

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



F14e

5-20-0446 (OC RE-HAB 1, LLC & GC-8, LLC)

APRIL 1, 2021

EXHIBITS

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Exhibit 1 – Vicinity Maps



Exhibit 2 - Project Plans

Plans and Specifications for Slope Stabilization & Surface Drainage Improvements at
Via Ballena Landslide
San Clemente, California

Site Location Map



Aerial Photograph of Site Looking East



General Scope of Work

1. Construct Buried Box Culvert and Backfill
2. Trim Landslide Headscarp and Clear/Grub Hillside
3. Stabilize Canyon Bottom to Receive Compacted Fill
4. Import Soil & Construct Buttress Fill Along Canyon Bottom
5. Construct 2:1 Fill Slope To Stabilize Landslide Area
6. Construct Surface Drainage Improvements
7. Plant/Establish Vegetation on Slope
8. Restore Wetland Habitat Along Canyon Bottom (Separate Plan Submittal)

Project Quantities

- | | |
|--|--------------------------------|
| ① RCB Excavation = 17,400 Yds ³ | ⑤ V-Ditches = 1,710 L.F. |
| ② Fill = 12,300 Yds ³ (RCB Backfill) | ⑥ Downdrain= 350 L.F. |
| ③ Fill=150,000 Yds ³ (Canyon Infill) | ⑦ Catch Basin at Downdrain= 3 |
| ④ Import Calculation:
Fill= 150,000 Yds ³ + 12,300 Yds ³ = 162,300 Yds ³
Cut = 17,400 Yds ³
162,300 Yds ³ - 17,400 Yds ³ = 144,900 Yds ³
Import= 144,900 Yds ³ | ⑧ RCB Drop Inlets= 8 |
| | ⑨ RCB Total Length: 2,403 L.F. |

Datum Statement

ELEVATIONS
VERTICAL DATUM: NAVD-88 (OCS 1995 ADJ)
UNITS: US FEET
BENCHMARK: 355-142
ELEVATION: 64.987 (LEVELED 1991)
DESCRIPTION: DESCRIBED BY OCS (2002) FOUND 3-34" OCS ALUMINUM BENCHMARK DISK STAMPED "355-142". SET IN THE SOUTHERLY END OF AN 8 FT. LONG CONCRETE HEADWALL. MONUMENT IS LOCATED ALONG THE EASTERLY SIDE OF AVENIDO VAQUERO, 214 FT. NORTHERLY OF THE CENTERLINE OF VIA MONTECITO AND 31 FT. EASTERLY OF THE CENTERLINE OF AVENIDO VAQUERO. MONUMENT IS SET 1.0 FT. ABOVE SIDEWALK.

COORDINATES
HORIZONTAL DATUM: NAD-83 (OCS 1991.35)
PROJECTION: CCS-83, ZONE VI
UNITS: US FEET
BASIS: ORANGE COUNTY CGPS STATIONS SBCC/P471

COMBINATION FACTOR: 0.99995372 CALCULATED AT AT4,
NORTHING 2108983.89 EASTING 6138809.73 ELEVATION 163.216
CONVERGENCE ANGLE -0°45'42.45" CALCULATED AT AT4,
NORTHING 2108983.89 EASTING 6138809.73

NOTE: COORDINATES, AND DISTANCES INVERSED FROM COORDINATES, ARE GRID. TO OBTAIN GROUND DISTANCES DIVIDE BY THE COMBINATION FACTOR.

Index of Sheets

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List of Involved Agencies

U.S. Army Corps of Engineers Shelly Lynch South Coast Branch Chief Regulatory Division Los Angeles District 5900 La Place Ct., Suite 100 Carlsbad, CA 92008-8832 Phone: 760-402-4850 Fax: 760-402-4848 Email: Michelle.R.Lynch@usace.army.mil	California Department of Fish and Wildlife Kevin Hupf Environmental Scientist California Department of Fish and Wildlife 3883 Ruffin Road San Diego, CA 92123 Phone: (658) 4674223 Email: Kevin.Hupf@wildlife.ca.gov
RWQCB Eric Becker, PE Senior Water Resources Control Engineer Wetlands Protection San Diego, CA 2375 Northside Drive, Suite 100 Phone: (619) 521-3364 Email: Eric.Becker@waterboards.ca.gov	California Coastal Commission Shannon Vaughn Coastal Program Analyst South Coast District California Coastal Commission 200 Ocean Gate, 10th floor Long Beach, CA Phone: (562) 5905071 Email: Shannon.Vaughn@coastal.ca.gov

