

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
 200 Oceangate, Suite 1000
 Long Beach, CA 90802-4302
 (562) 590-5071



Tue 9g

Filed: January 25, 2005
 49th Day: March 15, 2005
 180th Day: July 24, 2005
 Staff: DL-SD
 Staff Report: May 18, 2005
 Hearing Date: June 8-10, 2005
 Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-05-21 **RECORD PACKET COPY**

APPLICANTS: Sally Prusia; Carp Co. Inc.

AGENT: Susu Kishiyama

PROJECT LOCATION: 329 Boca Del Canon, San Clemente, Orange County

PROJECT DESCRIPTION: Construction of a new two-story, 3,024 sq.ft. single-family residence with an attached 492 sq.ft. garage and 802 sq.ft. of decks on a 7,409 sq.ft. vacant lot adjacent to a coastal canyon.

LOCAL APPROVALS RECEIVED: City of San Clemente Planning Division Approval in Concept dated December 2, 2004.

SUBSTANTIVE FILE DOCUMENTS: City of San Clemente Certified Land Use Plan (LUP); San Clemente Minor Exception Permit 04-138; Preliminary Geotechnical Investigation by Geofirm, dated January 5, 2004 and response letter dated April 20, 2005; Letter from Jana Ruzicka, Landscape Architect, dated April 27, 2005.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending **APPROVAL** of the proposed project with seven special conditions which require 1) submittal of a revised landscape plan; 2) approval from the Orange County Fire Authority; 3) submittal of grading and drainage plans; 4) identification of a disposal site; 5) conformance with geotechnical recommendations; 6) use of construction best management practices (BMPs); 7) securing of a permit amendment or a new permit for any future change in the density or intensity of use of the site. The major issues associated with this development are sensitive resources and water quality. The major issues discussed in this staff report include geologic hazard, sensitive resources, water quality, and public access. The standard of review is the Coastal Act, with the certified San Clemente LUP used as guidance.

LIST OF EXHIBITS:

1. Location Map
 2. Assessors Parcel Map
 3. Coastal Access Points Exhibit
 4. Project Plans
 5. Coastal Canyon Exhibit
-

STAFF RECOMMENDATION:

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

MOTION:

I move that the Commission approve CDP #5-05-21 pursuant to the staff recommendation.

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:

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, located between the first public road and the sea, 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. Submittal of Revised Final Landscaping Plan

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, in a form and content acceptable to the Executive Director, two (2) sets of a revised final landscaping plan prepared by an appropriately licensed professional which demonstrates the following:
- (a) All areas affected by construction activities and not approved for hardscape and/or structural development (including the house and deck) shall be revegetated for habitat enhancement and erosion control purposes;
 - (b) All non-native plants shall be removed from the construction area adjacent to the canyon;
 - (c) Landscaped areas in the rear yard (canyon-facing) areas 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 adjacent to the canyon shall consist of drought tolerant plants native to coastal Orange County and appropriate to the habitat type. Invasive, non-indigenous plant species that tend to supplant native species shall not be used;
 - (d) Landscaped areas in the front yard (street-facing) area shall consist of native or non-invasive non-native drought tolerant plant species;
 - (e) All planting will be completed within 60 days after completion of construction;
 - (f) No permanent in-ground irrigation systems shall be installed on the canyon-facing portion of the site. Temporary above ground irrigation is allowed to establish plantings.
 - (g) All vegetation shall be maintained in good growing condition throughout the life of the project, and whenever necessary, shall be

replaced with new plant materials to ensure continued compliance with the landscaping plan.

- 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 final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Orange County Fire Authority Approval

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall provide to the Executive Director a copy of a permit issued by the Orange County Fire Authority (OCFA) or letter of permission, or evidence that no permit or permission is required. The applicant shall inform the Executive Director of any changes to the project required by the OCFA. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is legally required.

3. Submittal of Final Grading and Drainage Plan

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, in a form and content acceptable to the Executive Director, two (2) sets of a final grading and drainage plan prepared by an appropriately licensed professional. The plan shall incorporate the following criteria:
- (a) Runoff from all roofs, patios, driveways and other impervious surfaces and slopes on the site shall be directed to dry wells or vegetated/landscaped areas to the maximum extent practicable within the constraints of City requirements.
 - (b) Where City code prohibits on-site infiltration, runoff shall be collected and discharged via pipe or other non-erosive conveyance to the frontage street to the maximum extent practicable. Runoff from impervious surfaces that the City Code will not allow to be infiltrated and that cannot feasibly be directed to the street shall be discharged via pipe or other non-erosive conveyance to a designated canyon outlet point to avoid ponding or erosion either on- or off- site;
 - (c) Runoff shall not be allowed to pond adjacent to the structure or sheet flow directly over the sloping surface to the canyon bottom; and
 - (d) 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 legally required.

4. Disposal of Graded Spoils.

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall identify the location for the disposal of graded spoils. If the site is located within the coastal zone, a separate coastal development permit or permit amendment shall first be obtained from the California Coastal Commission or its successors in interest.

