

CALIFORNIA COASTAL COMMISSION

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RECORD PACKET COPY

Filed: November 12, 1999
 49th Day: December 31, 1999
 180th Day: May 10, 2000
 Staff: KFS-LB *[Signature]*
 Staff Report: January 27, 2000
 Hearing Date: February 15-18, 2000
 Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-99-324

APPLICANTS: Dan Sayer

PROJECT LOCATION: 232 W. Avenida San Antonio, San Clemente, Orange County

PROJECT DESCRIPTION: Construction of a 3,145 square foot single family residence with an attached 674 square foot, three vehicle garage on a vacant lot in Lobos Marinos Canyon. No grading is proposed.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends the Commission **APPROVE** the proposed development with special conditions. The site is located on Lobos Marinos Canyon, one of seven coastal canyons in San Clemente identified as containing environmentally sensitive habitat. Issues of note include ensuring that the proposed development is consistent with the geologic hazard policies of the Coastal Act as well as assuring that the development is consistent with protection of environmentally sensitive habitat areas. The proposed development conforms with the canyon setback policies in the certified LUP. Special Condition 1 requires the applicant to submit plans which show evidence of conformance with geotechnical recommendations including those regarding site preparation, foundation design, and drainage. Special Condition 2 requires submission of a revised landscape plan to show use of native plant species for all in-ground plantings and elimination of all in-ground irrigation. The applicant did not include a drainage plan, therefore, Special Condition 3 requires submission of a drainage plan showing that drainage is conducted toward the street. Special Condition 4 requires the applicant to record a deed restriction which ensures that the applicant and future landowners are aware that future development requires a coastal development permit.

LOCAL APPROVALS RECEIVED: Approval in concept from the planning department of the City of San Clemente

SUBSTANTIVE FILE DOCUMENTS: City of San Clemente certified Land Use Plan; Coastal Development Permits 5-99-143 (Sayer); 5-98-210 (Nelson); 5-98-181; 5-98-143; 5-95-122 (Schollengerger); 5-93-304; 5-93-217; 5-92-058 (Brocklehurst); 5-81-168 (Gibby); *Preliminary Geotechnical Investigation for Proposed Residential Development, Vacant Lot, 232 West Avenida San Antonio, Lot 16, Block 13, Tract 852, San Clemente, California* by Peter and Associates, dated December 18, 1998 (JN)

98G8566); Letter dated November 8, 1999 from Peter and Associates to Dan Sayer titled *Response to Comments by California Coastal Commission, dated 9/24/99, Regarding Proposed Residential Development, 232 West Avenida San Antonio, San Clemente, California.*

STAFF RECOMMENDATION:

Staff recommends that the Commission APPROVE the permit application with conditions.

MOTION

I move that the Commission approve CDP #5-99-324 pursuant to the staff recommendation.

Staff recommends a YES vote. This will result in adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION

I. APPROVAL WITH CONDITIONS.

The Commission hereby GRANTS a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.

4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. Conformance of Design and Construction Plans to Geotechnical Report Geologic Hazard

- A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the *Conclusions and Recommendations* section of the Engineering Geologic Report titled *Preliminary Geotechnical Investigation for Proposed Residential Development, Vacant Lot, 232 West Avenida San Antonio, Lot 16, Block 13, Tract 852, San Clemente, California* by Peter and Associates, dated December 18, 1998 (JN 98G8566). **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriate licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluation approved by the California Coastal Commission for the project site.
- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Revised Plans Condition

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit revised plans to the Executive Director for review and approval. The revised plans shall show the following changes to the project:

1. LANDSCAPING PLANS

- (a) All planting shall provide 70 percent coverage within 1 year;
- (b) All required plantings will be maintained in good growing conditions through-out the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan;
- (c) Landscaped areas in the rear yard not occupied by hardscape shall be planted and maintained for erosion control and native habitat enhancement purposes. To minimize the need for irrigation and minimize encroachment of non-native plant species into adjacent existing native plant areas all landscaping shall consist of native, drought resistant plants. Invasive, non-indigenous plant species which tend to supplant native species shall not be used;
- (d) Landscaped areas in the front and side yards can include ornamental or native, drought-tolerant plants. Vegetation installed in the ground shall consist of native, drought tolerant plants. Other vegetation which is placed in above-ground pots or planters or boxes may be non-invasive, non-native ornamental plants. Sod or non-native non-drought tolerant ground covers shall not be placed on the site;
- (e) No in-ground irrigation systems shall be installed on the site. Temporary above ground irrigation is allowed to establish plantings.

B. The revised plans shall, prior to submittal to the Executive Director, be reviewed and certified by a qualified professional to ensure that they are consistent with the Commission's approval and with the recommendations of the geotechnical report titled *Preliminary Geotechnical Investigation for Proposed Residential Development, Vacant Lot, 232 West Avenida San Antonio, Lot 16, Block 13, Tract 852, San Clemente, California* by Peter and Associates, dated December 18, 1998 (JN 98G8566).

C. The permittee shall undertake development in accordance with the approval final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Drainage Plan

A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, a plan for site drainage. The plan shall be prepared by a licensed engineer.

1. The plan shall demonstrate that:

- (a) Run-off from all roofs, patios, driveways and other impervious surfaces and slopes on the site shall be collected and discharged to avoid ponding or erosion either on or off site;
 - (b) Run-off from all roofs, patios, driveways and other impervious surfaces and slopes on the site shall be collected and discharged to the street via pipe or other non-erosive conveyance.
- B. The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. Future Development Deed Restriction

- A. This permit is only for the development described in coastal development permit No. 5-99-324. Pursuant to Title 14 California Code of Regulations section 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610 (a) shall not apply to the entire parcel. Accordingly, any future improvements to the single family house authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources section 30610(d) and Title 14 California Code of Regulations sections 13252(a)-(b), shall require an amendment to Permit No. 5-99-324 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, reflecting the above restrictions on development within the parcel. The deed restriction shall include legal descriptions of the applicant's entire parcel(s). The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION

The proposed development consists of the construction of a 25.5 foot high, two-story, 3,145 square foot single-family residence with a 674 square foot, two car garage on a vacant lot adjacent to Lobos Marinos canyon (Exhibit 2). No grading is proposed.

The proposed development is located at 232 W. San Antonio, San Clemente, Orange County (Exhibit 1). The project site is adjacent to Lobos Marinos Canyon, which is identified in the City of San Clemente Certified Land Use Plan as one of seven environmentally sensitive coastal canyon habitat areas (Exhibit 2, Page 3). The surrounding development consists of low density single-family residences. The project site is located inland, approximately one-quarter mile from the beach (see Exhibit 1). There is no existing native vegetation on the building pad site, however, the canyon does contain both native and non-native plants.

B. PRIOR COMMISSION ACTION AT THE SUBJECT SITE

On September 2, 1981, the Commission approved Coastal Development Permit 5-81-168 for the construction of a 3,200 square foot, two story, single family residence with an attached two car garage at the subject site. The approval required the applicant to revise the proposed project such that no development would occur within 10 feet of the 80 foot contour line. The applicant submitted the revised plans and the permit was issued. However, the approved residence was not constructed.

The development proposed under the current application, 5-99-324, proposes development that is approximately 60 feet landward of the 80 foot contour line and is therefore consistent with the previous Commission action which required that development remain 10 feet landward of the 80 foot contour line.

C. GEOLOGIC STABILITY

1. Coastal Act Policies

Section 30253 of the Coastal Act states:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

2. Project Site Geotechnical Report

The applicant submitted a geotechnical report prepared by Peter and Associates in December 1998. Included as part of the geotechnical investigation were on-site reconnaissance, subsurface exploration, soil sampling and laboratory testing. The report included an appendix entitled "Maintenance Guidelines for Homeowners."

The project site is level near the street and gradually descends into the canyon. The rear portion of the structure is located on an incline that is 4.3 (H): 1(V) according to the geologist. The report notes that existing fences on site and the existing residence on the lot to the north of the subject site show no signs of distress (i.e. cracking/tilting). The report notes that the

rear portion of the lot which descends into canyon is vegetated and that no portion of the proposed development will occur within this area.

The top of the steep canyon slope is located 180+ feet from the street (Exhibit 2, Page 1). Elevation differential from the street to the top of the canyon is approximately 40 feet. However, the proposed development will occur upon that portion of the lot which has approximately a 12 foot differential from the street to the canyon-most portion of the development.

