and provide for natural vegetation buffers (*I 10.5 and I 10.9*).

- 10.1.6 Permit the following uses within retained Riparian Corridors:

- a. education and research, excluding buildings and other structures;
- b. passive (non-motorized) recreation;
- c. trails and scenic overlooks on public land(s);
- d. fish and wildlife management activities;
- e. necessary water supply projects;
- f. resource consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code;
- g. flood control projects where no other methods are available to protect the public safety;
- h. bridges when supports are not in significant conflict with riparian resources; and
- i. underground utilities (*I 10.6*).

- 10.1.7 Permit modification of the boundaries of the Riparian Corridors based on field evidence and interpretation of

physical and biological data which shall include a) the nature and extent of the vegetation, or in the case of disturbed sites, the potential vegetation; b) topography, and; c) hydrology. Riparian vegetation shall be defined to include species and species assemblages referable to the following community classifications of the California Natural Diversity Data Base (Holland, 1986): Southern Coast Live Oak Riparian Forest (element code 61310), Southern Arroyo Willow Riparian Forest (61320), Southern Cottonwood-Willow Riparian Forest (61330), Southern Mixed Riparian Forest (61340), Southern Sycamore-Alder Riparian Woodland (62400), Mule Fat Scrub (63310) and Southern Willow Scrub (63320), and any other community referable to Riparian Forests, Riparian Woodlands, or Riparian Scrubs (element codes 61000 through 63999) (*I 10.7*).

- 10.1.8 Preserve, where possible, the habitat of several in-fact endangered¹ species, including those listed in **Table 10-1** and those which may be considered by the City in the future (*I 10.2, and I 10.3*).
- 10.1.9 Encourage activities, which improve the natural biological value, integrity and corridor function of the coastal canyons through vegetation restoration, control of alien plants and animals, and landscape buffering (*I 10.8*).
- 10.1.10 Continue to support the City's participation and enrollment in the State's Natural Communities Conservation Planning Program (NC.P.) (*I 10.4*).

¹ Rarity, threat and endangerment is considered a matter of fact, not law. This provides that a plant or animal can be treated as Rare, Threatened, or Endangered, even if it has not been officially listed.

Table 10-1

Sensitive Biological Resources

Sensitive Species Codes	
CE	California Endangered
CT	California Threatened
CP	California Fully Protected
CSC	CDFG Species of Special Concern
SA	CDFG Special Animal
FE	Federally Endangered
F1	Federal Candidate Category 1
F2	Federal Candidate Category 2

A. NATURAL COMMUNITIES

- **Valley Needlegrass Grassland** (Natural Diversity Data Base Element Code: NC42110). A mid-height grassland dominated by perennial tussock-forming *Stipa pulchra*, formerly extensive around the Los Angeles Basin. Known location within City's sphere of influence at east slope of Cristianitos Canyon north of Avenida Pico.
- **San Diego Mesa Hardpan Vernal Pool** (Element Code: NC44321). Found in small depressions in flat-topped marine terraces. Iron and silica-cemented hardpan prevents rainwater percolation. Formerly extensive on terraces north of San Diego, but now almost extirpated by urban developments. Several known locations nearby at Camp Pendleton.
- **Southern Coastal Saltmarsh** (Element Code: NC52120). Halophytic plant communities found in tidally influenced salt-water bays, lagoons, and estuaries along the coast from near Point Conception to the Mexican border. Not occurring within the Planning Area but nearby at mouth of San Mateo Creek.
- **Southern Riparian Forest** (Element Code: NC61300). Forested areas along major stream courses of the Transverse and Peninsular Ranges including Southern Coast Live Oak Riparian Forest (NC61310), (west side tributary to Cristianitos Canyon, about 1 mile north and two miles north of junction with Talega Canyon); Southern Arroyo Willow Riparian Forest (NC61320), known location at San Mateo Creek, from I-5 to transmission corridor; Southern Cottonwood-Willow Riparian Forest (NC61330), and Southern Mixed Riparian Forest (NC61340).
- **Southern Sycamore-Alder Riparian Woodland** (Element Code: NC62400). A tall, open, broad-leaf, winter-deciduous woodland found in the Transverse and Peninsular Ranges within rocky streambeds that are subjected to seasonal high-intensity flooding. Known location at Talega, Blind, Gabino, La Paz, and portion of Cristianitos Canyon.
- **Southern Riparian Scrub** (Element Code: NC63300). Formerly extensive areas of dense vegetation dominated by Mule Fat (NC63310) and Willow (NC63320) found along major rivers and intermittent streams of southern California, now much reduced by urban expansion, flood control projects.

B. PLANTS

- **Payson's jewelflower** (*Caulanthus simulans*) (Family: Brassicaceae) (Status: F2) Erect annual herb of rocky places from 2,000-5,000 feet in coastal sage scrub, chaparral and pinyon-juniper woodlands of the Santa Rosa Mountains, Riverside County, to interior San Diego County.

TABLE 10-1 (Cont.)

