

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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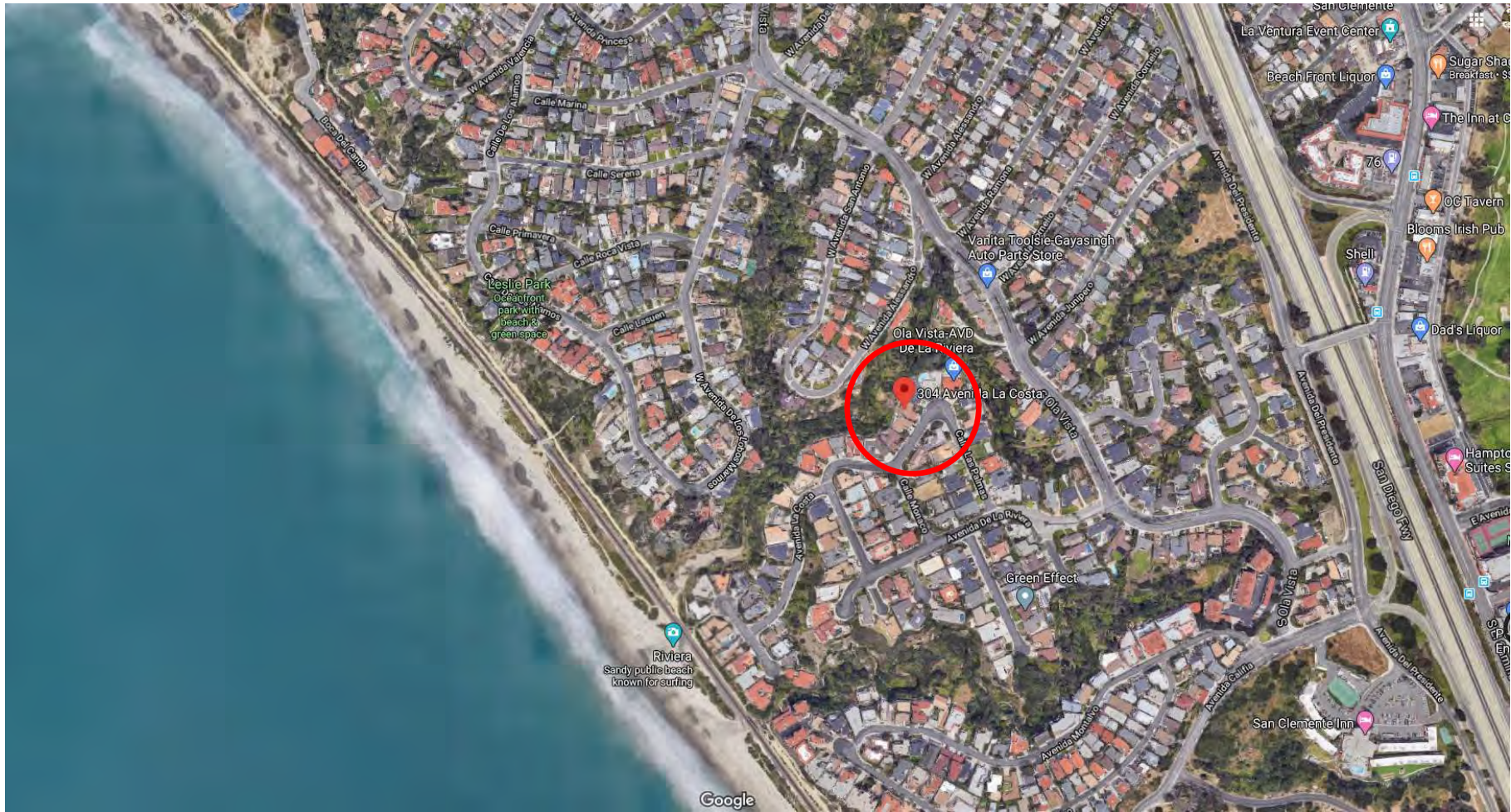
Th11a