The geotechnical report concludes that no extensive foundation design is required and a conventional shallow footing design will be adequate for that portion of the proposed development located outside a creep zone which was identified in a letter from the geologist dated November 8, 1999. The geotechnical consultant notes that there is a 2 foot thick creep zone which begins at elevation 100 and descends into the canyon. The geologist notes that there is no sign of adverse effect from creep on structures on the adjacent site. However, as a conservative approach, since a portion of the proposed development will be located within the creep zone, slightly deepened footings should be used on the structure on the rear portion of the lot. As was stated earlier, the top of the canyon slope is approximately 180 feet from the street. In addition, the proposed development will be setback at least 70 feet from the top of the steep canyon. The geologist has determined that the proposed development is sufficiently setback from the canyon to avoid adverse geologic impacts.

3. Project Analysis/Special Conditions

Section 30253(2) of the Coastal Act states that new development shall assure stability and structural integrity and shall not contribute to erosion, geologic instability or destruction of the site or require the construction of protective devices which would substantially alter natural landforms.

The geotechnical report states that the construction of the proposed residence is feasible provided the applicant complies with the recommendations of the geotechnical report. The geotechnical report includes recommendations regarding site preparation, building foundation design guidelines, placement of slabs, landscaping and drainage and setbacks from the canyon top of slope.

Appendix C of the geotechnical report includes guidelines for property maintenance. In particular the guidelines discuss the maintenance of drains and gutters, adequate provision for taking runoff to the street and cautions against doing any substantive work on the slope without contacting a geotechnical consultant. The final paragraph of the guidelines states:

Hillside lot owners should not let conditions on their property create a problem for their neighbors. Cooperation with neighbors could prevent problems, promote slope stability, adequate drainage, proper maintenance, and also increase the aesthetic attractiveness of the community.

The report also includes recommendations regarding drainage. The first recommendation is that yard and slope landscaping should be kept to a minimum. A second recommendation is that the site should be prepared so that surface water flows away from the top of slope and

into a drainage system. A third recommendation is the use of area drains to facilitate surface drainage and prevent ponding and slope saturation. A fourth recommendation is that bare slope areas be replanted. Finally, the geotechnical consultant recommends that modifications to the slope should not be attempted without consulting a geotechnical consultant.

Since the recommendations provided by the geotechnical consultant include measures to mitigate any adverse geologic effects, the Commission finds that Special Condition 1 must be imposed to ensure that the consulting geotechnical expert reviews the development plans to ensure conformance with their recommendations. The evidence of review must be shown on all pages of the plans. Special Condition 1 ensures that the development plan is safe in accordance with Section 30253 of the Coastal Act.

The structure is set back 70 feet in accordance with geotechnical recommendations and LUP requirements. Landscaping on the lot has been designed to minimize the amount of irrigation necessary (Exhibit 3). This has been accomplished by utilizing native drought tolerant plant material on the rear part of the lot, near the canyon and existing native vegetation. In addition, the landscape plan submitted by the applicant indicates that only minimum temporary irrigation to allow plants to establish will be installed in the year yard (Exhibit 3, Page 2). The use of native, drought tolerant vegetation and minimal irrigation in the year yard will minimize any adverse effects that over-watering may have upon slope creep in the year yard.

However, landscaping in the front and side yards of the site include in-ground planting and in-ground irrigation systems. Breaks and leaks in in-ground irrigation systems have been associated with slope failures in canyon and bluff areas of San Clemente (5-98-181, 5-98-143, 5-93-304, and 5-93-217). Irrigation of lawns and other non-native, non-drought tolerant in-ground plantings is estimated to add the equivalent of 60 to 300 inches of rainfall per year. *[Irrigation figure disclosed at a lecture given to Coastal Commission staff in Ventura on January 30, 1995 by James E. Slosson, Professor Emeritus of Geology, Los Angeles Valley College, head of the geologic consulting firm of Slosson & Associates.]* Therefore, the Commission imposes Special Condition 2 which requires that the applicant submit revised landscape plans for the review and approval of the Executive Director indicating that only native, drought tolerant plant species may be planted in the ground and that no in ground irrigation systems may be installed on the subject site. Special Condition 2 allows non-native, non-invasive ornamental plants to be utilized in above ground pots and planters and does allow the use of temporary irrigation systems to help plantings establish. Special Condition 2 also requires the applicant to utilize native drought tolerant plant species in the rear yard, as proposed. Even though the applicant is proposing to utilize native drought tolerant plant species in the rear yard, the information is specified in the special condition to notify the applicant that use of non-native and invasive plant species in the rear yard is prohibited. Special Condition 2 also requires that the plantings be maintained in good growing conditions through-out the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan.

Also, as noted above, the geologic report provides recommendations regarding site drainage. These recommendations are provided by the geologist in order to avoid any adverse effects that site drainage may have upon site stability. For instance, improper site drainage could cause the area subject to slope creep identified by the geologist to activate and cause damage

to the structure. The geologist's recommendations regarding site drainage are designed to avoid such adverse effects. Since the manner in which the site drains is important to site stability, plans must be submitted which document how site drainage will be accomplished. The applicant has submitted written statements that all water intercepted by the structure will be directed toward the street, however, this information has not been submitted in the form of a drainage plan. Therefore, Special Condition 3 requires the applicant to submit drainage plans which shows that runoff is taken via drains and pipes (or other non-erosive conveyance) to the street.

Finally, in order to ensure that development on the site does not occur which could potentially adversely impact the geologic stability concerns expressed in this staff report, the Commission finds that the applicant shall comply with Special Condition 4, a future development deed restriction. This deed restriction will ensure that the applicant and all successors and assigns are aware that a coastal development permit is required for development at the site.

4. Conclusion/Project Consistence with Coastal Act

The Commission has found that in order to assure that the proposed development minimizes risks to life and property in areas of high geologic hazard and assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area the applicant shall be conditioned to: 1) submit revised plans reviewed and stamped by a consulting geotechnical expert; 2) submit a revised landscape plan, 3) submit a drainage plan, and 4) execute and record a deed restriction regarding future improvements to the subject site. Only as conditioned does the Commission find that the proposed development is consistent with Section 30253 of the Coastal Act.

D. ENVIRONMENTALLY SENSITIVE HABITAT AREA

1. Coastal Act and LUP Policies

Section 30240(b) of the Coastal Act states:

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

San Clemente's certified land use plan discusses the importance of coastal canyons and states:

In most cases, coastal canyons are designated for natural open space, which limits potential development and helps to ensure preservation.

Policy VII.12 of the certified LUP states:

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.

Policy XV.13 of the certified LUP states:

The removal of native vegetation and the introduction of non-native vegetation in the canyons shall be minimized. The use of native plant species in and adjacent to the canyons shall be encouraged.

The policy in the certified LUP concerning setbacks on coastal canyons is found in Chapter 3, Section 302 G, policy VII.15, and states:

New development shall not encroach into coastal canyons and shall be set back either:

- a. a minimum of 30% of the depth of the lot, and not less than 15 feet from the canyon edge; or*
- b. a minimum of 30% of the depth of the lot, and set back from the line of native vegetation (not less than 15 feet from coastal sage scrub vegetation or not less than 50 feet from riparian vegetation); or*
- c. in accordance with house and deck/patio stringlines drawn between the nearest corners of the adjacent structures.*

The development setback shall be established depending on site characteristics.

2. Site Analysis

The proposed development is located adjacent to Lobos Marinos Canyon, one of seven coastal canyons designated as Environmentally Sensitive Habitat Area in the certified LUP. Lobos Marinos Canyon is located in the southern part of San Clemente. The proposed development is consistent with LUP canyon setback policy "b" above, in that the proposed development, which is setback at least 70 feet from the top of the steep canyon, is set back a minimum of 30% of the depth of the lot and 15 feet from coastal sage scrub.

The property site is an irregularly-shaped, canyon-fronting parcel with a distinct canyon edge scarp. The site topography is shown on Exhibit 2, page 1. The rear yard site plan is included as Exhibit 3. The site is level near the street and gradually descends into the canyon. The rear portion of the proposed structure is located on an incline that is 4.3 (H): 1(V) according to the geologist. From the canyon-most side of the proposed structure, the topography continues to descend gradually into the canyon for an additional 70 feet. At this point the topography descends steeply into the bottom of the canyon.

There is existing native vegetation on-site which the applicant's landscape architect has identified as coastal sage scrub. The proposed structure is set back at least 15 feet from this coastal sage scrub in accordance with LUP requirements. There are no proposed changes to the existing native vegetation.

