



*Morning Break by John White*

## Coastal Element

San Clemente’s coastline provides many gifts. It is the main influence on our community’s identity, it creates a desirable climate and living environment, it provides stunning scenery and recreational opportunities, it attracts tourists and businesses, and provides marine and shore habitats that are home to diverse plant and animal species. Coastline protection and land use often involve competing interests and needs. These interests must be carefully balanced to ensure long-term coastal protection and an environmentally sustainable future.

The [Coastal Zone](#) [link to Coastal Zone page] is a distinct geographic area defined and governed by the California Coastal Act, which establishes distinct [legislative requirements](#) [link to Legislative Requirements page] for the use and development in the Coastal Zone. Land use policies in the Coastal Element help guide and are consistent with San Clemente’s [Local Coastal Program \(LCP\)](#) [link to LCP when available].

### **PRIMARY GOALS:**

In developing goals for the Coastal Element, the City relied on the objectives set by the State Legislature in the Coastal Act. Even more important, however, is the realization that the coast is a precious and finite resource, and a fundamental part of our community’s identity. We, therefore, have a deep and abiding responsibility for its long term care. Accordingly, the primary goals for our Coastal Zone are a Coastal Zone that continues to:

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- Sustain healthy natural habitats, natural resources, coastal canyons and the marine and shoreline environment;
- Protect and enhance water quality;
- Sustain adequate beach sand for recreation, flood protection, environmental and visual quality;
- Be accessible to residents and visitors;
- Be a valued and cherished scenic resource;
- Reflect our cultural and historical identity;
- Preserve the coastal zone as a key part of our beach culture;
- Provide recreational and visitor-serving opportunities; and
- Be characterized by land uses and development that follow the City's Local Coastal Program and are consistent with the Coastal Act.

We implement the Coastal Act to the best of our abilities; however, we also recognize its implementation is shaped by existing land uses, street and development patterns, and the availability of funds.

### **GOAL AND POLICY SECTIONS:**

1. [Coastal Access and Recreational and Visitor-Serving Opportunities](#)
2. [Protecting Sensitive Habitats, Natural Resources, and the Marine Environment](#)
3. [Scenic and Cultural Resources](#)
4. [Coastal Hazards](#)

### **GENERAL PLAN FIGURES**

- [Figure C-1, Coastal Access](#)
- [Figure C-2, Environmentally Sensitive Habitat Areas](#)

### **LINKS TO OTHER GENERAL PLAN INFORMATION**

- [Los Molinos Focus Area \[link to LM Focus Area page\]](#)
- [North Beach/N. El Camino Real Focus Area \[link to NB/NECR Focus Area page\]](#)
- [Del Mar/T-Zone Focus Area \[link to DM/TZ Focus Area page\]](#)
- [Pier Bowl Focus Area \[link to PB Focus Area page\]](#)
- [South El Camino Real \(West of Interstate 5\) Focus Area \[link to SECR/W I-5 Focus Area page\]](#)
- [General Plan Glossary \[link to Glossary\]](#)

### **ADDITIONAL LINKS**

- [Local Coastal Program \[staff to provide link\]](#)
- [San Clemente Community Profile \[http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile\\_FINAL.pdf\]](#)
- [San Clemente Vision and Strategic Plan \[http://san-clemente.org/sc/standard.aspx?pageid=558\]](#)
- [Zoning Ordinance](#)

- [\[http://library.municode.com/index.aspx?clientId=16606&stateId=5&stateName=California\]](http://library.municode.com/index.aspx?clientId=16606&stateId=5&stateName=California)
- Pier Bowl Specific Plan [\[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- West Pico Corridor Specific Plan [\[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- Marblehead Coastal Specific Plan [\[http://san-clemente.org/sc/standard.aspx?pageid=443\]](http://san-clemente.org/sc/standard.aspx?pageid=443)
- Parks and Recreation Master Plan [\[http://san-clemente.org/sc/Inf/Plans/Facilities/Mfdp-6.pdf\]](http://san-clemente.org/sc/Inf/Plans/Facilities/Mfdp-6.pdf)
- City Landscape Ordinance [staff to provide link]
- California Coastal Act [\[http://www.coastal.ca.gov/coastact.pdf\]](http://www.coastal.ca.gov/coastact.pdf)
- California Coastal Commission [\[http://www.coastal.ca.gov/\]](http://www.coastal.ca.gov/)
- Coastal Zone (-CZ) Overlay District
- City of San Clemente Urban Runoff Water Management Plan [staff to provide link]
- Regional Water Quality Management Board [\[http://www.waterboards.ca.gov/rwqcb8/\]](http://www.waterboards.ca.gov/rwqcb8/)