- **Slender-horned spineflower** (*Centrostegia leptoceras*) (Polygonaceae) (Status: FE, CE) Slender, prostrate annual of sandy places in coastal sage scrub in the San Fernando Valley, to San Bernardino Valley, and Elsinore.
- **Turkish rugging** (*Chorizanthe staticoides chrysacantha*) (Polygonaceae) (Status: F2) Diffuse spiny annual from ocean bluffs in coastal s location east of Cristianitos Canyon, on the ridgeline separating the latter from Gabino Canyon (P1).
- **Summer-holly** (*Comarostaphylis d. diversifolia*) (Ericaceae) (Status: none) Evergreen shrub 2-5 meters in height occurring on dry slopes at low elevations in chaparral, near the coast from San Diego County and lower California.
- **Many-stemmed dudleya** (*Dudleya multicaulis*) (Crassulaceae) (Status: F2) Succulent-leaved perennial from underground corms; leaves withering in summer. Found in dry, stony places below 2,000 feet in coastal sage scrub, chaparral, and valley foothill grassland from Los Angeles County to western San Bernardino, Riverside and Orange Counties, and San Onofre Mountain, San Diego County. Known location at TRW Missile Test Site, mapped near Blind Canyon (P2).
- **Laguna Beach dudleya** (*Dudleya stolonifera*) (Crassulaceae) (Status: F1, CT) Succulent-leaved perennial from slender stolons found on cliffs in canyons with coastal sage scrub near Laguna Beach, Orange County.
- **Sticky dudleya** (*Dudleya viscida*) (Crassulaceae) (Status: F1) Succulent, dark-green, viscid-leaved perennial from short stems occurring in dry rocky places below 1,200 feet in coastal sage scrub between San Juan Capistrano to near Oceanside.
- **San Diego button-celery** (*Eryngium aristulatum parishii*) (Apiaceae) (Status: F1, CE) biennial or perennial prickly-leaved herbs of vernal pools from west of Murrieta, Riverside County, the San Diego region, and northern lower California.
- **Felt-leaved monardella** (*Monardella hypoleuca lanata*) (Lamiaceae) (Status: F2) Pleasant smelling, semi-woody perennial from creeping rootstocks from chaparral in Orange and eastern San Diego County, and lower California.
- **Little mousetail** (*Myosurus minimus apus*) (Ranunculaceae) (Status: F2) Small tufted annual of vernal pools and alkaline marshes below 1,500 feet, San Diego to western Riverside and San Bernardino County.
- **Prostrate navarretia** (*Navarretia fossalis*) (Polemoniaceae) (Status: F2) Species of vernal pools from Riverside and San Diego Counties, and lower California.
- **Parry's tetracoccus** (*Tetracoccus dioicus*) (Euphorbiaceae) (Status: F2) Erect spreading shrub up to 1.5 meters tall, occurring on dry stony slopes below 2,500 feet in chaparral, San Juan Camp, Orange County, through cismontane San Diego County, to Jacumba and lower California.
- **Crown-beard** (*Verbesina dissita*) (Asteraceae) (Status: F1) Semi-woody perennial found near Arch Beach, Orange County, and northern lower California.

TABLE 10-1 (Cont.)

C. ANIMALS

1. INSECTS

- **Monarch butterfly** (*Danaus plexippus*) (Status: SA) Fall-migrating butterfly species which over-winters on the south coast, usually in large masses on trees such as oak, sycamore and Eucalyptus. These latter winter roost trees are sensitive locations. Can be found wherever the larval host plant (milkweed) occurs. Several records of roost trees within the San Clemente quadrangle, including one for the DPR Administration Building, City of San Clemente, however, exact locational information for others is suppressed due to extreme sensitivity.
- **Oblivious tiger beetle** (*Cicindela latesignata obliviosa*) (Status: F2). Predaceous species of marine littoral habitats above high tide, especially mudflats at the mouths of major rivers from northern lower California to southern Orange County.

2. FISHES

- **Tidewater goby** (*Eucycloglobius newberryi*) (Status: F2, CSC) Shallow areas of bays, lagoons and estuaries: Carlsbad north to Humboldt County (Miller and Lea, 1976). San Mateo Creek, Las Flores Creek, and Santa Margarita River.

3. AMPHIBIANS

- **Southwestern arroyo toad** (*Bufo microscaphus californicus*) (Status: F2, CSC) Found in arroyos and canyon bottoms in oak woodland and coastal sage scrub from San Luis Obispo County to lower California (Stebbins, 1972).
- **Red-legged frog** (*Rana aurora draytoni*) (Status: F2, CSC) Found in areas with permanent water among oak woodlands in coastal and Sierran mountain ranges from northern to lower California (Stebbins, 1972).

4. REPTILES

- **Southwestern pond turtle** (*Clemmys marmorata pallida*) (Status: F2, CSC) Ranges throughout California west of the Cascade-Sierra Nevada axis in ponds, irrigation ditches, marshes, rivers and streams (Stebbins, 1985). Exact locational information sensitive (Camp Pendleton).
- **San Diego coast horned lizard** (*Phrynosoma coronatum blainvillei*) (Status: F2, CSC) Frequents a variety of habitats, especially sandy places west of the deserts from Ventura County to lower California (Behler and King, 1979).
- **Silvery legless lizard** (*Anniella p. pulchra*) (Status: locally uncommon) Found in coastal sage scrub, oak woodlands and loose alluvial soils and beach dunes from Contra Costa County south to lower California (Stebbins, 1972).
- **Orange-throated whiptail** (*Cnemidophorus hyperythrus*) (Status: F2, CSC) Inhabitant of coastal chaparral in washes and other sandy areas from vicinity of Colton, San Bernardino County, and Laguna Beach, Orange County, southward to lower California (Stebbins, 1972).
- **San Diego mountain kingsnake** (*Lampropeltis zonata pulchra*) (Status: F2, CSC) Found in a variety of habitats, especially woodland and chaparral, particularly near streams in the Peninsular range of southern California (Stebbins, 1985).

TABLE 10-1 (Cont.)

