

## **CALIFORNIA COASTAL COMMISSION**

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



# **W12a**

**5-20-0057 (YG III, LLC & CPHOA)**

**MAY 12, 2021**

### **EXHIBITS**

#### **Table of Contents:**

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

Exhibit 3 – Lot 9 and Lot B of San Clemente Tract No. 10909

**Project Location**



4125 Calle Isabella, San Clemente, CA 92672

San Clemente Beach

# Exhibit 1

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**Lot 9 (Owned  
by YG III, LLC)**

4125 Calle Isabella, San  
Clemente, CA 92672

**15 ft. wide  
Vertical Access  
Easement  
(Project Site)**

**Lot B (Owned  
by CPHOA)**

**Exhibit 1**

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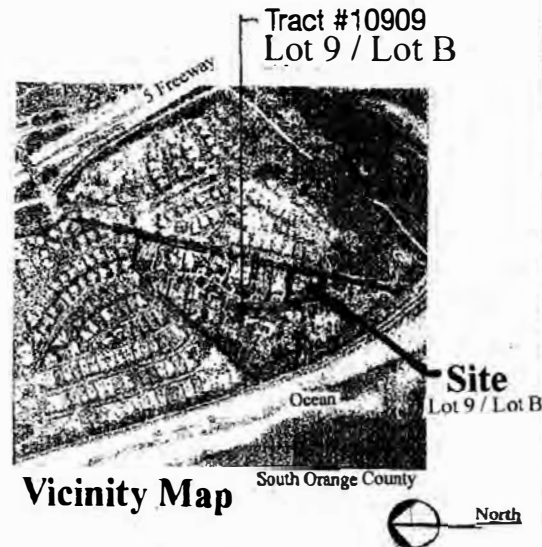


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# GREENWOOD RESIDENCE

4125 CALLE ISABELLA . SAN CLEMENTE, CA. 92672  
Tract # 10909 Lot 9 / Lot B



## SHEET INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1.	COVER SHEET
2.	DEMOLITION PLAN
3.	GRADING PLAN
4.	CONSTRUCTION PLAN
5.	DETAIL / ELEVATION SHEET
6.	IRRIGATION PLAN
7.	LANDSCAPE PLAN
8.	SPECIFICATION SHEET