## Legislative Requirements

### COASTAL ACT

The United States Congress passed the [Coastal Zone Management Act](http://coastalmanagement.noaa.gov/czm/czm_act.html) [\[http://coastalmanagement.noaa.gov/czm/czm\\_act.html\]](http://coastalmanagement.noaa.gov/czm/czm_act.html) in 1972, which:

- Established a national policy “to preserve, protect, develop, and where possible, to restore or enhance, the resources of the Nation's Coastal Zone for this and succeeding generations.”
- Encouraged States to implement management programs for the use of coastal land and water resources, “giving full consideration to ecological, cultural, historic, and esthetic values as well as the needs for compatible economic development.”

The California State Legislature enacted the [Coastal Act](http://www.coastal.ca.gov/coastact.pdf) [\[http://www.coastal.ca.gov/coastact.pdf\]](http://www.coastal.ca.gov/coastact.pdf) in 1976 to ensure the protection of California's coastline by regulating human land uses and development within the Coastal Zone. It also established the [California Coastal Commission](http://www.coastal.ca.gov/) [\[http://www.coastal.ca.gov/\]](http://www.coastal.ca.gov/) as the management and regulatory agency to protect and enhance Coastal Zone resources.

The basic goals of the Coastal Act are to:

- Protect, maintain and, where feasible, restore and enhance the Coastal Zone's natural and manmade resources;
- Ensure orderly, balanced conservation and utilization of Coastal Zone resources, taking into account the social and economic needs of the people of the state;
- Maximize public access to and along the coast and public recreational opportunities in the Coastal Zone, consistent with best resource conservation principles and practices, and with constitutionally protected rights of private property owners;
- Ensure that coastal-dependent and coastal-related development have land use priority over other types of coastal development; and

- Coordinate with state and local agencies and to encourage beneficial public uses, including educational uses, in the Coastal Zone.

## **IMPLEMENTATION OF THE COASTAL ACT**

The Coastal Act requires each coastal community in California to develop and adopt a [Local Coastal Plan \(LCP\)](#) [staff to provide link when completed]. The LCP serves as the long-term management plan for areas within the Coastal Zone.

The Coastal Act defines an LCP as “a local government’s land use plans, zoning ordinances, zoning district maps, and, within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of [the Coastal Act] at the local level.” An LCP consists of: 1) a Land Use Plan and 2) an Implementation Plan.

- The Local Coastal Program [Land Use Plan](#) [staff to provide link; this is not the same as the [General Plan Land Use Plan page in the Land Use Element](#)] indicates the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and, where necessary, a listing of implementing actions.
- The Local Coastal Program [Implementation Plan](#) [staff to provide link; this is not the same as the [General Plan Strategic Implementation Plan](#)] consists of the zoning ordinances, zoning district maps, and other legal instruments necessary to implement the land use plan.

The Coastal Element and other parts of the General Plan comprise the required Local Coastal Program Land Use Plan of the Local Coastal Program (LCP), and, in combination with the updated [Zoning Ordinance](http://library.municode.com/index.aspx?clientId=16606) [http://library.municode.com/index.aspx?clientId=16606], will help meet requirements to prepare the City’s LCP. The Coastal Element must be certified by the Coastal Commission, which will ensure the Element reflects San Clemente’s coastal issues and concerns and meets statewide goals and policies. A description of how this Coastal Element conforms to statewide goals, as embodied in the Coastal Act, is contained within the Coastal Element [Readers Guide \(link to separate page\)](#). When the City updates its Zoning Ordinance to conform to the Centennial General Plan, the State Coastal Commission will review the updated Ordinance for compliance with the Coastal Act.

After certification of the LCP, coastal development permit authority in most areas of the Coastal Zone will transfer to the City. The Coastal Commission will retain original permit jurisdiction over areas such as submerged lands, tidelands, and public trust lands and appellate authority over local development approvals in [specified geographic areas \[link to Map of Coastal Commission Areas of Jurisdiction\]](#) and [major public works projects in the coastal zone](#). In authorizing coastal development permits, the City must make the finding that the development conforms to the certified LCP. By achieving LCP State certification, the City gains greater autonomy and efficiency in managing land use and environmental protection within its jurisdiction.