5-19-0606 (Outwin & Beals) JUNE 11, 2020

EXHIBITS

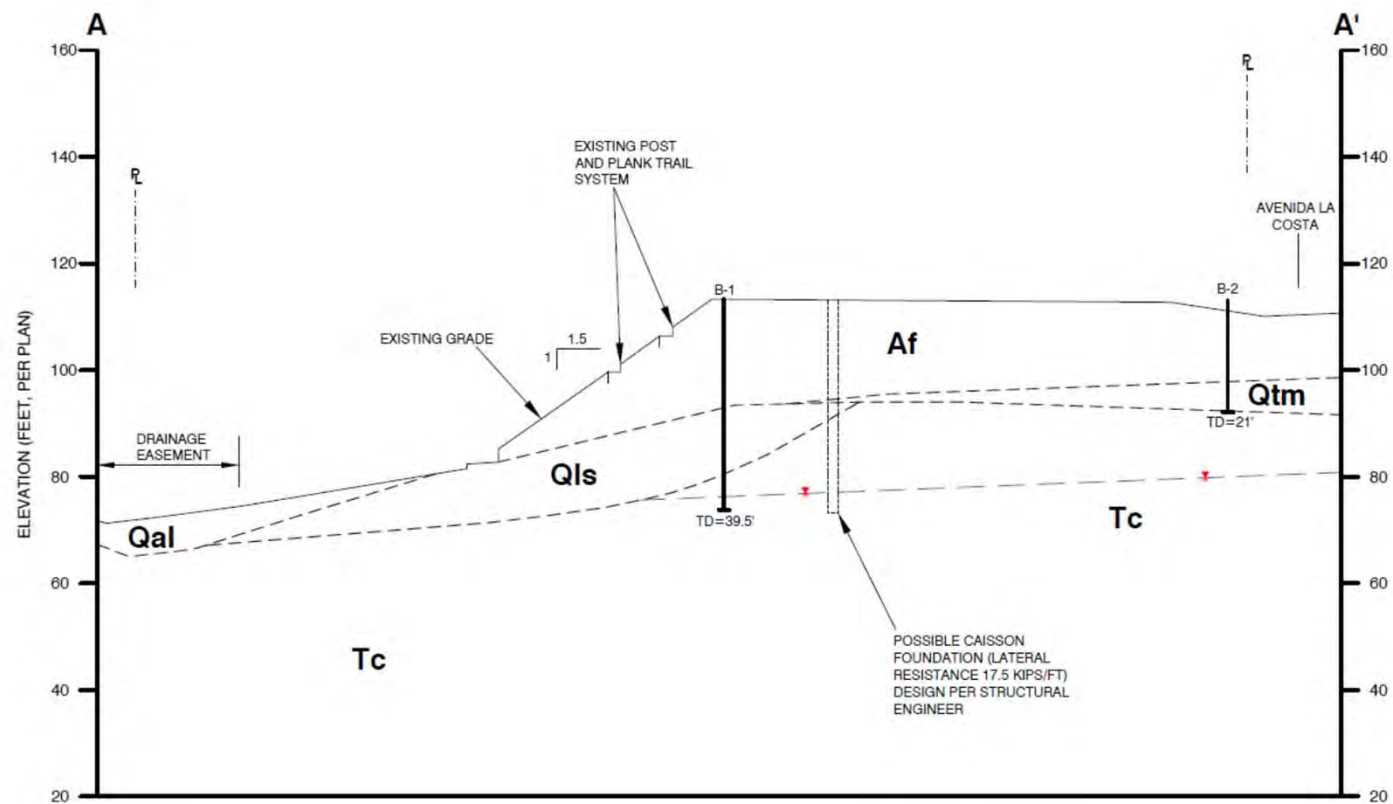
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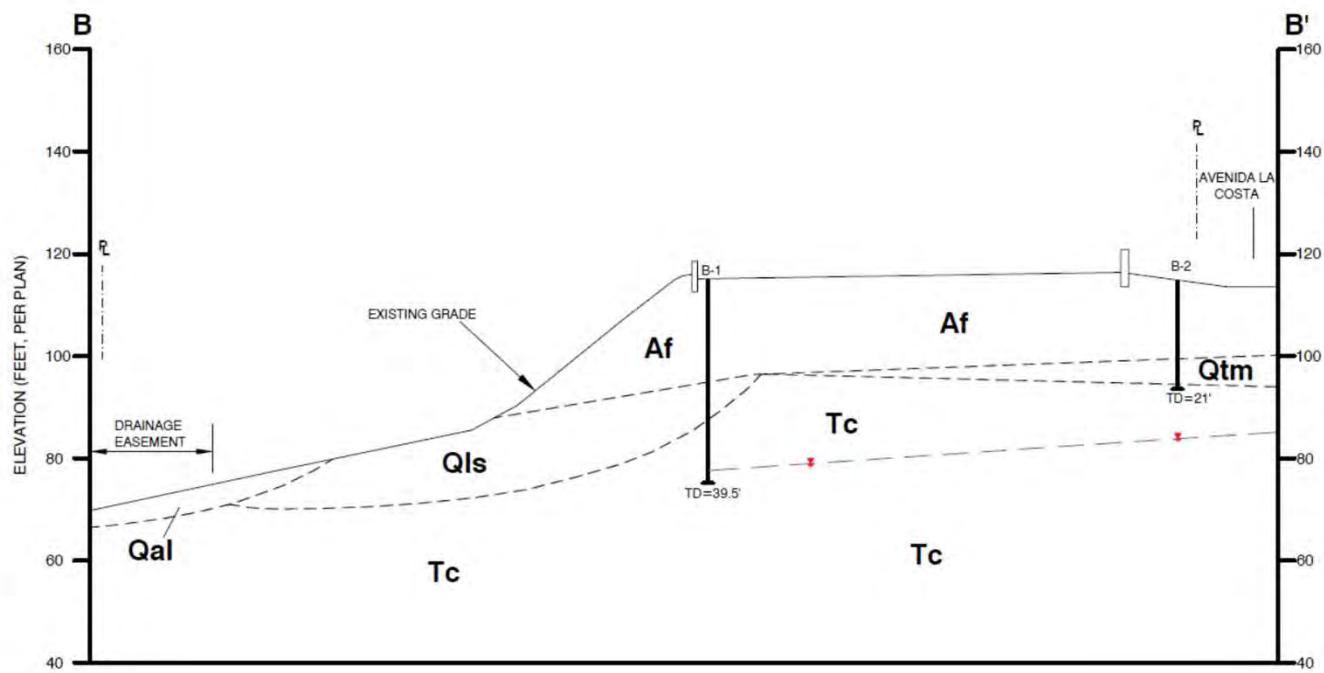
5-19-0606 Outwin & Beals
304 Ave. La Costa, San Clemente

