

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CALIFORNIA 90802-4830  
(562) 590-5071 FAX (562) 590-5084  
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# W 24

**Prepared July 02, 2019 (for the July 10, 2019 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Karl Schwing, South Coast District Deputy Director  
**Subject:** **South Coast District Deputy Director's Report for Orange County for July 2019**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Coast District Office are being reported to the Commission on July 10, 2019. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on July 10th.

With respect to the July 10th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on July 10, 2019 (see attached)**

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**Waivers**

- 5-18-1072-W, AZ San Clemente Partners, Inc (San Clemente)
- 5-19-0104-W, Capistrano Shores, LLC (San Clemente)
- 5-19-0279-W, Camille McCarthy (Seal Beach)
- 5-19-0363-W, Ryan Downey (San Clemente)
- 5-19-0364-W, Foxlin Architects (San Clemente)
- 5-19-0418-W, Scott Armstrong (Seal Beach)

**Immaterial Extensions**

- 5-15-1670-A1-E2, South Orange County Wastewater Authority (Aliso And Wood Canyons Wilderness Park, Unincorporated Orange County)

**Emergency Permits**

- G-5-19-0027, City of Laguna Beach Fule Mod Zone 11 (Site 1: Adjacent To Barracuda Way; Site 2: Adjacent To Driftwood Drive)

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June 28, 2019

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 5-18-1072

**Applicant:** AZ San Clemente Partners, LLC, Armen Karamardian

**Location:** 153 Avenida Del Mar, San Clemente (Orange County) (APNs: 058-082-05, 058-082-32)

**Proposed Development:** Demolition of two structures (one commercial and one residential) and construction of a 2-story, 34-ft. tall, 4,605 sq. ft. building with a 3,290 sq. ft. ground floor restaurant with 280 sq. ft. patio and 1,315 sq. ft. second floor commercial office with 200 sq. ft. balcony deck; 12 out of 18 on-site parking spaces are provided (including one electric vehicle charging station and one ADA accessible parking space) parking waivers for 6 parking spaces: bike racks, landscaping, and drainage improvements. Parcel Map to merge two 40 ft. x 100 ft. lots into a single 8,000 sq. ft. lot. The mixed-use designation on the site will remain unchanged.

**Rationale:** The site is an inland lot located on the visitor serving commercial strip of Avenida del Mar in San Clemente approximately a half mile inland from the beach. The proposed development consists demolition of two buildings and construction of a 2-story structure with ground floor restaurant and second story office uses on a lot designated Mixed Use in the certified LUP. The project received a local Conditional Use Permit (CUP) for the sale of alcoholic beverages, a Minor Cultural Heritage Permit, and six (6) parking waivers. Parking requirement for the proposed office use is 3 spaces, restaurant indoor dining (75 seats) require 15 spaces, outdoor patio dining (16 seats) require zero parking spaces; 12 on-site parking spaces are provided and the City issued parking waivers for 6 parking spaces. To date, the City has issued approximately 50 out of a maximum of 90 parking waivers in the Downtown "T-Zone." There are 2,026 parking spaces in the Downtown "T-Zone" area 656 public on-street and 1,370 off-street (of which 353 are public and in 1,017 private lots). Based on recent Downtown parking surveys, the City concluded that there is adequate parking supply in the downtown area even at peak occupancy times to support the approval of parking waivers. Furthermore, the City is requiring the 12 on-site parking spaces to be made available for general public parking at no cost. The applicant is also proposing bike racks and an electric vehicle charging station at one of the on-site parking stalls. Public coastal access is available approximately a half mile west at the Pier. The proposed project conforms to the City height limit. Adequate measures to address water quality have been incorporated during construction and into the project design. The proposed lot merger/lot line adjustment will not result in a change in land use or

**Coastal Development Permit De Minimis Waiver**

5-18-1072

density, and the mixed-use development use will be maintained. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. Additionally, the proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 10, 2019** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth  
Executive Director  
cc: Commissioners/File

Liliana Roman  
Coastal Program Analyst

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July 1, 2019

## Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 5-19-0104-W

**Applicant:** Capistrano Shores, Inc.

**Location:** 1880 El Camino Real San Clemente (Orange County) (APN(s): 691-432-01)

**Proposed Development:** Exterior façade improvements to manager residence/office two-story mobile/manufactured home including replacement of two windows, roof material, covering of wood siding with stucco-like foam panels, addition of a roofed portico at residence front entry and a roof covering for ADA access ramp to the entrance to the park office and a roof covering over the office entry door along the street facing portion of the residence/office unit. No changes to existing unit improvements (i.e., existing patio deck and trellis structure), no landscape or hardscape improvements proposed.