## LINKS TO OTHER GENERAL PLAN INFORMATION

- [General Plan Glossary](#)

## ADDITIONAL LINKS

- [Zoning Ordinance](http://library.municode.com/index.aspx?clientId=16606) [http://library.municode.com/index.aspx?clientId=16606]
- [California Coastal Act](http://www.coastal.ca.gov/coactact.pdf) [http://www.coastal.ca.gov/coactact.pdf]
- [California Coastal Commission](http://www.coastal.ca.gov/) [http://www.coastal.ca.gov/]
- [Coastal Zone \(-CZ\) Overlay District \(location TBD\)](#)
- [Map of Coastal Commission Areas of Jurisdiction](#)

## Coastal Zone

Our shoreline stretches over four and one-half linear miles; however the Coastal Zone includes more than simply the beach. It also includes a wide variety of residential, commercial, industrial, public and visitor-serving uses in an area west of Interstate 5, comprising approximately three square miles. The official boundaries of our Coastal Zone are shown on [Figure LU-1A](#) [link to land use map with Coastal Zone boundary].

A description of the physical features and development patterns of our Coastal Zone is provided in the [Community Profile](#).

[[http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile\\_FINAL.pdf](http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile_FINAL.pdf)]

## LINKS TO OTHER GENERAL PLAN INFORMATION

- [Land Use Map](#) [link to Figure LU-1]
- [Land Use Designations](#) [link to Land Use Summary page]

## ADDITIONAL LINKS

- [Local Coastal Plan](#) [staff to provide link when available]
- [San Clemente Community Profile](http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile_FINAL.pdf) [http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile\_FINAL.pdf]
- [Zoning Ordinance](http://library.municode.com/index.aspx?clientId=16606) [http://library.municode.com/index.aspx?clientId=16606]

## Coastal Access and Recreational and Visitor-Serving Opportunities

Maximum public coastal access is a fundamental goal of the [Coastal Act](#) [http://www.coastal.ca.gov/coactact.pdf] and a key part of San Clemente's charm. But the Coastal Act goes beyond just ensuring physical access. It also emphasizes the importance

of recreation and visitor-serving land uses that meet a wide range of incomes and interests.

As identified on the [Coastal Access Map \[link to Figure C-1\]](#) and [descriptions](#), San Clemente offers many opportunities to use and enjoy the coast. These include many public beaches, the historic Municipal Pier, the Ole Hanson Beach Club, ocean front parks, the California Coastal Trail, which includes the City's Beach Trail. The Beach Trail parallels Amtrak and Metrolink train facilities in San Clemente and connects to public access trails that link the community with the Pacific Ocean. San Clemente also provides visitor-serving commercial uses in the Coastal Zone, particularly within Los Molinos, North Beach, El Camino Real, Del Mar/T-Zone, and Pier Bowl areas. Visitor-serving facilities include hotels, motels, bed and breakfast inns, a youth hostel, time share units, campgrounds, restaurants, public parking lots, specialty retail, and other commercial recreational development.

**GOAL:**

Create and maintain outstanding public access and recreational and visitor-serving opportunities in the Coastal Zone, consistent with effective resource conservation practices and the protection of private property rights.

**POLICIES:**

C-1.01. ***Coastal Access.*** We establish, maintain, and, where feasible, expand public coastal access to the shoreline, beaches, tidelands, and recreational facilities in a manner that:

- a. Maximizes [public access \[link to Glossary\]](#) to and along the shoreline;
- b. Is safe and feasible;
- c. Includes, where appropriate, pedestrian, hiking, bicycle, and equestrian trails;
- d. Provides connections to beaches, parks, and recreational facilities and trail networks with adjacent jurisdictions;
- e. Includes, where appropriate, well designed and maintained support facilities such as parking, restrooms, fire pits, trash facilities, resting/view places, snack bars, picnic tables, and bike racks.
- f. Maximizes public coastal views;
- g. Facilitates alternative modes of transportation, such as walking, bicycling, and public transit, including local shuttles;
- h. Is consistent with policies regarding hazards, bluff, resource, cultural resource and wildlife habitat preservation;
- i. Minimizes alterations to natural landforms;
- j. Protects environmentally sensitive habitat areas (ESHAs);
- k. Meets facility needs to provide public safety services, including lifeguards, fire, and police service;

- l. Is managed to be permanently available;
- m. Balances the rights of individual property owners with the public's rights of access;
- n. Is compatible with adjacent development; and
- o. Is developed in cooperation with the State Department of Parks and Recreation, the State Department of Fish and Wildlife, the State Coastal Conservancy, State Lands, the County of Orange, and private organizations.

