

CALIFORNIA COASTAL COMMISSION

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**Th6b**

Filed: October 9, 2008
49th Day: November 27, 2008
180th Day: April 7, 2008
Staff: Liliana Roman-LB
Staff Report: November 20, 2008
Hearing Date: December 10-12, 2008
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-08-217

APPLICANT: City of San Clemente, Attn: Amir Ilkhanipour, Engineering

PROJECT LOCATION: 615 Avenida Victoria (City Pier) San Clemente, Orange County

PROJECT DESCRIPTION: Repair and maintenance to City Pier consisting of stringer repairs (8), timber piles replacements/repairs (26), concrete piles replacements (8), repair of protective coating on steel piles and pile caps (82), steel pile caps repairs (22), bracing repairs (4), replacement of 12, 000 sq. ft. of deck planks, installation of a new active Corrosion Protection (CP) system, and replacement of existing 2", 3" and 4" sewer pipe lines along the Pier to all to a 6" double containment sewer pipe.

LOCAL APPROVALS RECEIVED City of San Clemente Planning Division Approval-in-Concept

SUBSTANTIVE FILE DOCUMENTS: City of San Clemente Certified Land Use Plan (LUP), Pier Survey & Assessment San Clemente Pier, Project #28703 prepared by Transystems Corp dated June 2008; Coastal Development Permits 5-99-150, 5-99-382, 5-97-087, 5-97-086, 5-92-470, 5-92-012, 5-92-012-A, 5-90-1120, 5-90-1120-A, 5-01-234, 5-01-234-A1, 5-01-234-A2.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending **APPROVAL** of the proposed project with six (6) special conditions, which require 1) future improvements; 2) assumption of risk; 3) construction-related best management practices (BMPs); 4) timing of construction; 5) piling materials and 6) operation, repair and maintenance of over water sewer lines. The primary issues associated with this development are water quality and public access.

LIST OF EXHIBITS:

1. Location Map
2. Assessors Parcel Map
3. Coastal Access Points Map
4. Project Plans (4A – 4F)

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION:

I. APPROVAL WITH CONDITIONS

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS:

1. Future Improvements

This permit is only for the development described in coastal development permit No. 5-08-217. Pursuant to Title 14 California Code of Regulations section 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610 (b) shall not apply to the development governed by the coastal development permit No. 5-08-217.

Accordingly, any future improvements to the structure authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources section 30610(d) and Title 14 California Code of Regulations sections 13252(a)-(b), shall require an amendment to Permit No. 5-08-217 from the Commission or shall require an additional coastal development permit from the Commission.

2. Assumption of Risk, Waiver of Liability and Indemnity Agreement

A. By acceptance of this permit, the applicant, on behalf of (1) itself; (2) its successors and assigns, and (3) any other holder of the possessory interest in the development authorized by this permit, acknowledges and agrees (i) that the site may be subject to hazards from waves, storm waves, flooding and erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards, and (v) to agree to include a provision in any subsequent sublease or assignment of the development authorized by this permit requiring the sublessee or assignee to submit a written agreement to the Commission, for the review and approval of the Executive Director, incorporating all of the foregoing restrictions identified in (i) through (iv).

B. The applicant shall conform to the lease agreement No. PRC 5542.9 between the applicant and the State of California acting through the State Lands Commission, which has been found by the Coastal Commission to contain functionally equivalent terms to the terms of subsection A of this condition.

3. Construction Responsibilities and Debris Removal

The permittee shall comply with the following construction-related requirements:

- a) No construction materials, debris, or waste shall be placed or stored where it may be subject to wave erosion and dispersion;
- b) Any and all debris resulting from construction activities shall be removed from the pier and beach area on a daily basis;
- c) Disturbance to the ocean bottom and intertidal areas shall be minimized;
- d) Sand from the beach, cobbles, or shoreline rocks shall not be used for construction material;
- e) Staging and storage of construction machinery and storage of debris shall only take place in the approved staging area and trash bin location;
- f) Any accidental spills of construction equipment fluids shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible;

- g) Any construction materials, oils or liquid chemicals or other waste shall not be stored where it is subject to wave erosion and dispersion into coastal waters;
- h) If turbid conditions are generated during construction a silt curtain will be utilized to control turbidity.
- i) Floating booms will be used to contain debris discharged into coastal waters and any debris discharged will be removed as soon as possible but no later than the end of each day.
- j) Non buoyant debris discharged into coastal waters will be recovered by divers as soon as possible after loss.
- k) Netting, tarps and/or other forms of barriers shall be installed between the water and the work areas to prevent any unpermitted material from entering the Pacific Ocean.
- l) Machinery or construction materials not essential for project improvements will not be allowed at any time in the intertidal zone.

4. Timing of Construction/Construction Staging Area

By acceptance of this permit, the applicant agrees to minimize adverse impacts to public use of the San Clemente Municipal Pier, surrounding beaches and parking lots resulting from construction activities approved pursuant to Coastal Development Permit 5-08-217 as required below:

- a) No construction shall occur during the “peak use” beach season, defined as the period starting the day before the Memorial Day weekend and ending the day after the Labor Day weekend of any year.
- b) The Pier, surrounding beaches and parking lots shall be open for public use during the peak use beach season.
- c) The construction staging area will gradually be reduced as less materials and equipment are necessary.