Vicinity Map
Exhibit 1



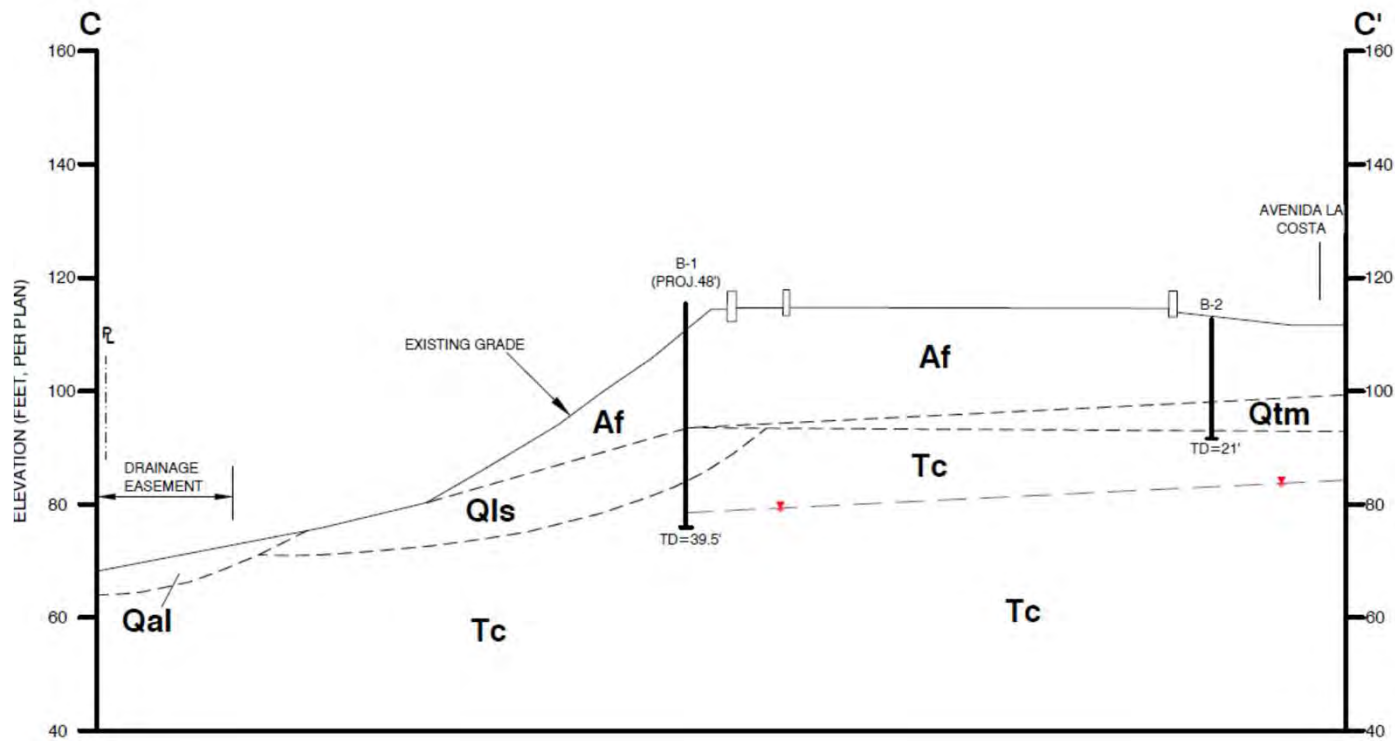
5-19-0606
Geologic Cross Section
Exhibit 2.1