C-1.02. **Public Access in New Development.** Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

- a. It is inconsistent with public safety, military security needs or the protection of fragile coastal resources;
- b. Adequate access exists nearby; or
- c. Agriculture would be adversely affected.

C-1.03. **Where Public Access is Required.** New developments lying between the first public roadway and the shoreline shall provide both physical and visual access to the coastline. Access dedication requirements shall apply only to the extent permissible under the "takings" clauses of the United States and California Constitutions.

C-1.04. **Preserving Public Access.** We review proposals for coastal land use and development to ensure they do not interfere with the public's right of access by ensuring that:

- a. Public Transit needs are accommodated, as required by OCTA;
- b. Commercial and visitor-serving commercial uses are located near housing to encourage walking and bicycling;
- c. Non-automobile mobility options are provided within new development;
- d. Adequate parking facilities, or a substitute means of serving the development with public transportation, is provided;
- e. Proposals are consistent with public safety and security needs;
- f. Proposals protect fragile coastal resources and effectively mitigate potential impacts;
- g. Public coastal access is provided unless there is a convenient and easily accessible alternative nearby;
- h. Gates, guardhouses, barriers, or other structures that would inhibit public access to and along the shoreline and to beaches, coastal parks, trails, or coastal bluffs are generally not permitted, with the exception of devices associated with safe access along and across the railroad.

C-1.05. **Non-vehicular Access.** We promote non-vehicular access in the Coastal Zone to minimize parking conflicts and to enhance our ability to serve regional visitors.

C-1.06. **Public Infrastructure.** We protect, maintain and enhance public infrastructure that provides public access to the shoreline, beaches, coastal parks, and trails, including the City's Beach Trail.

C-1.07. **California Coastal Trail.** We support establishment of the California Coastal Trail by others and where financially feasible, assist in its implementation.

### **Recreation**

C-1.08. **Recreational Opportunities.** We protect, and where feasible, expand and enhance recreational opportunities in the Coastal Zone as addressed in the [Land Use Element \[link to Homepage\]](#) and [Beaches, Parks and Recreation Element \[link to BPRE Homepage\]](#).

C-1.09. **Lower-cost Recreational Opportunities.** We establish and maintain public beaches and parks to provide free and lower-cost recreational opportunities.

C-1.10. **Visual Compatibility.** We maintain, improve and develop our recreational resources in ways that are visually compatible with the character of surrounding areas.

### **Visitor-Serving**

C-1.11. **Visitor-serving Facilities.** We protect, promote, and provide sustainably-designed recreational and visitor-serving facilities in San Clemente's Coastal Zone as described in the [General Plan Land Use Designations \[link to Land Use Summary page\]](#).

C-1.12. **Pacific Coast Bicycle Route.** We support the continued improvement of the Pacific Coast Bicycle Route [<http://www.adventurecycling.org/routes/pacificcoast.cfm>] and where financially feasible, assist in its implementation.

C-1.13. **Recreational Fishing.** The City supports recreational coastal fishing.

C-1.14. **Overnight Accommodations.** We protect, encourage and, where feasible, provide low cost overnight accommodations in the Coastal Zone, including the possibility of a youth or elder hostel.

## **LINKS TO OTHER GENERAL PLAN INFORMATION**

- [Figure C-1, Coastal Access Map](#)
- [General Plan Land Use Designations Summary Table \[link to Land Use Summary page\]](#)
- [Beaches, Parks and Recreation Element \[link to BPRE Homepage\]](#)
- [Historic Preservation Element \[link to HPE Homepage\]](#)



## ADDITIONAL LINKS

- [Coastal Access Descriptions](#) [link to separate file]
- [Zoning](http://library.municode.com/index.aspx?clientId=16606&stateId=5&stateName=California) [Ordinance](#)
- [California Coastal Act](http://www.coastal.ca.gov/coastact.pdf) [http://www.coastal.ca.gov/coastact.pdf]
- [Beaches, Parks and Recreation Master Plan](#) [staff to provide link]
- [Local Coastal Program](#) [staff to provide link when available]

## Protecting Sensitive Habitats, Historical and Natural Resources, and the Marine Environment

San Clemente is committed to restoring, preserving and enhancing marine resources and [Environmentally Sensitive Habitat Areas \(ESHAs\)](#) [link to Glossary], including wetlands, reefs, estuaries, riparian areas, sand dunes and other natural habitats in the Coastal Zone.