5. Conformance with Geotechnical Recommendations

- A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the Preliminary Geotechnical Investigation by Geofirm, dated January 5, 2004 and the supplemental response letter dated April 20, 2005. **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 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 legally required.

6. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris

The permittee shall comply with the following construction-related requirements:

- (a) No construction materials, debris, or waste shall be placed or stored where it may enter the storm drain system leading to the Pacific Ocean;
- (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
- (c) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into the storm drain system and a pre-construction meeting to review procedural and BMP guidelines;
- (d) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment

and other debris which may be discharged into coastal waters. Debris shall be disposed of outside the coastal zone, as proposed by the applicant.

7. Future Development

This permit is only for the development described in Coastal Development Permit No. 5-04-336. Pursuant to Title 14 California Code of Regulations Section 13250(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 development authorized by this permit, including but not limited to repair and maintenance activities identified as requiring a permit in Public Resources Code Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-04-336 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

The proposed development is located between the first public road and the sea on the inland side of 329 Boca del Canon in the City of San Clemente, Orange County (Exhibits #1 & #2). The project site is located adjacent to Toledo Canyon, identified in the City of San Clemente Certified Land Use Plan (LUP) as one of seven environmentally sensitive coastal canyon habitat areas (Exhibit #5). Surrounding development consists of low-density single-family residences. The subject site is designated RL (residential low density) on the certified Land Use Plan and the proposed use is consistent with that land use designation.

The subject site is a vacant, 7,409 sq.ft. lot located at the southeast terminus of the Boca del Canon cul-de-sac. The site backs up against the steep upwards slopes of Toledo Canyon, however, the site itself is fairly flat; the canyon slope is a separate parcel. Although the site is flat, it is adjacent to a vertical canyon promontory immediately south of the site. The nearest public coastal access is available via the Boca del Canon access point, located approximately one-quarter mile southwest of the subject site (Exhibit #3).

The proposed development consists of the construction of a new two-story, 3,024 sq.ft. single-family residence with an attached 492 sq.ft. garage and 802 sq.ft. of decks (Exhibit #4). Grading on the site to prepare the site for development will result in approximately 200 cubic yards of exported material. Special Condition #4 requires the applicant to identify the export site prior to issuance of the permit.

B. GEOLOGIC STABILITY

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.

As noted above, the subject lot is fairly flat, but it abuts an upward sloping canyon hillside to the east, and a steep embankment to the south. The applicant submitted a geotechnical report prepared by Geofirm dated January 5, 2004, supplemented April 20, 2005. The report contains a review of background data and historic aerial photos, onsite observation, excavation, logging and sampling of three test borings and laboratory analysis of samples taken from the sample soils. The geotechnical investigation determined that there are no mapped landslides within the limits of the site, but states:

...surficial slope instability in the form of sluffing and shallow soil failures is presently impacting the cut slopes/canyon wall, as evidenced by the deposits of talus material. Because the proposed design does not support the existing slopes with structures or retaining walls, the potential for surficial instability will remain after development. Where construction is proposed adjacent to the cut slope/canyon wall, protective devices, (i.e. sluff barriers, impact walls, etc.) should be incorporated into the residence and/or landscape design and on-going slope maintenance should be anticipated by the owners.

The supplemental report clarifies that the above statement refers to existing surficial instability on the canyon upslope from and adjacent to the proposed residence, and as such, is a recommendation that the portions of the residence at the base of the bluff be designed to withstand potential impact loading. That is, the proposed project is not expected to have any impact on the slope, but the residence itself should be designed to cope with limited debris or rock falls originating from the slope. In response to this recommendation, the southern wall of the structure has been designed as masonry block to a height of four feet above grade, in accordance with the report recommendation. On-going maintenance would involve the occasional removal of debris at the base of the cliff adjacent to the structure. The report concludes that no alteration of the landform is required.

The geotechnical investigation concludes that the proposed project is geotechnically feasible, provided the geotechnical recommendations in the report are implemented, including the above recommendation for impact loading on the southern wall. The incorporation of these recommendations will ensure that the existing structure will not be subject to geologic hazard or instability as a result of the proposed development. To ensure that the proposed project is carried out in conformance with the geotechnical recommendations, the Commission imposes Special Condition #5. This special condition requires the applicant to submit evidence that the consulting geotechnical engineer/geologist 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.

Although the site is at the bottom of a canyon, and as such, drainage from the site is unlikely to cause instability to the canyon, drainage and runoff control is important from a standpoint of water quality (discussed in further detail below under D. Water Quality, and to assure that neither ponding nor erosion occurs at the site or at the coastal bluff across the street. Special Condition #3 requires submittal a drainage and runoff control plan, that requires runoff to be discharged through a non-erosive conveyance which must be maintained throughout the life of the development.

In summary, as conditioned, the proposed development will not have an adverse impact on the stability of the site or contribution to erosion. Therefore, the Commission finds that the proposed development conforms to the geologic safety provisions of Section 30253 of the Coastal Act.

C. ENVIRONMENTALLY SENSITIVE HABITAT AREA (ESHA)

Section 30240 of the Coastal Act states:

- (a) *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*
- (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.

