

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
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**RECORD PACKET COPY**

Filed: May 24, 2000  
49th Day: July 12, 2000  
180th Day: November 30, 2000  
Staff: ALK-LB *ALK*  
Staff Report: July 20, 2000  
Hearing Date: August 8-11, 2000  
Commission Action:

**STAFF REPORT: REGULAR CALENDAR**

**APPLICATION NUMBER:** 5-00-109

**APPLICANT:** Edward and Holly Brown

**PROJECT LOCATION:** 2308 South Ola Vista, San Clemente, Orange County

**PROJECT DESCRIPTION:** Construction of a one-story, 3253 square foot single-family residence with an attached 842 square foot three-car garage and hardscape improvements on an existing vacant lot adjacent to Riviera Canyon. Approximately three hundred (300) cubic yards of fill will be utilized to raise the elevation of the rear yard portion of the lot to create a level pad.

**LOCAL APPROVALS RECEIVED:** Approval-in-Concept from the City of San Clemente Community Development Department dated February 28, 2000.

**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends the Commission **APPROVE** the proposed development with three (3) special conditions. The site is located adjacent to Riviera Canyon, one of seven coastal canyons in San Clemente identified as containing environmentally sensitive habitat. Primary issues include assurance 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 (ESHA). The proposed development conforms to the canyon setback policies in the City's certified LUP, as development will be set back more than 30% of the depth of the lot and not less than fifteen (15) feet from the canyon edge.

Special Condition 1 requires the applicant to submit plans that show evidence of conformance with geotechnical recommendations, including those regarding site preparation, foundation design, and drainage. Special Condition 2 requires conformance with the landscape plan to ensure use of native plant species for all in-ground plantings and restrict any in-ground irrigation on the canyon-facing yard areas. Special Condition 3 requires compliance with the drainage and runoff plan.

**SUBSTANTIVE FILE DOCUMENTS:**

City of San Clemente certified Land Use Plan; Coastal Development Permits 5-99-380 (Beck); 5-99-385 (Reddington); P-7-10-73-1429 (Villa Development Co.); 5-82-785 (Di Stephano); G5-92-400 (Villa Montalvo Vista Ltd.); 5-92-478 (Villa Montalvo Vista Ltd.); and *Preliminary Geotechnical Investigation for Proposed Residential Development; Lot 53 of Tract 2312, 2308 South Ola Vista, San Clemente, California* prepared by Peter and Associates dated February 3, 2000.

**STAFF RECOMMENDATION:**

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

**MOTION:** *I move that the Commission approve Coastal Development Permit No. 5-00-109 pursuant to the staff recommendation.*

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO APPROVE THE PERMIT:**

**I. APPROVAL WITH CONDITIONS**

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

**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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.
5. 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 Recommendations
  - 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 *Preliminary Geotechnical Investigation for Proposed Residential Development; Lot 53 of Tract 2312, 2308 South Ola Vista, San Clemente, California* prepared by Peter and Associates dated February 3, 2000. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriately 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 plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.
2. Conformance with Landscape Plan
  - A. The applicant shall comply with the landscape plan prepared by LAA Engineering received May 24, 2000 to reduce adverse visual and geologic impacts due to erosion and adverse impacts to environmentally sensitive habitat areas through the spread of non-native invasive plant species.

In addition, the applicant shall comply with the following provisions:

- (a) All planting shall provide 90 percent coverage within 90 days and shall be repeated if necessary to provide such coverage;
- (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 visual enhancement purposes. To minimize the need for irrigation and to screen or soften the visual impact of development 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 ground covers which require watering shall not be placed on the rear (canyon-facing) portion of the site;
  - (e) No in-ground irrigation systems shall be installed on the rear (canyon-facing) portion of the site. Temporary above ground irrigation is allowed to establish plantings.
- B. The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.
3. Conformance with Drainage and Runoff Control Plan
- A. The applicant shall comply with the grading (and drainage) plan prepared by LAA Engineering received May 24, 2000, and with all recommendations contained in the *Conclusions and Recommendations* section of the *Preliminary Geotechnical Investigation for Proposed Residential Development; Lot 53 of Tract 2312, 2308 South Ola Vista, San Clemente, California* prepared by Peter and Associates dated February 3, 2000. In addition, the applicant shall comply with the following provisions:
- (a) Run-off from all roofs, patios, driveways and other impervious surfaces and slopes on the site shall be collected and discharged to the frontage street 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 via pipe or other non-erosive conveyance to the frontage street;
  - (c) The functionality of the approved drainage and runoff control plan shall be maintained throughout the life of the development.
- B. The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

#### **IV. FINDINGS AND DECLARATIONS**

The Commission hereby finds and declares:

##### **A. PROJECT DESCRIPTION**

The proposed development is located at 2308 South Ola Vista in the City of San Clemente, Orange County (Exhibits 1 & 2). The project site is adjacent to the uppermost portion of Riviera Canyon, which is designated in the City of San Clemente Certified Land Use Plan (LUP) as one of seven environmentally sensitive coastal canyon habitat areas (Exhibit 3). The project site is located inland, approximately one-half mile from the beach. The subject parcel is a narrow, rectangular shaped lot bounded to the north by South Ola Vista, to the south by a slight slope descending to an existing drainage course traversing Riviera Canyon, and to the east and west by existing single-family residences.

The proposed development consists of the construction of a one story, 16'0" high, 3253 square foot single-family residence with an attached 842 square foot three-car garage on an existing vacant lot. Project plans are provided in Exhibit 4.

Minor grading is proposed for site preparation and drainage purposes. The project also involves the construction of an approximately 3'6" high retaining wall embedded 30" into competent material (12" above ground) along the top portion of the rear, canyon-facing slope and the placement of approximately 300 cubic yards of fill to create a level backyard area. Hardscape improvements and landscaping are proposed within the backyard. The applicant proposes to use native, drought-tolerant plant species in all landscaped areas. There is no existing native vegetation at the subject site.