ESHAs in San Clemente's Coastal Zone are depicted in [Figure C-2](#) [link to figure] and include habitats of rare or endangered species, and several coastal canyons which contain California native plant communities. Development of land in and adjacent to the canyons is subject to the canyon preservation policies addressed in the [Zoning Ordinance Coastal Zone \(-CZ\) Overlay District](#) [http://library.municode.com/HTML/16606/level2/TIT17ZO\_CH17.56OVDIST.html#TIT17ZO\_CH17.56OVDIST\_17.56.050COZOVDI].

Critical components of our marine environment are the protection and enhancement of water quality. Non-point source (NPS) polluted runoff is a leading cause of ocean, estuary and freshwater stream pollution. Consequently, the federal government mandates that states address the issue. In California, the Coastal Commission and the State Water Quality Control Board have developed a joint, non-point source pollution control [program](#) [http://www.waterboards.ca.gov/water\_issues/programs/nps/protecting.shtml] that provides a unified, statewide approach to dealing with NPS pollution. We aggressively address water quality through measures contained in the Municipal Code, [Chapter 13.40, Stormwater Runoff Control](#) [http://library.municode.com/HTML/16606/level2/TIT13PUSE\_CH13.40STRUCO.html#TOPTITLE], and through our [Clean Ocean Fee Program \(Chapter 13.34\)](#) [http://library.municode.com/HTML/16606/level2/TIT13PUSE\_CH13.34CLOCFEPR.html#TOPTITLE] to fund and implement planning, design, and implementation of applicable local, State, and Federal storm water regulations.

In addition, the impacts of non-native, invasive species on native plant and animal marine resources are a growing concern statewide. This issue is addressed below and in the [Zoning Ordinance, Coastal Zone \(-CZ\) Overlay District](#) [http://library.municode.com/HTML/16606/level2/TIT17ZO\_CH17.56OVDIST.html#TIT17ZO\_CH17.56OVDIST\_17.56.050COZOVDI].

## GOAL:

Ensure San Clemente's Coastal Zone environment is protected, maintained and, where feasible, enhanced, including its significant plant and wildlife species and natural, historical and human-made resources.

## Policies

- C-2.01. ***Beach and Marine Environment.*** We provide a litter-free and enjoyable beach and marine environment.
- C-2.02. ***Development Proposals.*** We protect the natural resources found in the Coastal Zone by evaluating development proposals, as required under the California Environmental Quality Act and as described in the [Zoning Ordinance](#).
- C-2.03. ***Stormwater and Urban Runoff Management.*** We protect our coastal and marine resources by implementing the Clean Ocean Program to address stormwater and urban runoff pollution and comply with applicable Federal, State and regional requirements.
- C-2.04. ***Cultural Resources.*** We protect cultural resources, including historical, archaeological or paleontological features in the Coastal Zone, as further described in the Natural Resources Element, [Archaeological and Paleontological Resources section \[link to section\]](#) and the [Historic Preservation Element \[link to HPE Homepage\]](#).
- C-2.05. ***Natural Resources.*** We protect natural resources by restricting the encroachment of development, incompatible land uses and sensitive habitat disturbance into designated coastal canyon and coastal bluff areas, consistent with the Local Coastal Program.
- C-2.06. ***Native Landscaping.*** We ensure that new landscaping for new development in coastal bluffs, coastal canyons or sensitive habitat areas or ESHAs within the Coastal Zone uses primarily plants that are native to the local region, as described in [Zoning Ordinance, Coastal Zone \(-CZ\) Overlay District \[http://library.municode.com/HTML/16606/level2/TIT17ZO\\_CH17.56OVDIST.html#TIT17ZO\\_CH17.56OVDIST\\_17.56.050COZOVDI\]](#), and prohibit the planting of invasive plant species.
- C-2.07. ***Landscape Restoration.*** We encourage restoration of native landscaping in coastal canyon and bluff areas to reduce erosion and maintain natural open space areas.
- C-2.08. ***Wetlands.*** We recognize and protect wetlands for their scenic, recreational, water quality, and habitat values.
- C-2.09. ***Coordination with State and Federal Agencies.*** We work with the state and federal resource protection agencies, businesses, private organizations and individuals to protect our natural and marine resources.

- C-2.10. **ESHAs.** We protect Environmentally Sensitive Habitat Areas (ESHAs) by restricting development in ESHAs consistent with the Local Coastal Program and the California Coastal Act [<http://www.coastal.ca.gov/coactact.pdf>].
- C-2.11. **Uses within the Marine Environment.** We require that uses of and in the marine environment be conducted to 1) maintain the long-term biological productivity of coastal waters, 2) help ensure the continuation of a healthy, self-renewing marine ecosystem, and 3) help ensure the long-term survival of healthy populations of marine plants and animals.
- C-2.12. **Non-Native Species.** We seek to prevent the introduction, reproduction or spread of harmful non-native plant and animal species through public education, maintenance of marine facilities and by assisting local, state and federal agencies enforce laws protecting marine resources. The City will consider restoration of open space areas and removal of invasive plants.