**Rationale:** The subject mobile home/office structure is situated in the Capistrano Shores Mobile Home Park between the first public road and the sea and seaward of the OCTA railroad tracks. The lot comprising the mobile home park is a non-conforming use along a stretch of beach with 98 mobile homes developed parallel to the shoreline and is designated OS2 Privately Owned Open Space (intended for open space – no formal easement) in the City of San Clemente Land Use Plan. A rock revetment protects the 98 mobile home units at this site from direct wave attack. Public coastal access is available approximately 300 feet downcoast at the North Beach access point. The proposed development consisting of exterior façade improvements meet City standards and will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Although the mobile home park is inconsistent with the land use designation in the City's Certified Land Use Plan, the proposed development will not change the use of the site or substantially extend the life of the existing mobile home park. The proposed project is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. Additionally, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **July 10, 2019** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth  
Executive Director  
cc: Commissioners/File

Liliana Roman  
Coastal Program Analyst

**Coastal Development Permit Waiver**  
5-19-0104-W

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July 1, 2019

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 5-19-0279-W

**Applicant:** Camille McCarthy

**Location:** 1732 Harbor Way, Seal Beach (Orange County) (APN(s): 043-254-12)

**Proposed Development:** Demolition of an existing 1,248 square foot, one story, single-family residence with an attached 450 square foot two-car garage and construction of a 2,667 square foot, two-story, single-family residence with an attached 450 square foot two-car garage. The maximum height of the structure will not exceed 25-feet above finished grade. Hardscape and landscape work is also proposed. Drainage from the roof and surface water will be directed to an onsite collection system and on-site permeable areas before entering the main storm drain system.

**Rationale:** The subject site is an inland lot neither located between the first public road and the sea nor within 300 feet of the inland extent of any beach or the mean high tide of the sea. The lot size is 2,938 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (two-spaces per residential unit). The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 10-12, 2019** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

Fernie Sy  
Coastal Program Analyst

cc: File

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
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July 1, 2019

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 5-19-0363-W

**Applicant:** Ryan Downey

**Location:** 241 Avenida Vista del Oceano, San Clemente, Orange County (APN: 060-281-15)

**Proposed Development:** Construction of a two-story, 25-ft. high, 4,457 sq. ft. U-shaped single-family residence with central courtyard, 528 sq. ft. roof deck, attached 1,033 sq. ft. garage (two-car garage on southern side and one-car garage on northern side), and 160 c. y. of grading on a vacant 7,523 sq. ft. lot.

**Rationale:** The site is located approximately 0.1 mile from the beach in an urbanized residential area. Single-family homes with varying height, bulk, and scale characterize the neighborhood. The site is designated Low Density Residential in the certified Land Use Plan (LUP). The project is consistent with the City's setback, parking, and density limitations, including the height limit set forth in the LUP, and is compatible with the character of the community. Rain from roof downspouts will drain onto landscaping planters that consist of drought-tolerant, native and non-native plants. Drainage from area drains throughout the site will be conveyed towards the City's storm drain on Avenida Vista del Oceano. Construction best management practices such as sand bags are proposed along the front yard property line to control erosion and avoid impacts to water quality. The applicant also proposes an approximately 56-ft. long, 1.3-ft. wide retaining wall with 2-ft. deep footings along the rear yard property boundary. Due to the natural slope of the property, the proposed grading includes approximately 160 cubic yards of cut, which will be exported outside the coastal zone, to level out the lot and excavate for the main residence and retaining wall foundations. According to the applicant's geotechnical report dated May 3, 2019, the proposed development is considered feasible, and will not adversely impact neighboring properties provided that BMPs are utilized. The proposed single-family home meets all local zoning requirements and was approved in concept by the City of San Clemente on May 10, 2019. The City determined that the project was categorically exempt from CEQA requirements on May 10, 2019. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act. Approval of the proposed development will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **July 10-12, 2019** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,  
John Ainsworth  
Executive Director

Denise Truong  
Coastal Program Analyst

cc: File

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July 1, 2019

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 5-19-0364-W

**Applicant:** Ethan Namvar

**Location:** 140 West Canada, San Clemente, Orange County (APN: 692-395-44)

**Proposed Development:** Subdivision of a vacant 3,924 sq. ft. residential lot to allow for a future multi-unit residential project.