Native drought tolerant landscaping will be used in the rear of the site adjacent to existing native vegetation. The plans provided by the applicant show that the rear yard will be landscaped with native trees and shrubs including Coast Live Oak (*Quercus agrifolia*), Giant Chain Fern (*Woodwardia fimbriata*), Pacific Coast Iris (*Iris douglasiana*), and Lemonade Berry (*Rhus integrifolia*). Ground cover will consist of Poverty Weed (*Iva hayesiana*), which the applicant's landscape architect has identified as a native plant. In addition, the landscape special condition (Special Condition 2) requires that only native, drought-tolerant plants be installed on the canyon side of the property. No rear yard lawn area is proposed. In addition, Special Condition 2 requires that any in-ground plantings on the side yards and front yard be of native, drought tolerant plants.

3. Special Conditions

The previous section on geologic hazards includes findings to support the four special conditions: conformance with geologic recommendations, revised landscape plan, provision of a drainage plan, and future development deed restriction. These conditions are necessary to ensure compliance with Section 30253 of the Coastal Act concerning prevention of erosion and promotion of geologic stability.

San Clemente's certified Land Use Plan advocates the preservation of native vegetation and discourages the introduction of non-native vegetation. The coastal canyons act as open space and potential wildlife habitat as well as corridors for native fauna. Decreases in the amount of native vegetation due to displacement by non-native vegetation would result in an adverse impact upon habitat value of the canyons. Lobos Marinos Canyon is identified as containing environmentally sensitive habitat area. Special Conditions 2, 3, and 4 ensure that the proposed development does not have any adverse effect on environmentally sensitive habitat area. Special Condition 2 requires that landscaping be of native, drought tolerant species on the back of the lot adjacent to the existing native plant areas. Therefore, non-native invasive species will not encroach into the adjacent canyon. In addition, all in-ground vegetation on the site, both in the front and back of the lot must be of native plant species. Special Condition 3 requires the applicant to submit a drainage plan which will ensure that sedimentation in the canyon, which may adversely effect native plant species, will be prevented. Special Condition 4, the future development special condition, ensures that no development, including landscaping, takes place which would adversely impact the existing native vegetation in the canyon.

4. Consistency with Section 30240 and LUP Policies

The proposed development is adjacent to Lobos Marinos Canyon, which is identified in the certified LUP as Environmentally Sensitive Habitat Area. The special conditions of this staff report (future development and erosion control plan) are designed to enhance and protect native vegetation in Lobos Marinos Canyon. Therefore, as conditioned, the Commission finds

that the proposed development is consistent with Section 30240(b) of the Coastal Act and the policies of the certified LUP.

E. LOCAL COASTAL PROGRAM

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act.

The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment approved in October 1995. On April 10, 1998 the Commission certified with suggested modifications the IP portion of the Local Coastal Program. The City did not accept the suggested modifications within six months and therefore the Commission's approval of the IP portion of the LCP is no longer effective. As conditioned, the proposed development is consistent with the policies contained in the certified Land Use Plan regarding enhancement of native vegetation, and geological stability. Therefore, approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program for San Clemente that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

F. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

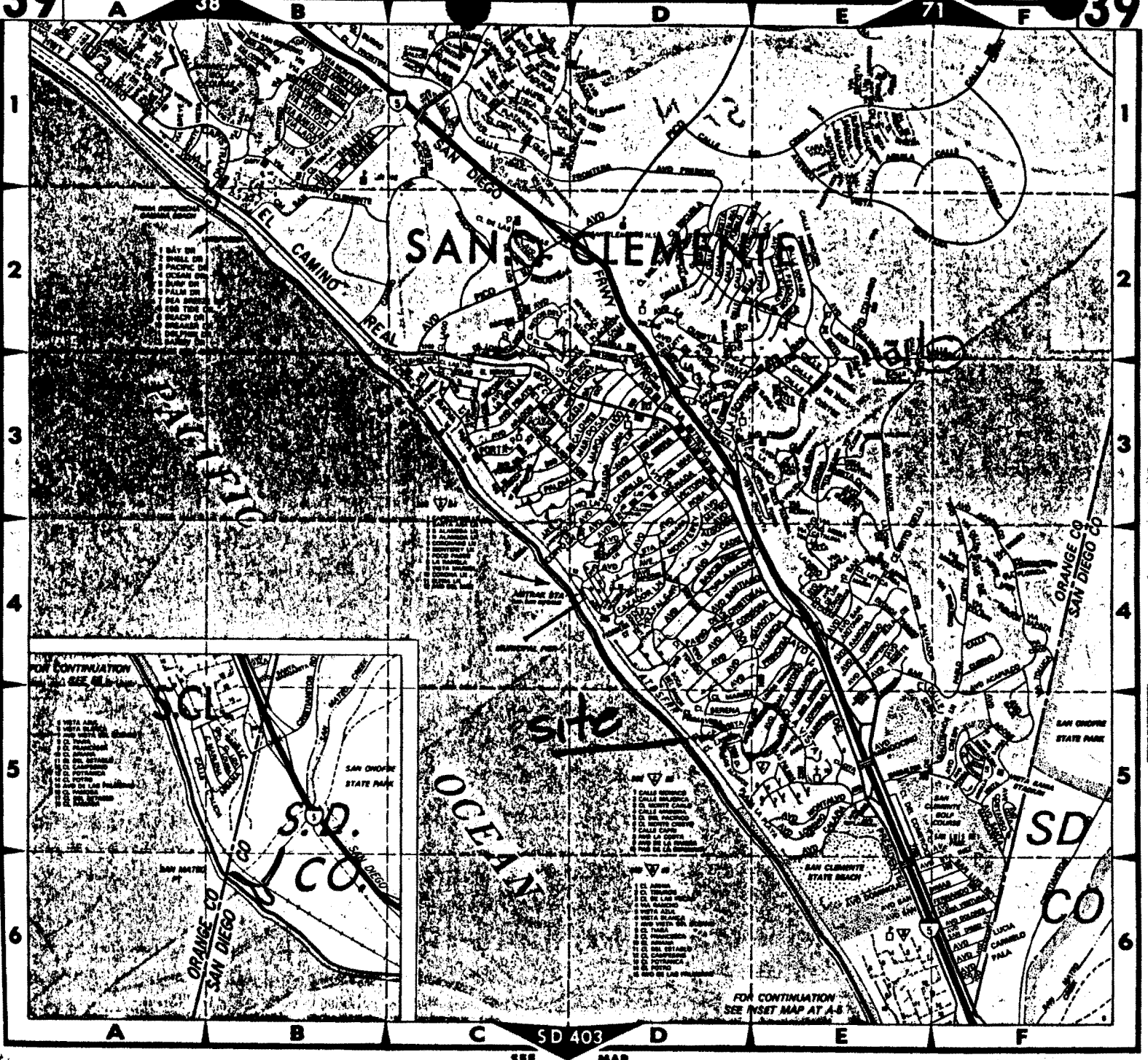
Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the geologic hazards and environmentally sensitive habitat policies of the Coastal Act. Mitigation measures; special conditions requiring conformance with geologic recommendations, future development, and landscaping and drainage plans, will minimize all adverse effects. As conditioned there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