##### **B. 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 dated February 3, 2000. The geotechnical investigation consisted of background research and review of previous data pertinent to the site, site reconnaissance for evaluation of existing surface site conditions, subsurface exploration, sampling and laboratory testing for evaluation

of the underlying earth materials, and engineering analysis to provide geotechnical recommendations for foundation design and site preparation.

The subject site is a vacant, gradually sloping lot descending to Riviera Canyon. The site supports a sparse volunteer growth of grass and weeds on the flat portion of the property, while small shrubs and trees exist along the rear, sloping portion of the property. The drainage course within the canyon bed is vegetated with a dense growth of non-native vegetation.

The geotechnical report states that the site is underlain by non-marine terrace deposits. Based on boring data, the earth materials encountered were generally a silty sand, moist, and dense to very dense. The upper one (1) foot of near surface materials was very dense and dry. No landslide was noted at the subject site. Free-standing groundwater was not encountered and is not anticipated during the proposed grading operations or to be a problem for the proposed development. The near surface, on-site earth materials are considered to have a very low expansion potential and negligible soluble sulfate content. In addition, no active faults are known to exist along or through the site.

Regarding slope stability, the geotechnical consultant states,

*"The rear slope, which is only 14 feet in height with a relatively flat gradient of approximately 5H:1V, is considered minor. A conventional slope stability analysis is not considered necessary. Healthy vegetation currently covers the slope. No evidence of slope failure/erosion was observed. The slope is considered stable and slope instability is not a concern for the proposed development. However, the proposed retaining wall to be located near the top portion of the slope must be properly designed and must have adequate footing."*

The geotechnical report concludes that construction of the proposed single-family residential structure is considered geotechnically feasible, provided the recommendations outlined in the report are implemented. These recommendations are discussed in the subsequent section.

### **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/grading, building foundation design, slope setback, retaining wall design, yard landscaping and site drainage.

Grading will consist of overexcavation and recompaction for site preparation and drainage purposes. The geotechnical consultant recommends that the upper 1 ± foot of the near ground surface earth materials be removed and the exposed earth materials be scarified approximately 6 inches, moisture conditioned, and recompacted prior to placement of backfill/fill materials and/or building construction. The report states that no deeper remedial

removal is anticipated. The Grading Plan submitted by the applicant shows conformance with this recommendation (Exhibit 5).

The consultant also provides recommendations for the foundation design, which includes a shallow footing system and slabs-on-grade. The report recommends that the exterior and interior footings for the proposed residence be embedded a minimum 18-inches and 12-inches, respectively, into approved competent materials. The report also notes that while settlement is not a concern for the site, provided the site is properly graded as recommended, *"it is of the utmost importance that proper surface drainage and irrigation management of the lot be implemented and maintained in order to reduce the potential for surface water infiltrating the underlying soil, which may cause some differential settlement and/or expansion in the future."*

The geotechnical report provides various recommendations regarding site drainage to *"minimize differential earth movement (such as heaving and shrinkage due to the change in moisture content of the subgrade soils) which may cause distress to a structural object such as a house wall or an exterior slab."* Specifically, the geotechnical report recommends the use and maintenance of roof gutters, downspouts, and area drains to facilitate surface drainage and prevent ponding and slope saturation.

The applicant intends to direct the majority of site drainage toward the frontage street (S. Ola Vista) via pipe. Additionally, a sump pump will be utilized to pump runoff from the rear portion of the property (canyon-side) to the street. This drainage and run-off plan is consistent with the consultant's recommendations.

In addition, the applicant contacted the Regional Water Quality Control Board (RWQCB), San Diego Region, regarding applicable permitting requirements. The RWQCB staff member informed the applicant that a permit is not required for the current project. Nonetheless, the applicant is proposing to incorporate drainage measures that will minimize adverse effects to the site and the adjacent canyon.

Another recommendation provided in the geotechnical report suggests that irrigation *"be kept to a minimum required to support plant life."* The applicant is proposing to plant native, drought tolerant species throughout the site and does not propose in-ground irrigation on the canyon side of the lot, thereby conforming to this recommendation. Lastly, the geotechnical consultant recommends that the final precise grading plan, foundation plan with details, and structural design calculations should be geotechnically reviewed and accepted by the geotechnical consultant.

In order to assure that risks are minimized, the geotechnical consultant's recommendations must be incorporated into the design of the project. As a condition of approval (Special Condition No. 1), the applicant shall submit, for the review and approval of the Executive Director, grading and foundation plans signed by the geotechnical consultant indicating that the recommendations contained in the Geotechnical Investigation have been incorporated into the design of the proposed project. Since the recommendations provided by the geotechnical consultant include measures to mitigate any adverse geologic effects, the Commission finds that Special Condition 1 ensures that the consulting geotechnical expert has reviewed the development plans and verified their conformance with the geotechnical recommendations. As such, Special Condition 1 guarantees that the development plan is consistent with Section 30253 of the Coastal Act.

The structure is set back more than fifteen (15) feet from the canyon edge, in accordance with requirements set forth in the LUP. Based on the geotechnical report, the City's setback is found to be adequate for the proposed development. The applicant has submitted a landscaping plan that has been designed to minimize the amount of irrigation necessary (Exhibit 6). This has been accomplished by utilizing native, drought tolerant plant material on the rear portion of the lot, adjacent to the canyon. In addition, the landscape plan and correspondence submitted by the applicant indicates that no in-ground irrigation is proposed near the canyon edge. To assure that these measures are carried out, the Commission imposes Special Condition 2, which ensures conformance with the Landscape Plan as submitted.

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 only native, drought tolerant plant species may be planted in the ground and that no in-ground irrigation systems may be installed on the canyon-facing portion of the site. Special Condition 2 allows non-native, non-invasive ornamental plants to be utilized in aboveground 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, as proposed. Lastly, Special Condition 2 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.

Since the manner in which the site drains is important to site stability, plans have been submitted which document how site drainage will be accomplished. Special Condition 3 notifies the applicant that diverting runoff from impervious surfaces toward the street must be done in a non-erosive manner. Special Condition 3 also requires that drainage devices must be maintained throughout the life of the development.