The canyon adjacent to the subject site is considered somewhat degraded due to the presence of both native and non-native plant species. No portion of the applicant's development area contains resources that rise to the level of ESHA. Nevertheless, preservation and enhancement of the City's coastal canyons is a goal supported by both the environmental protection policies of the Coastal Act, and the certified LUP. Encroachment into the canyon by development increases the potential for the introduction of non-native plant species, and predation of native species by domestic animals, and destabilization of the canyon from excess irrigation. Encroaching development also threatens the visual quality of the canyons. The above-cited policies of the LUP were designed to ensure that encroachment into the canyons and impacts to resources are minimized to the greatest extent feasible.

In the case of the proposed project, there is no canyon "edge," because the site is located on a level pad at the base of a canyon hillside, and no stringline because the site is the last lot at the end of a cul-de-sac. A survey performed by a landscape architect in April 2005 determined that there is no riparian vegetation in the vicinity of the proposed development, and that the adjacent hillside is nearly devoid of native vegetation. The only native vegetation on the slope consists of a patch of *Rhus integrifolia* located

approximately 20 feet from the proposed development. Therefore, the project will conform to the requirement to be set back not less than 15 feet from coastal sage scrub vegetation.

Since the proposed development is adjacent to a coastal canyon where the protection and enhancement of habitat values is required, the placement of vegetation that is considered to be invasive, which could supplant native vegetation, should not be allowed. Invasive plants have the potential to overcome native plants and spread quickly. Invasive plants are generally those identified by the California Invasive Plant Council (<http://www.caleppc.org/>) and California Native Plant Society (www.CNPS.org) in their publications. In the areas on the canyonward side of the lot, landscaping should consist of plant species native to coastal Orange County only. Elsewhere on the site, while the use of native plants is still encouraged, non-native plant species that are drought-tolerant and non-invasive may be used.

In addition, to decrease the potential for canyon and bluff instability, deep-rooted, low water use, plants, preferably native to coastal Orange County, should be selected for general landscaping purposes in order to minimize irrigation requirements and saturation of underlying soils. Low water use, drought tolerant, native plants require less water than other types of vegetation, thereby minimizing the amount of water introduced into the canyon slope. Drought resistant plantings and minimal irrigation encourage root penetration that increases slope stability.

The applicants have submitted a landscape plan that includes some native plants on the canyon side of the site, but also includes a variety of non-native plants. Therefore, Special Condition #1 requires submittal and implementation of a revised landscaping plan using only native plants appropriate to the habitat type adjacent to the canyon area.

Plants in the landscaping plan should also be drought tolerant to minimize the use of water. The term drought tolerant is equivalent to the terms 'low water use' and 'ultra low water use' as defined and used by "A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California" (a.k.a. WUCOLS) prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 available at <http://www.owue.water.ca.gov/landscape/pubs/pubs.cfm>.

Because the site is located adjacent to a canyon, Special Condition #2 requires that the plans also be submitted to the Orange County Fire Authority (OCFA) for review to confirm that appropriate plant materials, from a fire-management perspective, are used and to ensure that development is carried out in conformance with OCFA requirements. In order to ensure that future development that might be inconsistent with coastal canyon setback and sensitive habitat requirements is not constructed in the future, Special Condition #7 informs the applicant that future additions require a coastal development permit.

In summary, as conditioned to require native and drought-tolerant, non-invasive landscaping, the project will not have any adverse impact on sensitive biological resources, consistent with the certified LUP and the Chapter 3 policies of the Coastal Act.

D. WATER QUALITY

Section 30230 of the Coastal Act states, in pertinent part:

Marine resources shall be maintained, enhanced, and where feasible, restored.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30232 of the Coastal Act states, in pertinent part:

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials.

During construction, the applicant will be required to implement best management practices (BMPs) designed to minimize erosion and prevent debris from entering the adjacent canyon or storm drain system. After construction, roof and surface runoff from new impervious areas should, ideally, be directed to dry wells or vegetated/landscaped areas. However, the Commission recognizes that, at present, City codes mandate directing certain types of runoff, such as roof runoff, to the street. Until there is a reconciliation between City codes and the goal of maximizing on-site treatment and infiltration of runoff for water quality purposes, site runoff should be directed to dry wells or vegetated/landscaped areas to the maximum extent practicable but within the constraints of City requirements. Therefore, Special Condition #3 requires submittal of a drainage and runoff control plan prior to permit issuance, and Special Condition #6 requires construction-related Best Management Practices.

Combined with the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, the project will minimize the project's adverse impact on coastal waters to such an extent that it will not have a significant impact on marine resources, biological productivity or coastal water quality. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to protect marine resources, promote the biological productivity of coastal waters and to protect human health.

D. PUBLIC ACCESS

Section 30604(c) of the Coastal Act requires that every coastal development permit issued for any development between the nearest public road and the sea include a specific finding that the development is in conformance with the public access and recreation policies of Chapter 3 of the Coastal Act. The proposed development is located between the sea and the first public road.