5. BIRDS

- **Great blue heron** (*Ardea herodias*) (Status: SA) Fairly common resident to aquatic and riparian habitats throughout most of the region (Garrett and Dunn, 1981).
- **Snowy egret** (*Egretta thula*) (Status: SA) Common winter visitant along the coast (Garrett and Dunn, 1981).
- **Black-crowned night-heron** (*Nycticorax nycticorax*) (Status: SA) Fairly common winter visitor and uncommon summer visitor in dense riparian areas , foraging along the margins of lakes, bays, marshes, and roosting in dense trees, and nesting in colonies in trees (Garrett and Dunn, 1981, Grinnell and Miller, 1944).
- **Cooper's hawk** (*Accipiter cooperi*) (Status: CSC) Uncommon permanent resident which can be fairly common in fall when transients are observed along coastal ridges and promontories (Garrett and Dunn, 1981).
- **Sharp-shinned hawk** (*Accipiter striatus*) (Status: CSC) Fairly common winter visitant, especially to oak woodland and chaparral habitats. Can be common in fall along coastal ridges and promontories (Garrett and Dunn, 1981).
- **Northern harrier** (*Circus cyaneus*) (Status: CSC) Fairly common winter visitant to open marshes and fields throughout (Garrett and Dunn, 1981).
- **Black-shouldered kite** (*Elanus caeruleus*) (Status: SA, CP) Uncommon year-round resident of grassy and cultivated fields, marshes, and riparian habitats (Garrett and Dunn, 1981).
- **Golden eagle** (*Aquila chrysaetos*) (Status: CSC, CP) Uncommon resident throughout most of the region (Garrett and Dunn, 1981).
- **Long-eared owl** (*Asio otus*) (Status: CSC) Very rare transient and winter visitant, and casual summer visitor to riparian woodlands and willow thickets along the coast: once fairly common breeding residents (Garrett and Dunn, 1981).
- **Burrowing owl** (*Athene cunicularia*) (Status: CSC) Resident in open areas of the lowlands throughout the region. Now quite local in the coastal district, primarily found in agricultural and grassland areas of the coastal valleys and on bluffs along the immediate coast (Garrett and Dunn, 1981).
- **Light-footed clapper rail** (*Rallus longirostris levipes*) (Status: FE, CE, CP) Fairly common but local breeding resident in coastal salt marshes (Garrett and Dunn, 1981).
- **Western snowy plover** (*Charadrius alexandrinus nivosus*) (Status: F2, CSC) Fairly common, but local and declining resident on sandy coastal beaches, where numbers are augmented in winter (Garrett and Dunn, 1981).
- **California least tern** (*Sterna antillarum browni*) (Status: FE, CE) Fairly common but local resident along the coast on open sandy or gravelly shores (Garrett and Dunn, 1981).
- **Bank swallow** (*Riparia riparia*) (Status: F2, CT) uncommon spring transient and rare fall transient along the coast, and virtually extirpated as a breeder in the region (Garrett and Dunn, 1981).
- **California gnatcatcher** (*Poliopitila californica*) (Status: F2, CSC) Uncommon and local resident in arid coastal sage scrub and cactus scrub habitats of the San Gabriel Mountains

TABLE 10-1 (Cont.)

and Palos Verdes Peninsula, Los Angeles County, southward. Formerly ranging northward to the Santa Clara River (Ventura County (Garrett and Dunn, 1981). This species has recently been identified as a concern with regard to the proposed Foothill Toll Road terminating at San Clemente.

- **Least Bell's vireo** (*Vireo belli pusillus*) (Status: FE, CE) Formerly a fairly common summer resident, but now an endangered songbird and rare summer resident of willow riparian habitats, and restricted to southern California. Breeding sites are currently concentrated along the Santa Ynez, Santa Clara, Santa Ana, Santa Margarita, and San Luis Rey Rivers (Garrett and Dunn, 1981). This species has recently been identified as a concern with regard to the proposed Foothill Toll Road terminating at San Clemente.
- **Yellow warbler** (*Dendroica petechia brewsteri*) (Status: CSC) Common transient throughout, and uncommon to locally common summer resident in lowland and foothill riparian woodlands (Garrett and Dunn, 1981).
- **Yellow-breasted chat** (*Icteria virens*) (Status: CSC) Uncommon and local summer resident in riparian thicket of the lowlands and lower portion of foothill canyons (Garrett and Dunn, 1981).
- **Western yellow-billed cuckoo** (*Coccyzus americanus occidentalis*) (Status: F2, CE) Formerly common and widespread nesting species of lowland riparian habitat from San Luis Obispo County southward (Garrett and Dunn, 1981).
- **Belding's savannah sparrow** (*Passerculus sandwichensis beldingi*) (Status: F2, CE) Subspecies of coastal salt marshes from Santa Barbara County southward (Garrett and Dunn, 1981).

6. MAMMALS

- **Spotted bat** (*Euderma maculatum*) (Status: F2) Rare, known in southern California from widely scattered records (Booth, 1968; Jameson and Peeters, 1988). Abundance and pattern of distribution not understood, and winter range unknown (Barbour and Davis, 1979).
- **Pale big-eared bat** (*Plecotus townsendi pallescens*) (Status: CSC) Occurs throughout California except the humid coastal regions of northern and central California (Williams, 1986).
- **California leaf-nosed bat** (*Macrotis californicus*) (Status: F2, CSC) Ranging from the sea coast through the desert region of the sonoran life zone (Barbour and Davis, 1969). Occurring throughout southern California from southern Ventura and Los Angeles counties to eastern San Bernardino County, and southward (Jameson and Peeters, 1988).
- **California mastiff bat** (*Eumops perotis californicus*) (Status: F2, CSC) Uncommon from Alameda, Tuolumne and Stanislaus Counties southward through the sierra, south coast, transverse and peninsular ranges to lower California (Jameson and Peeters, 1988). Resident at low elevations in coastal basins of California (Williams, 1986).
- **Pacific pocket mouse** (*Perognathus longimembris pacificus*) (Status: F2, CSC) Found in areas of fine, sandy soils in many parts of coastal southern California (Hall, 1959; Jameson and Peeters, 1988).
- **Ringtail** (*Bassariscus astutus*) (Status: CP) Occurs the entire length of California along the coastal ranges and Sierra Nevada (Ingles, 1965).