## LINKS TO OTHER GENERAL PLAN INFORMATION

- [Land Use Map](#) [[link to Figure LU-1](#)]
- [Land Use Designations](#) [[link to Land Use Summary page](#)]
- [Public Services, Facilities and Utilities Element, Water and Wastewater Section](#) [[link to this section](#)]
- [Public Services, Facilities and Utilities Element, Storm Water and Urban Runoff Section](#) [[link to this section](#)]

## ADDITIONAL LINKS

- [San Clemente Community Profile](http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile_FINAL.pdf) [[http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile\\_FINAL.pdf](http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile_FINAL.pdf)]
- [Zoning Ordinance](http://library.municode.com/HTML/16606/level1/TIT17ZO.html#TOPTITLE) [<http://library.municode.com/HTML/16606/level1/TIT17ZO.html#TOPTITLE>]
- [Coastal Act](http://www.coastal.ca.gov/coactact.pdf) [<http://www.coastal.ca.gov/coactact.pdf>]
- [Provide link to Urban Runoff Management Plan](http://ci.san-clemente.ca.us/sc/Org/Dept/Engineering/WaterQ/wq.htm) [<http://ci.san-clemente.ca.us/sc/Org/Dept/Engineering/WaterQ/wq.htm>]
- [Regional Water Quality Management Board](http://www.swrcb.ca.gov/rwqcb9/board_info/agendas/2010/dec/Dec10.shtml) [[http://www.swrcb.ca.gov/rwqcb9/board\\_info/agendas/2010/dec/Dec10.shtml](http://www.swrcb.ca.gov/rwqcb9/board_info/agendas/2010/dec/Dec10.shtml)]

## Scenic and Cultural Resources

San Clemente residents and visitors enjoy spectacular scenic resources and unique cultural resources, as described in the [Community Profile](http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile_FINAL.pdf) [[http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile\\_FINAL.pdf](http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile_FINAL.pdf)]. The [Coastal Act](http://www.coastal.ca.gov/coactact.pdf) [<http://www.coastal.ca.gov/coactact.pdf>] policies require the protection of scenic coastal areas

and the preservation of cultural resources. Scenic resources include coastal bluffs, coastal canyons, natural landforms and designated scenic view corridors from publicly-owned properties and along or through public rights-of-way, as defined in the Coastal Act and/or designated by the City.

Historic and cultural resources include sites, districts, structures and distinctive landscapes that convey the City's unique cultural, historical, or architectural heritage. Distinctive cultural resources in the Coastal Zone are located in, but are not limited to, the Del Mar/T-Zone, North Beach, Los Molinos and Pier Bowl areas, as further discussed in the [Land Use Element \[link to LUE Homepage\]](#).

### **GOAL:**

Continue to be a community that places high priority on the preservation and enjoyment of our scenic and cultural resources.

### **POLICIES:**

- C-3.01. ***Visual Character and Aesthetic Resources Preservation.*** We preserve the visual character and aesthetic resources of the City, including coastal bluffs, visually significant ridgelines, and coastal canyons, open spaces, prominent, mature trees on public lands, and designated significant [public views \[link to Glossary\]](#) as discussed in the [Natural Resources Element, Aesthetic Resources Section \[link to section\]](#).
- C-3.02. ***Scenic View Corridors and Public Views.*** We identify and designate the location and orientation of significant designated scenic view corridors and significant public views. (See Glossary for definitions of "[significant view corridors](#)" and "[significant public views.](#)"
- C-3.03. ***Architectural, Historical, Archaeological and Cultural Resource Preservation and Restoration.*** We provide for the preservation and restoration of the sites, structures, districts and cultural landscapes which have architectural, historical, archaeological, and/or cultural significance as described in the [Historic Preservation Element \[link to Historic Preservation Element Homepage\]](#) and the [Natural Resources Element, Archaeological and Paleontological Resources Section \[link to section\]](#).
- C-3.04. ***Development Review.*** We review and require changes to development proposals, as needed, to minimize obstructions of designated significant public views and designated scenic view corridors, and to ensure public and private development projects in the Coastal Zone are of high-quality materials and designed to be attractive and aesthetically compatible with adjacent structures, site improvements, utilities and landscape features, as further described in the [Urban Design Element \[link to Urban Design Element Homepage\]](#).

