

CALIFORNIA COASTAL COMMISSION

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



W8d

Filed:	1/21/14
180th Day:	7/20/14
Staff:	L. Roman-LB
Staff Report:	2/20/14
Hearing Date:	3/12/14

STAFF REPORT: CONSENT CALENDAR

Application No.:	5-13-0685
Applicant:	Larry Senn
Agent:	Ron Hoover
Location:	17005 South Pacific Avenue, Sunset Beach, Orange County (APN #178-542-10)
Project Description:	Demolition of an existing single family residence and side yard fence/patio encroachment on a public beach access way and construction of a new 35' tall, three story 6,909 sq. ft. single family residence, attached 817 sq. ft. 3-car garage, 110 sq. ft. balcony deck, and swimming pool on a 3,217 sq. ft. beachfront lot, with no new public beach encroachments.
Staff Recommendation:	Approval with conditions.

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the Coastal Development Permit Applications included in the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

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

This permit is granted subject to the following 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 on which the Commission voted on the application. 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

This permit is granted subject to the following special conditions:

1. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from erosion, flooding, wave uprush, and sea level rise; (ii) to assume the risks to the applicants and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
2. **No Future Shoreline Protective Device.** By acceptance of this permit, the applicant agrees, on behalf of himself and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-13-0685 including, but not limited to, the residence, garage, foundations, and patio, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, sea level rise, or other natural hazards in the future. By acceptance of this permit, the applicants hereby waive, on behalf of themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

By acceptance of this permit, the applicant further agrees, on behalf of themselves and all successors and assigns, that the landowner(s) shall remove the development authorized by this permit, including the residence, garage, foundations, pool, and patio, if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner(s) shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

3. **Drainage Plan.** The applicant shall conform to the site drainage details depicted in the Precise Grading Plan (Sheet C-3, Drain Plan) received in the Commission's office on January 21, 2014 indicating surface runoff from all impervious areas will be collected and treated by a media filter before directed to the street curb and municipal storm drain. 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. **Landscaping - Drought Tolerant, Non Invasive Plants.** Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.owue.water.ca.gov/docs/wucols00.pdf>).
5. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** The permittee shall comply with the following construction-related requirements:
 - (a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
 - (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
 - (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
 - (d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
 - (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
 - (f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
 - (g) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
 - (h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
 - (i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
 - (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
 - (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a

designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.

(l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity

(m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

6. **Future Development.** This permit is only for the development described in Coastal Development Permit No. 5-13-0685. 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 development governed by Coastal Development Permit No. 5-13-0685. 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. 5-13-0685 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.
7. **Generic Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowner(s) have executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is located at 17005 South Pacific Avenue in the Sunset Beach community in the City of Huntington Beach, Orange County (**Exhibits 1**). Sunset Beach was formerly unincorporated Orange County. In August 2011, Sunset Beach was annexed by the City of Huntington Beach. The Sunset Beach area has not yet been incorporated into the City of

Huntington Beach LCP, therefore, Chapter 3 of the Coastal Act is the standard of review. The formerly certified Sunset Beach Local Coastal Program (LCP) designates the site Sunset Beach Residential – High Density and the proposed lower density single-family residence is allowable under this higher density designation. The project is located within an existing urban residential area, between 8th and 7th Streets on a corner beachfront lot located between the first public road (Pacific Coast Hwy) and the sea. The site is a 3,276 sq. ft. rectangular in shape and near level lot with 7th Street street-end to the south and surrounded by single-family residential lots. The site fronts a wide sandy public beach (approximately 360 feet wide) between the subject property and the Pacific Ocean.

The applicant is proposing the demolition of an existing two-story, 1,974 sq. ft. single family residence and construction of a new 6,609 sq. ft., three-story, 35-foot high single-family residence and attached 817 sq. ft. 3-car garage, oceanfront pool and patio with glass windscreen wall, hardscape improvements, minimal landscaping and minimal grading for site preparation. Additionally, the applicant is proposing demolition of an existing side yard fence, planter and deck encroachment on the 7th Street public right-of-way pedestrian beach access way. All of the proposed new improvements are located on the subject lot and no new encroachments onto the public street/beach access way or the public beach fronting the subject site are proposed. Project plans are included as **Exhibit 2**.

Exhibit 3, provided by the applicant, depicts the pattern of development in the vicinity of the proposed new 6,609 sq. ft. three-story single family residence. The subject site is surrounded by both two-story single family residences and three-story single family residences. The surrounding two-story structures range from 2,000-3,000 sq. ft. and the surrounding three-story structures range from approximately 4,500-6,800 sq. ft. Therefore, the proposed demolition of an existing 1,974 sq. ft. single family residence and construction of a 6,609 sq. ft. three-story single-family residence is not out of character with the existing pattern of development along this stretch of beach.

Furthermore, the project meets the previously certified Sunset Beach LCP height restriction for Sunset Beach Residential zoning. To address water quality concerns, the applicant is proposing to collect surface water runoff from all impervious areas in area drains along the patio and side yards and filter the runoff before it is discharged into the municipal storm drain system. Minimal planter landscaping is proposed along with a drip irrigation system.

The setback standards in the previously certified Sunset Beach LCP are as follows:

Setback Description	Requirement	Project Proposal
Minimum Front (street) Setback @ Ground Floor	5' – 0"	5' – 0"
Minimum Front Setback @ Other Floors	0' – 6"	0' – 6"
Minimum Rear (beach sand/ocean front) Setback	None required	Varies: 4" at southwest corner and 1' – 6" at northwest corner
Side Setback Adjacent to Other Buildings	3' – 0"	3' – 0"
Side Setback Adjacent to Streets and Alleys @ All Floors	0' – 6"	0' – 6"

The ground floor of the proposed new residence will be setback approximately 20'-9" from the oceanfront property line to accommodate a proposed oceanfront pool, the second and third floors are cantilevered over the pool and are minimally setback from the oceanfront property line at 4" at the southwest corner and 1'-6" at the northwest corner. Adjacent residences are constructed with zero oceanfront setbacks and have patio/deck encroachments onto the public beach (many of which were approved by the County of Orange under the previously certified Sunset Beach LCP).

Vertical public access to this beach is available immediately south (downcoast) of the site at the 7th Street street-end pedestrian beach accessway. Lateral public access along the wide sandy beach is available seaward of the oceanfront property line at the subject site.