5. Piling Materials

To prevent the introduction of toxins and debris into the marine environment, the use of plastic wrapped pilings (e.g. PVC pilewrap, polyethylene sheeting, etc.), shall conform to the following requirements:

A. Inspection and Maintenance Program. The permittee shall exercise due diligence in periodically inspecting pilings to be repaired under this permit, and shall immediately undertake any repairs necessary to maintain the wrapping and/or structural integrity of the pilings. **ON AN ANNUAL BASIS FOR ALL PLASTIC WRAPPED PILES THAT MAY COME INTO CONTACT WITH BOATS, LOGS AND OTHER FLOATING DEBRIS, AND ON A BIENNIAL BASIS FOR THOSE THAT WILL NOT**, beginning one and two years (as applicable) following the date that the first pile is repaired, the permittee shall conduct a piling inspection to ensure the integrity of the pile, and that all corrective actions have or will be immediately undertaken to maintain the plastic wrapping and/or integrity of the pile. The applicant shall provide to the Executive Director the results of the monitoring annually for the life of the piling(s). The inspections shall be undertaken by boat, during periods of extreme low tides. If the monitoring results indicate repairs are necessary, the applicant shall immediately complete those repairs that are exempt from coastal development permit requirements, and shall apply for an amendment to this permit or a new permit for those repairs requiring a permit. Alternatively, the permittee may submit a different timeline for the piling inspection program that ensures that the plastic wrapping and/or structural integrity of the pile is properly maintained; the alternative timeline shall be reviewed and approved by the Executive Director, prior to the issuance of the permit.

B. New Information. By acceptance of this permit, the applicant agrees to submit an application for an amendment to this permit or a new coastal development permit if the Executive Director determines there is new information available that indicates that plastic has harmful effects on the marine environment, and that environmentally superior, feasible alternative(s) are available. The amendment or new coastal development shall include measures to eliminate or significantly reduce the adverse impacts of the plastic including, if necessary, the replacement of the pilings.

6. Operation, Maintenance, and Repair of Over-Water Sewer Lines

A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, an operation and maintenance plan for over-water sewer lines. The over-water sewer lines include all pipes which leads to a sanitary sewer. The over-water sewer lines shall be visually inspected at least once per week and dye- or pressure-tested at least once every six months. All leaks shall be repaired immediately upon discovery. If the applicant determines that a more stringent procedure is necessary to ensure protection of coastal water quality, then the applicant shall update the operation and maintenance plan.

B. The permittee shall undertake development and ongoing maintenance and operation in accordance with the approved final plan and other requirements. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. **PROJECT LOCATION AND DESCRIPTION**

Location and Description

The subject site is the San Clemente Municipal Pier located at 615 Avenida Victoria in the City of San Clemente, Orange County (Exhibit 1 and 2). The Pier is approximately 1,300 feet in length and is a 24,000 square foot structure that includes a restaurant and bar, public restrooms, a bait and snack shop, and Lifeguard Tower Zero (marine safety tower). The proposed project consists of repair and maintenance to the historic City Pier consisting of stringer repairs (8), timber piles replacements/repairs (26), concrete piles replacements (8), repair of protective coating on steel piles and pile caps (82), steel pile caps repairs (22), bracing repairs (4), replacement of 12, 000 sq. ft. of deck planks, and installation of a new active Corrosion Protection (CP) system for extra protection of the steel piles. Project plans are included as Exhibit 4; Exhibit 4A is the Site Plan and Demolition Plan, Exhibit 4B are the Pile Plans, Exhibit 4C is the Deck Framing Plan; Exhibit 4D is of the Cathodic Protection Plan, Exhibit 4E is the Enlarged Sewer Pipe Plan; Exhibit 4F is the Staging Plan.

The proposed project includes a cathodic protection device to help prevent corrosion of steel pile caps (above the water). The corrosion protection system involves a coating of the steel pile caps with zinc two paints (Carbozinc 259 and Carboguard 890) and a polyurethane coat (Carbothane). Anode and cathode sleds connected to the steel pile caps will lead to a rectifier box of 20 volts/5amps installed on two sites between Bents 54-75 of the pier, along the farthest seaward portion of the piers with the steel piles. No portion of this system will be in the water.

The proposed project also includes an existing sewer line replacement by replacing existing 2", 3" and 4" sewer pipe lines along the Pier with 6" double containment sewer pipes. The double walled main sewer line will have flexible expansion joints to replace the existing single wall sewer main. The sewer line services the public restrooms, Marine Safety Tower, Snack Shop and a public sink all located on the Pier. The sewer line runs along beneath the length of the Pier to the main sewer connection on land.

The proposed repairs will be undertaken during the off-peak season to minimize adverse impacts to beach access. During construction, a portion of the Pier will have to be closed to the public to allow installation of the new decking. City staff anticipates that total closure will not exceed five consecutive days. The City anticipates that the Pier will be re-opened to full public use prior to the peak beach-use season.