REVISED GEOTECHNICAL CROSS SECTION A-A'
 304 AVENIDA LA COSTA
 SAN PIERRE, CALIFORNIA

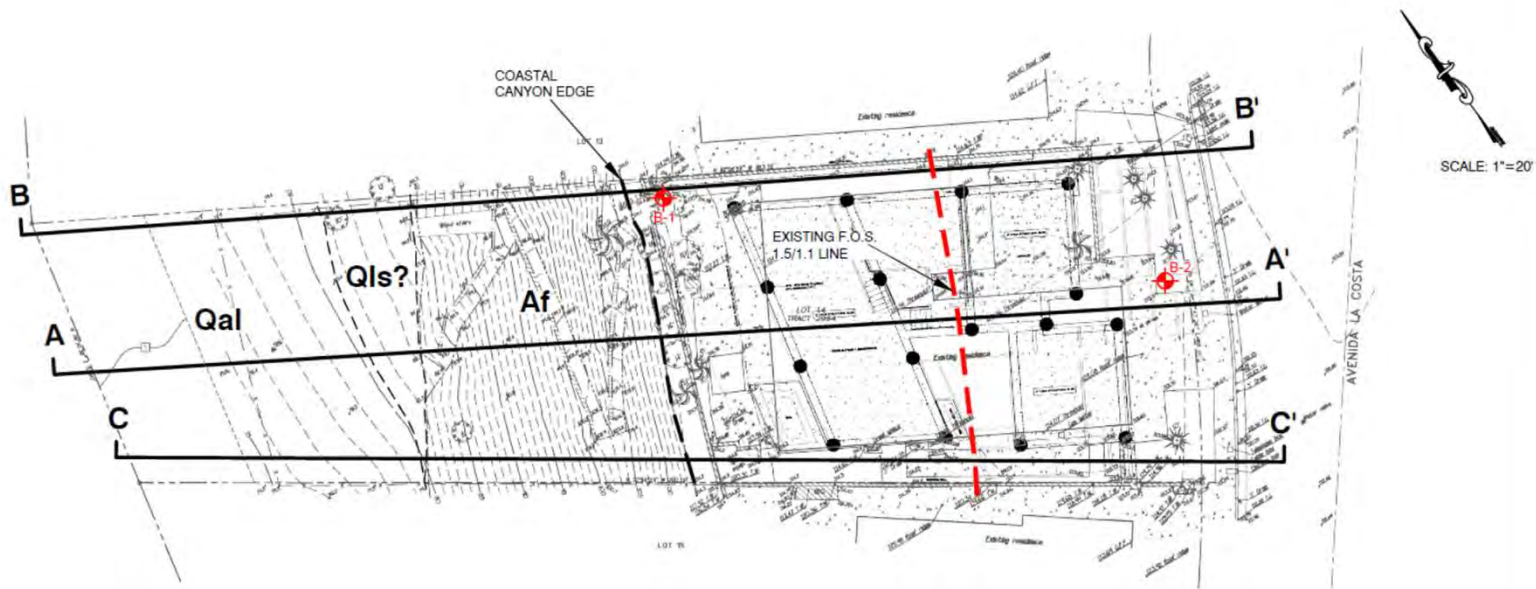


5-19-0606
Geologic Cross Section
Exhibit 2.2

GEOTECHNICAL CROSS SECTION B-B'
 304 AVENIDA LA COSTA
 SAN CLEMENTE, CALIFORNIA



5-19-0606
Geologic Cross Section
Exhibit 2.3



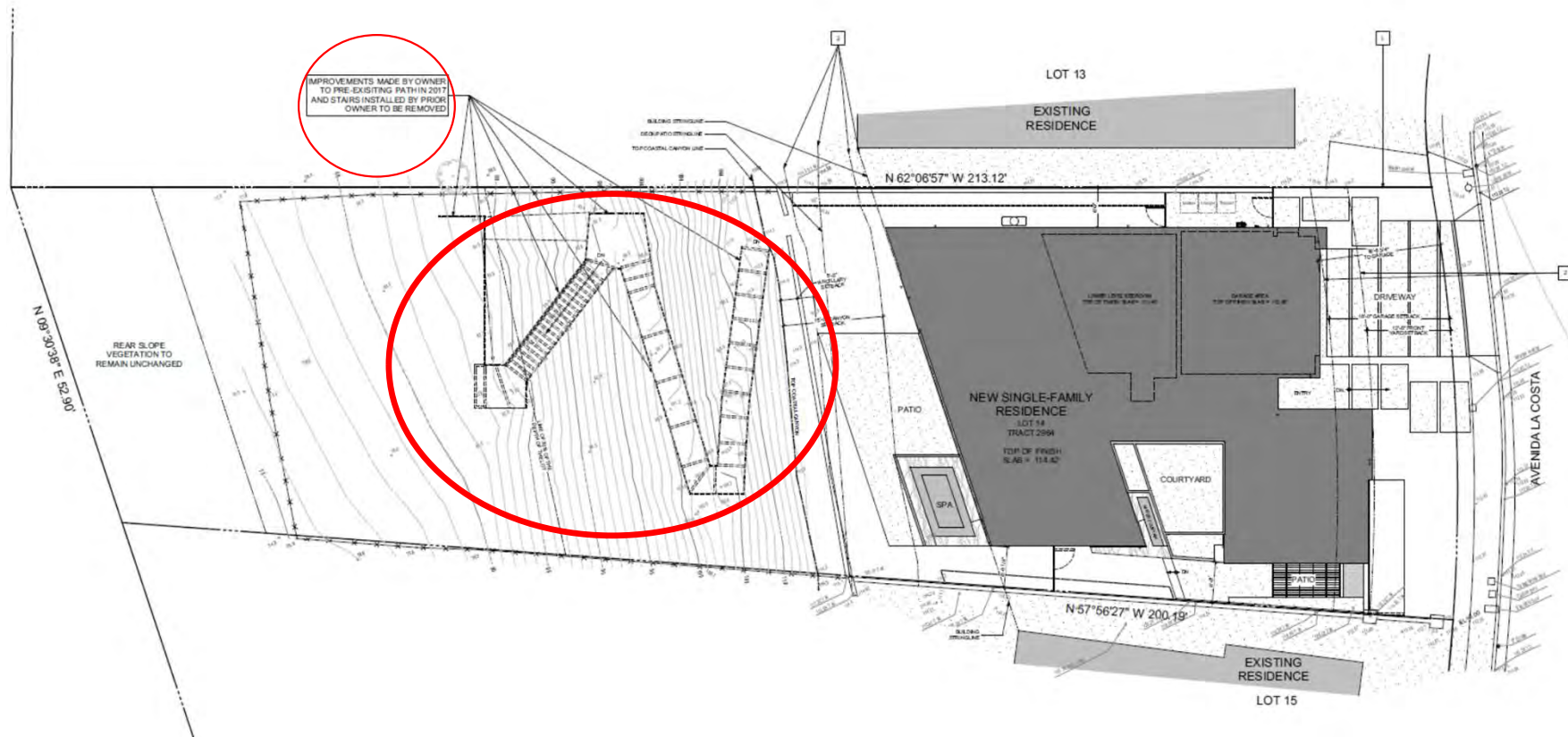
EXPLANATION

Af	ARTIFICIAL FILL
Qal	ALLUVIUM
Qls	LANDSLIDE DEBRIS
Qtm	MARINE TERRACE DEPOSITS
Tc	BEDROCK: CAPISTRANO FORMATION
	APPROXIMATE BORING LOCATION

GEOTECHNICAL PLOT PLAN BEALS RESIDENCE 304 AVENIDA LA COSTA SAN CLEMENTE, CALIFORNIA			
JOB NO. 72345-01	REPORT NO. 19-8610	DATE SEPTEMBER 2019	FIGURE 4R