#### **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) conform to recommendations contained in the geotechnical report prepared by Peter and Associates dated February 3, 2000; 2) conform to the Landscaping Plan prepared by LAA Engineering dated May 24, 2000; and 3) conform to the Grading/Drainage Plan prepared by Peter and Associates dated May 24, 2000 and recommendations contained in the geotechnical report prepared by Peter and Associates. 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 Land Use Plan (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 (LUP) 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 Riviera Canyon, one of seven coastal canyons designated as Environmentally Sensitive Habitat Area (ESHA) in the certified LUP. Riviera Canyon is located in the southern part of San Clemente. The proposed development is consistent with LUP canyon setback policy "a" above, in that the proposed development, which is set back a minimum of 30% of the depth of the lot and greater than 15 feet from the "canyon edge". There is no "line of native vegetation" on the subject site, as a landscape professional has inspected the site and determined that no riparian or indigenous plants exist on site. In fact, the inspector determined that "all plants currently thriving on the property are imported or non-native varieties." (Exhibit 7). As such, setback policy "b" can not be applied. Additionally, due to the configuration of the subject parcel and location of nearby residences, the stringline concept cannot be applied. Therefore, setback policy "c" can not be applied.

The existing building pad contains annual grasses and weeds. Vegetation in the adjacent canyon consists of non-native plant species. The landscape plan provided by the applicant shows that the entire site will be landscaped with drought-tolerant native trees, shrubs, and groundcovers. This is in conformance with Special Condition 2 (landscaping), which requires that only native, drought-tolerant plants be installed on the canyon side of the property.

## **3. Special Conditions**

The previous section on geologic hazards includes findings to support the three (3) special conditions: conformance with geologic recommendations, conformance with the landscape plan, and conformance with the grading/drainage and run-off plan. 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 (LUP) 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. Riviera Canyon has been designated by the City of San Clemente as an environmentally sensitive habitat area (ESHA). Special Conditions 2 and 3 ensure that the proposed development, which is adjacent to the canyon, does not have any significant adverse effect on environmentally sensitive habitat area. Special Condition 2 requires that landscaping be of native, drought tolerant species on the rear portion of the lot, adjacent to Riviera Canyon. 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. All water intercepted by the proposed structure should be conveyed in a non-erosive manner to the frontage street by the use of roof and area drains to reduce excessive runoff, erosion, and sedimentation. Special Condition 3 requires that the drainage plan ensure that sedimentation in the canyon, which may adversely effect the designated environmentally sensitive habitat area, will be prevented.

## **4. Consistency with Section 30240 and Land Use Plan (LUP) Policies**

The proposed development is adjacent to Riviera Canyon, which is designated in the certified LUP as an Environmentally Sensitive Habitat Area (ESHA). Although Riviera Canyon does not

currently support native vegetation at this site, the special conditions of this staff report pertaining to landscaping and drainage are designed to enhance the canyon as an ESHA. 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.

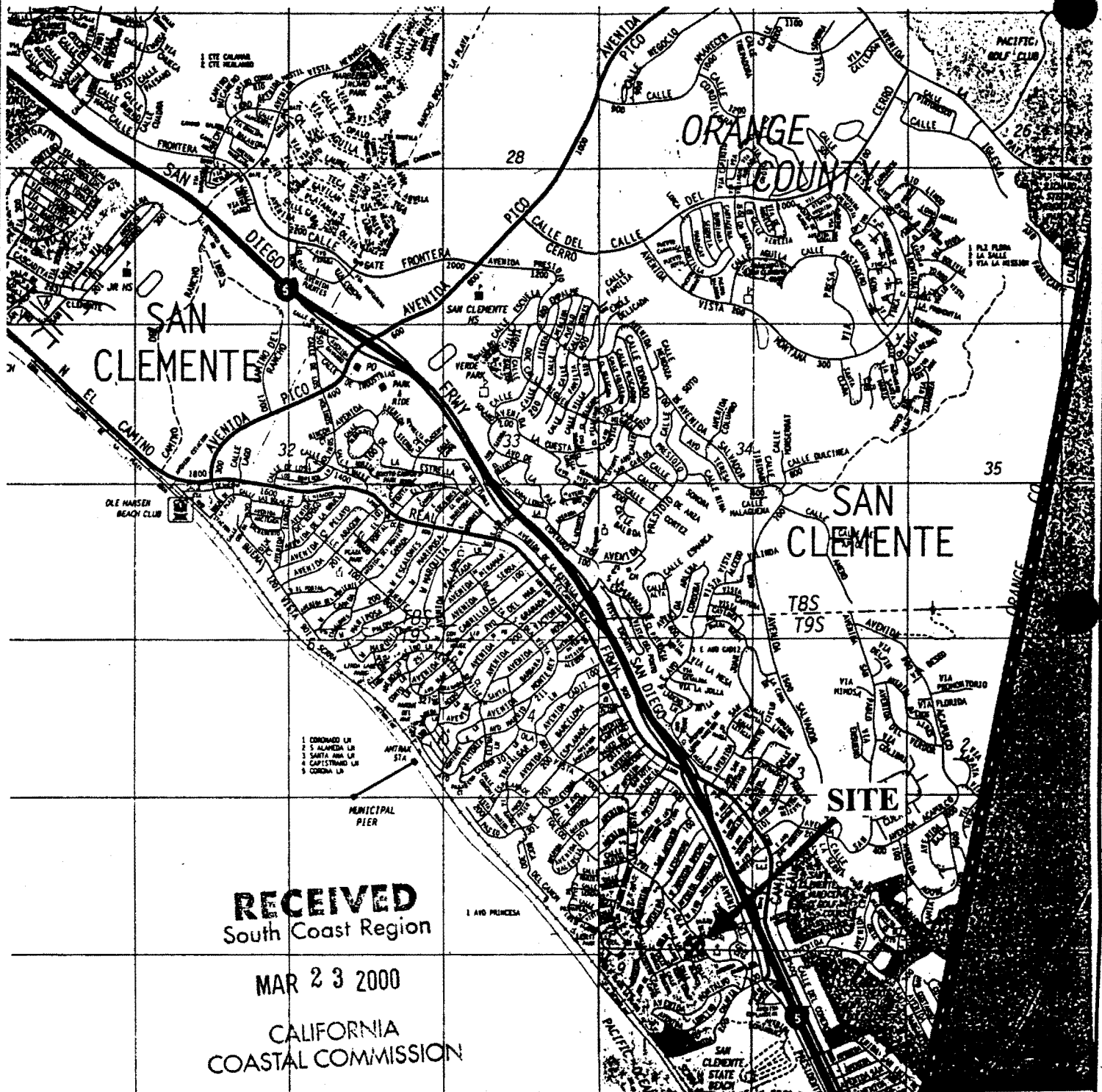
The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment approved in October 1995. On April 10, 1998 the Commission certified with suggested modifications the IP portion of the Local Coastal Program. The City did not accept the suggested modifications 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 that the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the geologic hazards, water quality and environmentally sensitive habitat policies of the Coastal Act. Mitigation measures, in the form of special conditions, require 1) conformance with geologic recommendations; 2) conformance with the landscaping plan submitted; and 3) conformance with the drainage and runoff plan submitted, will minimize all adverse effects. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that 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.