Previous CDPs

CDP 5-01-234: Repairs to Municipal Pier, including replacement of fifteen (15) wooden pier pilings; one (1) wood pile cap; forty five (45) wooden stringers; fifteen (15) wooden bracings and repair of the protective coating on seven (7) steel piles. The project also involved repairs to Lifeguard Tower Zero.

CDP 5-01-234-A1: Repairs to Municipal Pier, including stringer repairs (50 each); bracing replacement (15 each); cross and longitudinal bracing (8 each); pile cap replacement (8 each); and deck plank replacement (approx. 4,300 sq. ft./10% of total).

CDP 5-01-234-A2: Repairs to Municipal Pier, including stringer repairs (196), new treated and wrapped timber piles (7), bracing replacements (55), pile cap replacement (20), deck plank replacement (4,600 square feet) and repairs to protective coating on steel piles and pile caps (48).

Water Quality - Construction BMPs

The proposed project involves structural repairs to the San Clemente Municipal Pier. Due to the project's location in and over coastal waters, it is necessary to ensure that construction activities will be carried out in a manner that will not adversely affect water quality or marine resources.

For previous similar repairs to the San Clemente Municipal Pier, Commission staff has contacted the California Department of Fish and Game (CDFG) staff to request information on the requirements for use of certain materials in the proposed project. The CDFG has approved the use of Ammoniacal Copper Arsenate (ACA), Ammoniacal Zinc Arsenate (ACZA) or Chromated Copper Arsenate (CCA) treated piles, stringers and cross-braces for the pier projects of this scope. In this case, the piles proposed will be treated with either ACA, or ACZA or CCA preservatives. As proposed, new deck planks will be treated with ACZA, and the treated wood piles will be wrapped with a substance called "Hellmerhyde", a polyethylene sheeting. No other pier components will be wrapped, as the piles are the only portion of the pier subject to constant submersion. The Commission's Water Quality staff reviewed and approve of the use of ACA, ACZA or CCA wood treatment and the polyethylene sheeting for the piles.

ACZA, ACA and CCA contain copper, zinc, and arsenic. These chemicals are used to preserve the wood when used in or over the water. Until recently, little research has been conducted on the release of wood preservatives from existing structures and the environmental impacts, if any, of those releases. In each of the studies, measurable amounts of preservatives were shown to be released into the environment. While the degree of environmental accumulation and biological

impacts appear to be low, some release does occur.¹ Recognizing the potential impacts of using ACA, ACZA, and CCA treated wood products in the marine environment, a precautionary approach is warranted. The Commission is also concerned about the use of plastic in the marine environment due to the possible deterioration of the pile wrapping and subsequent increase in marine debris. Since plastic is an inorganic material, it does not biodegrade, but rather continually breaks down into ever-smaller pieces. The presence of plastics in the coastal and ocean environment is both widespread and harmful to human and marine life. In this case, the pier is not used for boating purposes. As such, there is a lower potential for degradation of the plastic wrapping to occur through collision or abrasion. Nonetheless, there is still a potential for damage as a result of marine debris.

Consequently, it is necessary for the Commission to impose a special condition similar to that imposed through previous San Clemente Pier repair CDPs (5-99-150, 5-99-382, 5-01-234, 5-01-234-A1, 5-01-234-A2) requiring maintenance of the polyethylene wrapping that encases treated wood pilings. Special Condition 5 requires the City to periodically inspect all pilings installed as part of this project, and shall immediately undertake any repairs necessary to maintain the plastic wrapping (including patching any holes to ensure that the piles are completely encased) and/or the integrity of the piles. Every two years following initial pile installation, the applicant shall inspect the pier to ensure the integrity of the piles, and to ensure that all corrective actions have been or will be immediately undertaken to maintain the plastic wrapping and/or the integrity of the piles.

The project also involves repairs to the protective coating on 82 out of 86 existing steel piles and repairs to 22 steel pile caps. The proposed coating material is Amercoat 385, an epoxy polyamide. The Commission's Water Quality staff reviewed and approve of the proposed steel pile treatment. The proposed BMPs include pollution control measures such as using plastic tarp enclosures during abrasive blasting to prevent blasting residue from entering the ocean, immediate removal of debris, and refraining from blasting activities when weather conditions prohibit the ability to control debris. Based on information available at this time, the proposed treatment, wrapping and coating materials are also deemed acceptable for use in pier projects by the CDFG if they are proven to be non-deleterious to marine life.

The applicant also solicited comments from the Regional Water Quality Control Board when designing the long-term pier repair program in 2001, CDP 5-01-234 (City of San Clemente). The RWQCB offered comments regarding prevention of blasting residue from entering the ocean and daily site maintenance and operations. The comments have been incorporated into the applicant's written specifications for the long-term maintenance project and incorporated into the proposed construction best management practices.

Containment tenting is proposed to control and collect sandblast debris, as well as vacuuming of wood shavings of treated timber and daily debris removal. Nonetheless, as the proposed project is located in and over coastal waters and adjacent to the beach; there is always the possibility that material from demolition or construction may end up in coastal waters. In order to prevent adverse impacts to marine waters from construction and demolition activities, the Commission imposes Special Condition No. 3, providing for safe storage of construction materials and debris disposal.