Due to its oceanfront location, the project site may be potentially exposed to the hazard of wave up-rush during a severe storm event. The applicant provided a Coastal Hazard and Wave Runup Study dated November 26, 2013 by GeoSoils which concludes that coastal hazards will likely not impact the proposed development over the next 75 years. The northwest portion of the beach in the Sunset Beach area and the beach fronting Surfside Colony to the north has been subject to severe erosion as a result of the wave reflection off of the Anaheim Bay Harbor east jetty (USACOE; 1995, 2002). Properties within this reflection zone have been subject to wave runup and minor flooding. The reflection effect is strongest next to the jetty. The project site is located outside the limit of the influence of the jetty. This overall area, Sunset Beach and Surfside Colony is part of a federally mandated Orange County Beach Erosion Control Project (USACOE, 1995). The US Army Corps of Engineers has maintained the beach in this area through beach sand nourishment projects since the early 1960s. The ACOE continues to monitor the shoreline. The wide sandy beach in front of the subject site has not experienced significant long term erosion since the sand nourishment activity and has been maintained at an approximately 300 feet width. Furthermore, in past winter months, Orange County created a temporary man made sand berm for additional winter storm protection. It is not yet known whether the City of Huntington Beach will continue this practice in future years. Regardless, because a wide beach is maintained by the federal government, it is unlikely that the beach will become narrow enough for wave runup and associated flooding to reach the project site. Furthermore, the grade adjacent to the property is above any potential flood elevation from storm surge or extreme tides (maximum future still water elevation of +10 feet NAVD88). The proposed finished first floor elevation is above +14 feet NAVD88. Due to the elevation of the structure, and grade adjacent to the proposed structure, above the ocean and above South Pacific Avenue flow line, the proposed development is deemed reasonably safe from sustained flooding. The proposed finished floor elevation is consistent with FEMA standards.

B. HAZARDS

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned for one or more of the following: require an appropriate setback from the water; require a drainage and runoff control plan to direct, treat, and minimize the flow of water offsite; prohibit construction of protective devices (such as a seawall) in the future;

and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

C. DEVELOPMENT

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. Section 30610 of the Coastal Act provides that certain improvements to existing single-family homes do not require a coastal development permit. Section 13250 of the Commission's regulations lists certain improvements to single-family structures that require a coastal development permit, including those improvements to a structure that is located on a beach. The Commission finds that section 30610 does not apply to the proposed single-family structure because it is located on a beach. Thus, to assure that future improvements are consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that it is necessary to impose a special condition prohibiting the construction of future improvements to the proposed single-family structure without first obtaining a coastal development permit. Therefore, as conditioned, the development conforms to the Chapter 3 policies of the Coastal Act.

D. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed the development, as conditioned, conforms to Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

E. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, one or more of the following: the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. 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 promote the biological productivity of coastal waters and to protect human health.

F. DEED RESTRICTION

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on

the use and enjoyment of the Property. Thus any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability. Therefore, the Commission finds that the proposed development, as conditioned, conforms to the Coastal Act by ensuring that any successors-in-interest have proper actual notice, recorded against the subject parcel, of the proposed development's required mitigation measures that mitigate the development's impacts on coastal resources.

G. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan for the Sunset Beach was effectively certified on in 1982 and updated in 1992, however, Sunset Beach was annexed into the City of Huntington Beach effective August 2011. The City of Huntington Beach has since submitted an LCP Amendment to incorporate the Sunset Beach area into the City of Huntington Beach LCP. In the interim, Chapter 3 of the Coastal Act is the standard of review and the previously certified Sunset Beach LCP may be used as guidance. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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 County of Orange is the lead agency responsible for CEQA review. As determined by the City, this project is categorically exempt from CEQA as a Class 3-A (construction of single-family residence) exemption. As conditioned, there are no additional feasible alternatives or additional feasible mitigation measures available which will substantially lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified possible impacts, is consistent with CEQA and the policies of the Coastal Act.