5-00-109



RECEIVED  
South Coast Region

MAR 23 2000

CALIFORNIA  
COASTAL COMMISSION

Thomas Bros. Maps, 1996 Edition, Riverside/Orange Counties Street Guide and Directory, pg. 992 and 993.

5-00-109

VICINITY MAP

EXHIBIT # 1  
PAGE 1 OF 1

FIGURE 1

**RECEIVED**  
South Coast Region  
MAR 23 2000  
**601-00-5**

CALIFORNIA  
COASTAL COMMISSION 692-31

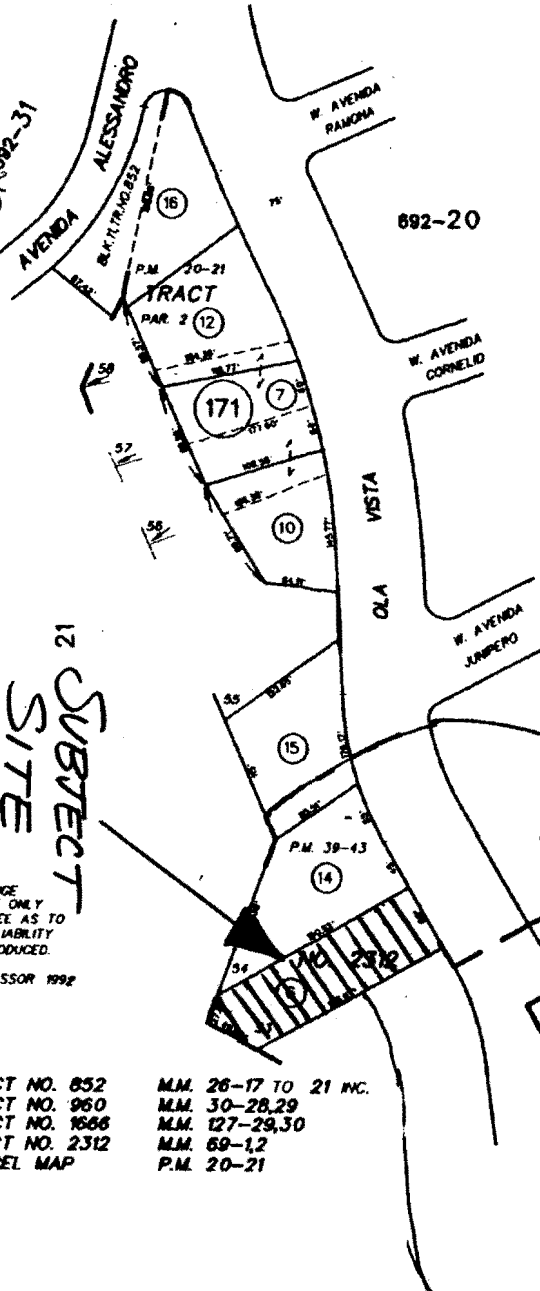
**SUBJECT SITE**

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MARCH 25  
**COASTAL COMMISSION**  
**5-00-109**

EXHIBIT # 2  
PAGE 1 OF 1

TRACT NO. 852 M.M. 26-17 TO 21 INC.  
TRACT NO. 960 M.M. 30-28,29  
TRACT NO. 1666 M.M. 127-29,30  
TRACT NO. 2312 M.M. 69-12  
PARCEL MAP P.M. 20-21



692-19

692-20

692-19

60-17

1" = 100'

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 80 PAGE 17 COUNTY OF ORANGE