Section 30212(a)(2) of the Coastal Act states, in pertinent part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(2) adequate access exists nearby

The nearest formal public access is at Boca del Canon approximately a quarter mile to the west (Exhibit #3). The proposed development does not impact access either directly or indirectly to the ocean. As such, the development will not create adverse impacts, either individually or cumulatively, on public access and will not block public access from the first public road to the shore. Adequate access exists nearby. No impacts to public recreation will result from the new home construction. Therefore, the Commission finds that the proposed development is consistent with Section 30212 of the Coastal Act.

E. Local Coastal Program

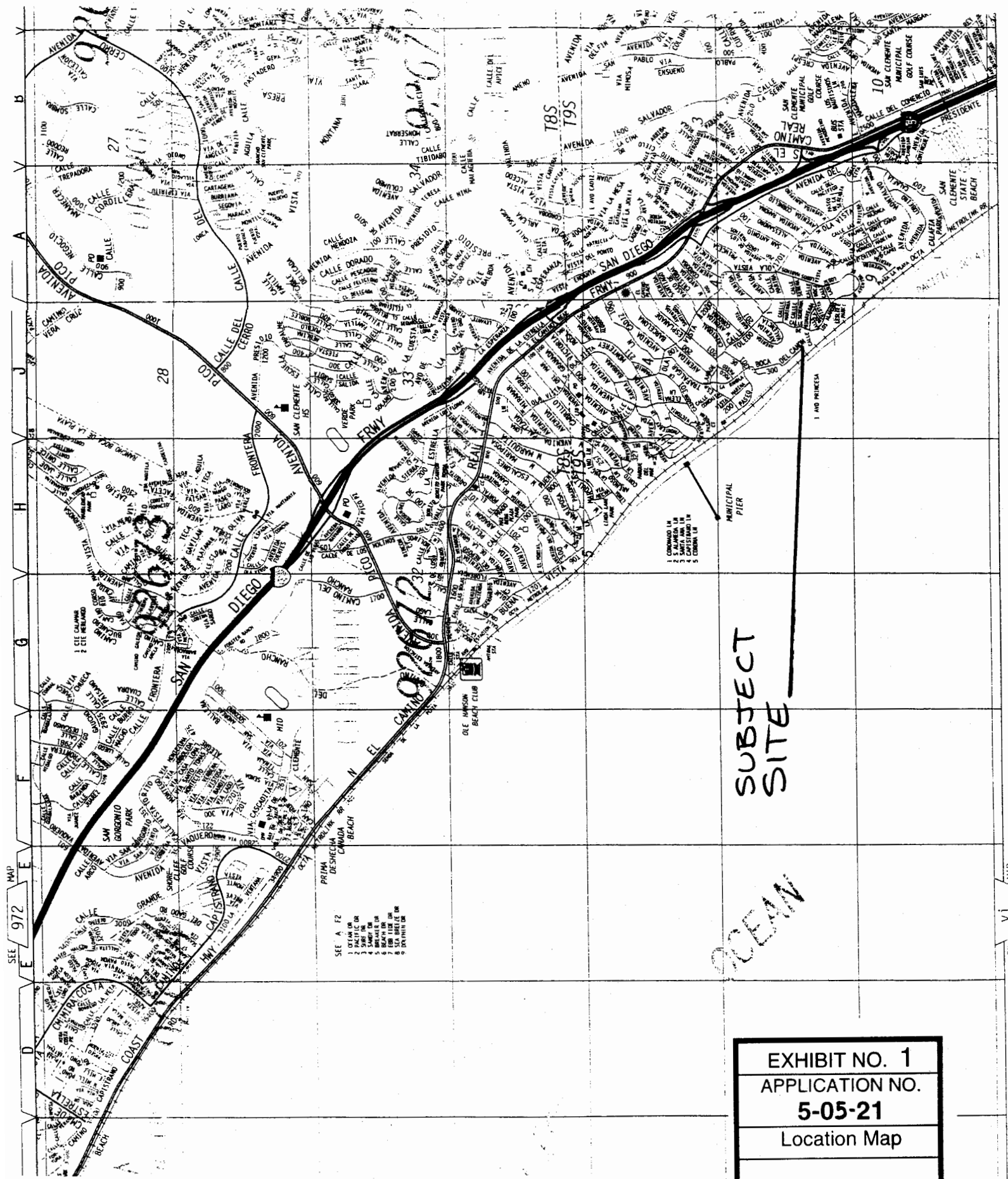
Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The Commission certified 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 Implementation Plan portion of the Local Coastal Program. The suggested modifications expired on October 10, 1998. The City re-submitted on June 3, 1999, but withdrew the submittal on October 5, 2000.

The proposed development is consistent with the policies contained in the certified Land Use Plan. Moreover, as discussed herein, the development, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. 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. California Environmental Quality Act

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, 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 geotechnical, environmentally sensitive habitat, water quality, and public access policies of the Coastal Act. Mitigation measures, in the form of special conditions, require: 1) submittal of a revised landscape plan; 2) approval from the Orange County Fire Authority; 3) submittal of grading and drainage plans; 4) identification of a disposal site; 5) conformance with geotechnical recommendations; 6) use of construction best management practices (BMPs); and 7) securing of a permit amendment or a new permit for any future change in the density or intensity of use of the site, which 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.