APPENDIX A

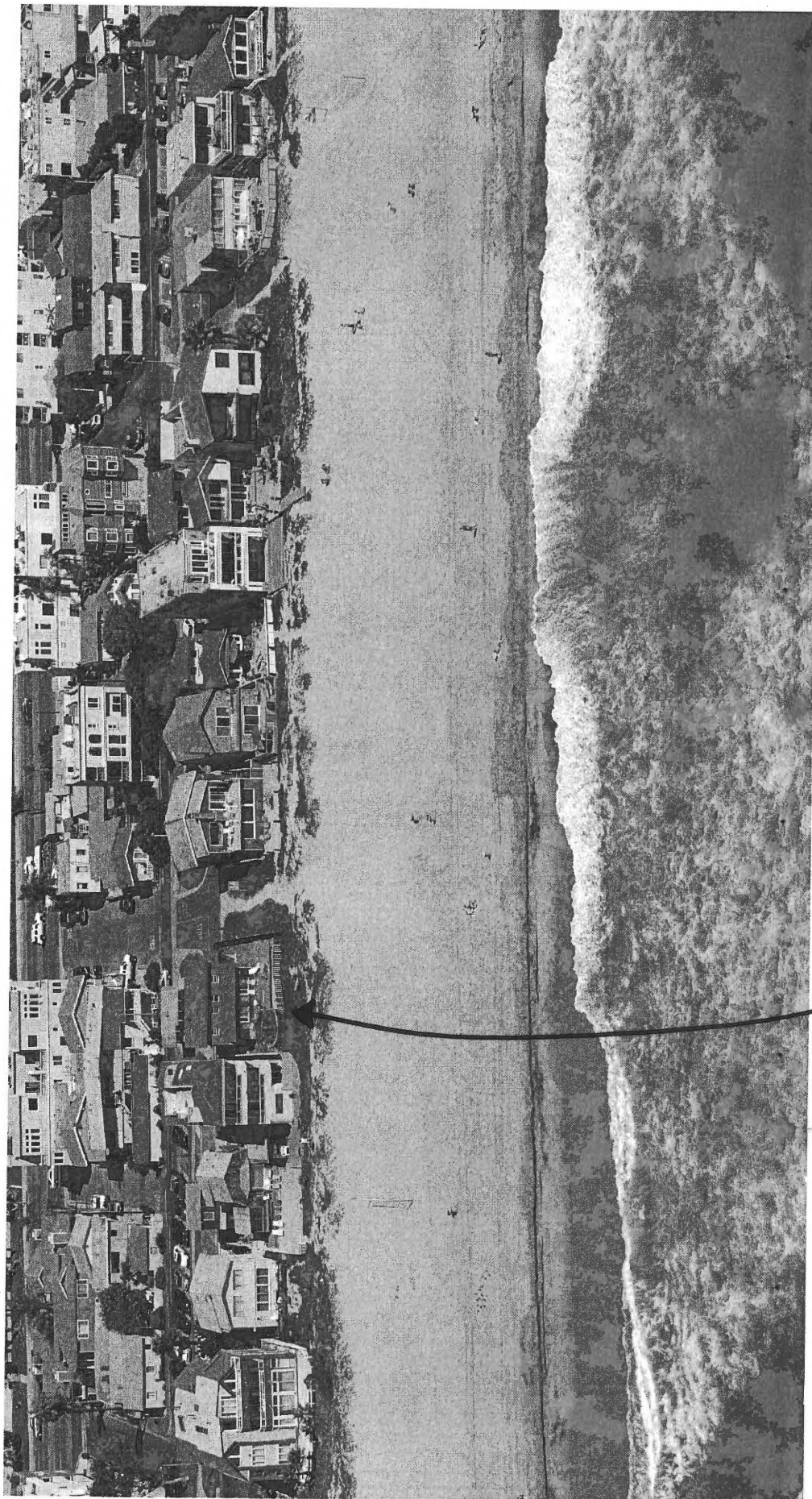
SUBSTANTIVE FILE DOCUMENTS

- 1) Previously Certified Sunset Beach Local Coastal Program
- 2) GeoSoils, 26 November 2013, “Coastal Hazard & Wave Runup Study, 17005 South Pacific Avenue, Sunset Beach, County of Orange, California”
- 3) Ashba Engineers Limited, 19 December 2013 (Re-issue), “Water Quality Management Plan for Senn Residence, 17005 South Pacific Avenue, Sunset Beach, CA 90742”
- 4) American Geotechnical, Inc., 1 November 2013, “Geotechnical Recommendation Update, Senn Residence, 17005 South Pacific Avenue, Sunset Beach, California”
- 5) Albus-Keefe & Associates, Inc., 22 March 2006, “Preliminary Geotechnical Investigation Report, Proposed Single-Family Residence, 17005 South Pacific Avenue, Sunset Beach, California”



COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 2

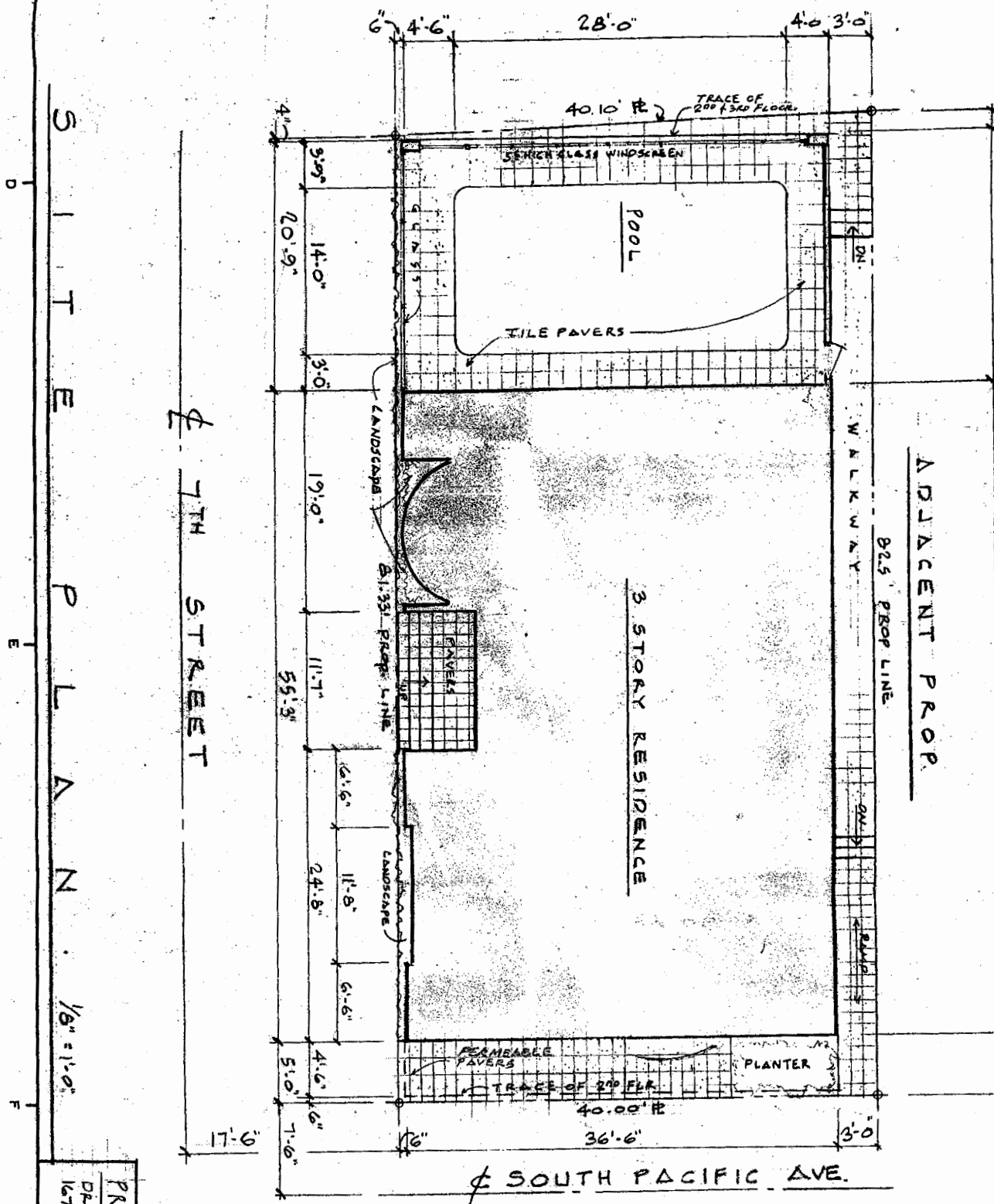


subject
site

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EXHIBIT # 1
PAGE 2 OF 2

BEACH



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EXHIBIT # 2
PAGE 1 OF 11

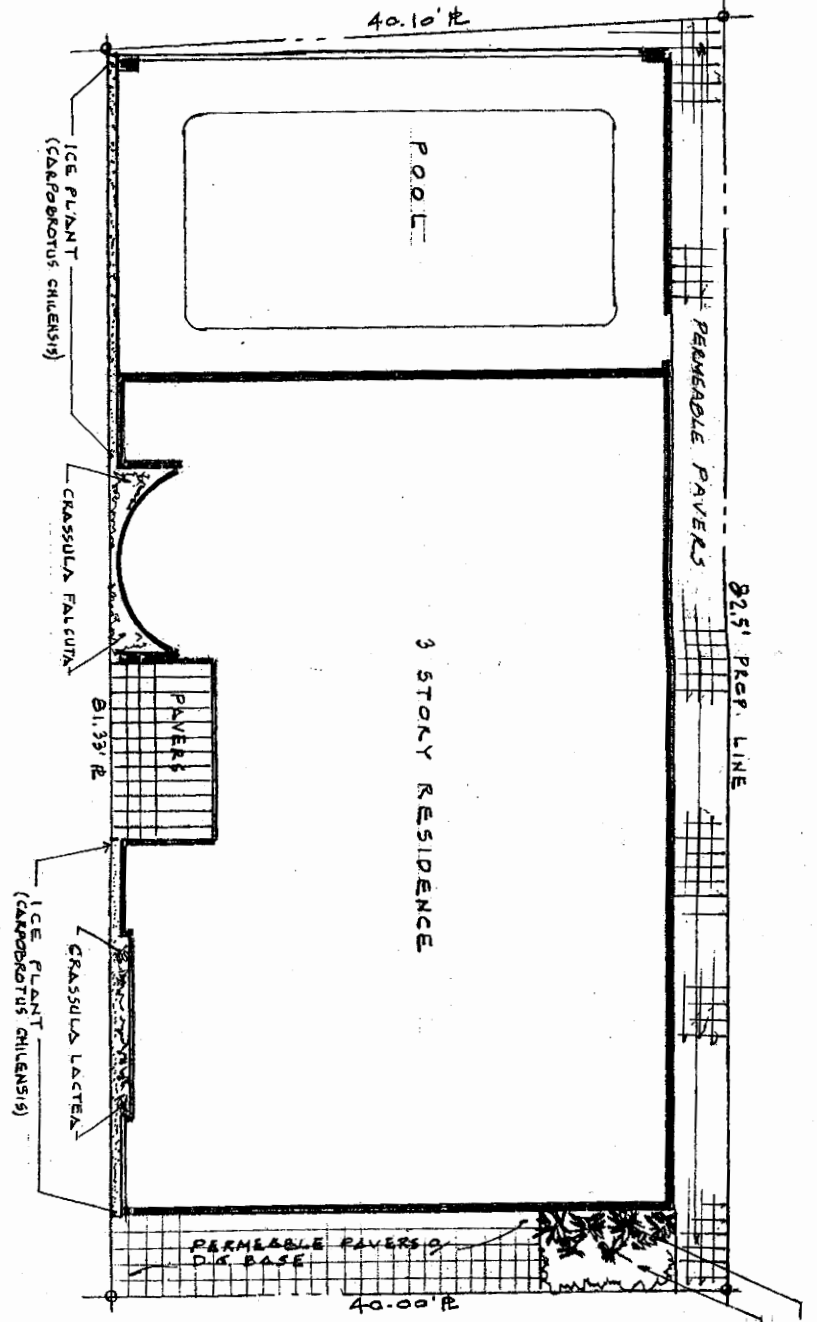
PROPERTY OWNER OF R
DR. AND MRS. LARRY SENN
16741 SOUTH PACIFIC AVE. SUITE
CATH

BEACH

IRRIGATION NOTE:
IRRIGATION BY DRAIN
SYSTEM ON TIMER (WEEKLY)

LANDSCAPE PLAN. 1/8" = 1'-0"

7TH STREET



COASTAL COMMISSION

SOUTH PACIFIC AVE.