**Rationale:** The site is located approximately 0.4 mile from the beach in an urbanized residential area. Multi-family homes with varying height, bulk, and scale characterize the neighborhood. The site is designated Residential Medium in the certified Land Use Plan (LUP) and complies with the density limit of one unit per 1,800 sq. ft. of lot area. A parcel map (no. 2018-167) was stamped as approved-in-concept on December 6, 2018 by the City of San Clemente. Resolution no. ZA 18-046 was approved by the City's zoning administrator on December 6, 2018, which found that the proposed subdivision complies with the City's zoning ordinances related to land use, traffic, utility connections, easement access, and wildlife. The City determined that the project was categorically exempt from CEQA requirements on 5/18/19. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act. Approval of the proposed development will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **July 10-12, 2019** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,  
John Ainsworth  
Executive Director

Denise Truong  
Coastal Program Analyst

cc: File

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June 26, 2019

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 5-19-0418-W **Applicants:** Jim & Patricia Stiles

**Location:** 637 Sandpiper Drive, Seal Beach, Orange County (APN: 199-163-24)

**Proposed Development:** Remodel and addition to an existing one-story, 14.3-ft. high, 1,472 sq. ft. single-family dwelling with attached 441 sq. ft. two-car garage, including demolition of approximately 15% (about 36 linear ft.) of exterior walls, new roofing, interior remodel, like for like replacement of windows, and an 82 sq. ft. addition, resulting in a one-story, 14.3-ft. high, 1,554 sq. ft. single-family dwelling with attached 441 sq. ft. two-car garage. The applicant also proposes to replace an approximately 8-ft. tall, 24-ft. long courtyard wall with a 3.5-ft. tall, 24-ft. long wall in the same footprint and no change to existing grass and landscaping.

**Rationale:** The subject site is located approximately 0.7 mile inland of the beach on a 5,100 sq. ft. lot zoned Residential Low Density (RDL) – 9 District, by the City of Seal Beach Zoning Code. Construction best management practices, including spill prevention/ clean-up, containment of hazardous materials, solid waste management, and establishment of temporary concrete washout facilities, are included in the project plans in order to prevent debris and other material from construction activities from impacting coastal and marine resources water quality. Two parking spaces will be maintained on site, consistent with the Commission's typical parking requirement of two spaces per residential unit. The proposed lot coverage is approximately 39% of the total lot area with approximately 74% (580 sq. ft. out of a total 786 sq. ft. front yard area) of existing permeable area in the front yard, consistent with the City's maximum allowable lot coverage of 45% (for lots within the RDL – 9 District) and the minimum requirement of 60% front yard permeable area. The project received an approval-in-concept and CEQA status as categorically exempt through the City planning department on May 21, 2019. The proposed project will maintain prevailing setbacks and be compatible with the character of the surrounding community. The proposed development will not have any adverse effects on visual coastal resources or adversely impact coastal resources, public access, or public recreation opportunities. Additionally, the proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 10-12, 2019** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,  
 John Ainsworth  
 Executive Director

Denise Truong  
 Coastal Program Analyst

cc: File

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(5-15-1670-A1-E2)



July 2, 2019

## **NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT AMENDMENT**

Notice is hereby given that the South Orange County Wastewater Authority and Orange County Parks have applied for a second one year extension of **Coastal Development Permit Amendment No. 5-15-01670-A1** granted by the California Coastal Commission on **June 8, 2016** for development consisting of:

**Replacement of two existing, 4" diameter, ductile iron force main sludge transport pipelines with one, 6" diameter, high density polyethylene (HDPE) force main sludge transport pipeline; creek bank stabilization within Aliso Creek; and mitigation including restoration of riparian and upland habitat in Wood Canyon.**

at: **Aliso and Wood Canyons Wilderness Park, unincorporated Orange County**

(APN(s): 120-191-79, 120-191-80, 120-191-81, 639-011-07, 639-011-08, 639-011-16, 639-011-18, 639-011-20, 639-011-25, 639-021-05, 639-031-03, 655-041-18, 655-051-03, 655-051-04, 655-051-05)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth  
Executive Director

Meg Vaughn  
Coastal Program Analyst

cc: Commissioners/File

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**EMERGENCY PERMIT**

Issue Date: June 27, 2019  
Emergency Permit No.: G-5-19-0027

**APPLICANT:**

City of Laguna Beach Fire Department  
505 Forest Ave, Laguna Beach, CA 92651

**LOCATION OF EMERGENCY:**

Fuel Modification Zone 11  
On property owned by Driftwood Properties, LLC., at the northern end of Driftwood Drive  
(within City-designated fire hazard abatement Zone 11), Laguna Beach (Orange County):

**EMERGENCY WORK:**

Vegetation removal as necessary to reduce fire hazards, limited to the hand removal of non-native plants within 100 feet of structures along the southerly private property lines in Fuel Modification Zone 11; except for non-native plants that are required over story to and for the survival of big-leaved crownbeard (*Verbersina dissita*). All native plants will be flagged and avoided.