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FREEWAY

FOR FILE: 601-00-5

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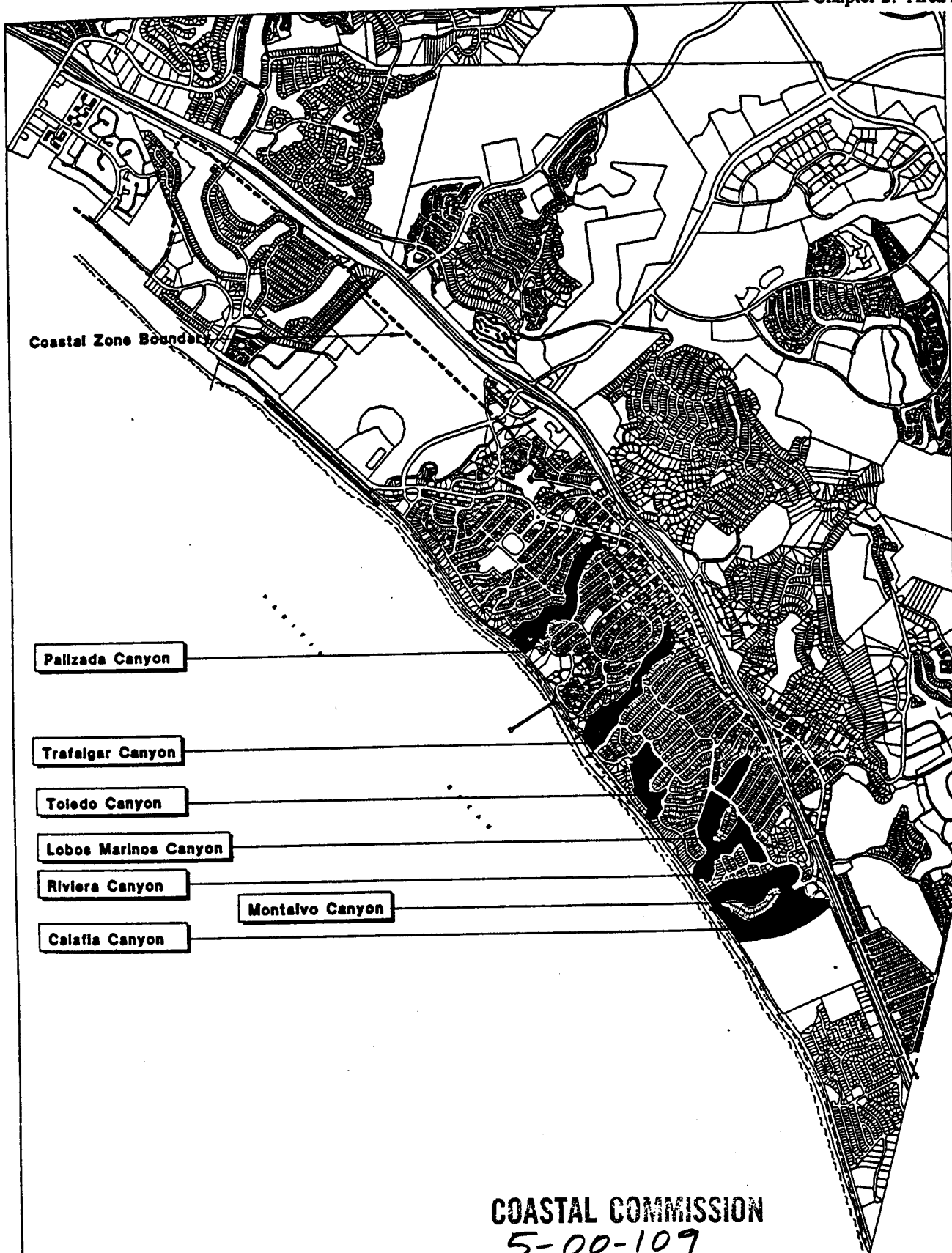
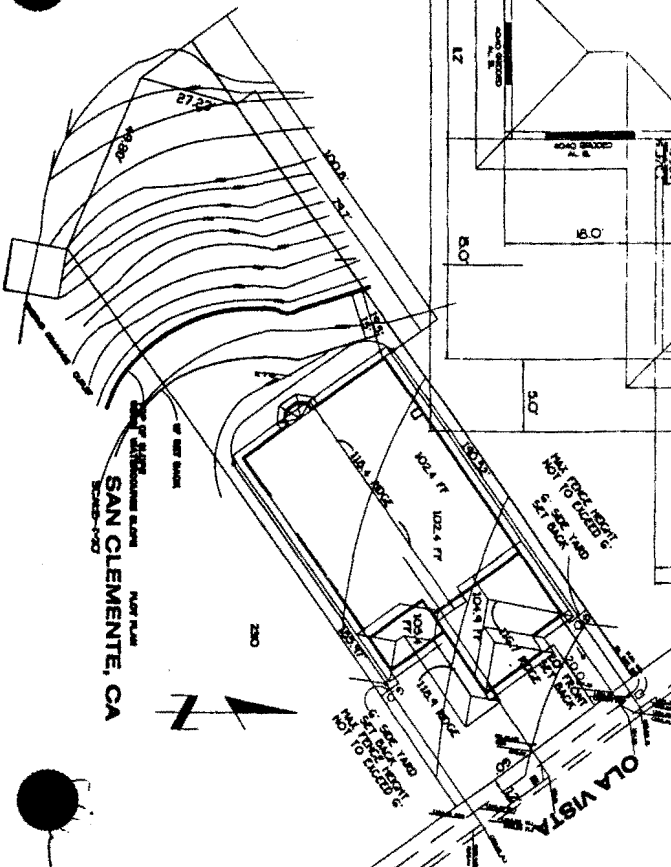
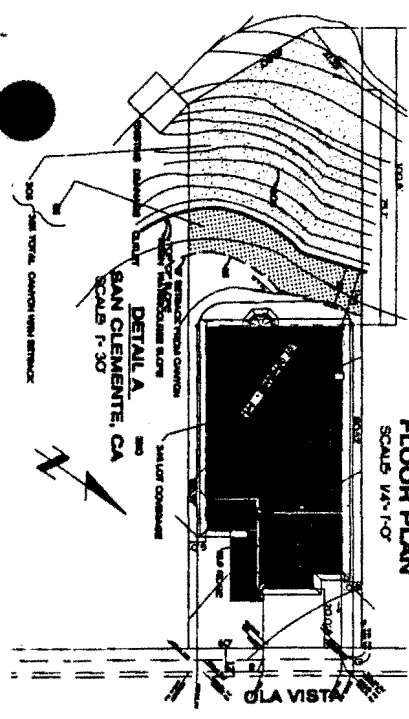