TABLE 10-1 (Cont.)

- **American badger** (*Taxidea taxus*) (Status: CSC) Occurs throughout the Pacific states, except the north coastal forests (Ingles, 1965). Extirpated from many areas of southern California through habitat loss, deliberate killing, and secondary poisoning (Williams, 1986).

B. Aesthetic Resources

Goal

Maintain the visual character of the City.

Objective

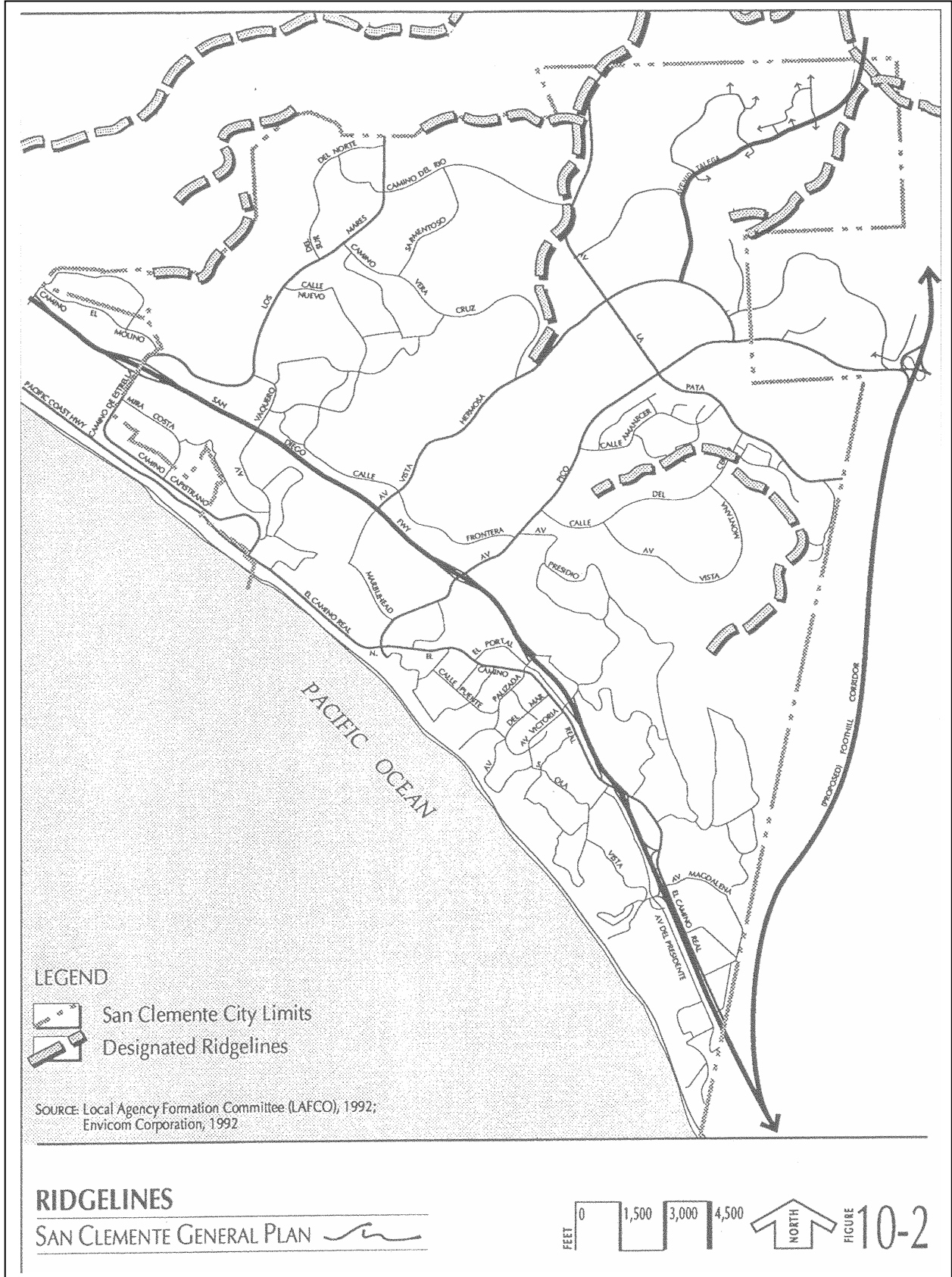
- 10.2 Preserve the aesthetic resources of the City, including coastal bluffs, visually significant ridgelines and coastal canyons, and significant public views.

Policies

- 10.2.1 Prohibit development along designated ridgelines within the City and, where possible, the sphere of influence, as defined by the Local Area Formation Commission (LAFCO), (see **Figure 10-2**) based on the following standards:

Ridgeline Map (Figure 10-2)

- Require that development be located beneath the visual crest of ridgelines so as to prevent disruption of ridgeline silhouettes as seen in viewsheds and consistent with the Scenic Highways Element. Points of reference to be determined by the Community Development Department based on the following criteria:
 - preserve significant public views from areas along major arterial roadways;
 - preserve significant public views from significant public viewing areas; and
 - preserve significant public views from points along the I-5 Freeway.
 - Site development to maintain ridgelines including the use of horizontal and vertical setbacks whose distance shall be determined on a case-by-case visual analysis (*I 10.13*).
- 10.2.2 Require that development in hillside areas comply with the Aesthetic Resources Element, including the following principles:
- Maintenance of the natural topographic character of hillsides. Protected hillside forms include ridgelines, rounded hill forms and angled slopes.