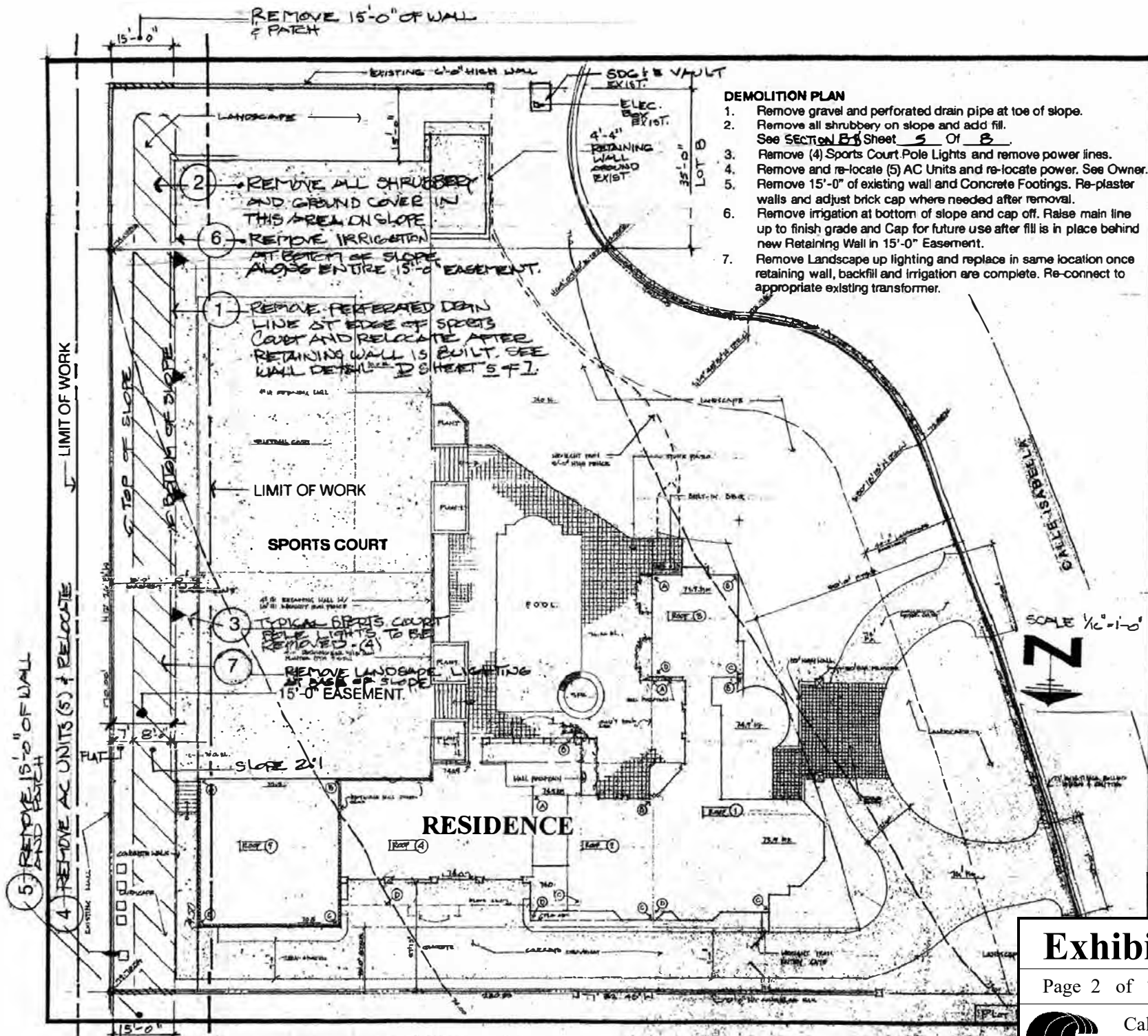
 <p><b>Greenwood Associates, Inc.</b> 4125 Calle Isabella San Clemente California 92672 Telephone: (949) 355-7481 • Email: jrgreenwood@comcast.com Landscape Architect - Planning California Lic. LA 1001920</p>		<p>Sheet Title:</p> <p><b>COVER SHEET</b></p>																										
<p>Project No.: 10020 Date: 1-10-20 Drawn By: Checked By: JG Scale: 1/16"=1'-0"</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revision</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> </tbody> </table>			No.	Date	Revision	1			2			3			4			5			6			7			8	
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<p>Sheet No. <b>1</b></p>																												