Factor of Safety Line
And
Canyon Edge Line

5-19-0606
Exhibit 3

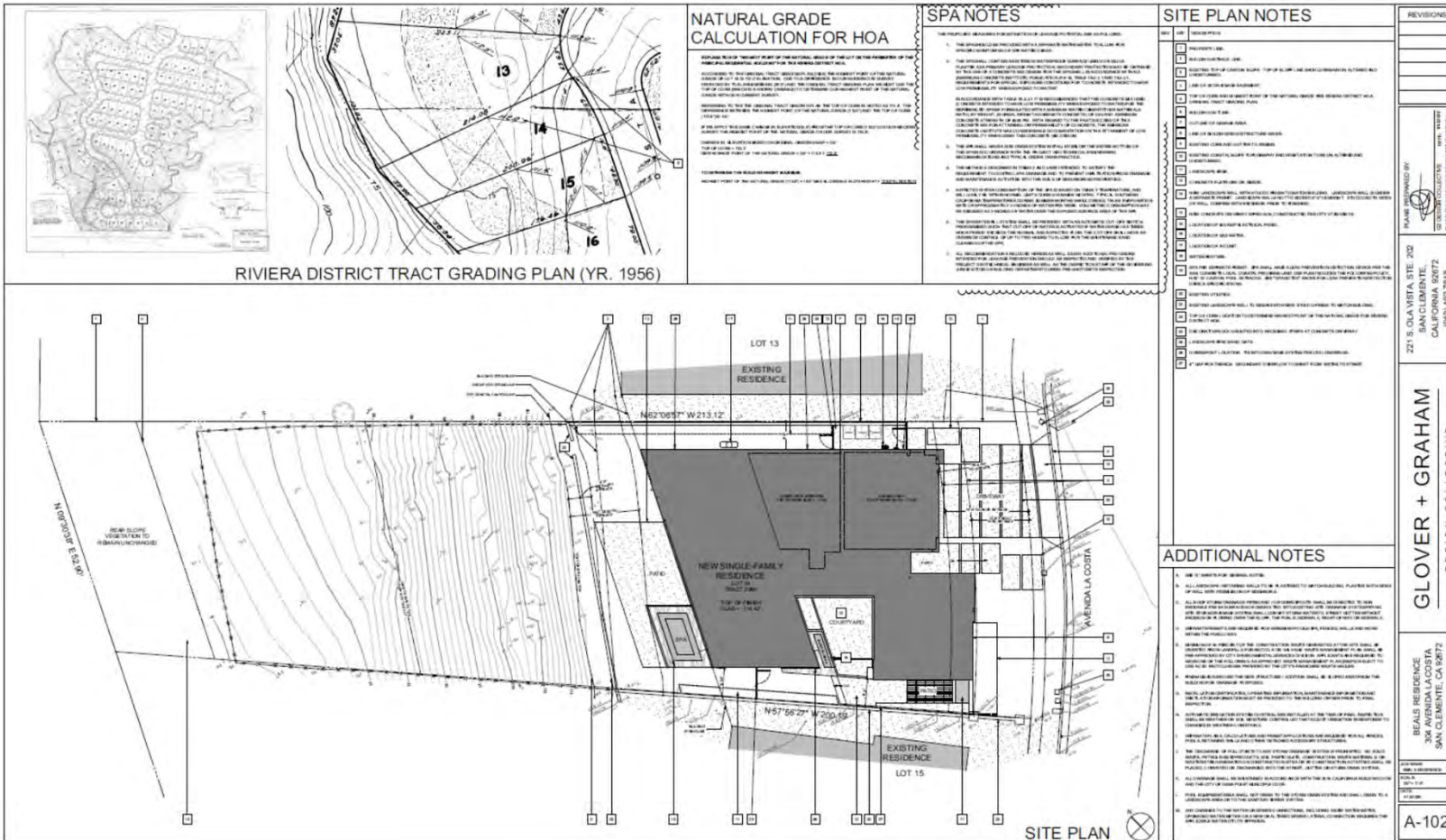


NonConforming
Canyon Slope
Development
To be Removed.