SUBJECT SITE

OCEAN

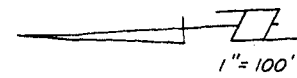
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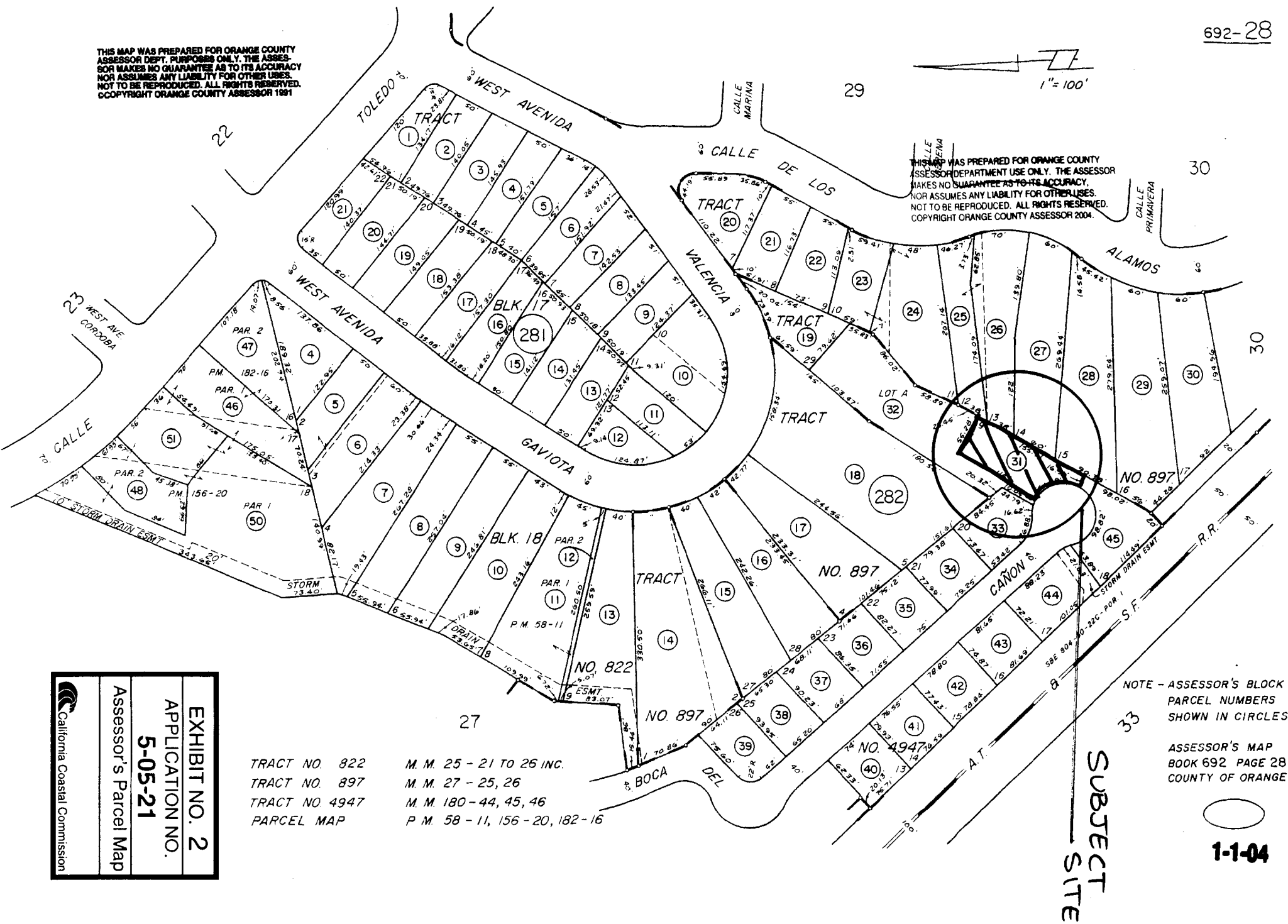
EXHIBIT NO. 1
APPLICATION NO.
5-05-21
Location Map
California Coastal Commission