EXHIBIT # 2
PAGE 2 OF 11

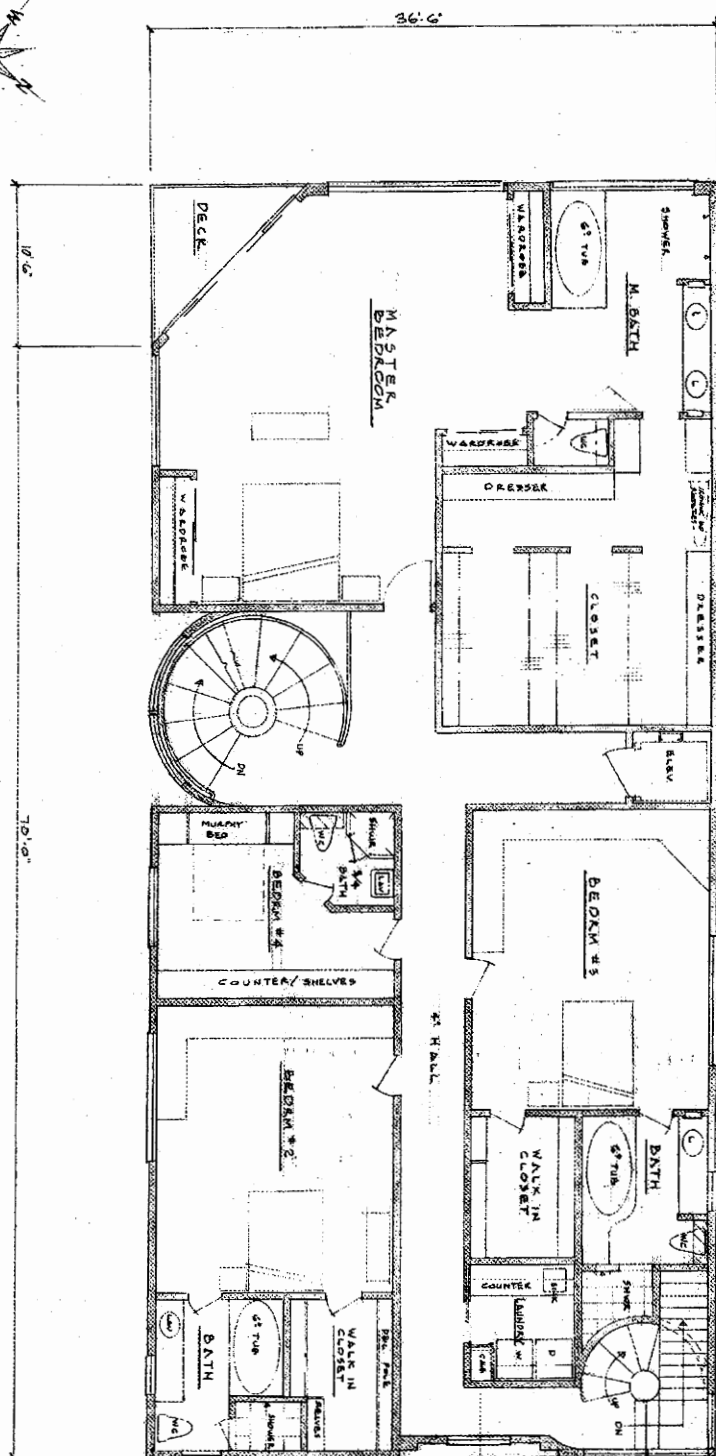




EXHIBIT # 2
PAGE 3 OF 11

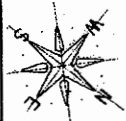


SECOND FLOOR PLAN

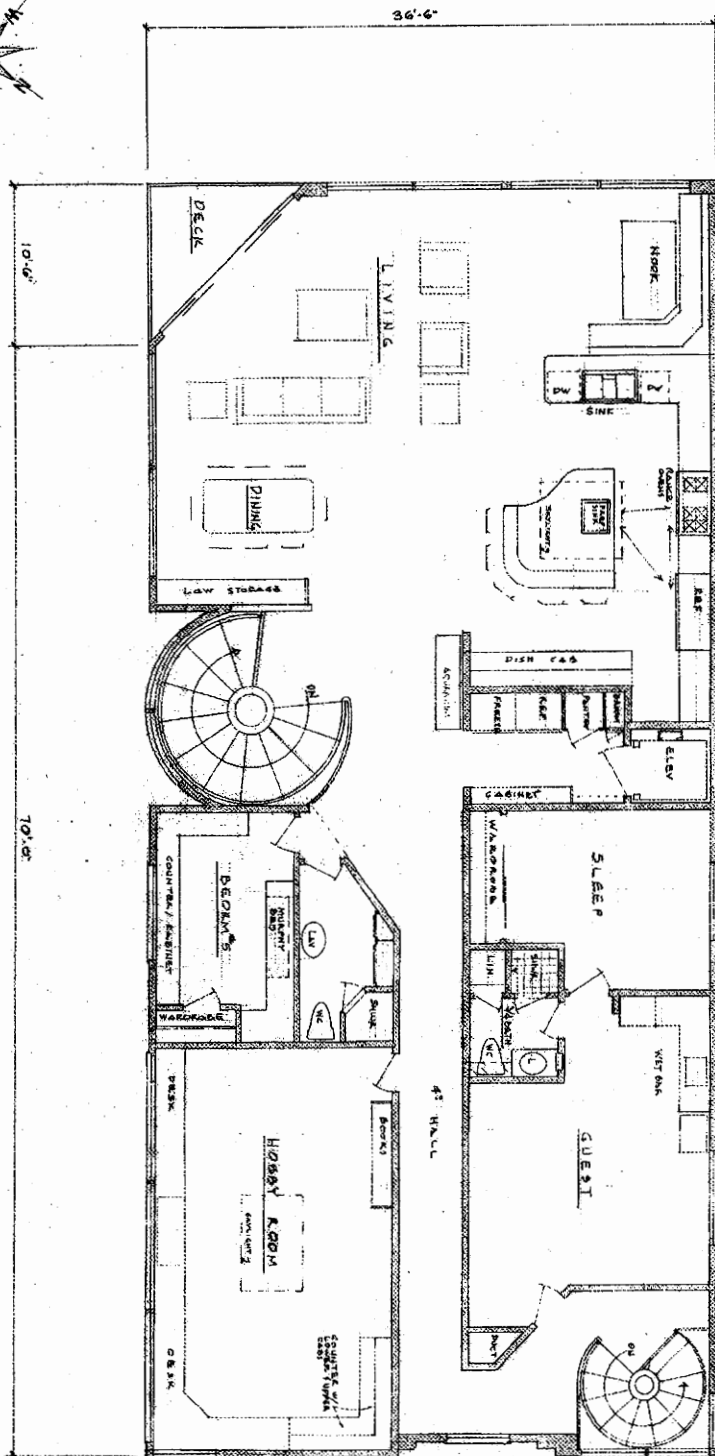


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T H I R D F L O O R P L A N 1/4" = 1'-0"



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EXHIBIT # 2
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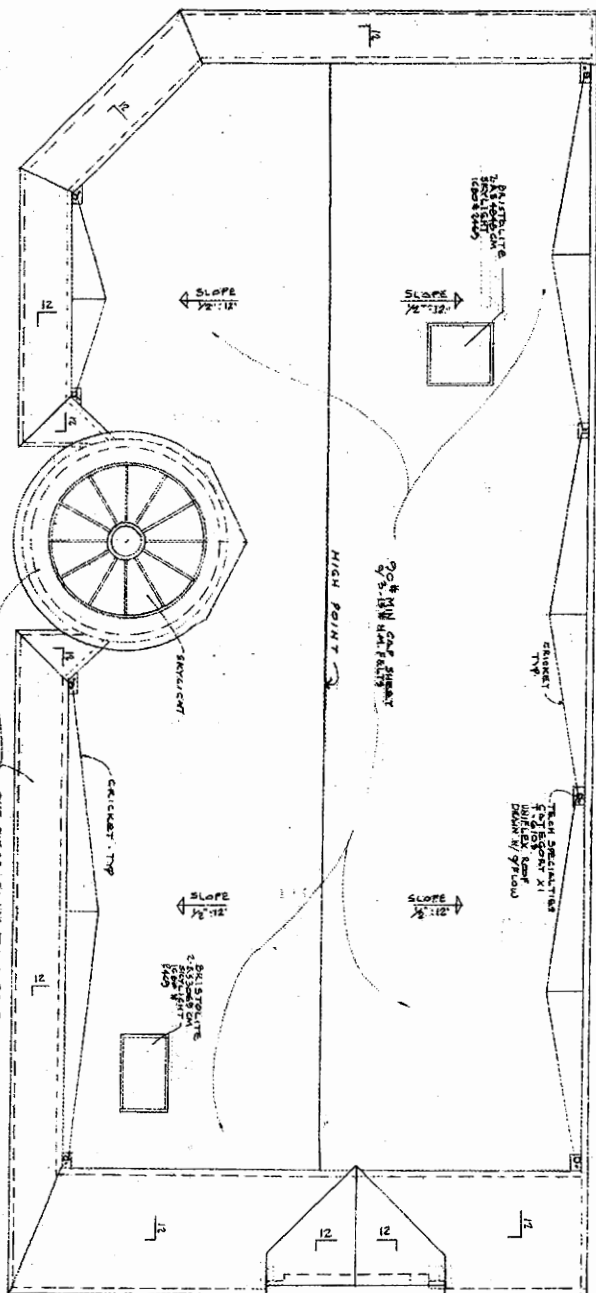
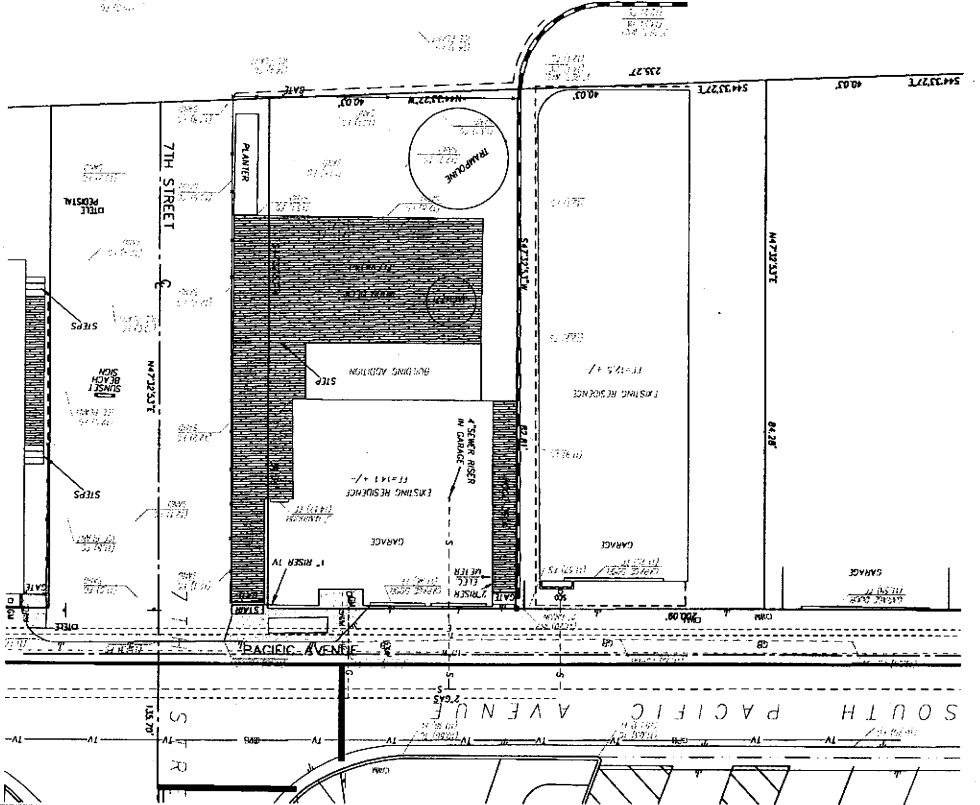