### **LINKS TO OTHER GENERAL PLAN INFORMATION**

- [Figure NR-1, Aesthetic Resources](#)

## ADDITIONAL LINKS

- [San Clemente Community Profile \[http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile\\_FINAL.pdf\]](http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile_FINAL.pdf)
- [Zoning Ordinance \[http://library.municode.com/HTML/16606/level1/TIT17ZO.html#TOPTITLE\]](http://library.municode.com/HTML/16606/level1/TIT17ZO.html#TOPTITLE)
- [Coastal Act \[http://www.coastal.ca.gov/coastact.pdf\]](http://www.coastal.ca.gov/coastact.pdf)

## Coastal Hazards

As addressed in the Safety Element [\[link to Safety Element Homepage\]](#), landslides, seismic, liquefaction, tsunamis, flooding and nuclear events are potential risks in coastal San Clemente. With a railroad running along the coast, rail-related accidents could be an issue and are addressed in the [Beaches \[link to Beaches section of Beaches, Parks and Recreation Element\]](#) section of the Beaches, Parks and Recreation Element. In addition, storm-generated tidal surges and rising sea-levels present potential hazards that must also be considered. Another hazard is the loss of beach sand and other sedimentary deposits which are critical to the protection of coastal lands and bluffs and for public safety, recreation and wildlife habitat. A major provision of the [Coastal Act \[http://www.coastal.ca.gov/coastact.pdf\]](#) is to manage coastal hazards, reduce risks to life and property, avoid substantial changes to natural landforms and minimize the need for protective structures.

### GOAL:

Continue to be a community that minimizes its exposure to coastal hazards and plans for emergency response and recovery from hazardous events.

### POLICIES:

- C-4.01. **Avoidance.** We first seek hazard avoidance as the primary method of minimizing exposure to coastal hazards.
- C-4.02. **Hazards Review.** We review applications for new development, land divisions and plan amendments to determine the presence of hazards and, if they are present, ensure the hazards are avoided and/or mitigated, as discussed in the [Safety Element \[link to Safety Element Homepage\]](#).
- C-4.03. **Sand Protection, Enhancement and Restoration.** Wide beaches provide critical protection against storm surges and tsunami run-up, and we participate in state and regional initiatives that address the protection, enhancement, and restoration of sand and other sedimentary deposits on our coastal beaches.
- C-4.04. **Sea Level Rise Monitoring.** We monitor the issue of potential future sea level rise, both in the short term via permitting actions and in the long-term to address future development impacts along the shoreline.

- C-4.05. **Sea Level Rise Protection.** We require shoreline development and necessary bluff retention devices to be sited and designed to take into account predicted future changes in sea level. New structures shall be set back a sufficient distance landward or be designed to eliminate or minimize, to the maximum extent feasible, hazards associated with anticipated sea level rise, as established by Federal or State authorities, over the expected economic life of the structure.
- C-4.06. **Ongoing Study.** We support efforts by other agencies to study the potential impacts of continued and accelerated sea level rise and flooding of waterways on existing or proposed structures within all development zones, including impacts to development zones, traffic flow, public access, natural areas and water quality.

## LINKS TO OTHER GENERAL PLAN INFORMATION

- [General Plan Safety Element \[link to Safety Element Homepage\]](#)

## OTHER LINKS

- [Management of Beach Facilities Policy \[staff to provide link\]](#)
- [San Clemente Community Profile](http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile_FINAL.pdf)  
[http://san-clemente.org/sc/Services/Planning/Centennial/SCProfile\_FINAL.pdf]
- [Coastal Act](http://www.coastal.ca.gov/coastact.pdf) [http://www.coastal.ca.gov/coastact.pdf]
- [Zoning Ordinance](http://library.municode.com/index.aspx?clientId=16606&stateId=5&stateName=California)  
[http://library.municode.com/index.aspx?clientId=16606&stateId=5&stateName=California]
- [Info on Climate Change/Sea Level Rise](http://www.coastal.ca.gov/climate/SeaLevelRise2001.pdf)  
[http://www.coastal.ca.gov/climate/SeaLevelRise2001.pdf]

## Implementation Measures

General Plan Implementation Measures are contained in the Strategic Implementation Program (SIP). The SIP contains Implementation Measures for one-time projects that end with a specific goal, and ongoing projects that requires routine activity with no specified end date. The SIP is updated by the City Council with the City budget and Long-Term Financial Plan (LTFP) to ensure the effective implementation of the Centennial General Plan. This coordination ensures that the General Plan remains a dynamic, up to date, responsive guide to public decision making and expenditures.