SEE MAP 972

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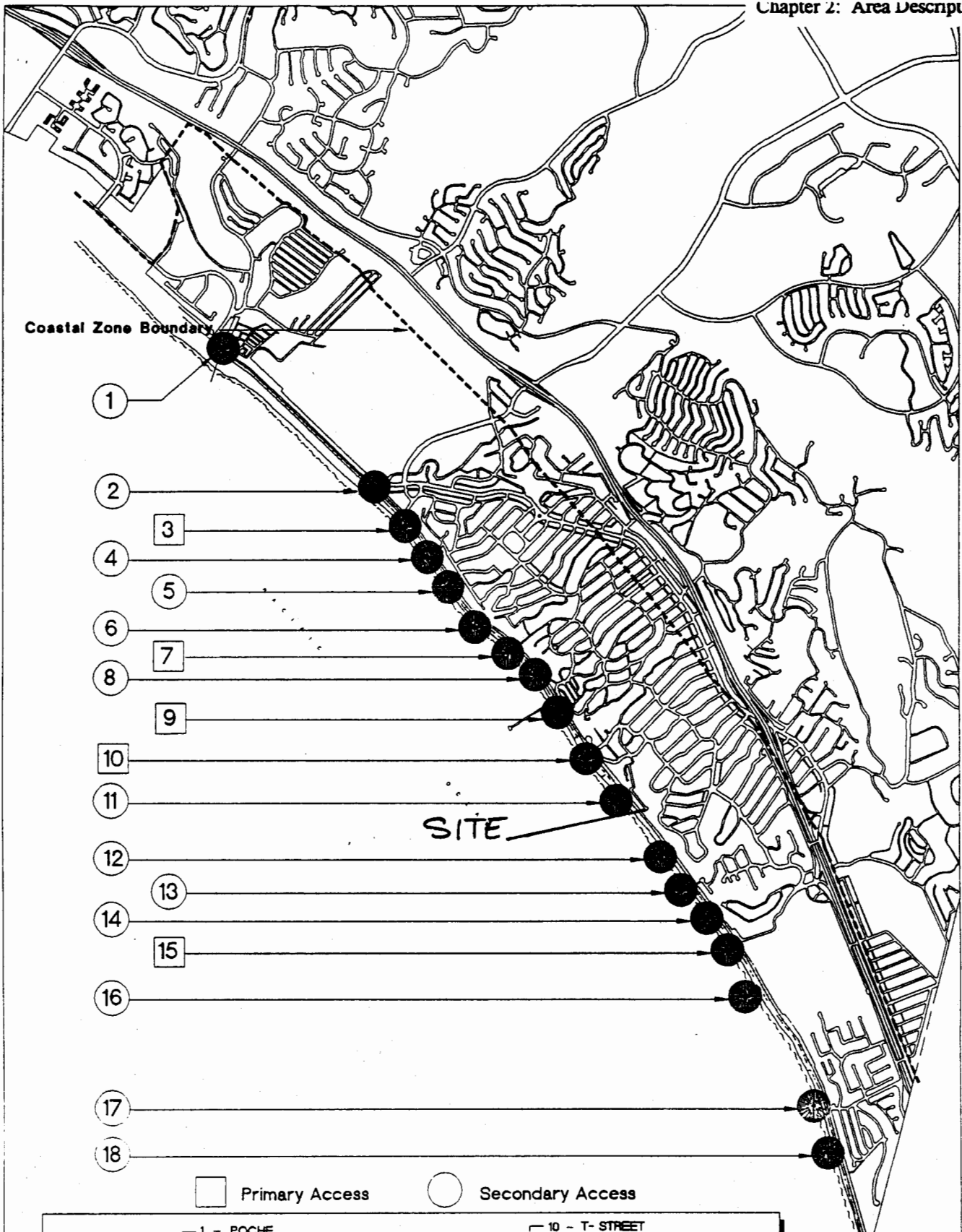
California Coastal Commission
 Assessor's Parcel Map
 APPLICATION NO.
EXHIBIT NO. 2
5-05-21

TRACT NO 822 M. M. 25 - 21 TO 25 INC.
 TRACT NO 897 M. M. 27 - 25, 26
 TRACT NO 4947 M. M. 180-44, 45, 46
 PARCEL MAP P. M. 58 - 11, 156 - 20, 182 - 16

NOTE - ASSESSOR'S BLOCK PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 692 PAGE 28 COUNTY OF ORANGE

SUBJECT SITE



- | | |
|---|---|
| <p>ESTRELLA-NORTH</p> <ul style="list-style-type: none"> 1 - POCHE 2 - CAPISTRANO SHORES <p>PICO-PALIZADA</p> <ul style="list-style-type: none"> 3 - NORTH BEACH 4 - DJE COURT 5 - EL PORTAL 6 - MARIPOSA <p>PRESIDIO-CENTRAL</p> <ul style="list-style-type: none"> 7 - LINDA LANE PARK 8 - CORTO LANE 9 - MUNICIPAL PIER | <p>PRESIDIO-CENTRAL</p> <ul style="list-style-type: none"> 10 - T- STREET 11 - BOCA DEL CANON 12 - LOST WINDS 13 - RIVIERA 14 - MONTALVO 15 - AVE. CALAFIA <p>CALAFIA-SOUTH</p> <ul style="list-style-type: none"> 16 - SAN CLEMENTE STATE I 17 - AVE. DE LAS PALMERAS 18 - CALLE ARIANA |
|---|---|

Primary Access
 Secondary Access

FIGURE 2-5

EXHIBIT NO. 3

APPLICATION NO.