Furthermore, the proposed project also includes an existing sewer line replacement by replacing existing 2", 3" and 4" sewer pipe lines along the Pier to all to a 6" double containment sewer pipe. The double walled main sewer line will have flexible expansion joints to replace the existing single wall sewer main. The sewer line services the public restrooms, Marine Safety Tower, Snack Shop and a public sink all located on the Pier. The sewer line runs along beneath the length of the Pier

¹ *Guide for Minimizing the Effect of Preservative-treated Wood on Sensitive Environments*, Lebow and Tippie, prepared for United States Forest Service, February 2001.

to the main sewer connection on land. Although the proposed double walled sewer pipe will mitigate the potential for a sewage spill under significantly high surf conditions, the Commission imposes Special Condition 6 requiring the applicant provide an operation, maintenance and repair plan for the over-water sewer line, to ensure water quality throughout the life of the project.

Marine Resources

The proposed replacement of defective pier piles constitutes fill of coastal waters. The Coastal Act limits the fill of open coastal water to specific, enumerated uses and also requires that any project which results in fill of open coastal waters provide adequate mitigation and that the project be the least environmentally damaging alternative.

The proposed project is the least environmentally damaging alternative as it utilizes the minimum number and size of piles necessary to adequately support and secure the pier. Section 30233(a)(3) of the Coastal Act allows fill of open coastal waters for the placement of structural pilings for public recreational piers that provide public access and recreational opportunities. The proposed project, repairs to the existing Municipal Pier, constitutes development that will provide public access and recreational opportunities. Thus, the project is an allowable use under Section 30233(a)(3).

Section 30233 also requires that any project which results in fill of open coastal waters also provide adequate mitigation. Placement of the proposed piles in conjunction with the proposed project will displace bottom habitat. The project proposes to remove and replace pilings of the same size and diameter. However, the pilings will provide new vertical habitat for marine organisms such as mussels, barnacles, limpets, littorine snails, red and brown seaweed, surfgrass, anemones, and polychaetes. Thus, adequate mitigation is provided by the proposed project in that the loss of bottom habitat is offset by the fact that the pilings themselves will provide new vertical intertidal habitat for marine organisms.

Public Access/Visitor Serving Recreation

The San Clemente pier is a low-cost, visitor-serving facility which provides public recreational, fishing, and sightseeing opportunities. It is one of the main coastal access points in the City (Exhibit 3). The proposed improvements are necessary (yet non-exempt) routine repair and maintenance of the Municipal Pier that do not adversely impact public access or recreation. The repair and maintenance activities help maintain the function of the pier for its intended use as a visitor-serving facility.

The Pier will remain open and available to visitors during construction to the maximum extent practicable. The applicant proposes to perform the proposed work in a manner that will allow the public some access to the Pier during construction. However, temporary closure (on and off during a 2-month period) will be necessary during deck plank replacement and to the sandy beach area beneath the Pier during some phases of construction to ensure safety. The project will take place primarily during the winter and early spring season when there are fewer visitors to the Pier, which will further reduce any adverse impacts to access.

The proposed project will not negatively impact beach parking, however, will temporarily obstruct access to a 200' x 20' area of the beach that will be utilized as a construction staging area. The proposed area is the most landward portion of the beach adjacent to the railroad tracks. The staging area does not block access to the rest of the wide sandy beach adjacent to the Pier and seaward of the staging area.

In order to ensure that access the beach is not hindered during the peak summer season, the Commission finds it necessary to impose Special Condition No. 4, which prohibits construction to occur during the peak use summer season that would obstruct public access to the pier, adjacent beaches, or public parking lots. The condition also requires the applicant to gradually reduce the staging area as less equipment and materials are stored.

Hazards

Due to the Pier's location over the beach and ocean, the majority of the repair and maintenance work proposed will take place on State owned lands. The State Lands Commission concurs that the proposed activities are in conformance with the requirements of lease agreement number PRC 5542.9. Section 4(c), in the "General Provisions" section, of the subject lease states that the City of San Clemente as lessee shall maintain the pier and property in good order and safe condition.

The proposed project is located over a sandy beach in an area that is subject to hazards from wave run-up, scour, and erosion. Lease agreement number PRC 5542.9 includes assumption-of-risk language that was previously approved by the Commission. The assumption-of-risk language in the approved lease agreement includes a waiver of liability by the applicant and the landowner to indemnify the Commission for any damage to life and property which may occur as a result of the permitted development. The waiver of liability also shows that the applicant and the landowner are aware of and appreciate the nature of the hazards which exists on the site and which may adversely affect the stability and safety of the proposed development. Special Condition No. 2 reiterates the requirement that the applicant conform to all requirements of lease agreement number PRC 5542.9, which contains assumption-of-risk language acceptable to the Commission. In addition, Special Condition No. 1 states that any future improvements to the property will require a coastal development permit from the Coastal Commission.

