

CAPISTRANO BAY DISTRICT
AGENDA REPORT
November 14, 2023

Advisory Committee

ITEM 6a

Shoreline Protection Advisory Committee Report

This first page of the report repeats some of the information presented at the previous Board meeting to keep everyone reminded of the important dates leading up to the Parcel Tax Election on December 19th, and the After-the-Fact permit progress (test case).

The following three pages go into much more detail regarding the tasks required in preparation for submitting this first effort at a CDP for shoreline protection for homes built AFTER the Coastal Act passed into law (Jan 1977). As you will see, this is a very complex process and could not be achieved without the professional guidance from the Committee's legal counsel and consulting team.

Parcel Tax Initiative Timeline

- June: *completed property owner survey*
- July: *Board selected the ALL-MAIL balloting option*
**this means ballots are returned by mail – no in-person voting*
- Aug: *Board set date of election for Tuesday, December 19th*
- Sept: *District solicited for OPPOSITION and SUPPORT comments*
- Oct: *Further public outreach and awareness of the tax measure*
- Nov: *Owners can change their voter registration to Beach Road anytime up to Dec. 4th*
- Nov: *First mailing of ballots goes out November 20th*
- Dec: *Second mailing of ballots goes out December 3rd*
- Dec: *Election day – public hearing to count ballots and report results*

After-the-Fact Permit Progress

First steps in this process will be to have our Coastal Engineer and Planning Consultant provide, in detail, their scope of work to develop an engineering design and an outline of steps to prepare the Coastal Development Permit application for submittal to the City.

35127 Beach Road
Coastal Development Permit Submittal List
November 7, 2023

	City Application Submittal Task	Lead	Status/Notes
1.	Project Information Packet		
	Application Form	WCI	
	Land Use Fact Sheet	WCI	
	Justification Statement	WCI/CCN	
	Environmental Assessment Form	WCI	
2.	Processing Fee	Client	
3.	Legal Description		
	Recorded grant deed or list tract/lot # on plans	Client	
	Prelim Title Report 9w/in 6 mos)	Client	
4.	Site Plan (5 sets) see specific requirements*	Geosoils	
5.	Development Plans (5 sets) see specific requirements*	Geosoils	
6.	Materials Board	Geosoils	
7.	Reduced Plan	WCI	
8.	Notification package	WCI through 3 rd party	
9.	Photographic log see specific requirements*	WCI	
10.	Special Requirements		
	Flood Plain Analysis	Geosoils	
	Wave Run-Up Study	Geosoils	
	Prelim Water Quality Management Plan	Geosoils	
11.	Posting Notice	WCI coord w/ Owner	
12.	Alternative Analysis	WCI/CCN/Geosoils	
	Additional considerations		
	State Lands Determination		
	Revised lateral access easement		
	Historic aerial log		
	Public Trust/public access analysis		
	Visual Impact assessment		
	Stringline analysis		
	Record of MHTL Surveys		
	Site Plan/MHTL Surveys Overlay		
	Seasonal Beach Profiles		
	Table: MHTL/MHHW elevations		

Site Plan Requirements

- Vicinity map which clearly shows the location of the site
- Title Block (name and address or property owner of record)
- Scale, north arrow and date prepared
- Property lines of building site and their dimensions
- Ultimate street right-of-way lines designated
- Streets: location, name, and width, and existing improvements including sidewalks and bike facilities
- Identify all easements: locations, purpose, and width on site plan
- Buildings: existing and proposed, location and size, showing distances from property lines, existing and proposed rooflines
- Access: (driveways, etc.) existing and proposed location, add dimensions and materials
- Fencing, non-retaining walls: existing and proposed, type, location, height, and materials
- Retaining walls existing or proposed: type, location, height, and materials
- Topography, showing existing and proposed grades
- Trash facilities: Show location and method of screening for trash containers

Development Plans

Floor Plans: N/A

Elevations:

- Provide views of elevations for all areas of improvement
- Indicate height limit and proposed height on elevations
- Height dimensioned from lowest point of structure
- Height dimensioned above grade of all floor, eaves, and ridges
- Cross-sections of project area
- Identify all exterior finish materials

Photographic log

- Front elevation of project site
- Front elevation of the properties adjacent to the project site
- Front elevation of properties directly across the street from subject property
- Side elevations to properties adjacent to the subject property
- Rear elevation of project site

Beach Road Task Timeline