EXHIBIT # 2
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BASIS OF BEARINGS
 THE CENTERLINE OF 8TH STREET WHICH BEARS S47°33'24"W PER RECORD OF
 SURVEY RECORDED IN MAP BOOK 98 PAGE 43

BENCHMARK
 OCS BENCHMARK 14-62-83 ELEVATION = 10.687 FEET (NAVD 88)
 BEING AN OCS 3-3/4" INCH DISK STAMPED "14-62-83" SET IN MANHOLE
 COVERED CULVERT LOCATED AT THE INTERSECTION OF BROADWAY AND NORTH
 PACIFIC AVE.



EXISTING CONDITIONS

REVISIONS

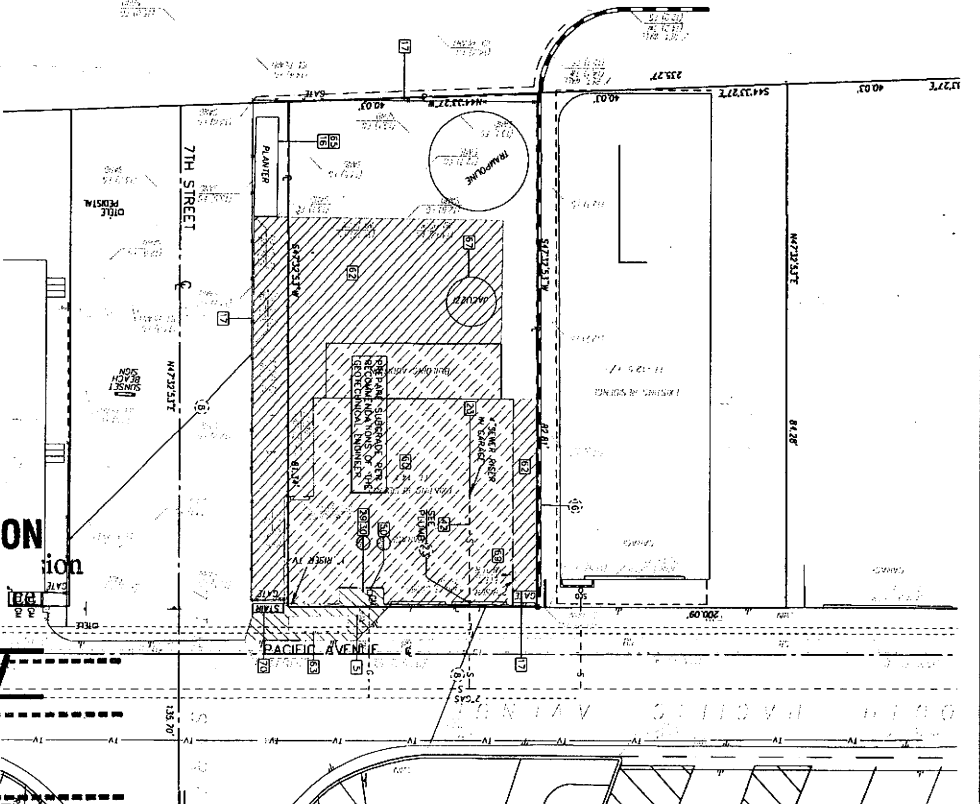
REFERENCES

DEMOLITION PLAN

PLANS PREPARED UNDER THE SUPERVISION OF:

- LEGEND:**
- REMOVE WOODEN DECK
 - REMOVE ECC PAVEMENTS
 - REMOVE BUILDING
 - GROUND COVER & SHRUB

COORDINATE UTILITIES
 REMOVE AND NEW SERVICES
 WITH THE UTILITY OWNER.