DEMO AND REMOVALS - REAR SLOPE

5-19-0606
Exhibit 4

5-19-0606
Exhibit 5



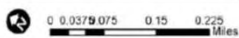
Spa Leak Prevention/Detection Plan

5-19-0606
Exhibit 6

Figure 4-2-B Potential Habitat Study Areas



FIGURE 4-2-B
Potential Habitat Study Areas - Map B

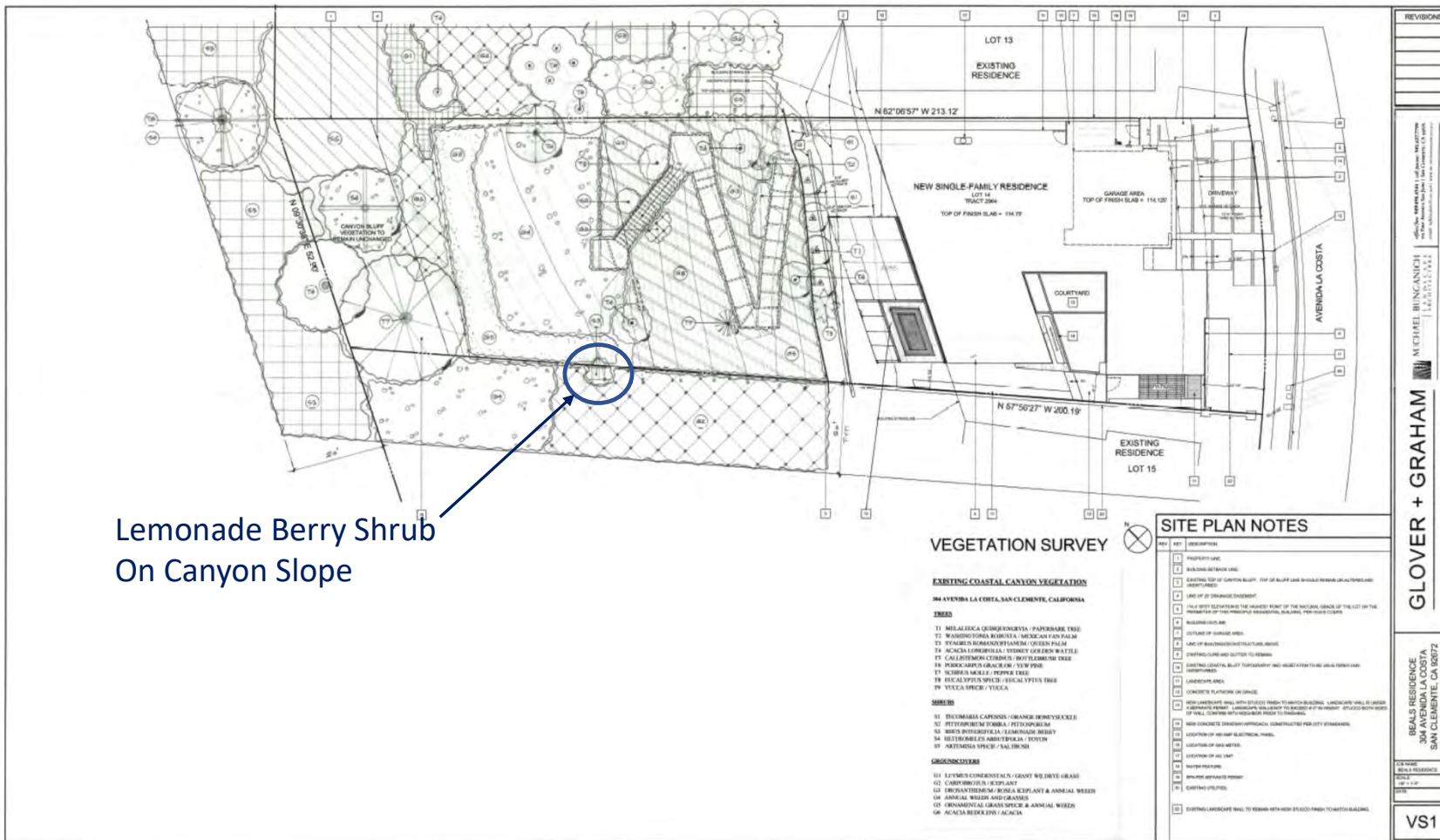


Local Coastal Program - Land Use Plan
March 2018

SOURCE: Google Earth Maps 1915
Biological Inventory Report for San Clemente LCP

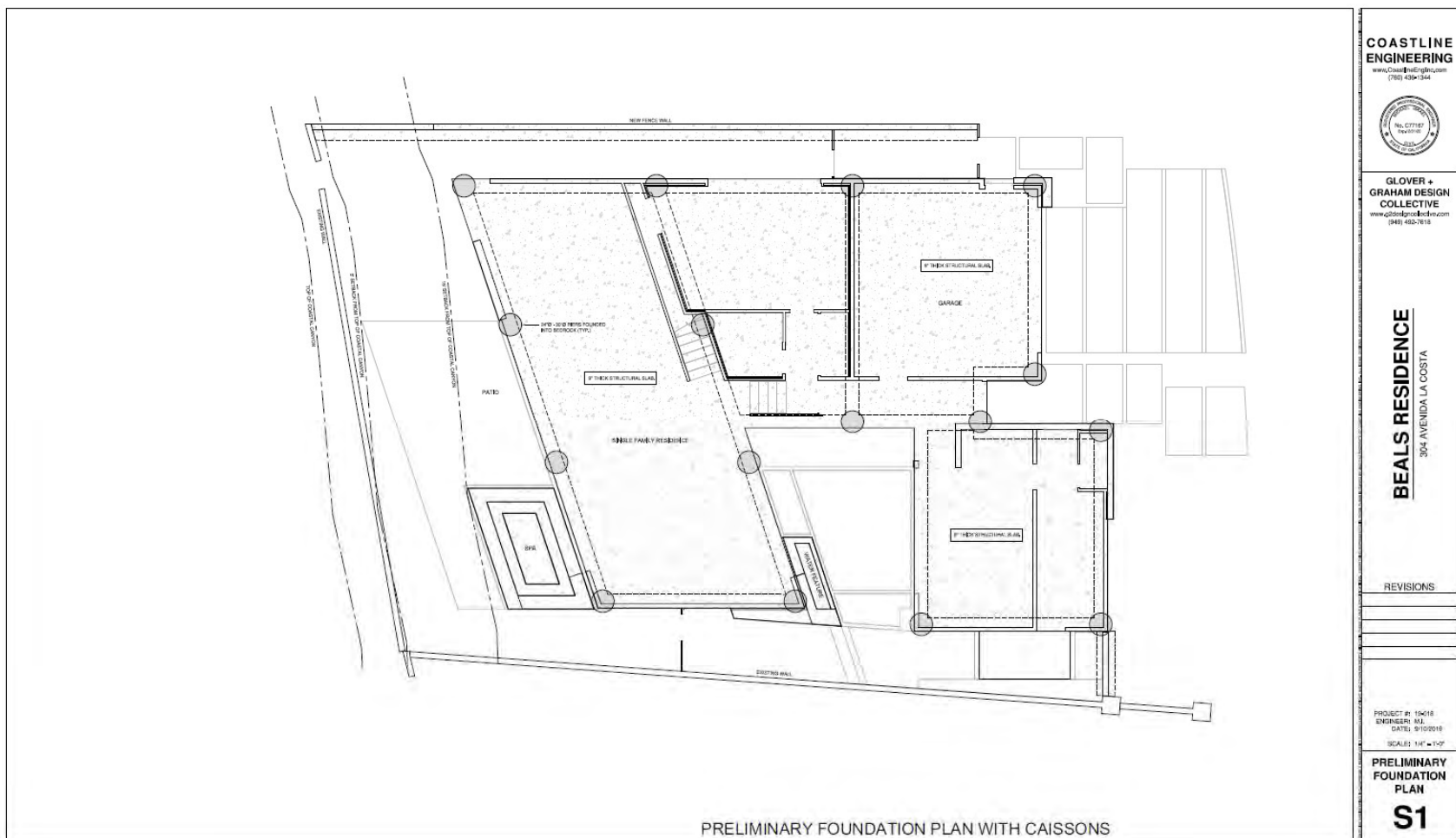
LUP Figure 4-2-B
Coastal Canyons

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Exhibit 7



Existing Vegetation Survey

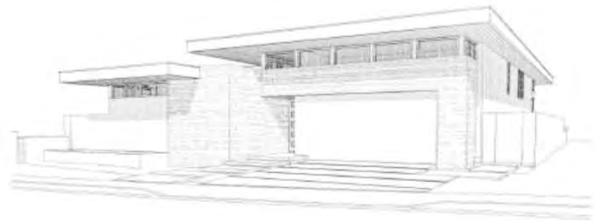
5-19-0606
Exhibit 8



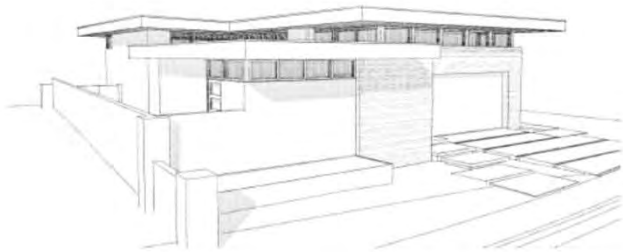
5-19-0606 Beals
Exhibit 10.2

Foundation Plan
Caissons Within Residential Footprint

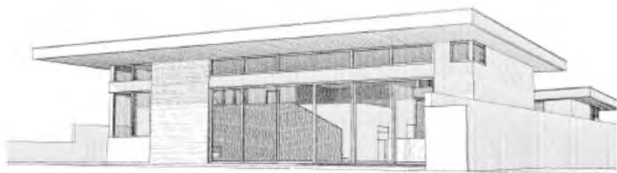
Alternative Proposed by Applicant
& Required by Special Condition No. 2