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SEE MAP 38 SEE MAP 71

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COASTAL COMMISSION

EXHIBIT # 1
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ORANGE CO

SAN CL

SD 403
SEE MAP

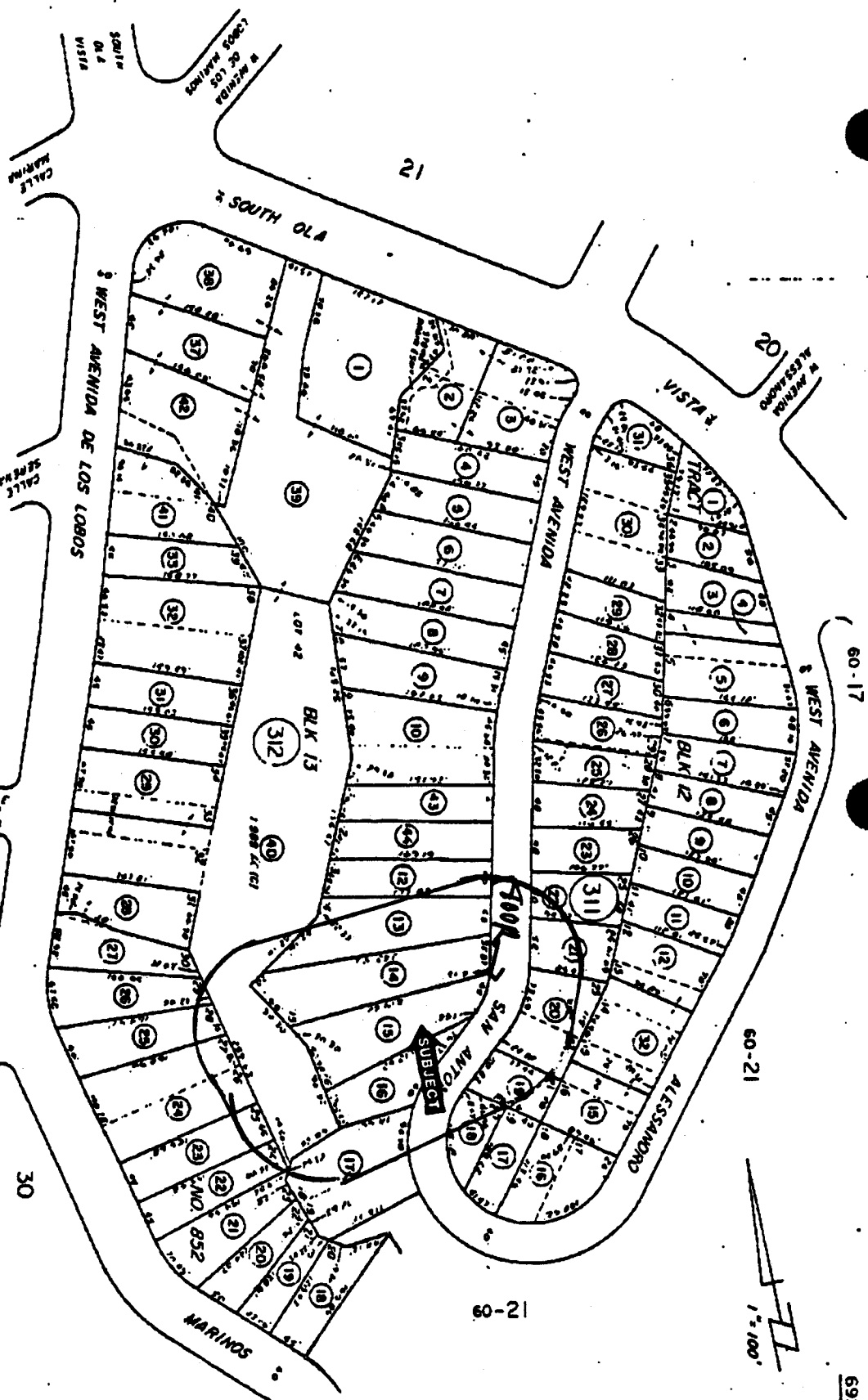
MARCH 1979

TRACT NO. 852

M. N. 26-17 TO 21 INC.

NOTE: ASSessor's BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSessor's MAP BOOK 692 PAGE 31 COUNTY OF ORANGE