This letter constitutes approval of the emergency work you or your representative has requested to be completed at the location listed above. I understand from your information that an unexpected occurrence in the form of a fire hazard due to the growth of non-native fire prone vegetation requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

John Ainsworth  
Executive Director

By: Karl Schwing, Deputy Director, Orange County

cc: Local Planning Department

Enclosure: Emergency Permit Acceptance Form

**CONDITIONS OF APPROVAL:**

1. The enclosed Emergency Permit Acceptance form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Work is limited to the area within Fuel Modification Zone 11 subject to further limitations described in these conditions of approval; no work is authorized in Fuel Modification Zone 10. Any additional work requires separate authorization from the Executive Director. This emergency permit shall not be construed as authorizing any unpermitted development previously undertaken on the subject property.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including wildlife.
4. The work authorized by this permit must be completed within 30 days of the date of this permit, which shall become null and void unless extended in writing by the Executive Director for good cause.
5. The applicant recognizes that the emergency work is considered to be temporarily authorized pursuant to this permit. The applicant must obtain a regular coastal development permit for the work undertaken pursuant to this permit as part of an ongoing plan to assess and address, as necessary, fire hazards on the property. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly.
6. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
7. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, and U.S. Army Corps of Engineers.
8. All vegetation removal shall occur by hand; no goats shall be used.
9. No native plants shall be removed including, but not limited to, all native woody species, native bunch grasses, and all special status plant species (e.g. big-leaved crownbeard (*Verbesina dissita*)) at the project site.
10. Non-native plant cuttings and seeds shall be removed from the site and shall not be left on the soil where they remain a seed source.
11. All vegetation removal shall be limited to the area within 100 feet of structures. No vegetation removal shall occur on the area at the northwest point of the zone identified as the promontory.

12. Both native and non-native plants that are required over story to big-leaved crownbeard (*Verbesina dissita*), located within the proposed work area will be flagged for avoidance by work crews, and otherwise protected under the guidance of a qualified biologist who shall be on site during all plant removal activities. The minimum area preserved as over story shall be the area within 15 feet surrounding the crownbeard.
13. Within 48 hours prior to commencement of fuel modification activities, a qualified biologist shall conduct a biological survey for any special status species including, but not limited to, big-leaved crownbeard (*Verbesina dissita*), cliff spurge (*Euphorbia misera*), fish's milkwort (*Polygala cornuta var. fishiae*), and western dichondra (*Dichondra occidentalis*). All special status species identified shall be flagged prior to commencement of fuel modification activities.
14. All work shall be conducted by qualified contractors with experience in fuel modification activities within sensitive habitat. A minimum of one qualified biologist for each three contractors shall be present on-site and shall monitor all fuel modification activities.
15. Pre-project site biological conditions shall be documented through photographs of the site, mapping and other appropriate documentation prior to commencement of work. Post-project conditions shall also be similarly documented and an analysis prepared identifying all impacts to native plant species caused by the proposed project. While no native plants or their non-native over story are proposed to be impacted, any such inadvertent or unexpected impacts to native plants, or non-native plants that are over story to and necessary for the survival of big-leaved crownbeard (*Verbesina dissita*), shall be mitigated. The pre- and post-project biological condition documentation shall be submitted in conjunction with the follow-up regular coastal development permit application, along with a mitigation plan if adverse impacts to native plants occur.
16. PRIOR TO COMMENCEMENT OF FUEL MODIFICATION ACTIVITIES, the permittee shall submit for the review and written approval of the Executive Director, final plans depicting the areas where work is proposed to occur taking into consideration all the requirements and limitations established under these conditions of approval. Such plans shall accurately depict the location and physical extent of native plants to be avoided and flagged pursuant to these conditions of approval. The applicant shall provide written notification to the Executive Director of the date and time that the work will commence at least two (2) business days prior to commencement of the work. Work shall not commence without the written authorization of the Executive Director.
17. The applicant shall coordinate with Southern California Edison to gain access to the site through the locked gate. The gate shall be locked at the conclusion of each day's activities.
18. This permit does not supersede or replace any requirements imposed under California Coastal Commission enforcement order numbers CCC-06-RO-03 (Athens Group), CCC-10-CD-02 (Gromet), CCC-10-RO-02 (Gromet), or Coastal Development Permit number 5-17-0506 (Southern California Edison & Hometown America, LLC). Compliance with all provisions of these consent orders is required. Through acceptance of this permit, the applicant agrees to avoid disturbing any of the habitat restoration areas occurring on the

property. In the event that any such restoration area is disturbed in the course of or as a result of the proposed work, applicant agrees to take all steps necessary, in a timely fashion, to return the disturbed restoration area to the condition in which it existed prior to the disruption caused by the applicant.