Notice for Contractor
All contractors and subcontractors performing work shown on or related to these plans shall conduct their operations so that all employees are provided a safe place to work and the public is protected. All contractors and subcontractors shall comply with the "Occupational Safety and Health Regulations" of the U.S. Department of Labor and with the state of California Department of Industrial Relations "Construction Safety Orders".
The Owner and the Project Engineer shall not be responsible in any way for contractors and subcontractors compliance with the "Occupational Safety and Health Regulations" of the U.S. Department of Labor or with the State of California Department of Industrial Relations "Construction Safety Orders".
Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property, that this requirement shall apply continuously and not be limited to normal working hours, and that the contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the Owner or the Engineer.

Affected Property Owners

PROPERTY	OWNER
233 Via Ballena, San Clemente, CA 92672-3708	Stephen W. Schnee
235 Via Ballena, San Clemente, CA 92672-3708	Jann L. Kempton
237 Via Ballena, San Clemente, CA 92672-3708	Frank & Terry Kling
239 Via Ballena, San Clemente, CA 92672-3708	James D. & Lynn J. Bartlett
241 Via Ballena, San Clemente, CA 92672-3708	Thomas Ojeda
243 Via Ballena, San Clemente, CA 92672-3708	Christiana Trust & Arp Trust 3
245 Via Ballena, San Clemente, CA 92672-3708	Timothy Cole & Timely Cole Gift Trust
247 Via Ballena, San Clemente, CA 92672-3708	Margaret Partovoy Dilany Trust
249 Via Ballena, San Clemente, CA 92672-3708	Andres B. Willesey & The A.A.Willesey Family Trust
251 Via Ballena, San Clemente, CA 92672-3708	Joseph A. Arriola
253 Via Ballena, San Clemente, CA 92672-3708	Frances R. Beier Trust
255 Via Ballena, San Clemente, CA 92672-3708	Seagate Investments
257 Via Ballena, San Clemente, CA 92672-3708	Jorge & Christina Ortiz
259 Via Ballena, San Clemente, CA 92672-3708	Frontline Response defined Benefit Pension Plan

Benchmark

ORANGE COUNTY SURVEYOR'S BENCHMARK SC-01-00, HAVING A NGVD29 ELEVATION OF 171.546 FEET, SAID BENCHMARK IS LOCATED IN THE SOUTHEASTERLY CORNER OF AN ELECTRICAL UTILITY CONCRETE PAD BETWEEN 239 VIA SOCORRO AND 241 VIA SOCORRO IN THE CITY OF SAN CLEMENTE. LOCATION OF BENCHMARK SHOWN ON SHEET 3.2.
NOTE: EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN SET ARE IN ACCORDANCE WITH NAVD88.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATION GPS 0971R1 AND GPS 4411R1 AS BEING N50°32'18"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

Original Scale in Inches
For Reduced Plans 0 1 2 3

7/3/18	GDT	Reinforcement Schedule
6/5/19	GDT	Edits per City comments; New plan sheets
Date By Rev Description		
Revisions		