COASTAL COMMISSION

EXHIBIT # 1
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692-



Palizada Canyon

Trafalgar Canyon

Toledo Canyon

Lobos Marinos Canyon

Riviera Canyon

Montalvo Canyon

Calafia Canyon

Coastal Zone Boundary

Subject Sites within

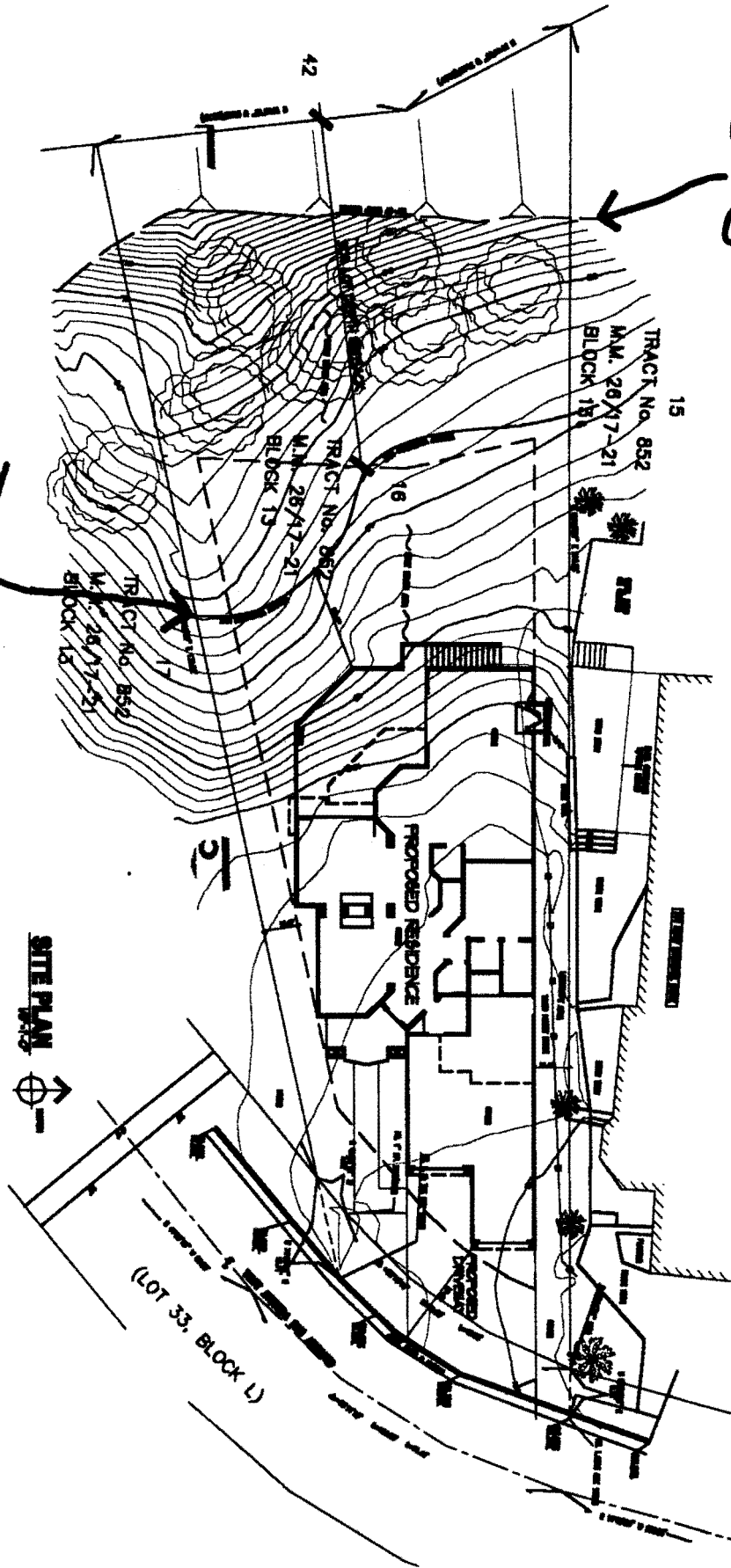
COASTAL COMMISSION
5-99-324

EXHIBIT # 1
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FIGURE 2-1





TOP OF CANYON

LINE OF PRIMARY VEGETATION / COASTAL SAGE SCRUB

SITE PLAN

COASTAL COMMISSION

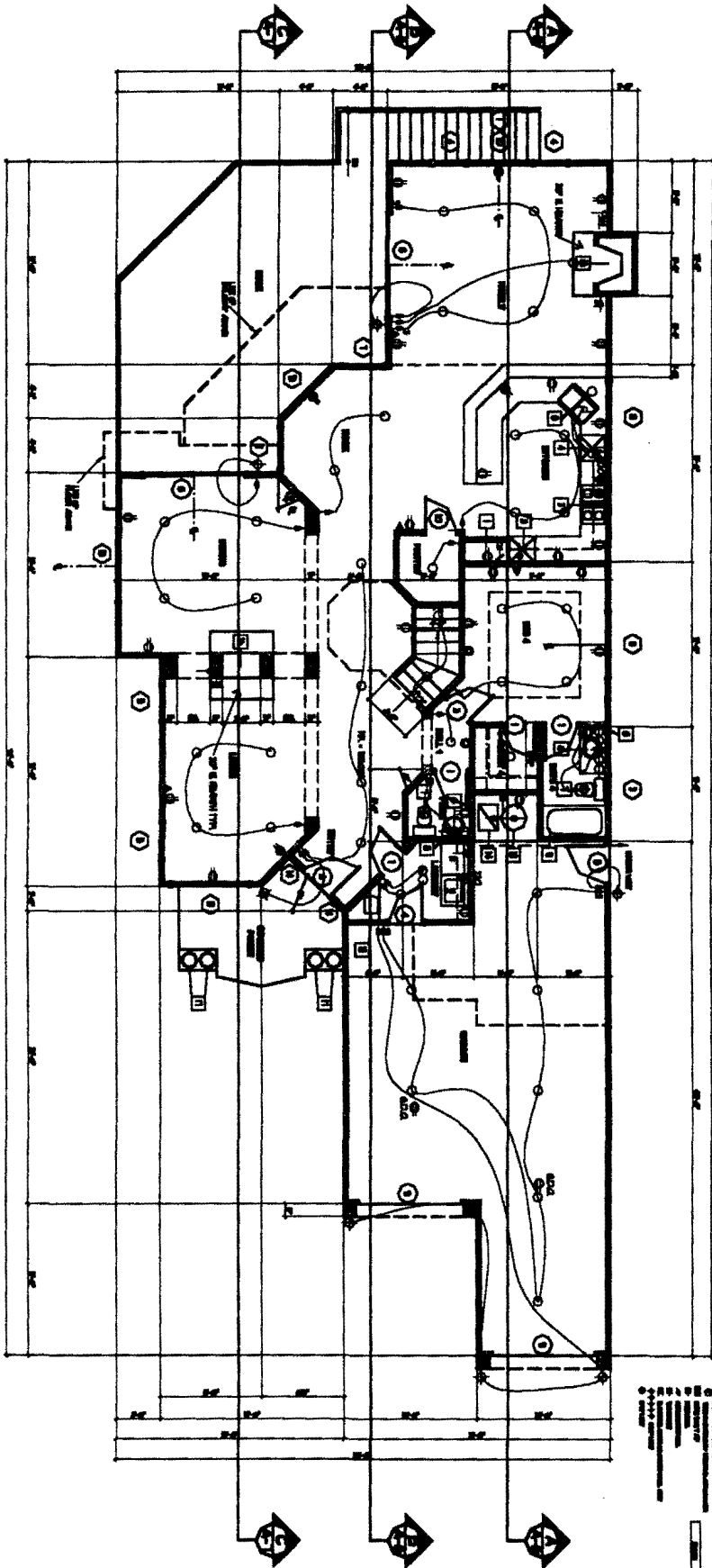
EXHIBIT # 2

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SITE PLAN
SAYER SPEC.
23 W. BALANTON, 2A

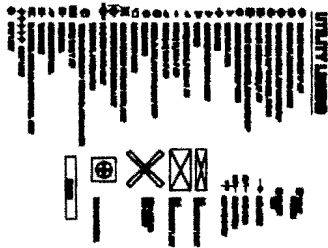




FIRST FLOOR PLAN
10-11-07

COASTAL COMMISSION

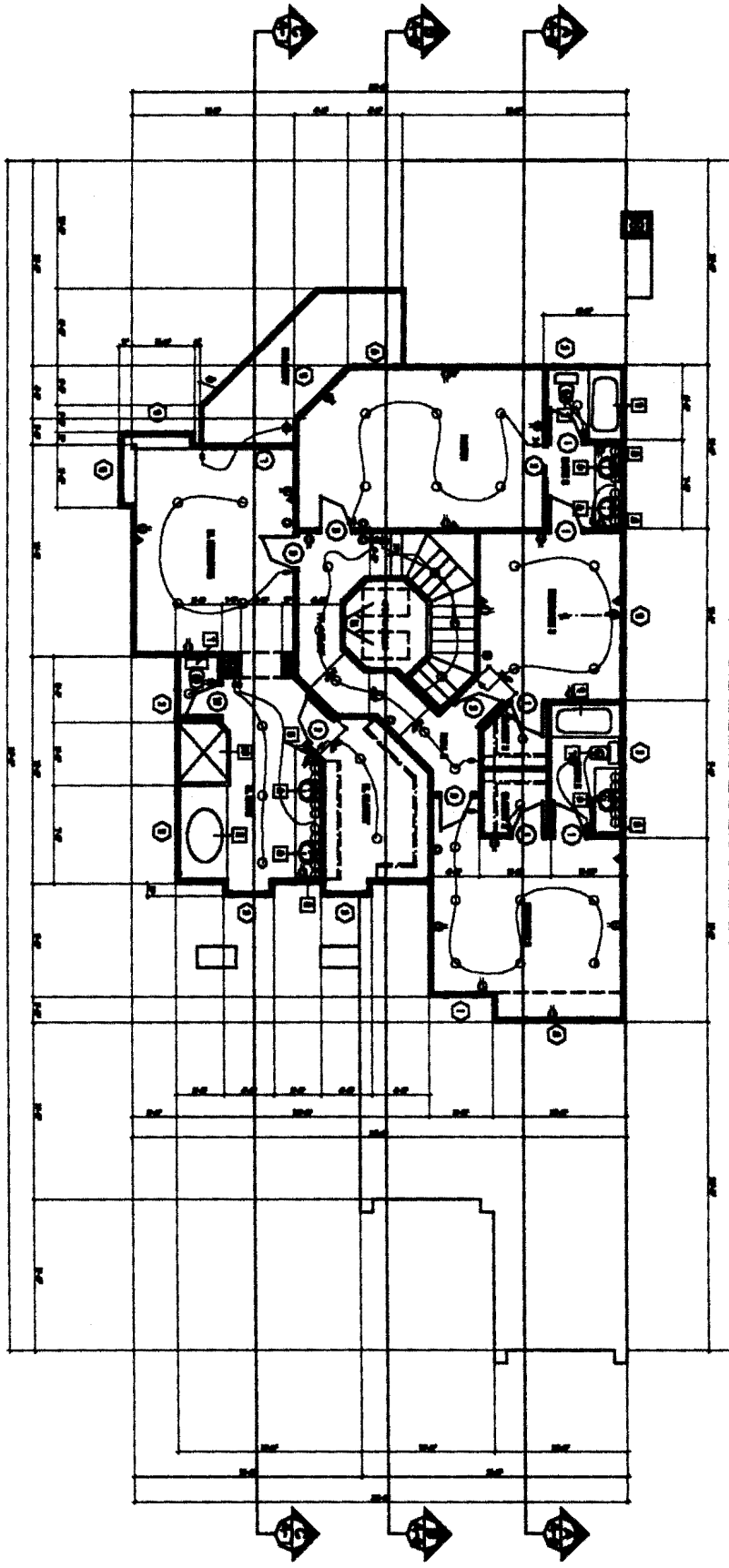
EXHIBIT # 2
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FIRST FLOOR PLAN
SAYER SPEC.
231 W. SALANTONIO
LOS ANGELES, CA



A-1



SECOND FLOOR PLAN
1/16" = 1'-0"

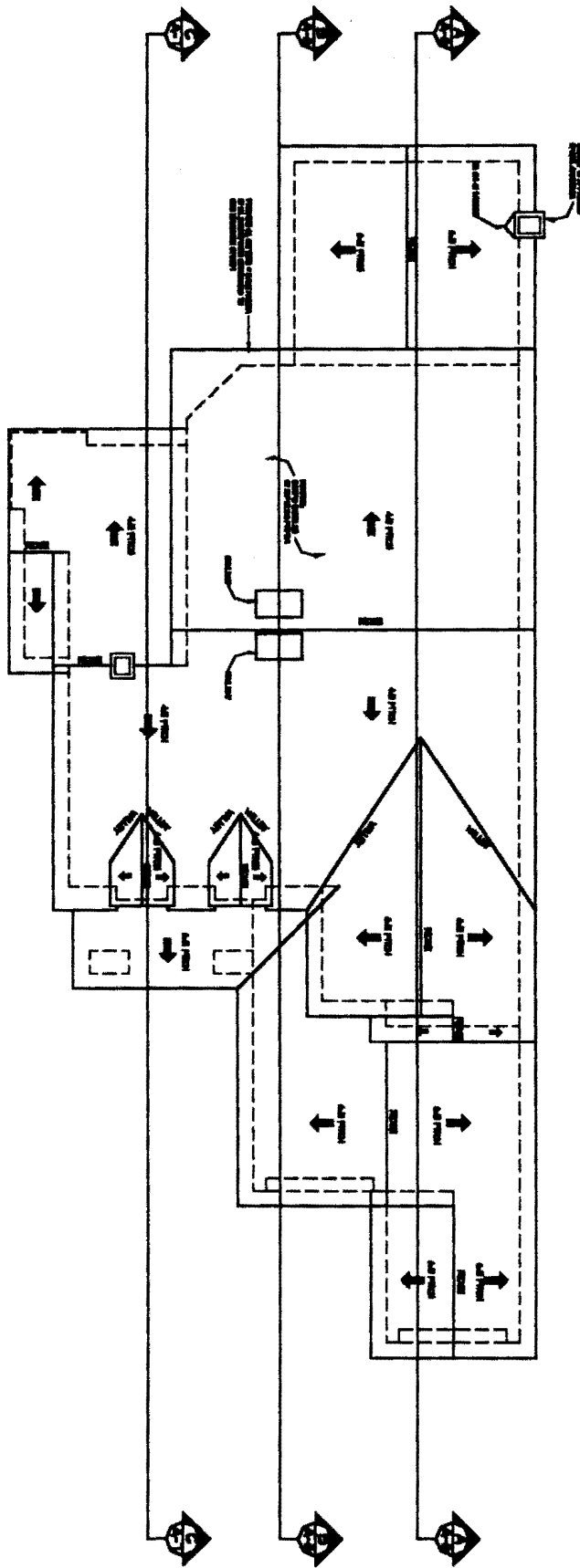
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SECOND FLOOR PLAN
SAYER SPEC.
 231 W. SAN ANTONIO
 SAN FRANCISCO, CA