B. PUBLIC ACCESS

As conditioned, the proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as conditioned the development, as conditioned, conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. HAZARDS

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

D. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission

finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

E. LOCAL COASTAL PROGRAM

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment approved in October 1995. On April 10, 1998, the Commission certified with suggested modifications the Implementation Plan portion of the Local Coastal Program. The suggested modifications expired on October 10, 1998. The City re-submitted on June 3, 1999, but withdrew the submittal on October 5, 2000.

The proposed development is consistent with the policies contained in the certified Land Use Plan. Moreover, as discussed herein, the development, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. Therefore, approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program for San Clemente that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

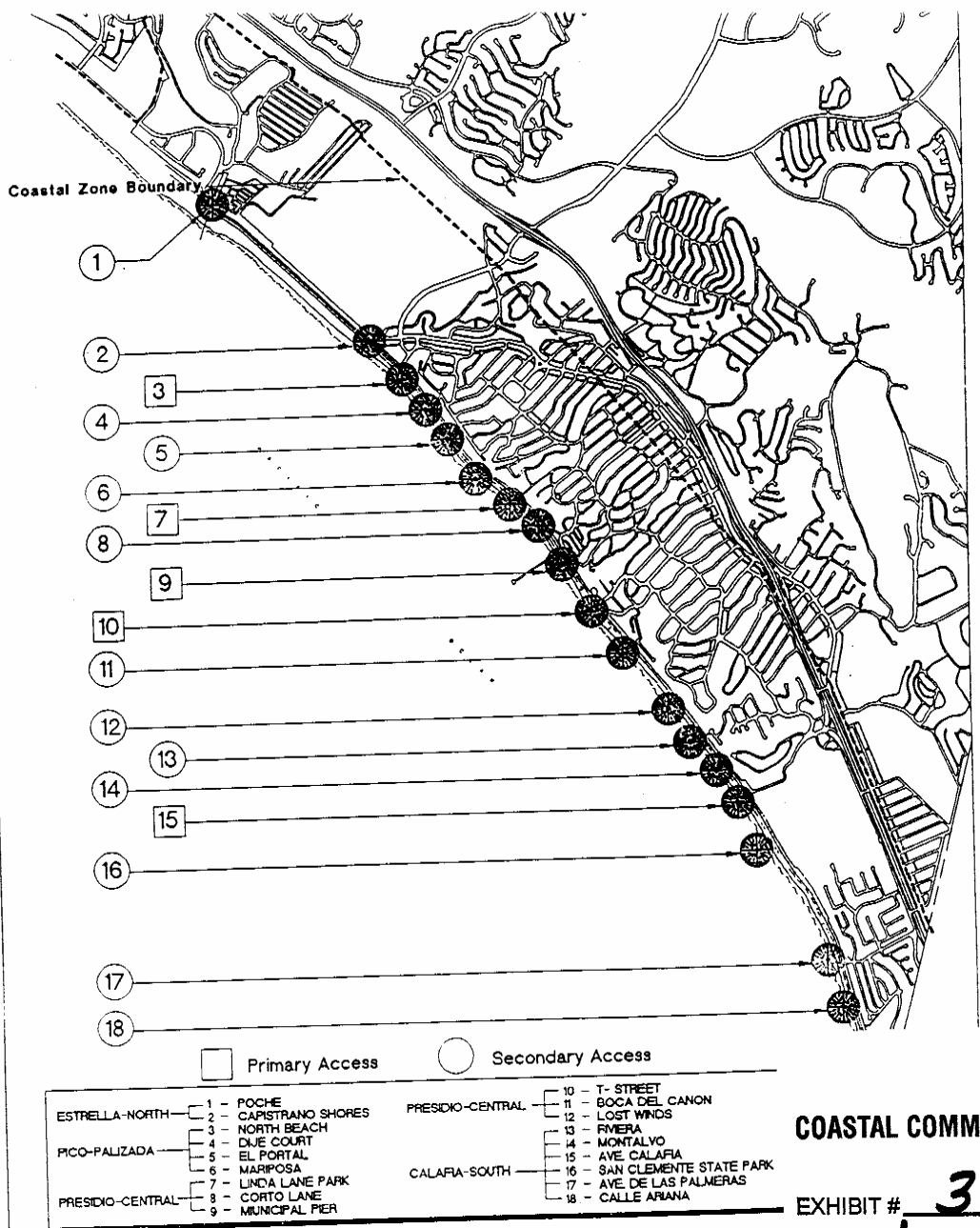


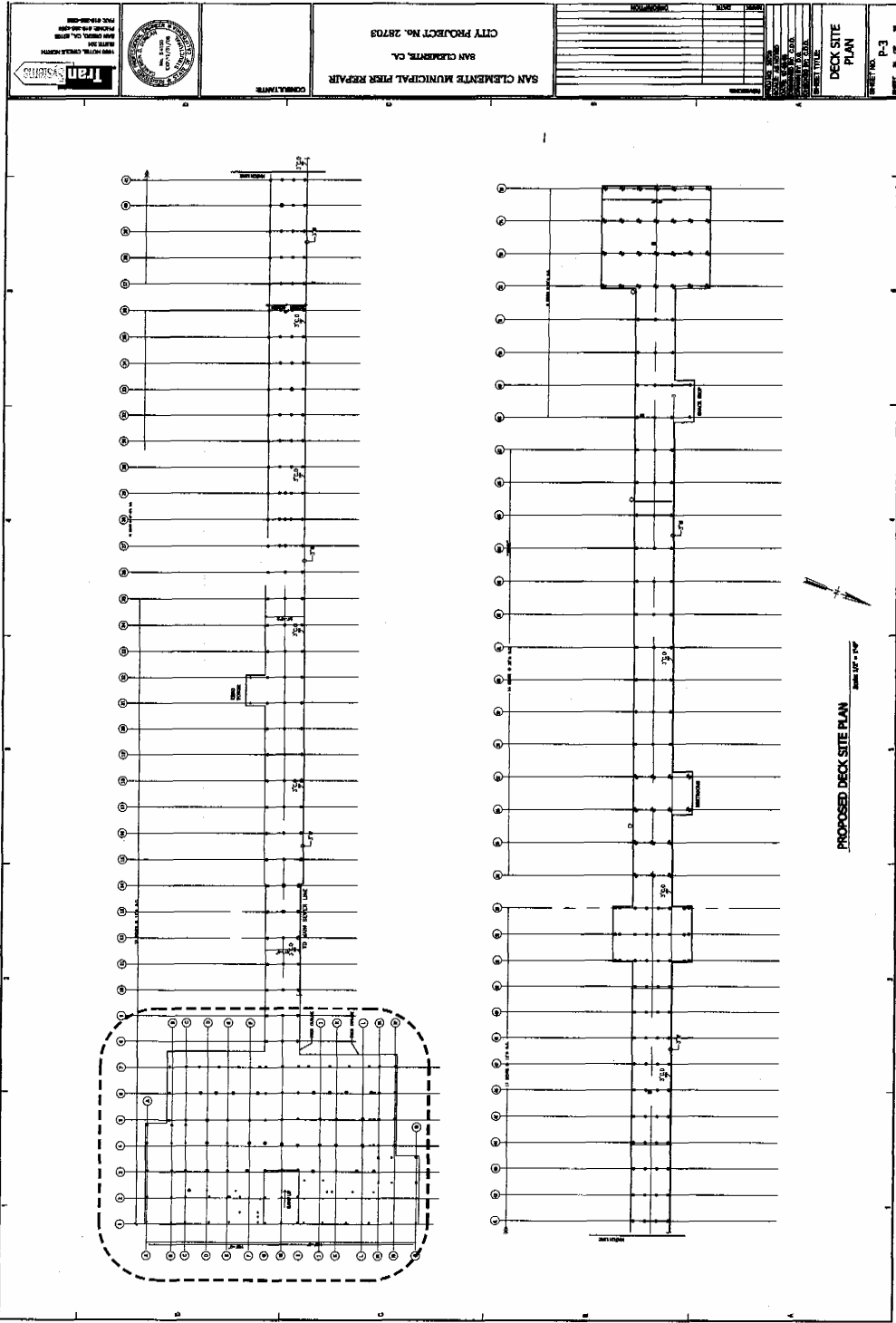
FIGURE 2-5

COASTAL COMMISSION

EXHIBIT # 3
 PAGE 1 OF 1

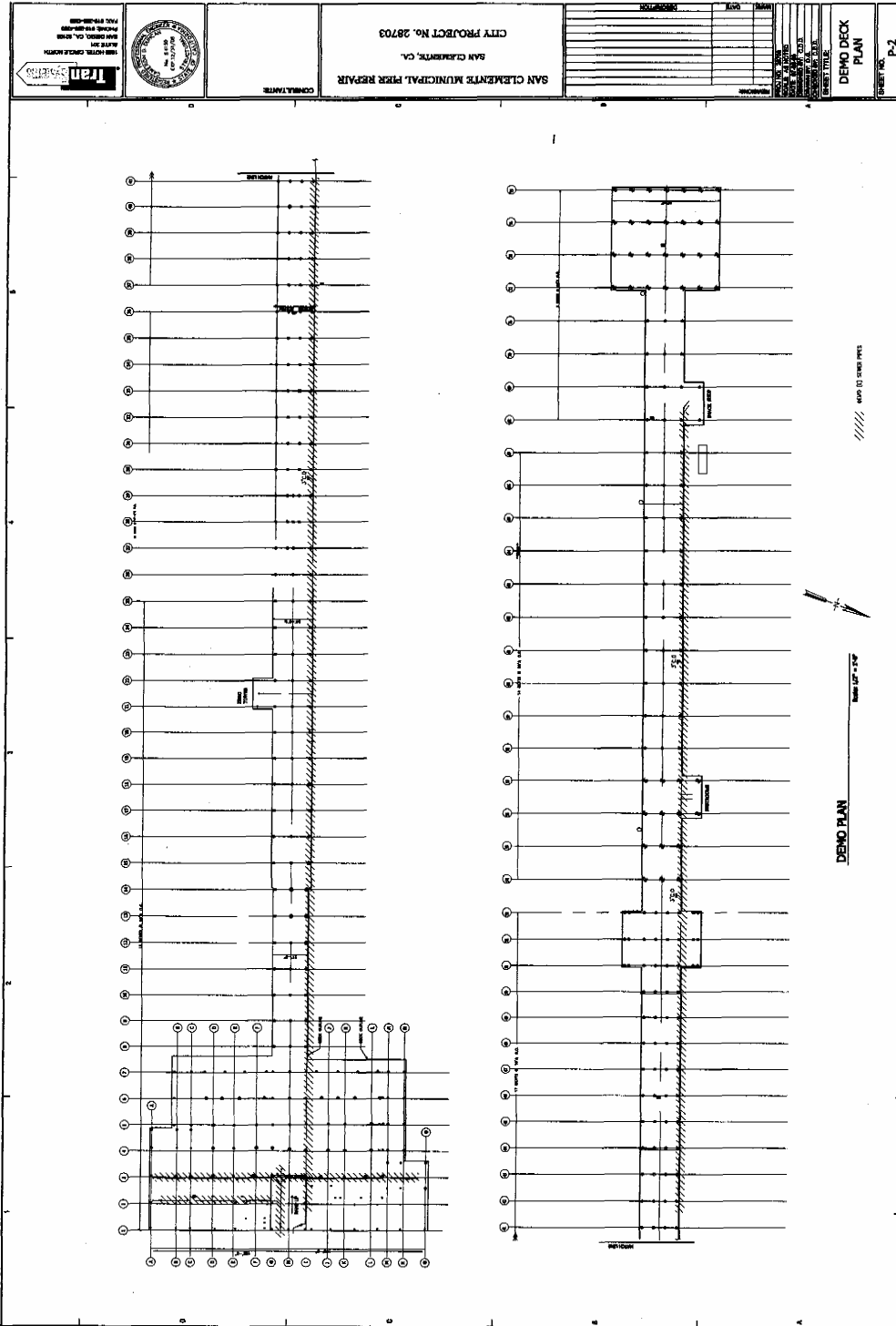
**CITY OF SAN CLEMENTE
 COASTAL ACCESS POINTS**