GeoKinetics
Geotechnical & Environmental Engineers

77 Burren
Irvine, CA 92618
Tel 949.502.5353
Fax 949.502.5354

City of San Clemente

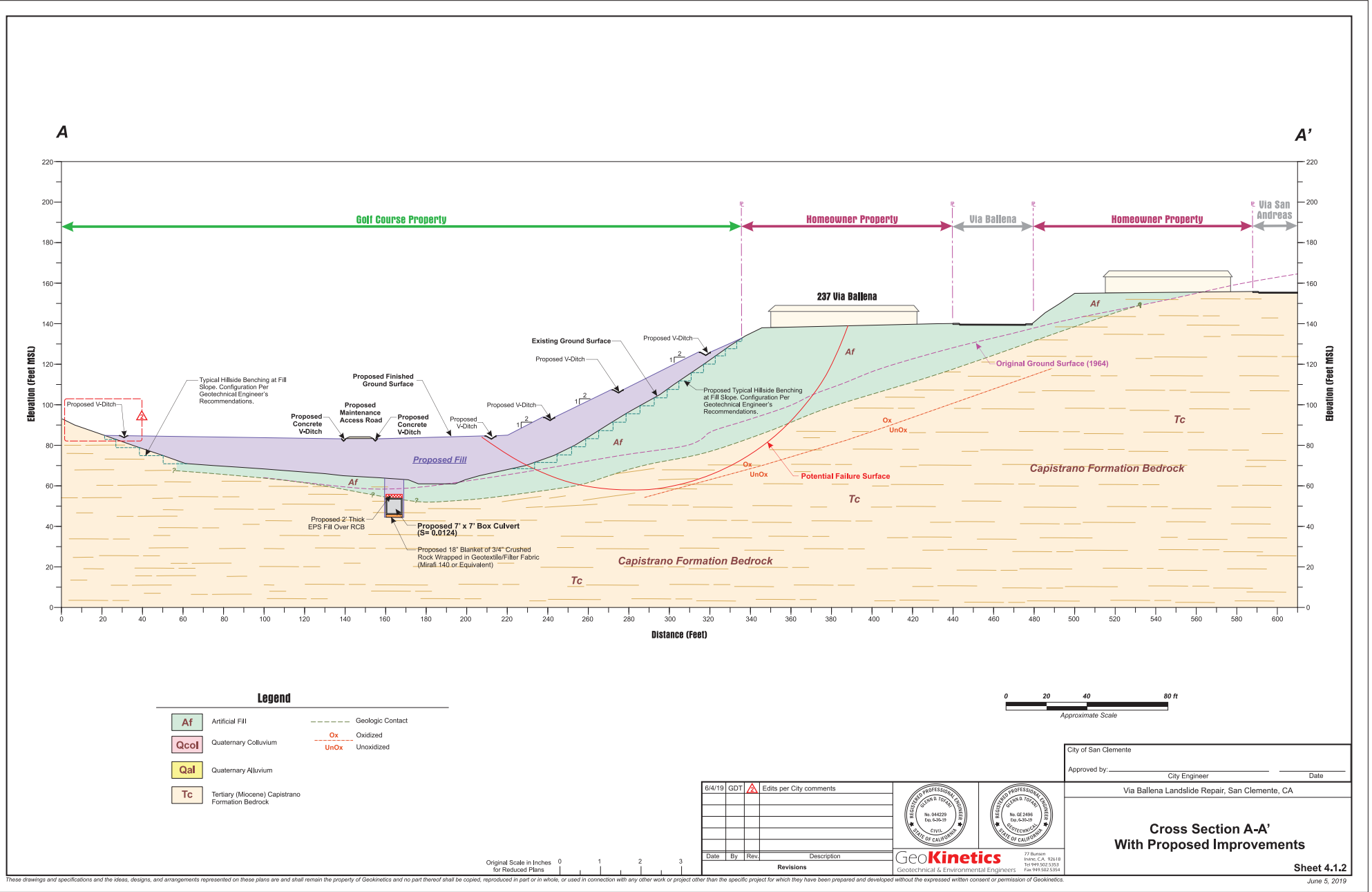
Approved by: _____ City Engineer _____ Date _____

Via Ballena Landslide Repair, San Clemente, CA

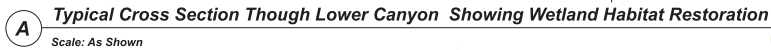
Title Sheet

Sheet 1.0

June 5, 2019



These drawings and specifications and the ideas, designs, and arrangements represented on these plans are and shall remain the property of Geokinetics and no part thereof shall be copied, reproduced in part or in whole, or used in connection with any other work or project other than the specific project for which they have been prepared and developed without the expressed written consent or permission of Geokinetics.