ROOF PLAN

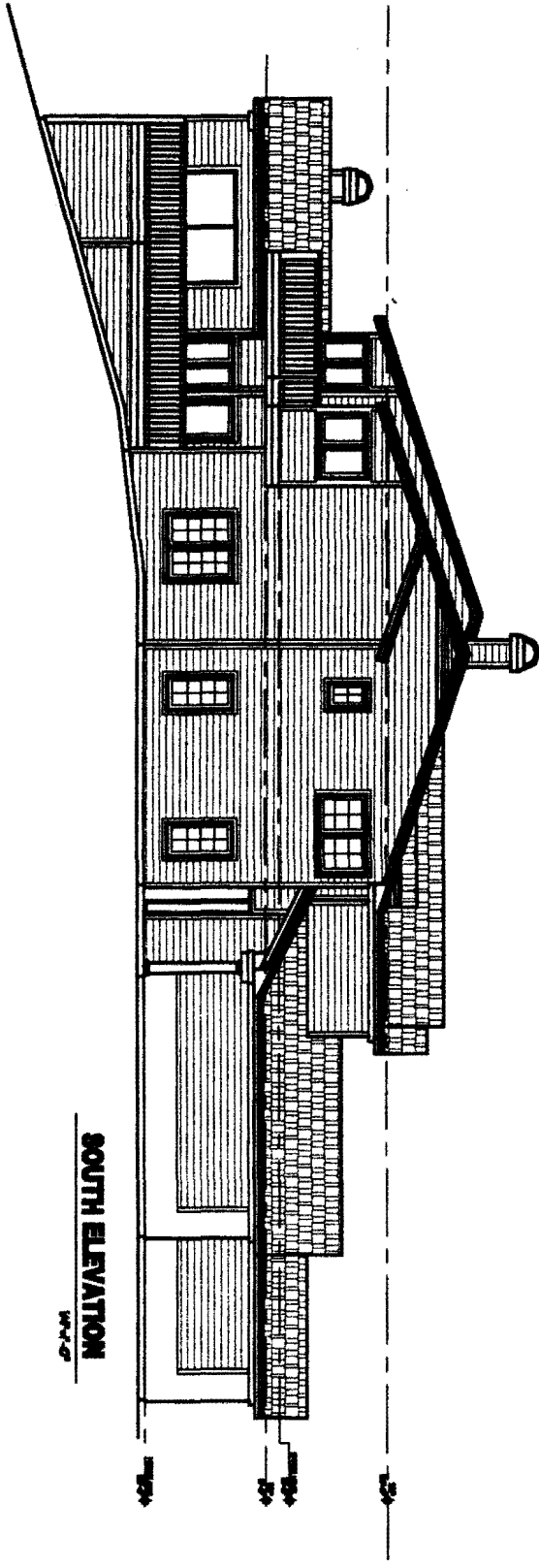

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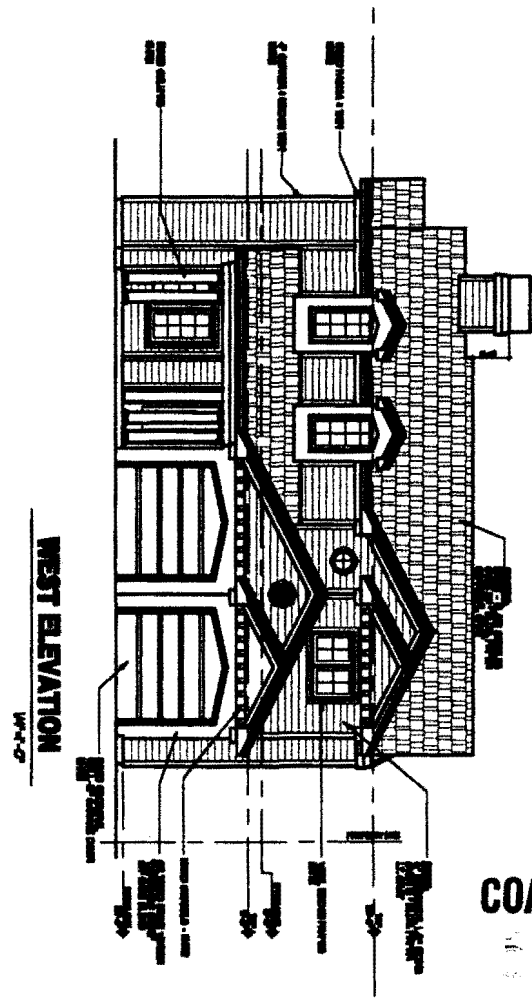
A-3

ROOF PLAN
SAYER SPEC.
 232 W. SAN ANTONIO
 SAN ANTONIO, TX





SOUTH ELEVATION



WEST ELEVATION

COASTAL COMMISSION

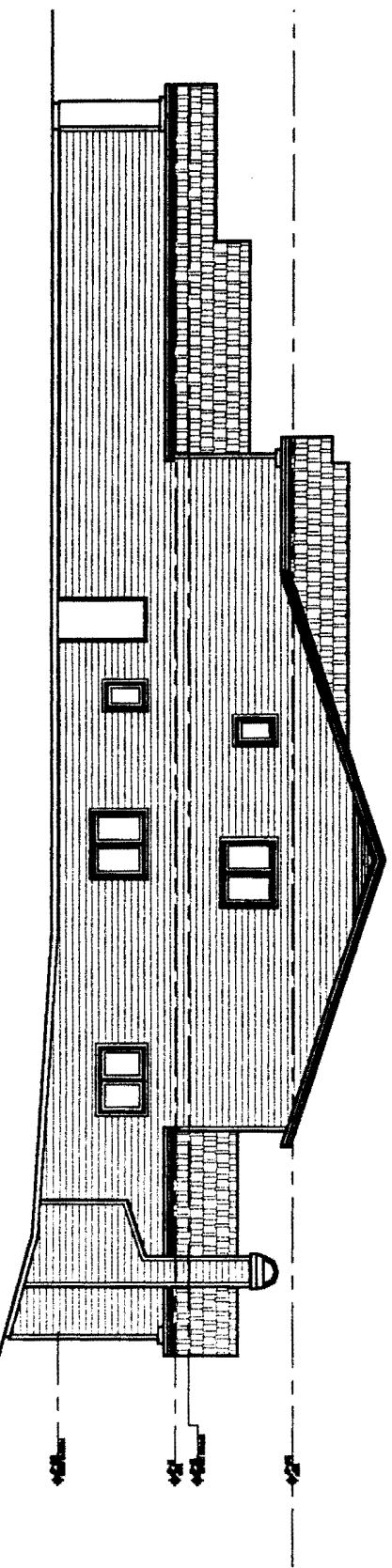
EXHIBIT # 2
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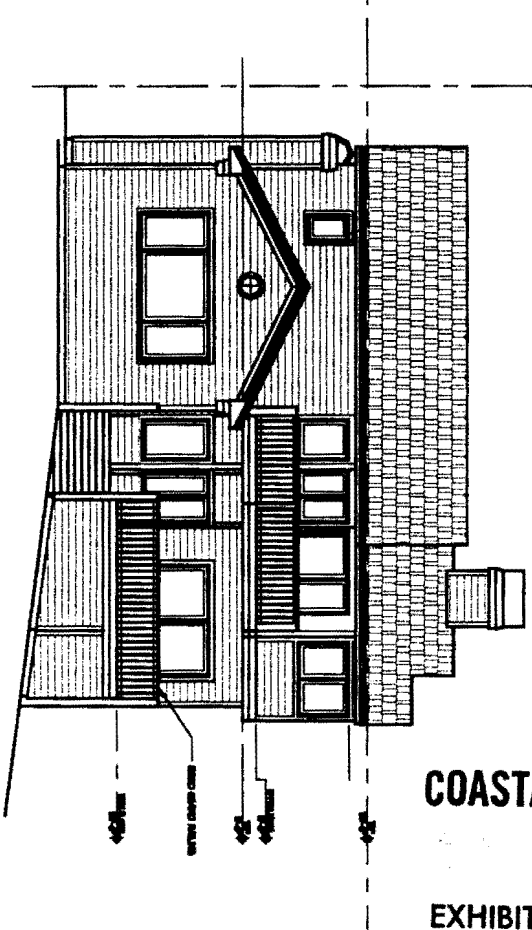
EXTERIOR ELEVATIONS
SAYER SPEC.
132 N. SALANTONIO
EL PASO, TEXAS, TX