- b. Maintenance and restoration of significant natural systems and resources. These include ridgelines, significant existing vegetation, wildlife habitat, special geological features, canyons and natural drainage swales, steep slopes and important historic or cultural features.
 - c. When grading is necessary, slope tops and bottoms shall be rounded, and a smooth transition made where built and natural slopes intersect (contour grading). Built slope faces shall be varied and made to appear as natural as possible, avoiding flat planed surfaces, long straight embankments and repetitive terracing.
 - d. Minimize the size of flat pads in site grading, limiting flat areas to the building footprint and a reasonable amount of related outdoor space.
 - e. Scale hillside buildings to the particular conditions of the site in order to complement hillside character. Building forms, including rooflines, shall step with hill forms to minimize the visibility of building profiles on slopes. As a general rule, gabled roof ridgelines should follow the same direction of contour lines, avoiding exposed gabled roof ends seen from a distance.
 - f. Minimize the height of retaining walls and design with smooth, flowing forms that follow topographical lines, minimizing long straight stretches and sharp angular forms. A series of small terraces is preferable to reduce retaining wall height.
 - g. Plant all hillside slopes with drought-tolerant species to soften the visual impact of grading, retaining walls, buildings and roads. Trees and shrubs, which are branched from the base, can create a continuous leaf canopy over most of the slope. Encourage a continuous band of green tree and shrub tops within the slope areas. Tree types with low mature heights may be used to protect views.
 - h. Arrange trees and shrubs in informal masses to produce a textured slope similar to natural chaparral (*I 10.13 and I 10.14*).
- 10.2.3 Preserve the designated undeveloped "natural" coastal canyon areas where appropriate that were originally intended to be open space buffers **Figure 10-1** (*I 10.10 and I 10.11*). [Exception: see Policy 10.2.6]
- 10.2.4 Promote the restoration of the coastal canyons as a visual resource in a manner that is consistent with the goals of the

California Coastal Commission and the City's Coastal Element (*I 10.10*). [Exception: see Policy 10.2.6]

- 10.2.5 Work in conjunction with the California Coastal Commission with the expressed intent to develop implementation programs that will preserve and maintain the physical features of the coastal zone including bluffs, canyons and beaches (*I 10.10*). [Exception: see Policy 10.2.6]
- 10.2.6 Preserve the canyons of the Marblehead Coastal site unless replaced with compensating aesthetic and economic improvements as defined in Land Use Policies. *1.22.1, 1.22.2, 1.22.3, 1.22.4, 1.22.5, 1.22.6, 1.22.7, 1.22.8, 1.22.9, 1.22.10, 1.22.11, and 1.22.12 (I 10.14)*.
- 10.2.7 Promote the preservation of significant public view corridors to the ocean (*I 10.12*).
- 10.2.8 Require that development be designed and sited to maintain the natural topographic and physiographic characteristics of the City's hillsides and canyons; including the:
 - a. minimization of the area and height of cuts and fills;
 - b. minimization of pad sizes;
 - c. encouragement of the "stair-stepping" of structures to conform to slopes (by use of retaining walls and other elements); and
 - d. configuration of sites to reflect natural topography, by the clustering of sites and units on lesser slopes and avoiding extensive fragmentation of steeper slopes and/or other techniques (*I 10.13 and I 10.14*).
- 10.2.9 Require that buildings be designed to "fit" with their hillside setting, including:
 - a. avoidance of architectural design styles which dominate their setting or call attention to themselves;
 - b. use of architectural forms and shapes which complement their setting (low-rise structures, horizontal versus vertical building bulk, shed roofs, large overhangs, arcades, etc.);
 - c. use of materials which complement their setting; and
 - d. siting of buildings in areas where they do not visually dominate, within the constraints of fire protection setbacks (*I 10.13*).
- 10.2.10 Map the City's slopes and designate parcels with average slopes over 25 percent for inclusion in a new Hillside

Protection Zone. Properties in the zone shall be subject to administrative review under the provisions of the Hillside Development Ordinance (*I 10.13 and I 10.14*).

- 10.2.11 Create new public view corridors in the layout and design of new streets. Special opportunities in the City include:

Throughout the hillside and inland neighborhoods, views of ridgelines, hillsides, rock outcroppings, canyons and distant hilltops heighten experience of the natural landscape. These features give the area its identity, and are important assets to residents. All development plans, at large and small scale, should carefully plot potential views from public streets and pathways, and site new development to protect and open views to natural features (*I 10.13 and I 10.12*).

C. Cultural Resources

Goal

To promote the preservation and restoration of the sites, structures and districts which have architectural, historical, archaeological and/or cultural significance to the City of San Clemente.

Objective

- 10.3 Ensure that the City's historically and archaeologically significant resources are protected in a manner that preserves and/or enhances the resource's inherent historic value(s).

Policies

- 10.3.1 Establish criteria for surveying archaeological resources, historic vegetation and cultural resources and revise existing criteria for updating the current inventory of historic resources (*I 10.15*).
- 10.3.2 Complete a comprehensive survey of cultural resources, historic vegetation and archaeological resources that encompasses the entire City and its sphere of influence, as well as update the City's current inventory of historic resources (*I 10.15*).
- 10.3.3 Continue the implementation of the City's existing ordinance for preservation of designated historic sites and structures. Adopt a Preservation Ordinance that will authorize the City to designate any vegetation or archaeological site deemed to be of historical, archaeological, or cultural significance a San Clemente City Historical Point, Site or District. Such ordinance shall conform to State and Federal criteria for establishing a preservation ordinance (*I 10.16*).
- 10.3.4 Modify existing ordinances as necessary to establish criteria for the review and designation of historic and cultural resources,

significant archaeological sites and historic vegetation (*I 10.15*).