FRONT PERSPECTIVE

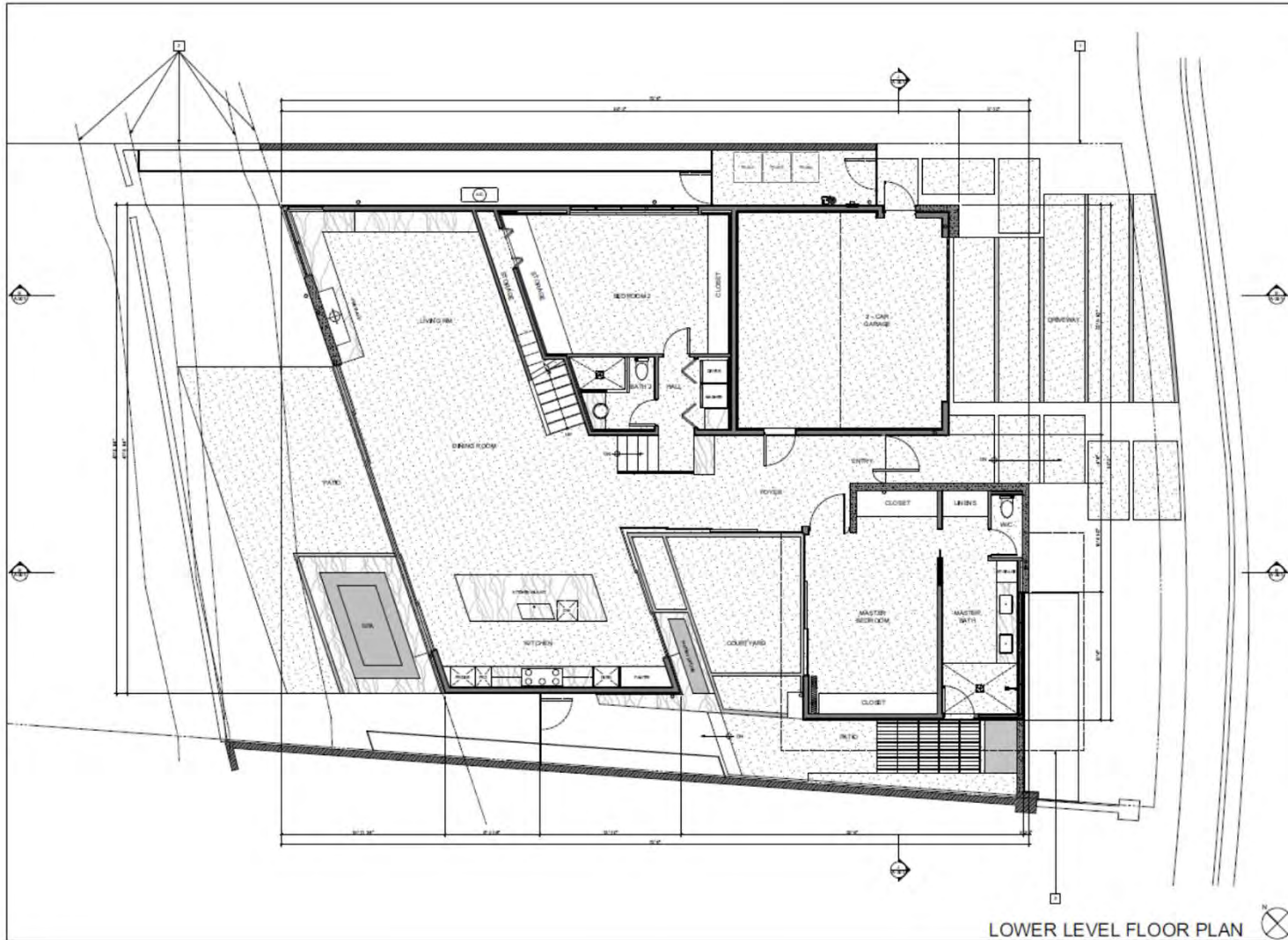


FRONT PERSPECTIVE



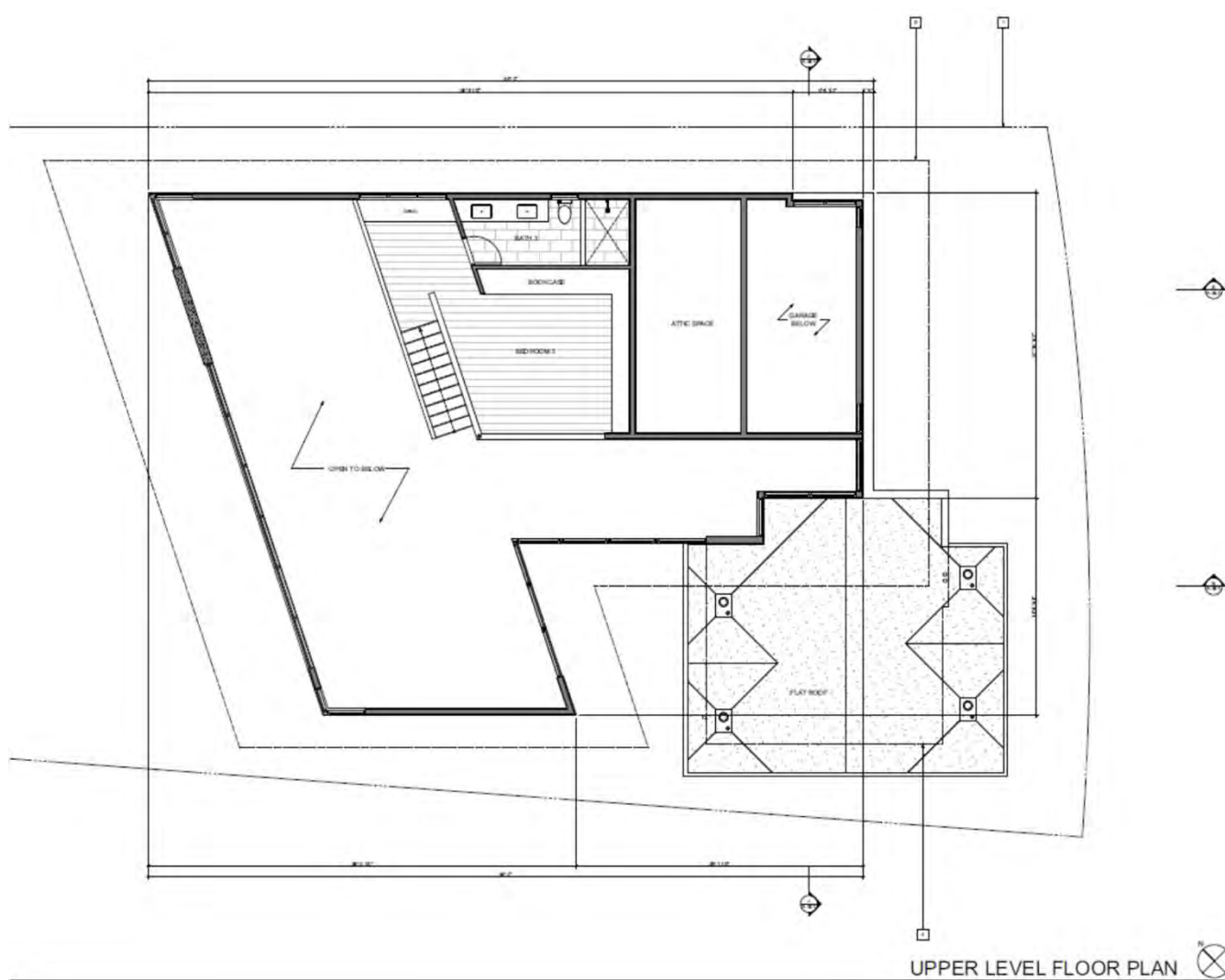
REAR PERSPECTIVE

**5-19-0606 Beals
Exhibit 10.3**



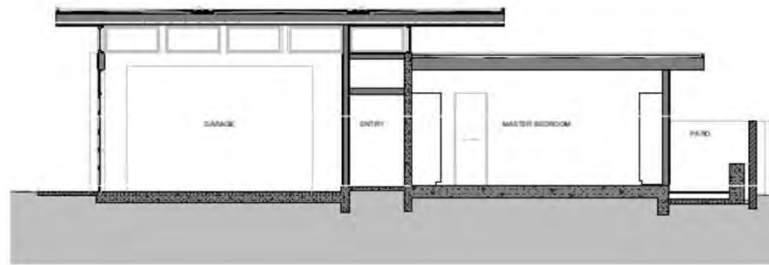
Lower Level Floor Plan

**5-19-0606 Beals
Exhibit 10.4**