Scale: As Shown



Scale: As Shown

	<p>Open Water. This area will be maintained as open aquatic habitat with two primary functions: convey flows and provide foraging habitat for waterfowl.</p>		<p>Adjacent Wetland. This area will have a native species composition similar to the Wetland but with the addition of deeper-rooted riparian tree species (sycamores) to further stabilize the slopes.</p>
	<p>Wetland. This area will be planted with the same native freshwater marsh woody and herbaceous species as observed on the impacted site, but with additional species to increase diversity. The primary functions of this area will be to provide wildlife habitat provide shade and cool the open water, and stabilize the banks of the creek.</p>		



Date	By	Rev.	Description
Revisions			



City of San Clemente	
Approved by: _____	_____ Date
City Engineer	
Via Ballena Landslide Repair, San Clemente, CA	

Landscape and Habitat Restoration Details

Common Name	Scientific Name	Life Form	Size ^a	Quantity
California Bulrush	<i>Schoenoplectus californicus</i>	Herb	Salvage	10
Arroyo Willow	<i>Salix lasioplepis</i>	Tree	Salvage	12
Arroyo Willow	<i>Salix lasioplepis</i>	Tree	Cuttings	12
California Sycamore	<i>Platanus racemosa</i>	Tree	15 g	10
Fremont Cottonwood	<i>Populus fremontii</i>	Tree	15 g	10
Total				54

Common Name	Scientific Name	Life Form	Size	Quantity
Fringed Willow Herb	<i>Epilobium ciliatum</i>	Herb	Salvage	10
Alkali Heath	<i>Frankenia salina</i>	Herb	Salvage	25
YerbMaté	<i>Yerba Maté, California</i>	Herb	1 - 5 g	25
San Diego Sedge	<i>Carex spissa</i>	Herb	1 - 5 g	25
Wild Rhubarb	<i>Rumex hymenosepalus</i>	Salvage	25	
Pickweed	<i>Salicornia pacifica</i>	Herb	Salvage	30
Salt marsh fleabane	<i>Placha odorata</i>	Herb	Salvage	10
California Sealewender	<i>Limnolobus californicus</i>	Herb	Salvage	25
Salisbury	<i>Atriplex confertifolia</i>	Shrub	Salvage 1 g	15
Total				205

Common Name	Scientific Name	Life Form	Quantity
California Poppy	<i>Eschscholzia californica</i> Cham.	Annual Herb	2.5 lb
Arrojo Lappin	<i>Lupinus unguiculatus</i> Koch	Annual Herb	2.5 lb
Desert Annual	<i>Amorpha canescens</i> Vogl	Perennial Herb	2.5 lb
Footfall Needlegrass	<i>Sisya pilulera</i> Hitchc.	Perennial Grass	2.5 lb
Purple Needlegrass	<i>Sisya pilulera</i> Hitchc.	Perennial Grass	2.5 lb
Bush Sunflower	<i>Helianthus californicus</i> Nutt.	Shrub	2.5 lb
Golden Yarrow	<i>Eriophyllum confertiflorum</i> (DC.) A. Gray	Shrub	2.5 lb
Goldenbush	<i>Encelia menziesii</i> (Pursh & Arn.) G.L. Nelson	Shrub	2.5 lb
California Buckwheat	<i>Eriogonum fasciculatum</i> Benth. var. <i> fasciculatum</i>	Shrub	15 lb
		Total	35 lb

Common Name	Scientific Name	Life Form	Size	Quantity
Saltbush	<i>Atriplex lentiformis</i> (Torr.) S. Watson	Shrub	5 - 15 g	20
Toyon	<i>Heteromeles arbutifolia</i> (Lindley) Roemer	Shrub	5 - 15 g	20
		Total		40

* Space approximately 15 feet in fuel modification zones per Fire Department requirements.

**Habitat Restoration and Landscape Planting Zones
(Plant Palettes)**

Exhibit 3 – Open Space/Habitat Use Figures

Location	APN(s)	Total Restricted Area
Project Site	691-021-01	4.62 acres
*Off-Site Mitigation Site 1	691-231-06	3.52 acres
*Off-Site Mitigation Site 2	680-041-53 680-011-63 680-011-64	3.75 acres

*Off-Site Mitigation Sites 1 and 2 are referenced as Off-Site Mitigation Sites 2 and 3, respectively, in the applicant’s submitted plans.