- 10.3.5 Utilize the Secretary of Interior Standards for Historic Rehabilitation and standards and guidelines as prescribed by the State Office of Historic Preservation as the architectural and landscape design standards for rehabilitation, alteration, or additions to sites containing historic resources in order to preserve these structures in a manner consistent with the site's architectural and historic integrity (*I 10.18*).
- 10.3.6 Through the design review process, encourage that new development is compatible with adjacent existing historic structures in terms of scale, massing, building materials and general architectural treatment (*I 10.19*).
- 10.3.7 Require that all City-owned properties designated as historic resources are maintained in a manner that is aesthetically and/or functionally compatible with such resources (*I 10.18 and I 10.19*).
- 10.3.8 Initiate "receiver site" and "adopt a building" program to preserve historic structures that must be removed from their sites (*I 10.21*).
- 10.3.9 Consider the establishment of potential sites for a "Heritage Plaza" where relocated buildings may be sited and restored (*I 10.21*).

Objective

- 10.4 Provide incentives to private owners of historic resources to maintain and/or enhance their properties in a manner that will conserve the integrity of such resources in the best possible condition.

Policies

- 10.4.1 Encourage owners of eligible historic income-producing properties to use the tax benefits provided by the 1981 Tax Revenue Act or as may be amended (*I 10.21*).
- 10.4.2 Consider the waiver of building permit fees for owners of small properties with historic resources who are unable to benefit from other government programs for the rehabilitation, alteration or reuse of their structure(s) only if rehabilitated in accordance with established historic preservation guidelines (*I 10.21*).
- 10.4.3 Consider allowing flexibility in building code requirements for the rehabilitation of historic structures as specified in State Historical Building Code Part 8, Title 24 if rehabilitated in accordance with established historic preservation guidelines (*I 10.17 and I 10.21*).

- 10.4.4 Provide technical advice to private property owners seeking to restore historically significant structures (*I 10.15 and I 10.21*).
- 10.4.5 Seek the participation of the Redevelopment Agency and/or work with local lending institutions to provide appropriate financing for the rehabilitation and restoration of historically significant structures (*I 10.22*).
- 10.4.6 Encourage appropriate adaptive reuse of historic resources in order to prevent misuse, disrepair and demolition, taking care to protect surrounding neighborhoods from incompatible uses (*I 10.21*).
- 10.4.7 Prohibit demolition if other alternatives exist that enable a property owner to sensitively add to the existing structure, or develop and accompanying building on the site, or relocate the structure, and realize property development rights. Variances of setbacks, heights and parking, and floor area ratio requirements in appropriate areas, should be given to make the preservation, or relocation as a secondary priority, of an existing historic building feasible when no other reasonable alternative exists (*I 10.21*).

Objective

- 10.5 Promote community appreciation for the unique history of the San Clemente area and community involvement in its retention and preservation.

Policies

- 10.5.1 Promote the formation and maintenance of neighborhood organizations and foster neighborhood conservation programs, giving special attention to transitional areas (*I 10.23*).
- 10.5.2 Encourage the Chamber of Commerce to promote the City's historic resources in visitor and tourist oriented brochures (*I 10.23*).
- 10.5.3 Promote community awareness of historic preservation through San Clemente's appointed and elected officials, as well as through local organizations (*I 10.16, I 10.22 and I 10.24*).
- 10.5.4 Coordinate with local historic preservation organizations doing preservation work (*I 10.17*).
- 10.5.5 Encourage the involvement of all educational institutions in preservation programs and activities (*I 10.23*).

Objective

- 10.6 Commemorate San Clemente's historical significance as location of "The Western White House".

Policies

- 10.6.1 Commemorate San Clemente's significance as location of "The Western White House" with a permanent physical symbol at a publicly accessible location (*I 10.25*).
- 10.6.2 Preserve the buildings and grounds of the Casa Pacifica for their historical and architectural significance (*I 10.26*).

D. Mineral Resources

Goal

Maintain proper management of designated areas for mineral extraction to meet the needs of the City while ensuring adequate reclamation of mineral extraction areas.

Objective

- 10.7 Permit extraction of significant mineral resources, such as borrow material² that may be used for beach replenishment, as an interim use prior to development.

Policies

- 10.7.1 Permit the extraction of mineral resources in designated resource areas (*I 10.27*).
- 10.7.2 Ensure that mineral resources production activities are compatible with adjacent uses by reviewing and applying appropriate conditions which:
 - a. preclude truck-hauling trips through residential neighborhoods, unless there are no feasible alternatives, in the event that it is not feasible, require covered loads,
 - b. mitigate noise, odor, and dust impacts,
 - c. provide for visual integration with adjacent uses (e.g., incorporation of on-site landscape buffer and decorative walls),
 - d. provide for the restoration and reuse of the site on completion of the production activities in a manner which does not adversely disrupt the character and integrity of adjacent uses and the environment (*I 10.28*).
- 10.7.3 Require that specific development proposals for mineral extraction be subject to the discretionary approval of the Planning Commission and City Council (*I 10.31*).
- 10.7.4 Require that all proposed mineral extraction projects be subject to the requirements of the California Environmental Quality Act and consistent with the Surface Mining and Reclamation Act (*I 10.28, I 10.29, and I 10.30*).

² Borrow material: earth material taken (excavated) from one location (borrow pit) and transported to another location for use as a construction material.