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EXHIBIT # 2

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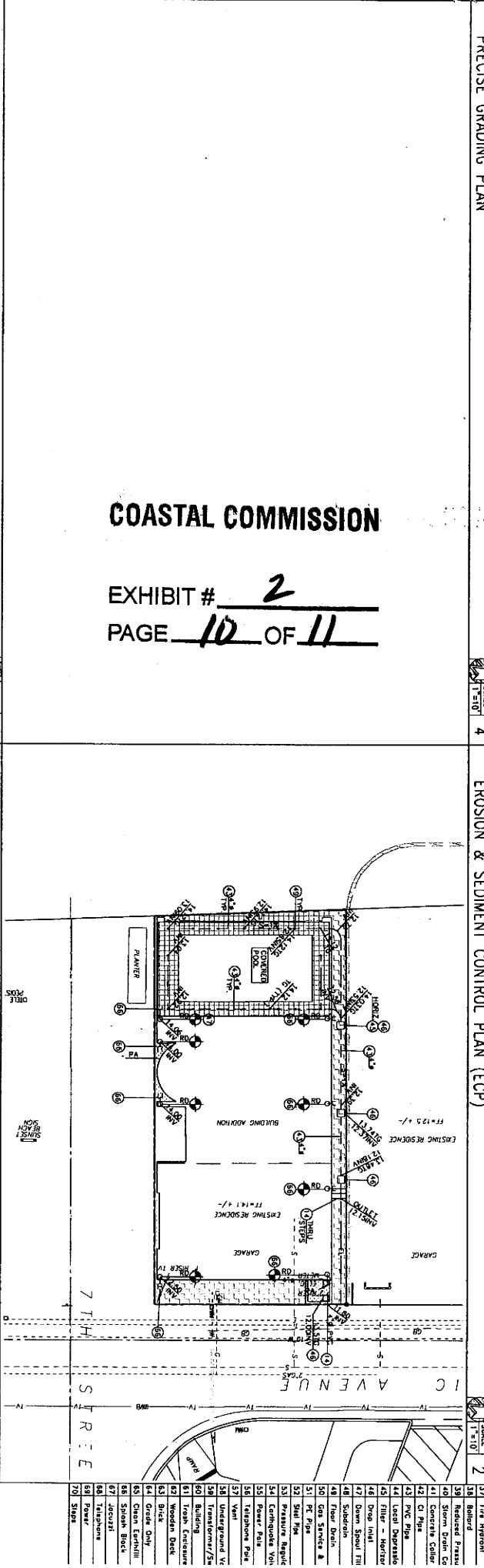
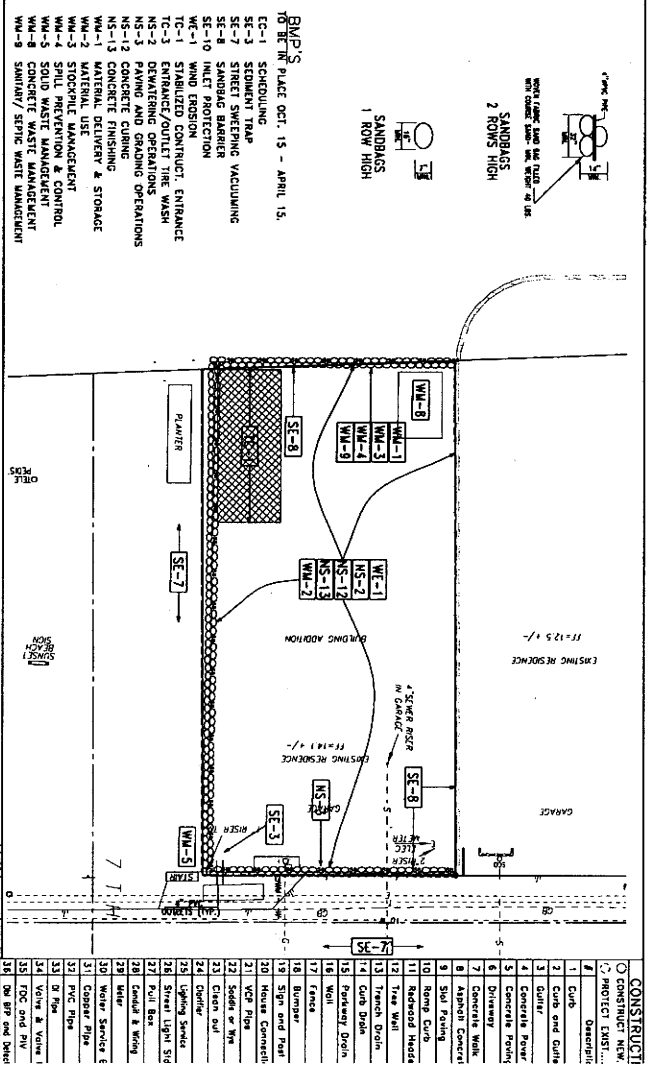
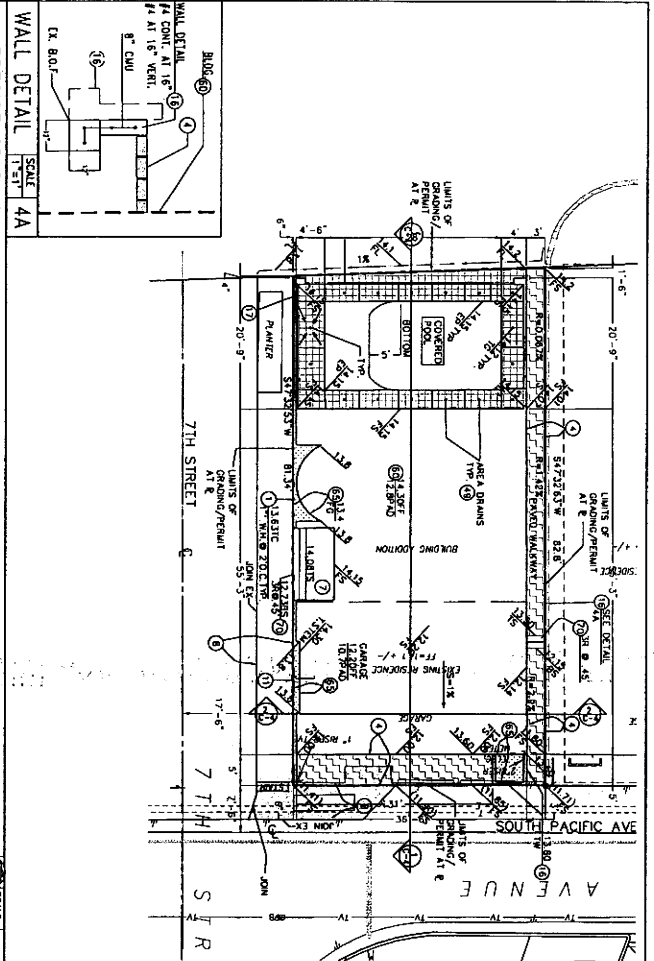
EXISTING CONDITIONS

DEMOLITION PLAN

BARBARA J. SMITH, REG. 11117 EXP. 12-31-87
ASHBA ENGINEERS LTD.
 P.O. BOX 9033
 LONG BEACH, CALIFORNIA 90809
 562-488-9134 FAX-488-9194