Project Site



Off-Site Mitigation Site 1

**referenced as Off-Site Mitigation Site 2 in applicant's submitted plans*

APN: 691-231-06



The image is an aerial photograph of a suburban area. A large, irregularly shaped green area is outlined in green, representing the 'Parcel'. Within this green area, there is a long, narrow, winding section filled with green diagonal hatching, representing the 'Open Space/Habitat Use Restricted Area'. The surrounding area consists of residential streets with houses and some commercial buildings. A large, multi-lane road runs diagonally across the upper right portion of the image. In the lower right, there is a baseball field and some other open areas.

 = Parcel
 = Open Space/Habitat Use Restricted Area

Off-Site Mitigation Site 2

**referenced as Off-Site Mitigation Site 3 in applicant's submitted plans*

APNs: 680-041-53
680-011-63
680-011-64



-  = Parcel
-  = Open Space/Habitat Use Restricted Area

Exhibit 4 – Emergency Permit

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



FILE COPY

EMERGENCY PERMIT

Issue Date: November 29, 2016
Emergency Permit No. G-5-16-0061

APPLICANT: OC Re-Hab 1, LLC
13101 Barrett Hill Circle
North Tustin, CA 92705

LOCATION OF EMERGENCY:

VIA BALLENA, SHORECLIFFS GOLF COURSE, SAN CLEMENTE, ORANGE COUNTY (APNs: 691-021-01, 691-021-02)

EMERGENCY WORK:

One-time emergency repairs and stabilization consisting of: removal of surface debris from a 2011 landslide; installation of a 7-foot by 7-foot, approximately 2,600-foot long culvert; placement of approximately 150,000 cubic yards of fill to repair and stabilize the landslide area. The proposed work is portrayed in plans designed by GeoKinetics, titled *Plans and Specification for Slope Stabilization at Via Ballena Landslide, San Clemente, CA*, dated August 10, 2016. The area is unstable and continues to threaten four homes at the site, which are currently uninhabitable. If left unaddressed, there is potential for further failure, which could result in the complete loss of the four threatened homes. The applicant proposes to remove surface debris including plants, rocks, and rubble, in order to install a 7-foot by 7-foot, approximately 2,600-foot long culvert in order to convey overflow runoff out of the area. The culvert will be placed just outside of the landslide area at the bottom of a ravine on the Shorecliffs Golf Course in the City of San Clemente. The culvert will contain inlet drains to collect overflow runoff and maintain surface creek flows. The proposed fill will be placed on top of the culvert, landslide debris, and in the vicinity of the landslide in a series of benches that will create a 2:1 slope with a gravity buttress that will anchor the toe of the slope. The project also includes the installation of a series of back drains, terrace drains, and down drains. There are approximately 1.11 acres of state wetlands within the area, which run approximately 1,680 linear feet and include an unnamed creek, contiguous riparian canopy, and wetlands. Federal jurisdiction in the area includes 0.59 acres of wetlands and 0.52 acres of non-wetland waters that run approximately 1,680 linear feet. The repairs will affect 1,200 linear feet (0.3 acres) of the unnamed creek and 0.41 acres of the wetlands. The applicant proposes to mitigate the impacts at a 3:1 ratio after the emergency work is complete in conjunction with a coastal development permit application. The proposed work will commence on January 2, 2017 and will take approximately 210 days.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of a 2011 landslide that is currently posing a threat to structures at Via Ballena, Shorecliffs

November 29, 2016

Emergency Permit No.: G-5-16-0061


Golf Course, San Clemente, Orange County and requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California 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 210 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
Acting Executive Director

A handwritten signature in dark ink, appearing to read "Sherilyn Sarb", is written over the typed name.