FIGURE 2-1





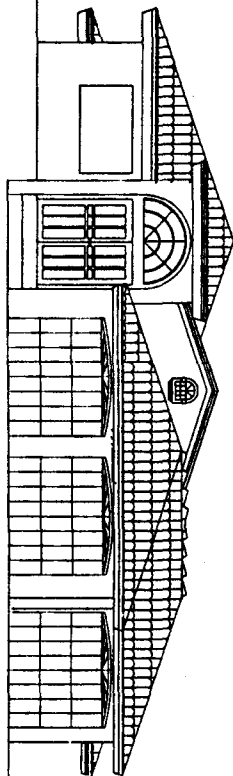
COASTAL COMMISSION  
5-001107  
EXHIBIT # 4  
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COASTAL COMMISSION

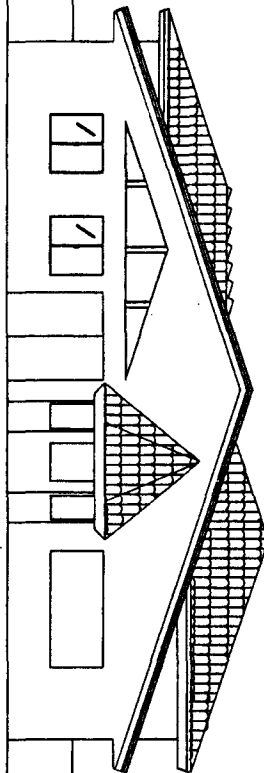
MAY 24 2000

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FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

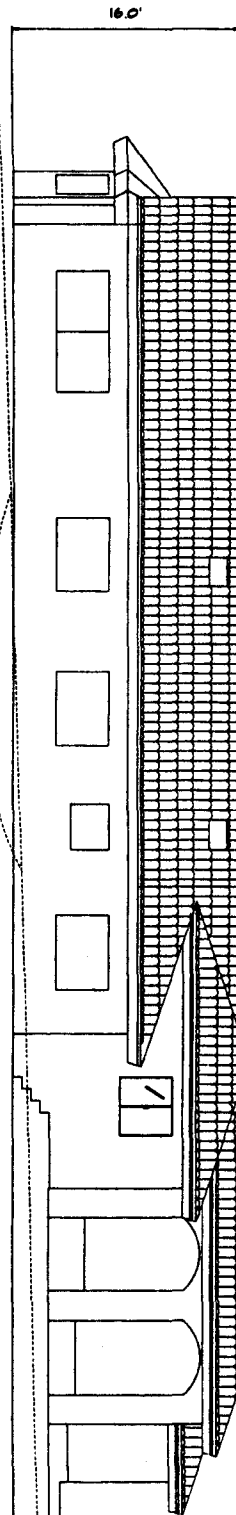


REAR ELEVATION  
SCALE: 1/4" = 1'-0"