**Exhibit 2**

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DEMOLITION PLAN

GREENWOOD RESIDENCE  
4125 CALLE ISABELLA  
SAN GLENN, CA 96072

DRAWN  
CHECKED JG

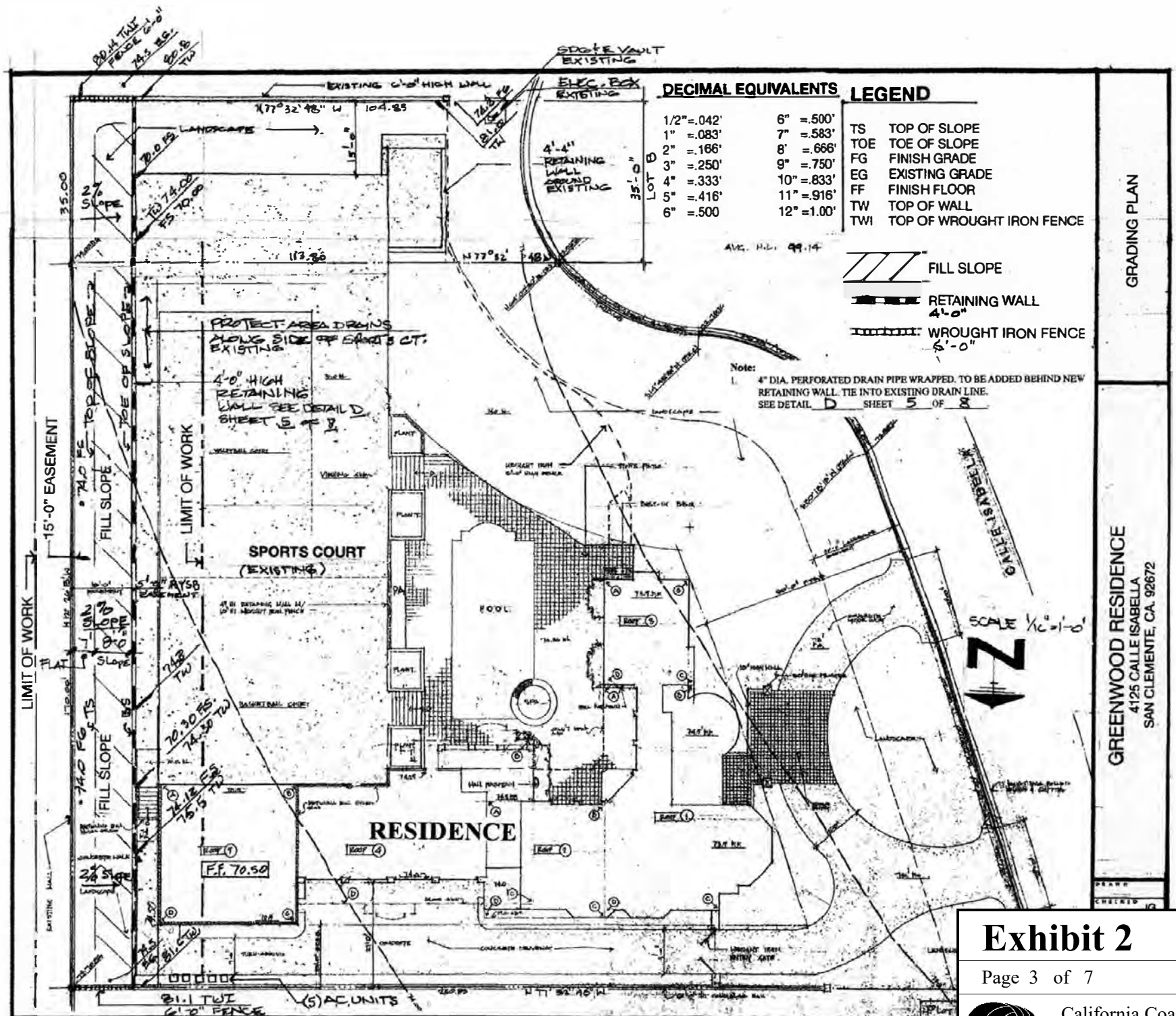
**Exhibit 2**

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## Exhibit 2

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GRADING PLAN

GREENWOOD RESIDENCE  
4125 CALLE ISABELLA  
SAN CLEMENTE, CA. 92672

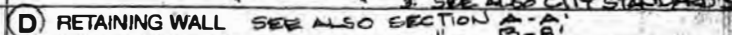




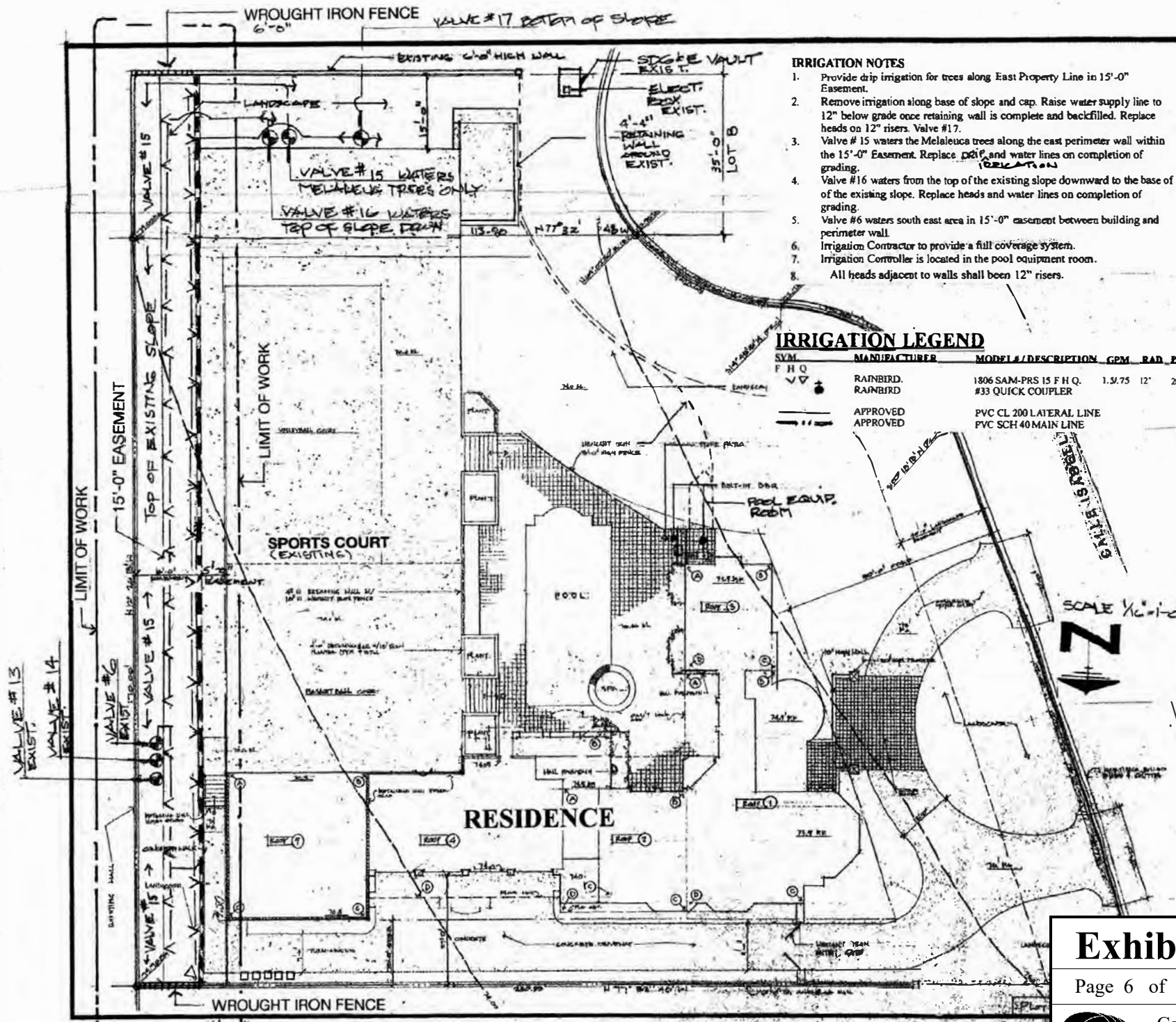




NOT TO SCALE







**IRRIGATION NOTES**

1. Provide drip irrigation for trees along East Property Line in 15'-0" Easement.
2. Remove irrigation along base of slope and cap. Raise water supply line to 12" below grade once retaining wall is complete and backfilled. Replace heads on 12" risers. Valve #17.
3. Valve #15 waters the Melaleuca trees along the east perimeter wall within the 15'-0" Easement. Replace pipe and water lines on completion of grading.
4. Valve #16 waters from the top of the existing slope downward to the base of the existing slope. Replace heads and water lines on completion of grading.
5. Valve #6 waters south east area in 15'-0" easement between building and perimeter wall.
6. Irrigation Contractor to provide a full coverage system.
7. Irrigation Controller is located in the pool equipment room.
8. All heads adjacent to walls shall be 12" risers.

**IRRIGATION LEGEND**

SYM	MANUFACTURER	MODEL / DESCRIPTION	GPM	RAD	FS
F H Q	RAINBIRD	1806 SAM-PRS 15 F H Q.	1.5/7.5	12"	20
V Q	RAINBIRD	#33 QUICK COUPLER			
---	APPROVED	PVC CL 200 LATERAL LINE			
---	APPROVED	PVC SCH 40 MAIN LINE			

IRRIGATION PLAN

GREENWOOD RESIDENCE  
4125 CALLE ISABELLA  
SAN CLEMENTE, CA. 92672

DRAWN  
CHECKED JG  
SCALE 1/8"=1'-0"