By: Sherilyn Sarb
Deputy Director

cc: Local Planning Department

Enclosures: 1) Acceptance Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER 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. Any additional work requires separate authorization from the Executive Director.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. The work authorized by this permit must be completed within 210 days of the date of predicted commencement of work (January 2, 2017), which shall become null and void unless extended by the Executive Director for good cause.
5. The emergency work authorized by this permit is for the one-time implementation of an emergency stabilization project to stabilize an area threatened by potentially catastrophic land movement in order to avoid damage to or loss of homes in the area.
6. Pre-construction Biological Survey. Prior to commencement of any development authorized under this Emergency Coastal Development Permit, the applicant shall complete a pre-construction biological survey to identify flora and fauna that may be impacted by the proposed development. The survey shall include photographs of all vegetation areas where any work, access or other disturbance will occur. The applicant shall submit the survey for the review and approval by the Executive Director within thirty (30) days after completion of the survey.
7. Post-construction Biological Survey. Within five days of completion of the development authorized under this Emergency Coastal Development Permit, the applicant shall complete a post-construction biological survey to identify any impacts that occurred to the flora and fauna identified in the pre-construction Biological Survey. The survey shall include photographs of all vegetation areas where any work, access or other disturbance occurred. The applicant shall submit the survey for the review and approval by the Executive Director within thirty (30) days after completion of the survey.

Impacts to any sensitive habitat by work at the subject site addressing the identified emergency shall be addressed in the follow-up coastal development permit. By exercising this permit, the applicant agrees to mitigate impacts to wetlands, non-wetland waters, and riparian habitat at a minimum of a 3:1 ratio. Additional mitigation may be required. Approval for the site restoration and/or implementation of a mitigation plan shall occur through the follow-up coastal development permit. Any other habitat impacts shall be mitigated as outlined through the follow-up coastal development permit.

8. Biological Monitoring. An appropriately trained biologist shall monitor the proposed development for disturbance to sensitive species or habitat area. Daily monitoring shall occur during construction which could significantly impact biological resources such as

excavation. Based on field observations, the biologist shall advise the applicant regarding methods to minimize or avoid significant impacts which could occur upon sensitive species or habitat areas. Such methods may include but are not limited to use of sound attenuation measures and/or delaying or temporarily stopping work until such time that the risks to any sensitive wetland/avian species that may be present are minimized or avoided.

9. 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.
10. 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, U.S. Army Corps of Engineers, and the California State Lands Commission.
11. Consistent with the requirements of Section 13056 of Title 14 of the California Code of Regulations, a follow-up coastal development permit application was submitted by the applicant on October 19, 2016. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the applicant shall submit this additional information by a certain date, as established by the Executive Director. If such a follow-up CDP application is withdrawn by the applicant or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director informs the applicant that the application is incomplete, the work completed under the emergency permit could constitute a knowing and intentional violation of the Coastal Act¹ and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

If you have any questions about the provisions of this emergency permit, please contact Karl Schwing at the South Coast District Commission office at (562) 590-5071.

¹ The Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.

Exhibit 5 – Site History

Unpermitted Channel Construction in 1985

The Shorecliffs Golf Course was constructed prior to the passage of Proposition 20 in 1972 and underwent a period of temporary disrepair in the late 1970's, before being purchased by Estrella Properties, Ltd. ("Estrella"). Estrella entered into a City development agreement in 1981 that required the property owner to construct a trapezoidal channel extending between Calle Nuevo and Calle Grande Vista (current location of Off-Site Mitigation Site 2). In 1982, the Commission amended the coastal San Clemente coastal zone boundary to extend inland to the I-5 and thus included the majority of the golf course within the coastal zone.

Despite the fact that a portion of the project location is in the coastal zone, Estrella graded the existing Prima Deshecha channel in 1985 without Commission approval and installed a double-layer of interlocking concrete blocks (Tri-Lock) over geotextile sheeting. The channel was intended to conduct runoff and allow for storm flow retention in culverts located throughout the golf course. However, storm damage rendered the channel unusable shortly after construction.

CDP Application No. 5-92-102

In 1989, Centex Development, Co. ("Centex") purchased the golf course and entered into a new development agreement with the City. The agreement would allow Centex to construct a new, approximately 7,800-ft. long concrete channel to replace the existing Tri-Lock channel. The proposed channel extended from Calle Nuevo to Calle Grande Vista (current location of Off-Site Mitigation Site 2) and included small, disconnected areas of restored riparian habitat and wetlands.