- 10.7.5 Design resource extraction operations to maintain the integrity of areas of "high environmental quality" and scenic areas as designated by the City in the Aesthetic Resources Policies (*I 10.28, I 10.29, and I 10.30*).
- 10.7.6 Require that access roads to resource extraction areas meet standards for noise, dust control, erosion control and grading, to minimize adverse impacts to adjacent residential and commercial areas (*I 10.28, I 10.29, and I 10.30*).

Objective

- 10.8 Ensure adequate reclamation of mineral resource extraction areas.

Policies

- 10.8.1 Require that all mineral extraction reclamation plans be subject to the requirements of the California Environmental Quality Act and consistent with the Surface Mining and Reclamation Act (*I 10.28, I 10.29, and I 10.30*).
- 10.8.2 Review all mineral reclamation projects under the policies and procedures of the California Environmental Quality Act and the Surface Mining and Reclamation Act (*I 10.28, I 10.29, and I 10.30*).
- 10.8.3 Require that permits for mineral reclamation projects specify compliance with State, Federal and local standards and attainment programs with respect to air quality, protection of rare, threatened or endangered species, conservation of water quality, watersheds and basins, and erosion protection (*I 10.28, I 10.29, and I 10.30*).
- 10.8.4 Require that the Planning Commission and City Council have discretionary approval of all reclamation plans (*I 10.31*).

E. Air Quality

Goal

Implementation of regional AQMD air quality mitigation measures for new development.

Policies

- 10.9.1 Require that new development utilize appropriate AQMD air quality mitigation measures (SMMs and BAMMs) (*I 10.32*).

V. IMPLEMENTATION PROGRAMS

The following lists the programs which implement the Natural and Historic/Cultural Resources policies contained in the preceding subsection of the plan. The capital "I" and the number preceding each program are referenced by the policies that they implement.

A. *Biological Resources/Habitat*

- I 10.1 Obtain a data base report of sensitive biological elements, including plants, animals, and natural communities as identified by the California Department of Fish and Game's Natural Diversity Data Base (CDFG NDDDB). The area of coverage required shall include the two 7.5-minute quadrangles (San Clemente and Dana Point) encompassing the City Limit and Sphere of Influence. This report can be obtained directly from the CDFG NDDDB.

The Data Base Report for the City shall be made available in the Community Development Department and referenced where applicable during the Initial Study of project applications to the City to determine the potential for impacts to known sensitive biological elements.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing as data becomes available or as funding permits.

- I 10.2 Contract with a consulting biologist and/or other appropriate environmental professionals to conduct surveys and prepare Biological Impact Reports for applications located within the areas defined by the Undeveloped Areas of the Biological Resource Map (Figure 10-1) where potentially significant biological impacts are identified in an Initial Study. The recommendations of the consultant shall be considered during the environmental review process.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development fees provided by project applicant.

Schedule: On going as required.

- I 10.3 Consult with the California Department of Fish and Game and U.S.F.W.S. on any project that could affect a species that is listed or in fact rare, threatened or endangered (CEQA Guideline Section 15380, as identified by the biological survey).

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development fees provided by project applicant.

Schedule: Ongoing as needed or as funding permits.

B. Biological Area Enhancement/Utilization

I 10.4 Once the NCCP's are approved and Recommended Subregional Habitat Conservation Guidelines are developed by the State, the City of San Clemente shall participate in said plan for local compliance with the California Endangered Species Act (CESA) and the Federal Endangered Species Act (FESA)

Responsibility: City of San Clemente of Community Development Department in cooperation with appropriate Federal and State agencies.

Funding Source: City of San Clemente General Fund and/or any other available funds approved by the City.

Schedule: Within one (1) year of the State's completion and adoption of program/guidelines, or as funding permits.

I 10.5 Examined development's potential to encroach upon Riparian Corridors. Determine the necessity for a Stream or Lake Alteration Agreement with the California Department of Fish and Game, and/or a federal permit from the US Army Corps of Engineers for developments that appear to affect corridors directly through grading, construction, vegetation removal, or other factors.

Responsibility: City of San Clemente Community Development Department in cooperation with appropriate Federal and State agencies.

Funding Source: Development fees provided by project applicant.

Schedule: Ongoing as required.

I 10.6 Permit resource dependent and public service related land uses within Riparian Corridors such that they are consistent with biological resource protection.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente Fund and/or any other available funding sources as approved by the City.

Schedule: Ongoing as projects of such nature are pro-posed or as funding permits.

I 10.7 Modifications to the boundary of Riparian Corridors may be allowed on the basis of adequate evidence indicating that the existing boundary inappropriately reflects biological, topographical, or hydrological conditions.

Responsibility: City of San Clemente Community Development Department in cooperation with appropriate Federal and State agencies.

Funding Source: City of San Clemente General Fund and/or any other available funding sources as approved by the City.

Schedule: Ongoing as necessary.

C. Biological Development Standards and Processes

I 10.8 Through the discretionary review process for proposed projects, require the examination of the feasibility of improving the natural biological value, integrity and corridor function of the coastal canyons through vegetation restoration, control of alien plants and animals, and landscape buffering.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development fees provided by project applicant.

Schedule: Ongoing as development projects are submitted as funding permits.

I 10.9 Review all Inland Ranch Specific Plans for compliance with the standards set forth in policies 10.1.3, 10.1.4 and 10.1.5.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: As applications for development are submitted as funding permits.

I 10.10 conduct a coastal canyon restoration feasibility analysis and if necessary set up a canyon restoration fund to finance restoration efforts.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and or any other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption, or as funding permits.

- I 10.11 Require that open space easements be dedicated to the City, master homeowners association, or other responsible party as a condition of the approval process for all new projects proposed in "natural" open space areas.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente fund, development fees/conditions and/or other approved funding sources.