NORTH ELEVATION



EAST ELEVATION



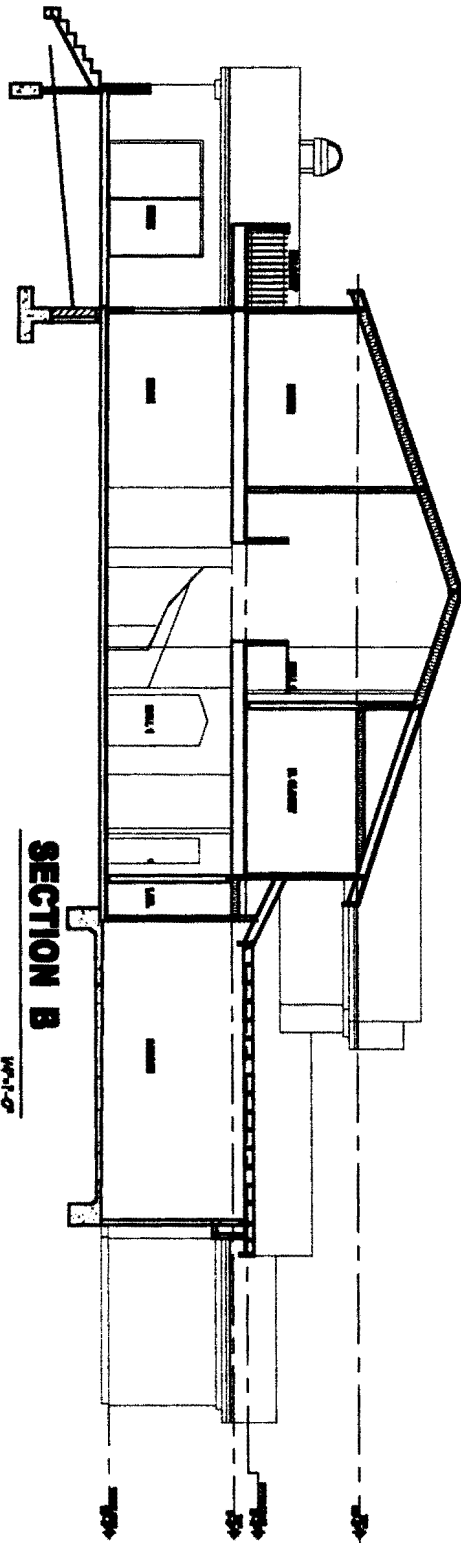
COASTAL COMMISSION

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A-5

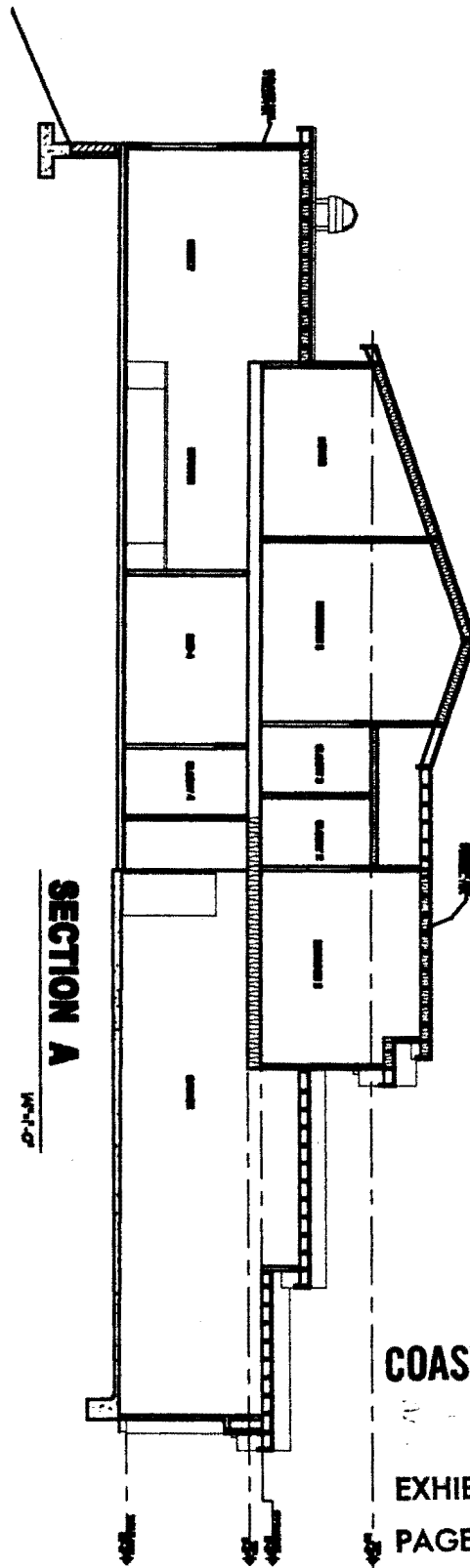
EXTERIOR ELEVATIONS
SAYER SPEC.
233 W. SAN ANTONIO
SAN CLEMENTE, CA





SECTION B

1/4" = 1'-0"



SECTION A

1/4" = 1'-0"

COASTAL COMMISSION

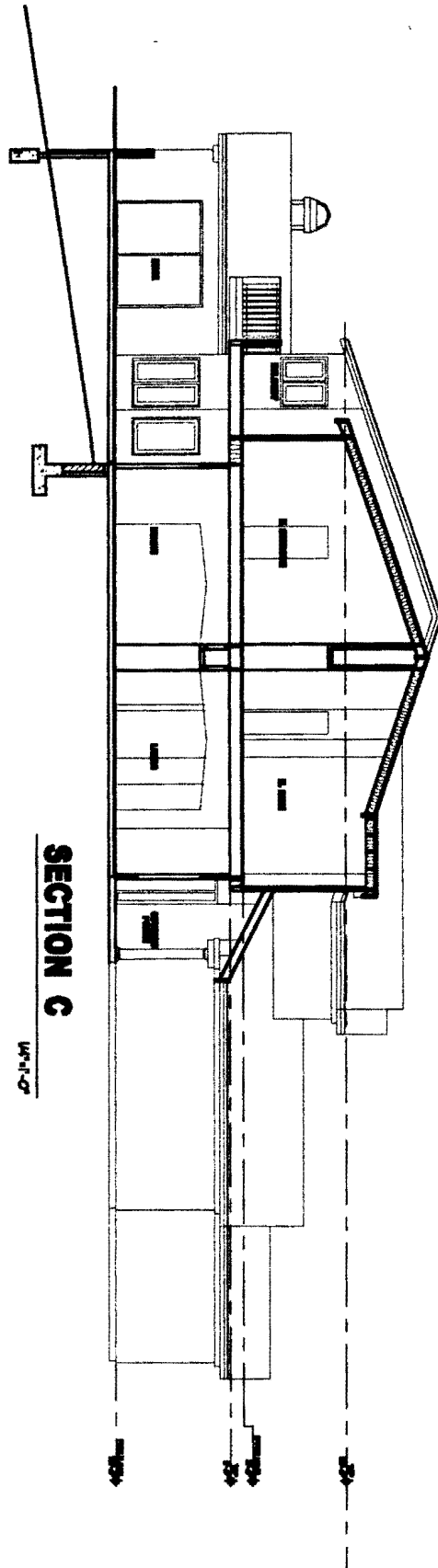
EXHIBIT # 2

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BUILDING SECTIONS
SAYER SPEC.
222 W. SAN ANTONIO
SAN CLEMENTE, CA





COASTAL COMMISSION

EXHIBIT # 2
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BUILDING SECTIONS