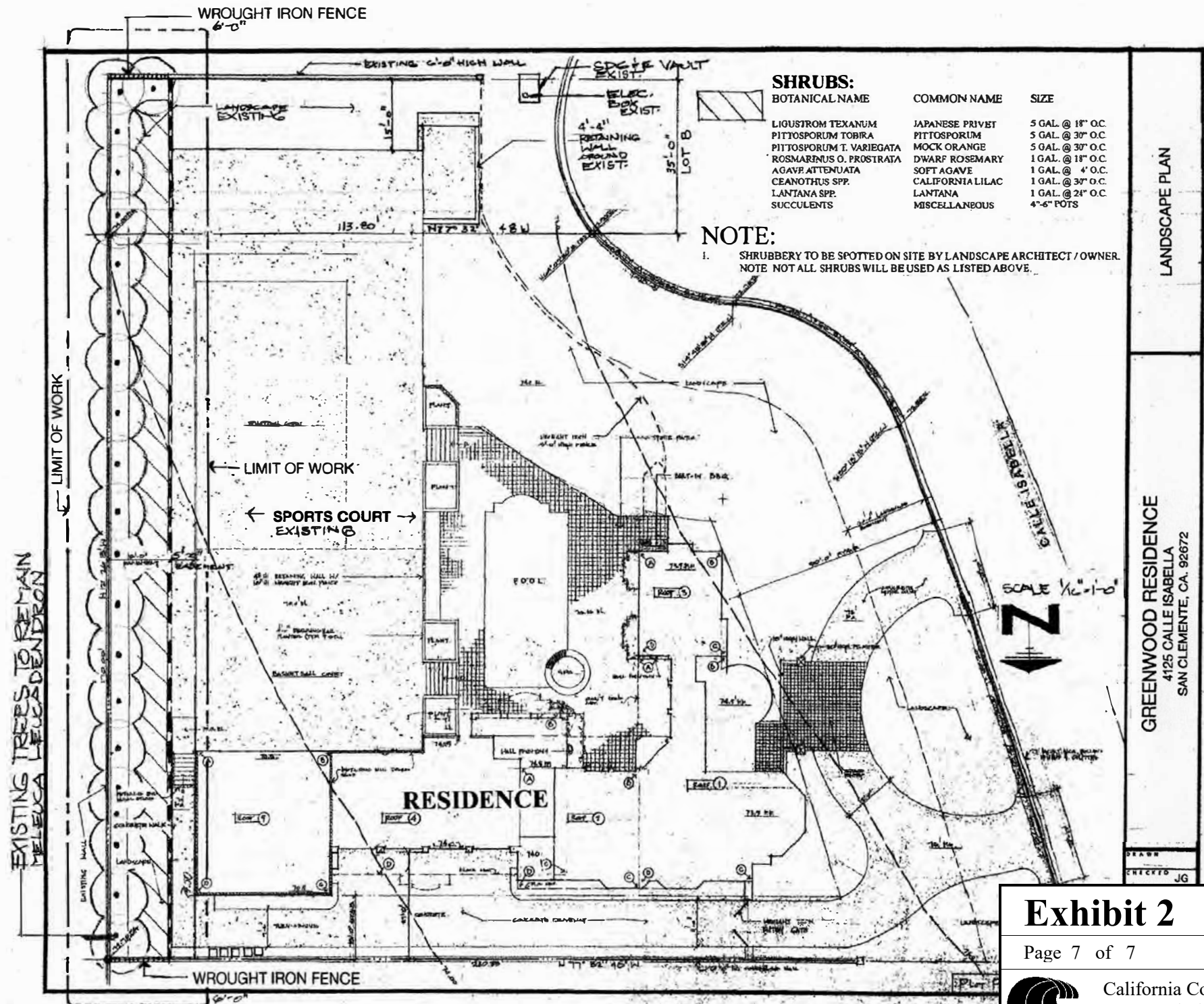
**Exhibit 2**

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Lot 9 (Owned by YG III, LLC)

Lot B (Owned by CPHOA)



MARCH 1984

TRACT NO. 10909

M. M. 509 - 10, 11, 12

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 60 PAGE 31 COUNTY OF ORANGE

## Exhibit 3

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