17005 SOUTH PACIFIC AVENUE, SUNSET BEACH, CA
 COUNTY OF ORANGE

- CONSTRUCT NEW**
- 1 CURB
 - 2 CURB AND GUTTER
 - 3 GUTTER
 - 4 CONCRETE PAVEMENT
 - 5 CONCRETE PAVEMENT
 - 6 DRIVEWAY
 - 7 CONCRETE WALL
 - 8 SHED FOUNDATION
 - 9 SHED CURB
 - 10 REDWOOD FENCE
 - 11 TREES
 - 12 TREES
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 - 69 TREES
 - 70 TREES
- NOTE:**
 FOR RECORD
 INSPECTED &
 UNDER E&M



COASTAL COMMISSION

EXHIBIT # 2

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REVISIONS

REFERENCES

NOT USED

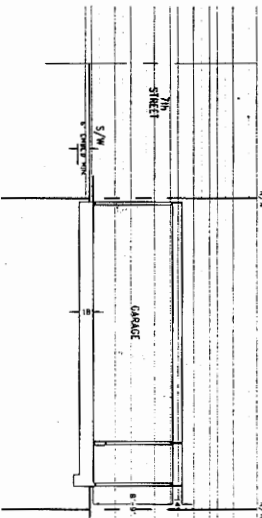
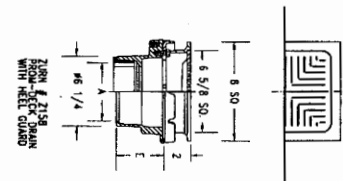
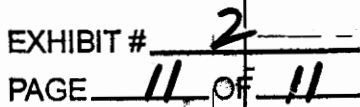
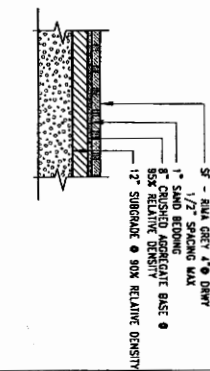
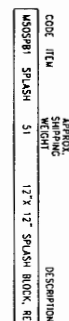
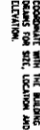
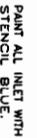
DRAIN PLAN

PLANS PREPARED UNDER THE SUPERVISION OF:

PRECISE GRADING PLAN

BARBARA J. SCHUBB, REGISTERED CIVIL ENGINEER, No. 13,317-07
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 COUNTY OF ORANGE



SPLASH BLOCK

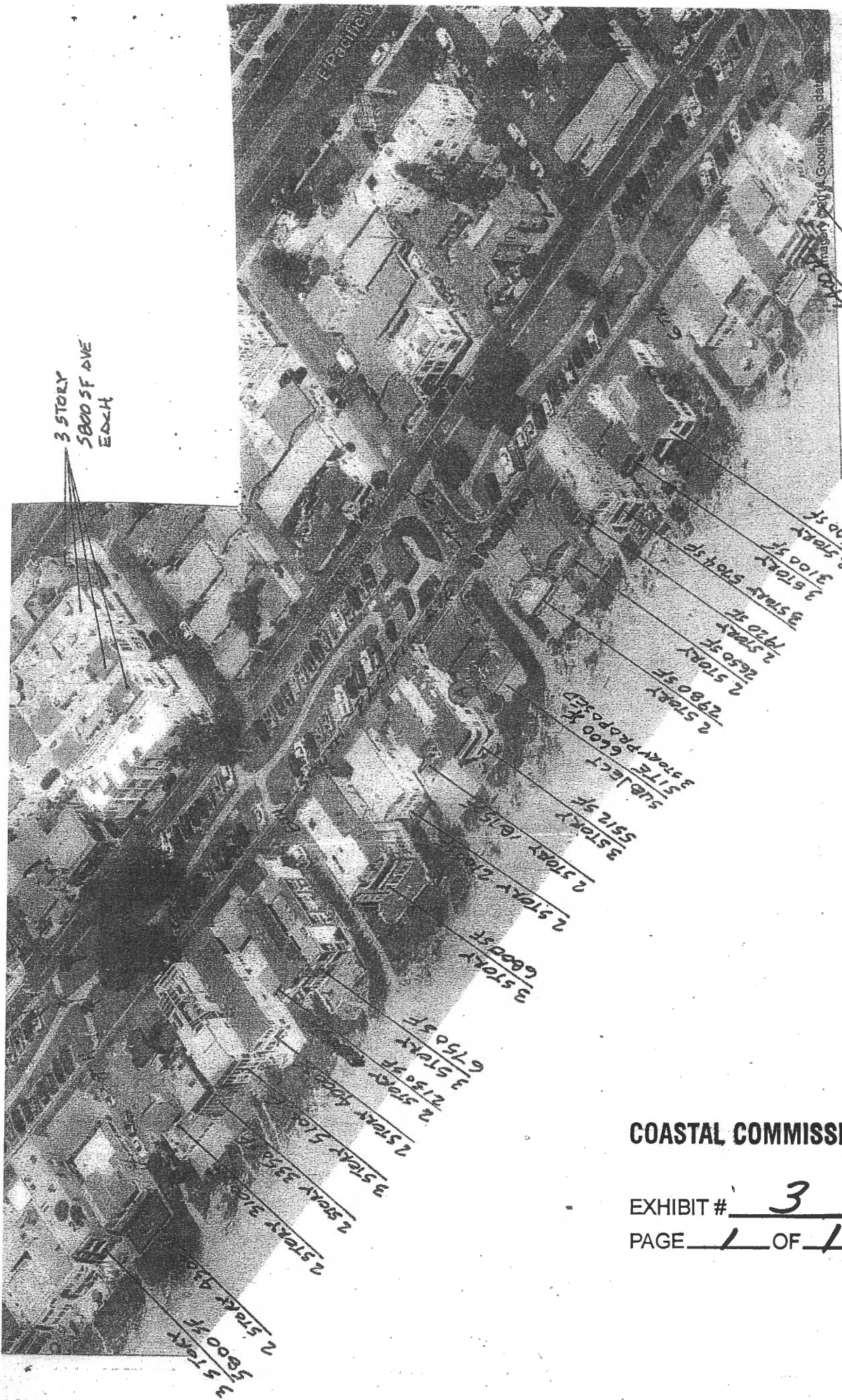
SECTION 2

PLANS PREPARED UNDER THE SUPERVISION OF:

DETAIL AND
SECTION SHEET

BARBARA J. ASHBA RCE 31417 EXP. 12-31-07
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COUNTY OF ORANGE



COASTAL COMMISSION

EXHIBIT # 3

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