SAYER SPEC.
 232 W. SAN ANTONIO
 SAN CLEMENTE, CA



Plant Legend

- 1-1 California Anemone
- 1-2 Madia Nutt. (11' max)
- 1-3 Annual Clover
- 1-4 Yellow Starflower
- 1-5 Yellow Starflower
- 1-6 Yellow Starflower
- 1-7 Yellow Starflower
- 1-8 Yellow Starflower
- 1-9 Yellow Starflower
- 1-10 Yellow Starflower
- 1-11 Yellow Starflower

Hardscape Legend

- A. Concrete paving, colored curb with steel ends or weather steel
- B. Concrete steps / bands, colored curb with light bronze steel
- C. Precast concrete steps
- D. Wood deck, above grade. Typical frame construction. Finish color to be determined
- E. Wood steps with railing, steel curb to be determined
- F. Flagstone paved ramp (with/without)
- G. Flagstone paved ramp (with/without)

Plant Legend

- 2-1 Madia Nutt. (11' max)
- 2-2 Annual Clover
- 2-3 Yellow Starflower
- 2-4 Yellow Starflower
- 2-5 Yellow Starflower
- 2-6 Yellow Starflower
- 2-7 Yellow Starflower
- 2-8 Yellow Starflower
- 2-9 Yellow Starflower
- 2-10 Yellow Starflower
- 2-11 Yellow Starflower

Hardscape Legend

- A. Concrete paving, colored curb with steel ends or weather steel
- B. Concrete steps / bands, colored curb with light bronze steel
- C. Precast concrete steps
- D. Wood deck, above grade. Typical frame construction. Finish color to be determined
- E. Wood steps with railing, steel curb to be determined
- F. Flagstone paved ramp (with/without)
- G. Flagstone paved ramp (with/without)

Plant Legend

- 3-1 Madia Nutt. (11' max)
- 3-2 Annual Clover
- 3-3 Yellow Starflower
- 3-4 Yellow Starflower
- 3-5 Yellow Starflower
- 3-6 Yellow Starflower
- 3-7 Yellow Starflower
- 3-8 Yellow Starflower
- 3-9 Yellow Starflower
- 3-10 Yellow Starflower
- 3-11 Yellow Starflower

Hardscape Legend

- A. Concrete paving, colored curb with steel ends or weather steel
- B. Concrete steps / bands, colored curb with light bronze steel
- C. Precast concrete steps
- D. Wood deck, above grade. Typical frame construction. Finish color to be determined
- E. Wood steps with railing, steel curb to be determined
- F. Flagstone paved ramp (with/without)
- G. Flagstone paved ramp (with/without)

Plant Legend

- 4-1 Madia Nutt. (11' max)
- 4-2 Annual Clover
- 4-3 Yellow Starflower
- 4-4 Yellow Starflower
- 4-5 Yellow Starflower
- 4-6 Yellow Starflower
- 4-7 Yellow Starflower
- 4-8 Yellow Starflower
- 4-9 Yellow Starflower
- 4-10 Yellow Starflower
- 4-11 Yellow Starflower

Hardscape Legend

- A. Concrete paving, colored curb with steel ends or weather steel
- B. Concrete steps / bands, colored curb with light bronze steel
- C. Precast concrete steps
- D. Wood deck, above grade. Typical frame construction. Finish color to be determined
- E. Wood steps with railing, steel curb to be determined
- F. Flagstone paved ramp (with/without)
- G. Flagstone paved ramp (with/without)

Plant Legend

- 5-1 Madia Nutt. (11' max)
- 5-2 Annual Clover
- 5-3 Yellow Starflower
- 5-4 Yellow Starflower
- 5-5 Yellow Starflower
- 5-6 Yellow Starflower
- 5-7 Yellow Starflower
- 5-8 Yellow Starflower
- 5-9 Yellow Starflower
- 5-10 Yellow Starflower
- 5-11 Yellow Starflower

Hardscape Legend

- A. Concrete paving, colored curb with steel ends or weather steel
- B. Concrete steps / bands, colored curb with light bronze steel
- C. Precast concrete steps
- D. Wood deck, above grade. Typical frame construction. Finish color to be determined
- E. Wood steps with railing, steel curb to be determined
- F. Flagstone paved ramp (with/without)
- G. Flagstone paved ramp (with/without)

Notes

- 1. Show clear edges of all concrete paving.
- 2. Paving materials, set-back and other requirements per local codes.
- 3. Refer to Elevation plans for all drainage.

Notes

- 1. Show clear edges of all concrete paving.
- 2. Paving materials, set-back and other requirements per local codes.
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Notes

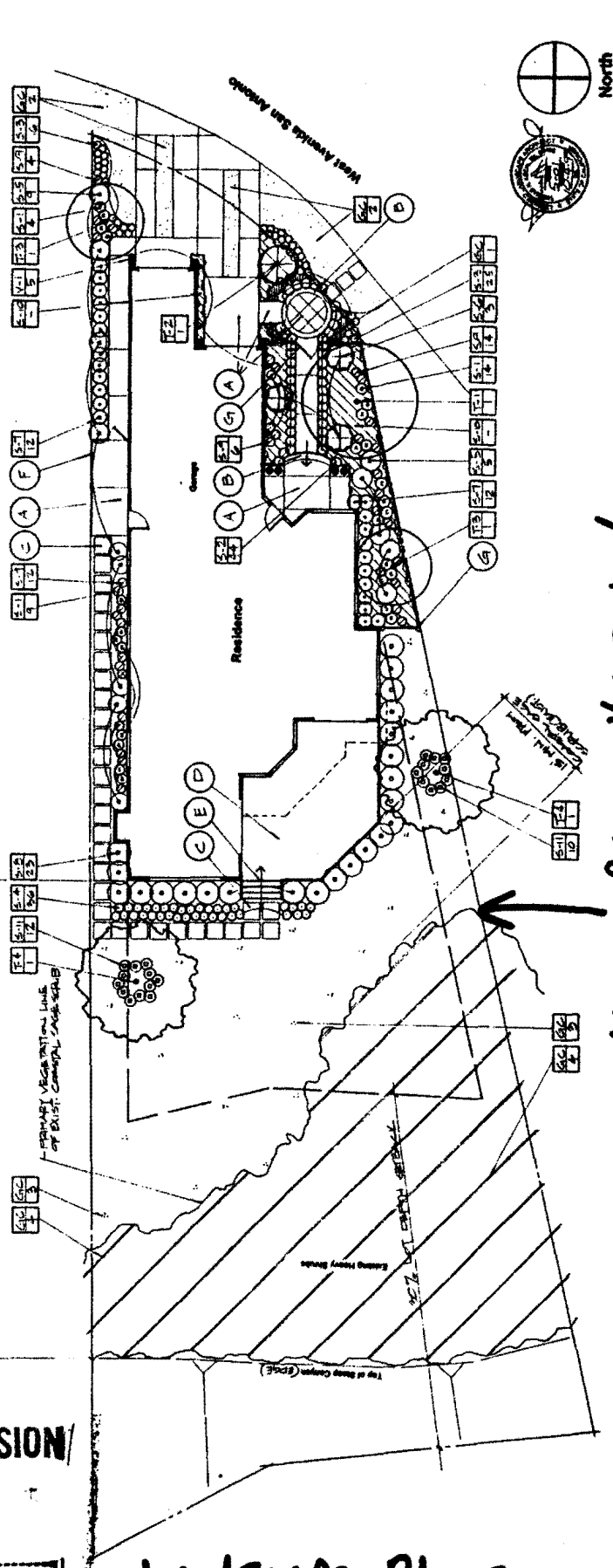
- 1. Show clear edges of all concrete paving.
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Notes

- 1. Show clear edges of all concrete paving.
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Notes

- 1. Show clear edges of all concrete paving.
- 2. Paving materials, set-back and other requirements per local codes.
- 3. Refer to Elevation plans for all drainage.



LINE OF PRIMARY VEGETATION / COASTAL SAGE SCRUB



North

COASTAL COMMISSION

EXHIBIT # 3
PAGE 1 OF 2

LANDSCAPE PLANS