Schedule: Ongoing as applications for development are submitted.

D. Aesthetic Resources

- I 10.12 A viewshed analysis analyzing impacts to public views to the ocean and natural canyon areas shall be required for new development where applicable.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development application fees.

Schedule: As applications for development are submitted.

- I 10.13 Revise the Hillside Development Ordinance to incorporate ridgeline preservation, site design, and architectural policies prescribed by policies 10.2.1, 10.2.2, 10.2.10, 10.2.11, and 10.2.12.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption or as funding permits.

- I 10.14 Revise the municipal code and/or establish pertinent design guidelines to implement aesthetic resource standards and policies.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption or as funding permits.

E. Historic/Cultural Resources

I 10.15 Develop a historic building handbook which describes historic structures, sites, and districts, and provides information on building research and appreciation, and sets forth guidelines for rehabilitation.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 10.16 Examine the feasibility of establishing a cultural/historical resource center that acts as an archive and clearinghouse of artifacts and resource documentation and provides learning opportunities for the public.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Funds and/or any other available funding sources approved by the City.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 10.17 Consider adopting the State of California Historic Building Code to accommodate the rehabilitation of historic and older structures.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption or as funding permits.

I 10.18 Maintain on file the Secretary of Interior Standards for Historic Rehabilitation and the standards and guidelines of the State Office of Historic Preservation as guidelines on restoring, altering or adding to designated historic structures.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption or as funding permits.

I 10.19 Continue the implementation of the City of San Clemente Urban Design Guidelines.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing as applications for development are submitted funding permitted.

I 10.20 Review the effects that changes in zoning and amendments to the General Plan will have on historic preservation objectives and, if warranted, revise the changes to reflect the goals of the revisions.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption or as funding permits.

I 10.21 Study the feasibility of enacting a program to provide incentives for preservation, restoration, rehabilitation or relocation of historic resources through purchase of facade easements, waiver of fees, flexible building requirements, including FAR increases where appropriate adaptive re-use, rehabilitation loans and grants, and technical advice by person(s) qualified in historic preservation, restoration techniques, and loans and grant programs, receiver site and building and siting regulations.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 10.22 Work with the Redevelopment Agency and/or local lending institutions in developing a financing program or other programs to provide financial

assistance benefiting owners of historic resources who can prove a need for financial assistance in connection with historic preservation.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Funds, redevelopment tax increment and/or any other available funding sources approved by the City.

Schedule: Ongoing as funding permits.

I 10.23 Support the formation and maintenance of neighborhood and community organizations as effective community input into historic preservation efforts.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Ongoing as funding permits.

I 10.24 Work with the San Clemente Chamber of Commerce on developing brochures promoting the historical resources of the City.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General funds, in cooperation with the San Clemente Chamber of commerce and/or any other available funding source approved by the city.

Schedule: Within 18 months of General Plan adoption or as funding permits.

I 10.25 Develop a monument marker, garden or other symbol to commemorate San Clemente's locations as the "Western White House".

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding source approved by the city.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 10.26 Nominate the Casa Pacifica for the National Register of Historic Places.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding source approved by the City.

Schedule: Within 24 months of General Plan adoption or as funding permits.

F. Mineral Resources

I 10.27 Indicate potential areas of mineral resource extraction in accordance with the California Division of Mines and Geology, Bulletin 204, Plate 1 (see Figure 5-3 in the San Clemente General Plan Technical Back-ground Report).

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 10.28 Conduct an Initial Study and contact responsible local, State, and Federal agencies to establish development compliance criteria, health hazard safeguards, and necessary on-site monitoring programs to assure mitigation of potential environmental impacts (such as approved access, dust, noise, visual).

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development application fees.

Schedule: Ongoing as applications for mineral resource exploration are submitted.

I 10.29 Include a reclamation plan pursuant to the Surface Mining and Reclamation Act.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development application fees.

Schedule: Ongoing as applications for mineral resource exploration are submitted.

I 10.30 Send to the Division of Mines and Geology.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development application fees.

Schedule: After mineral extraction and reclamation plans have been approved.

- I 10.31 Revise City ordinances to require that all proposals for mineral extraction and reclamation be reviewed by the Planning Commission and City Council.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption or as funding permits.

G. Air Quality

- I 10.32 Require new development to utilize appropriate AQMD air quality mitigation measures (SMMs and BAMMs).

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Evaluate and modify the City's development/environmental review process, where appropriate, within 18 months of General Plan adoption or an funding permits.

VI. GLOSSARY

- A. *Andromous Fish*** A marine fish that ascends rivers to spawn.
- B. *Artificial Wetlands*** Wet or swampy lowland not existing in their natural form, but constructed to appear so.
- C. *Bedrock Landslides*** The falling or sliding down of a mass of earth and/or rock which cuts at the underlying solid rock foundation.
- D. *Coastal Sage Scrub*** A plant community common to the coastal areas of California and supporting a wide diversity of biological resources considered sensitive.
- E. *Intermittent Streamflow*** A watercourse with flows which are periodic and are commonly dry during summer seasons.
- F. *Permanent Streamflow*** A watercourse with flows which are constant through the dry (summer) season.
- G. *Permanent Wetlands*** Areas which are permanently wet or covered by shallow water, such as saltwater and freshwater marshes, open or closed brackish marshes, mud flats, and fens.
- H. *Ridgelines*** A long or narrow land elevation where sloping surfaces meet.
- I. *Riparian Habitat*** The land and plants bordering a water course or lake.
- J. *Vernal Wetlands*** Wet or swampy lowlands which occur only seasonally (spring time).