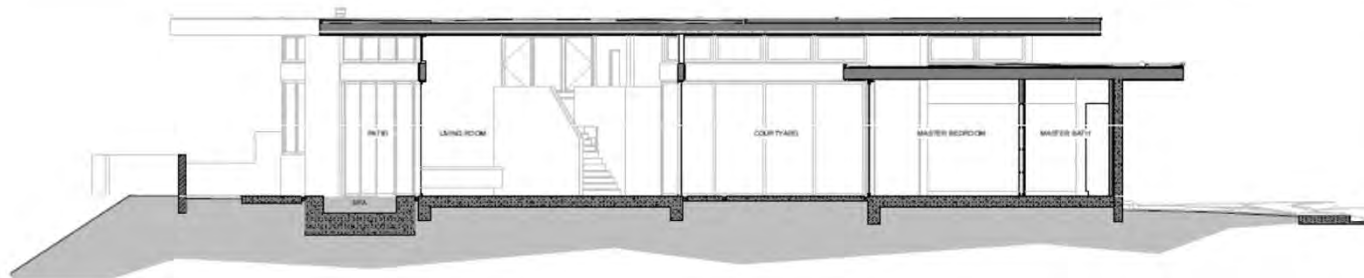


Upper Level Floor Plan

**5-19-0606 Beals
Exhibit 10.5**



SECTION J



SECTION B



SECTION E

Building Sections
5-19-0606 Beals
Exhibit 10.6



Subject Site as viewed from West Avenida Alessandro, across the canyon

5-19-0606
Exhibit 11