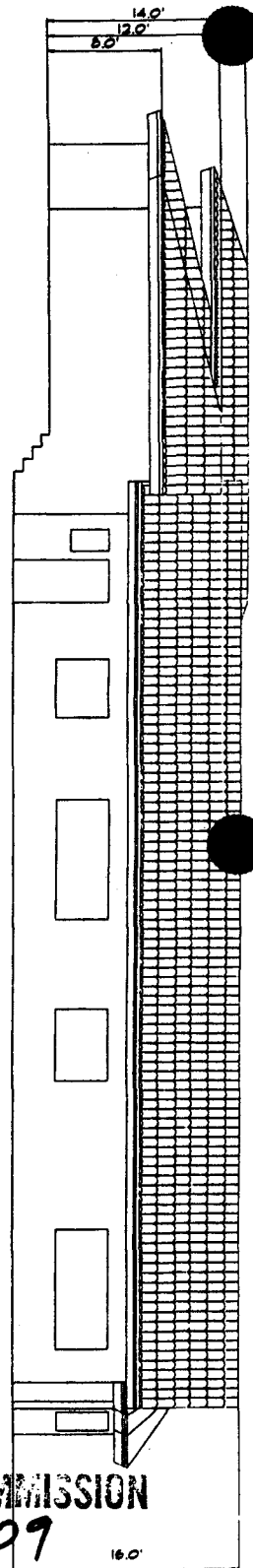


LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

EXISTING GROUND



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



COASTAL COMMISSION

5-00-109

EXHIBIT # 4

PAGE 2 OF 2

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A-2

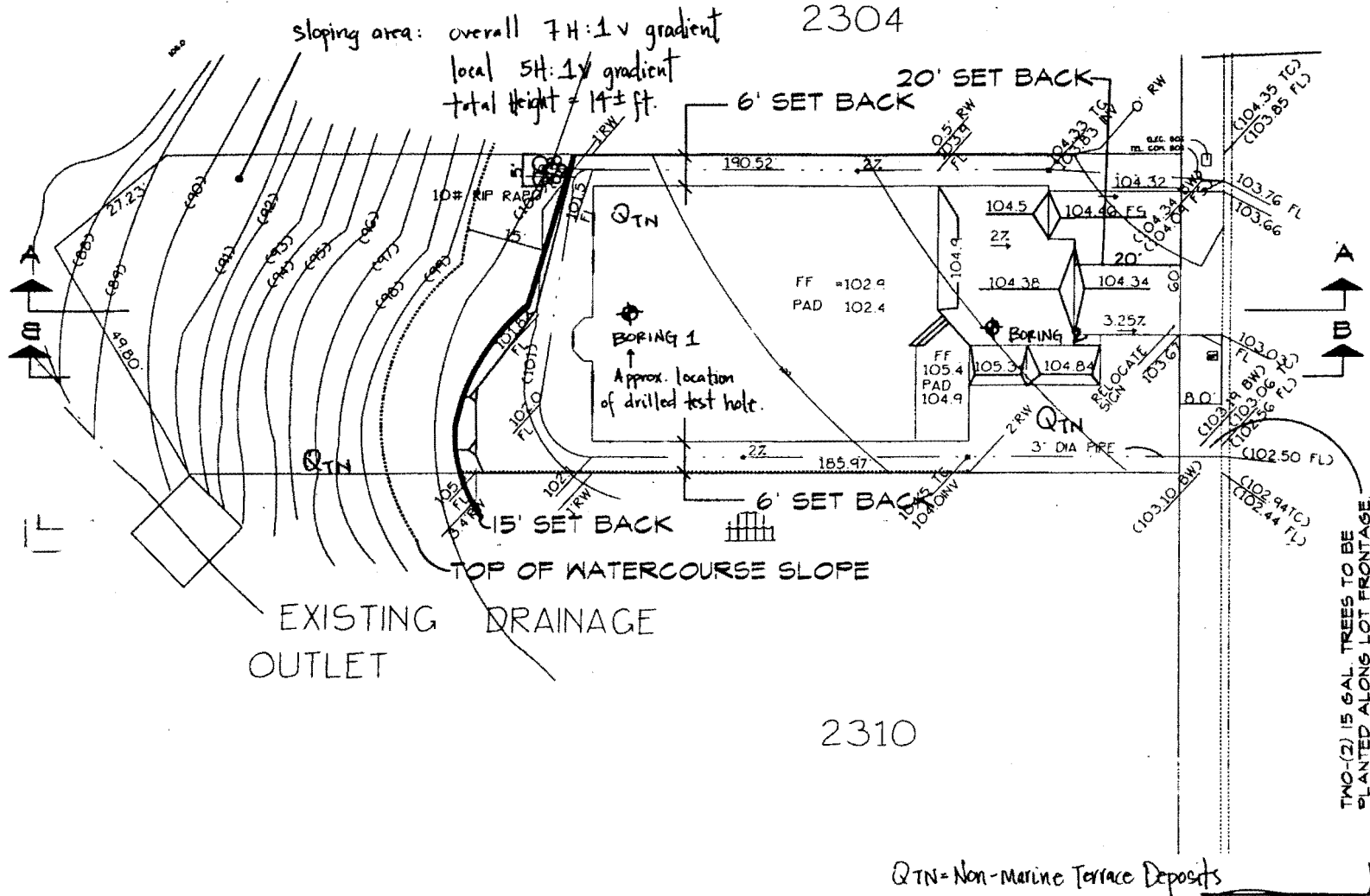
PROJECT: BROWN RESIDENCE

OLA VISTA  
SAN CLEMENTE, CA

LAA ENGINEERING

20644 OLEANDER AVE  
PERRIS, CA 92570





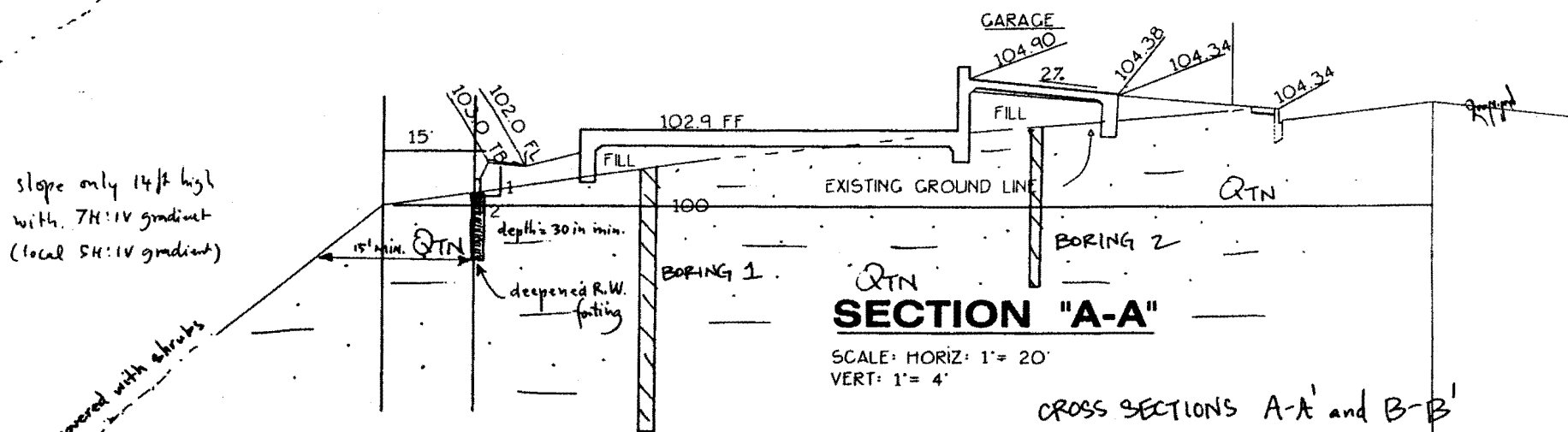
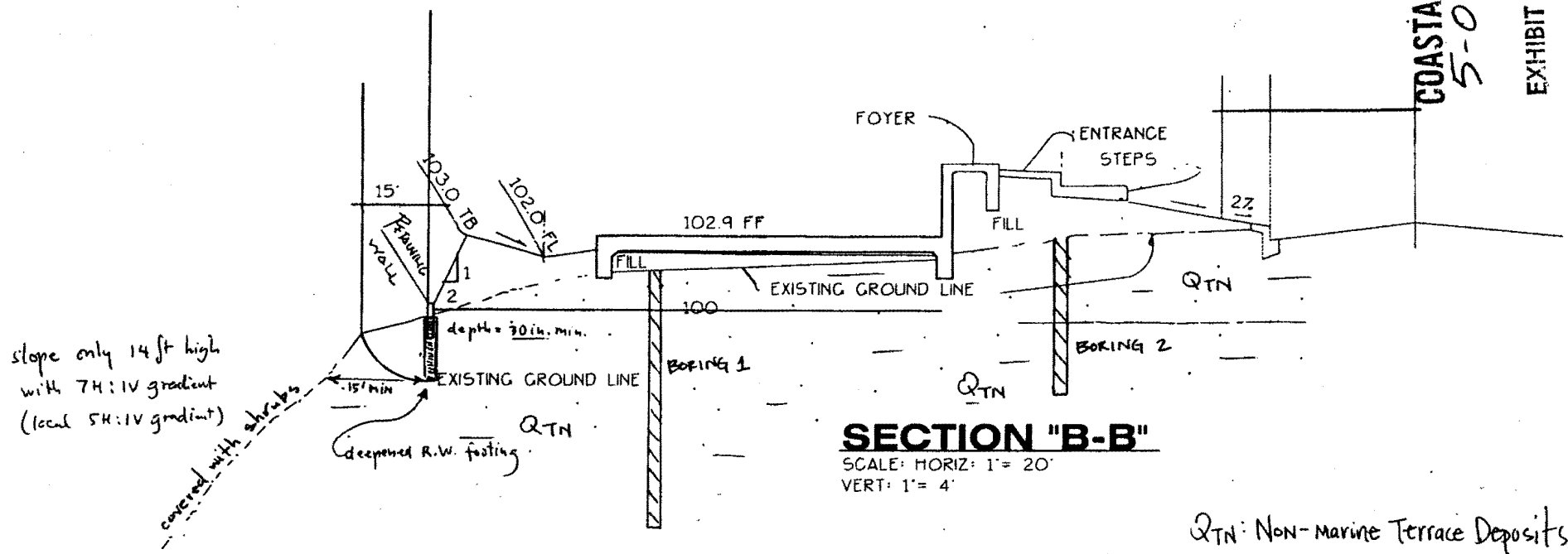
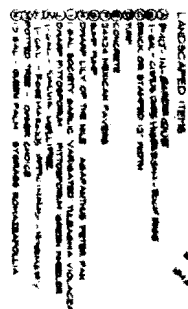
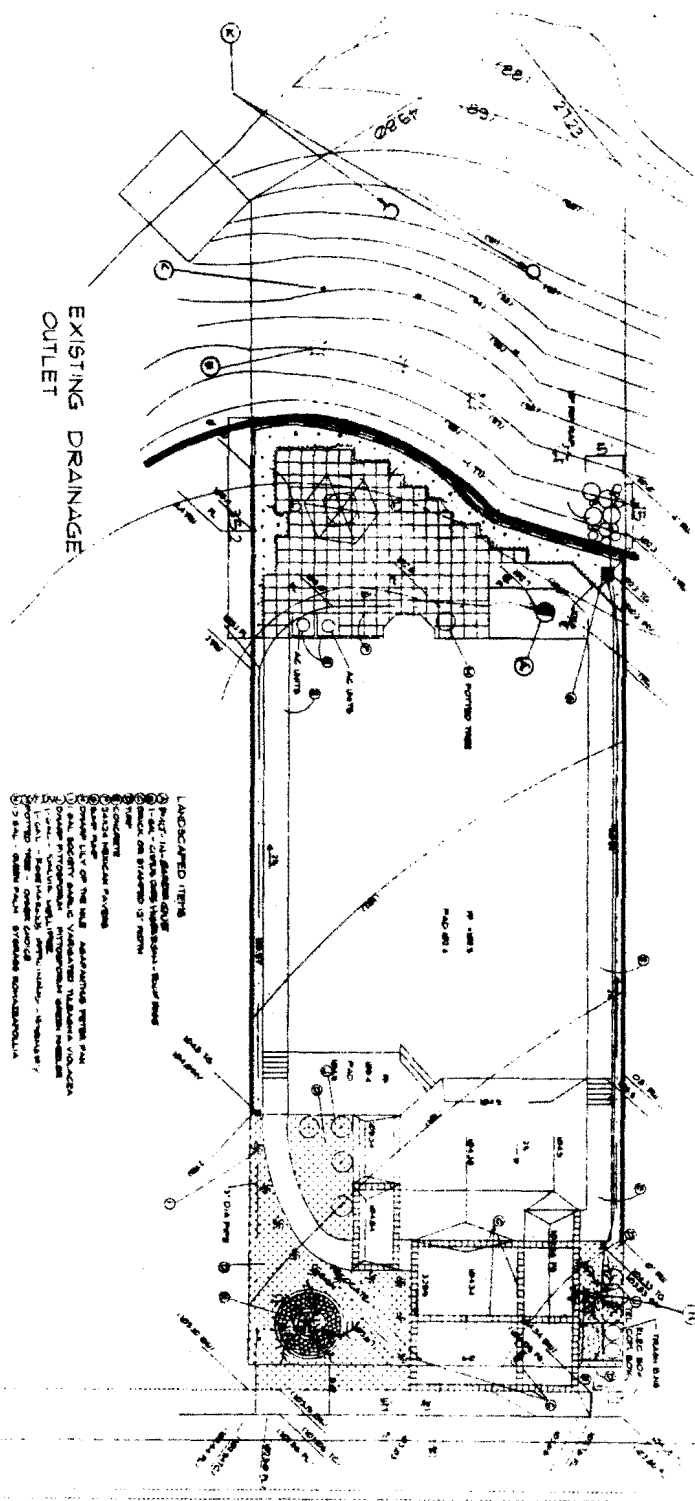


FIGURE 5



EXISTING DRAINAGE  
OUTLET



# LANDSCAPE PLAN

DATE: 3-2-78

CLA VISTA

COASTAL COMMISSION  
5-00-109

EXHIBIT # 6  
PAGE 1 OF 1





P.O. BOX 3757 · SAN CLEMENTE, CAL. 92672 · LIC. NO. C-27-369695 · 714 · 492 · 7953

Mr. Ed Brown  
2308 S. Ola Vista  
San Clemente, CA 92672

May 22, 2000

Mr. Brown,

You have requested a landscape professional look at the property at 2308 S. Ola Vista in the city of San Clemente Calif. to locate and report the existence of any indigenous plants.

After a complete inspection, no riparian or indigenous plants were found. All plants currently thriving on the property are imported or non-native varieties.

Sincerely

A handwritten signature in black ink, appearing to read "Paul J. Littlepage", written over a horizontal line.

Paul J. Littlepage

**RECEIVED**  
MAY 24 2000

COASTAL COMMISSION  
5-00-109

CALIFORNIA  
COASTAL COMMISSION

EXHIBIT # 7  
PAGE 1 OF 1

Attachment 2