In 1992, Centex applied for a CDP prior to reconstruction of the channel. This opened an investigation of unpermitted development on the golf course, including construction of the Tri-Lock channel and unpermitted vegetation clearance. On April 30, 1992, the Commission denied CDP Application No. 5-92-102 on the basis of insufficient alternatives analysis, inadequate mitigation, and unresolved Coastal Act violations.

The applicant ultimately agreed to limit construction of the proposed drainage system to outside the coastal zone. The Commission concurred with the federal consistency certification, determining that upstream channel improvements would not result in adverse impacts to the coastal zone.

Emergency Permit No. G-5-92-204 and CDP No. 5-92-204

In 1986, a landslide occurred in Cascadita Canyon along a portion of the northern slope supporting multiple Via Alegre residences (immediately north of the current project area). The northern slope failure rendered at least two homes uninhabitable and damaged the Shorecliffs sixth fairway. Active lawsuits between homeowners, the golf course, and the City prohibited any party from conducting repairs until eventual settlement in May 1992. The Commission issued an emergency permit allowing the golf course owners to proceed with landslide remediation on September 22, 1992, but no work was conducted and the emergency permit expired.

Following emergency permit issuance, the secondary golf course owner, LHC Investments, Inc. ("LHC"), and Via Alegre homeowners subsequently applied as co-applicants for a CDP to repair the northern slope failure. The application was submitted separately from Cenex's simultaneous channel reconstruction application. LHC and Via Alegre homeowners proposed landslide remediation including 44,000 cu. yds. of grading; demolition of two residences immediately above the slope (212 and 214 Via Alegre); construction of an open, 460-ft. long concrete V-ditch at the toe of the reconstructed slope; installation of a 2-ft. diameter drainage pipe leading from the ditch to the Via Cascadita storm drain; native revegetation of the slope; and construction of a 4,500 sq. ft. cattail marsh on-site.

The application prompted Commission staff to further investigate the unpermitted alteration of a U.S. Geologic Survey blueline stream within the canyon following the 1986 landslide. Staff determined that the stream had run adjacent to the northern slope prior to the landslide; the slope failure altered the course of the stream to cross the fairway and led to inundation and mud deposition throughout the sixth fairway. LHC addressed the issue in 1991 without Commission approval by importing approximately 200 cu. yds. of fill and installing drainage features to divert the stream flow. This led staff to describe the project site as “degraded ESHA” in the 1992 CDP findings.

While the partial fill impacted the riparian habitat supported by the natural stream flow, staff determined that the 1986 landslide was the primary cause of disturbance to the stream. On October 13, 1992, the Commission issued CDP No. 5-92-204 for the proposed landslide remediation and mitigation of riparian habitat impacts. Specifically, the applicants were required to restore the natural stream location at the toe of the northern slope and create a new cattail marsh that would outlet into the stream, effectively resolving the Coastal Act violations on-site. The CDP was amended on April 15, 1994 to include installation of 63 piles within the base of the reconstructed northern slope. The cattail marsh was constructed and currently extends between the southern slope and the golf cart path.

CDP No. 5-02-181

In 1997, a landslide occurred along the Cascadita Canyon southern slope supporting Via Senda and Via Cascadita (immediately west of the 2011 slope failure). The majority of the 12 homes located above the slope failure were pre-coastal. On September 9, 2002, the Commission issued CDP No. 5-02-181 for construction of a 35-ft. high, 165-ft. long shotcrete retaining wall to restore the slope. The approved project also included landscaping and reconstruction of the golf cart path at the base of the slope. The staff report findings indicate that the natural landform of Cascadita Canyon has been historically altered such that the site is no longer designated a coastal canyon in the City’s certified LUP.

Exhibit 6 – Site Photos

Note: All photos below taken by Commission staff on February 1, 2021.



Project Site, wetlands at western entrance to Cascadita Canyon.



Project Site, western entrance to Cascadita Canyon.



Project Site, reconstructed southern slope in Cascadita Canyon.



Off-Site Mitigation Site 1, existing riparian habitat and wetlands.



Off-Site Mitigation Site 2, portion of restoration area (south-facing view).



Off-Site Mitigation Site 2, new channel braided through existing channel.