Click [here](#) to access Implementation Measures for this element in the latest Strategic Implementation Program.

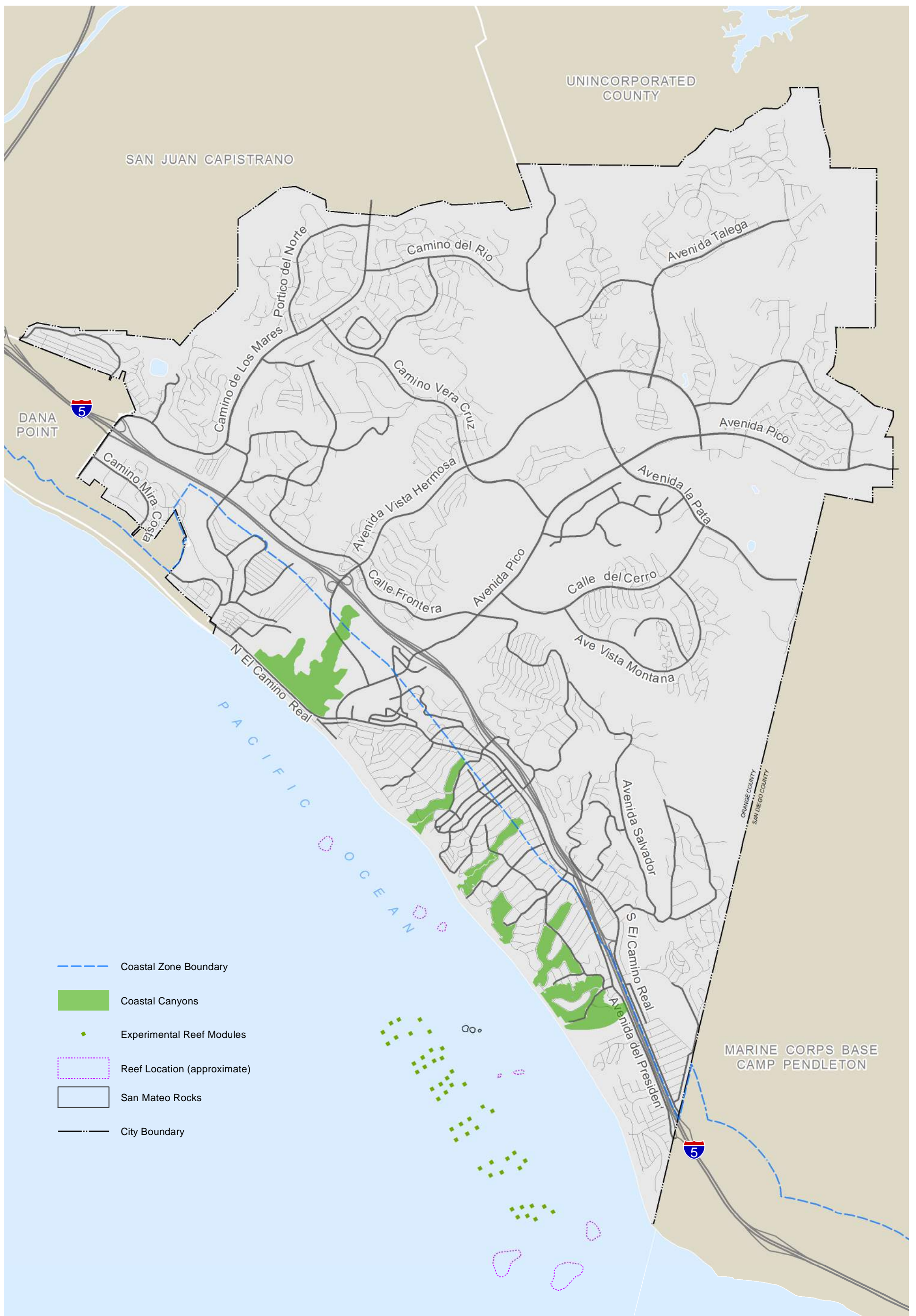


- - - Coastal Zone Boundary
- ★ Coastal Access Points
- City Boundary

Figure C-1  
**COASTAL ACCESS POINTS**

0 750 1,500 3,000  
 Feet





Source: Wheeler North Reef Final Design Plan, Coastal Environments, 2006



**Figure C-2**  
**ENVIRONMENTALLY SENSITIVE HABITAT AREAS**

0 1,250 2,500 5,000 Feet



6/30/2015