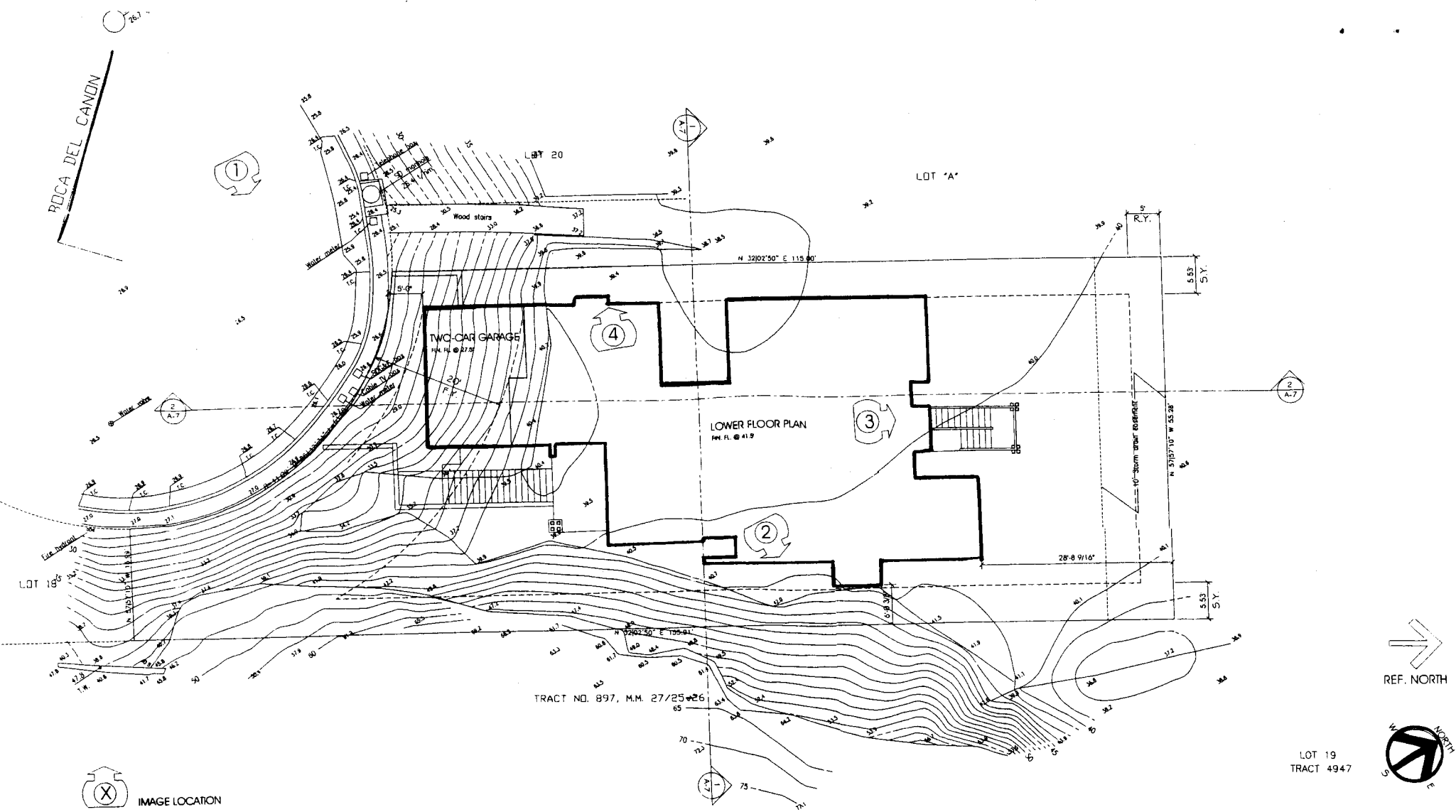
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Coastal Access Points



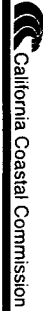
CITY OF SAN CLEMENTE
COASTAL ACCESS POINTS

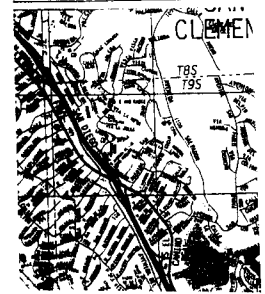




SITE PLAN

Scale: 1/16" = 1'-0"


EXHIBIT NO. 4
APPLICATION NO.
5-05-21
Site Plan



AREA BREAKDOWN

Garage	496 SF
Lower Floor	2,096 SF
Lower Floor Deck	296 SF
Upper Floor	928 SF
Upper Floor Decks	506 SF

LOT AREA
7,409.37 SF (.17 Acre)

LEGAL DESCRIPTION
Lot 19, Tract 4947
San Clemente, CA

PROJECT ADDRESS
329 Boca Del Canon
San Clemente, CA

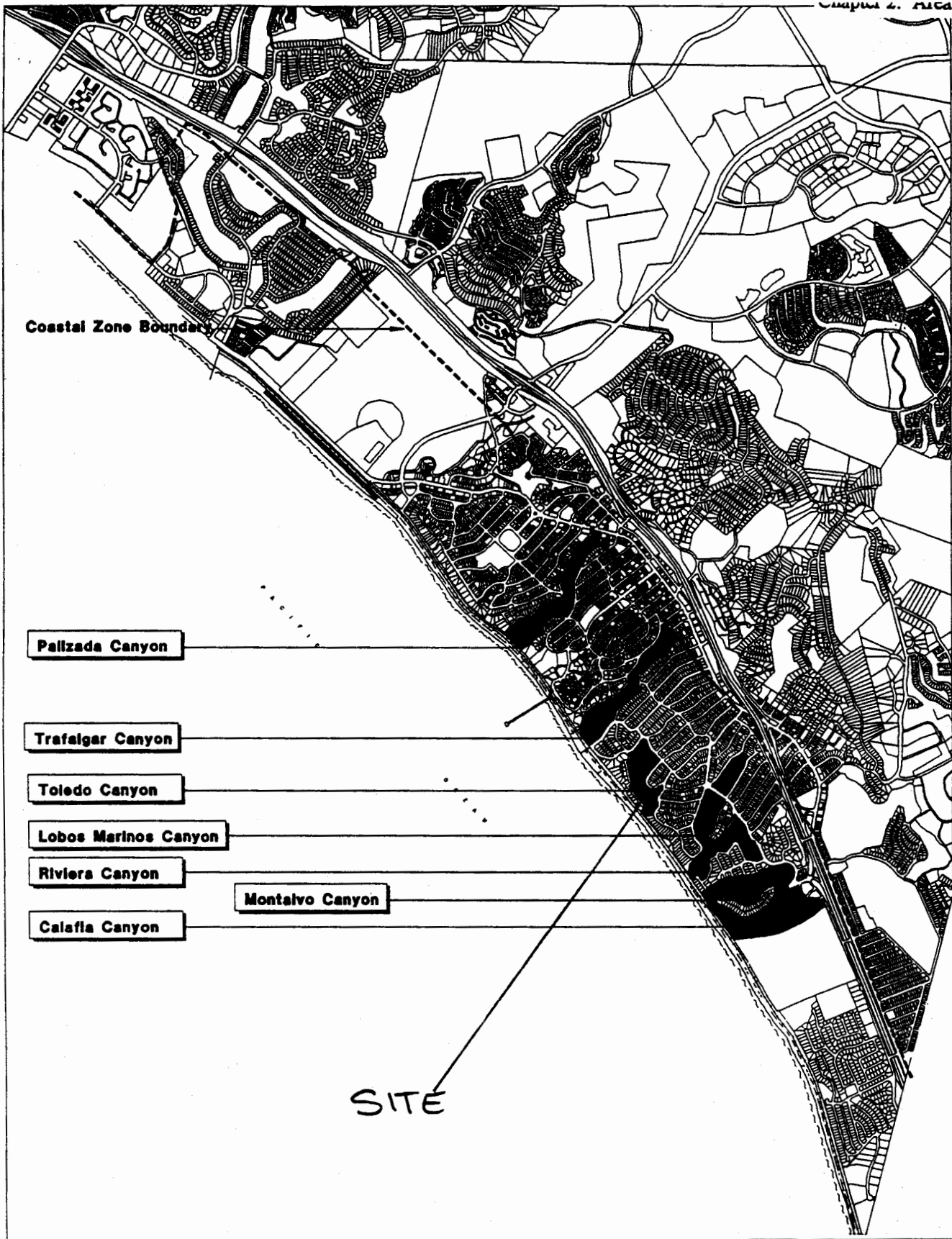
OWNER
Ms. Sally Prusia
1890 Palomino Ave.
Upland, CA 91784

TOPOGRAPHIC SURVEY
Toal Engineering, Inc
139 Avenida Navarro
San Clemente, CA

STRUCTURAL ENGINEER
Shucit Yaghi
112 E. Chapman Ave.
Orange, CA 92666

LANDSCAPE DESIGN
Ms. Sally Prusia
1890 Palomino Ave.
Upland, CA 91784

- SHT A-1 Project Data, Site Plan
 - SHT A-2 Lower Floor Plan
 - SHT A-3 Garage Plan, Upper Floor Plan
 - SHT A-4 Roof Plan
 - SHT A-5 Exterior Elevations
 - SHT A-6 Exterior Elevations
 - SHT A-7 Building Sections
 - SHT G-1 Preliminary Grading Plan
 - SHT S-1 Structural General Notes & Details
 - SHT S-2 Garage Foundation Plan & Details
 - SHT S-3 Lower Level Foundation Plan & Framing
 - SHT L-1 Landscape Plan
- Total sheets: 12



Coastal Zone Boundary

Pallzada Canyon

Trafalgar Canyon

Toledo Canyon

Lobos Marinos Canyon


Riviera Canyon

Montalvo Canyon

Calafia Canyon

SITE

FIGURE 2-1

EXHIBIT NO. 5
APPLICATION NO.
5-05-21
Coastal Canyons
 California Coastal Commission



CITY OF SAN CLEMENTE

COASTAL CANYONS/ ENVIRONMENTALLY SENSITIVE HABITAT AREAS