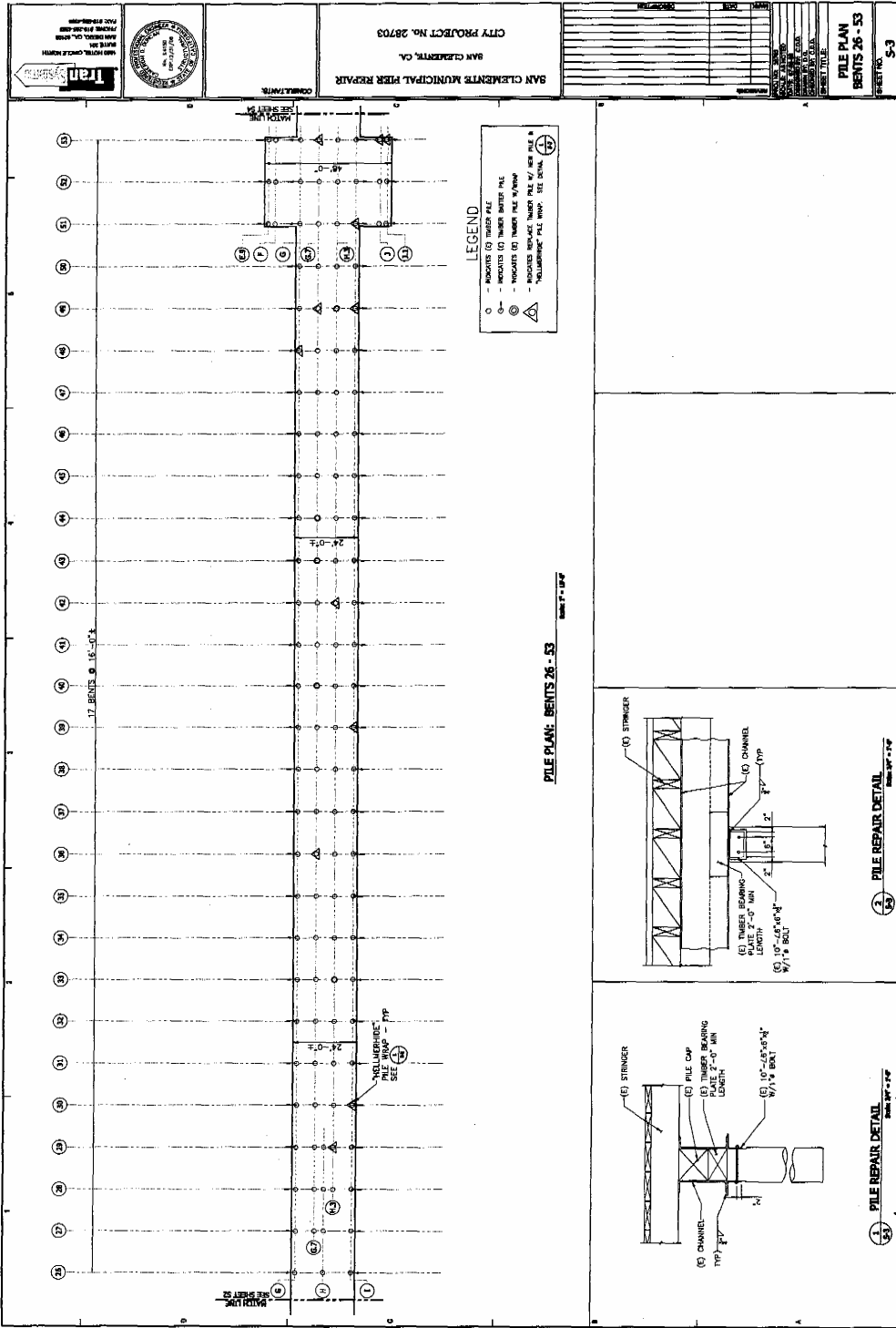
COASTAL COMMISSION

EXHIBIT # 4A
PAGE 1 OF 2



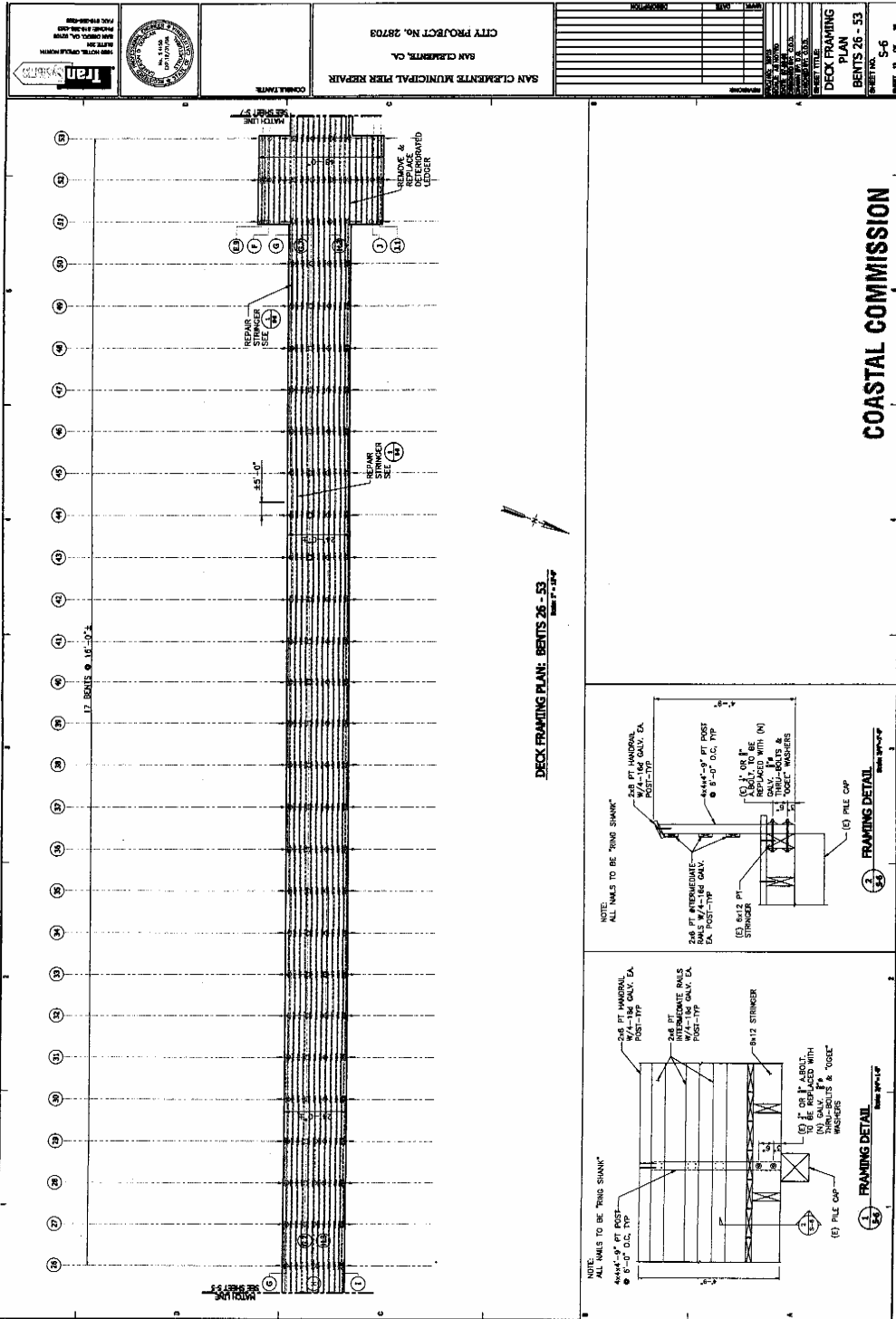
COASTAL COMMISSION

EXHIBIT # **4A**
PAGE **2** OF **2**



COASTAL COMMISSION

EXHIBIT # **4B**
 PAGE **2** OF **3**



COASTAL COMMISSION

EXHIBIT # 4C
 PAGE 2 OF 7

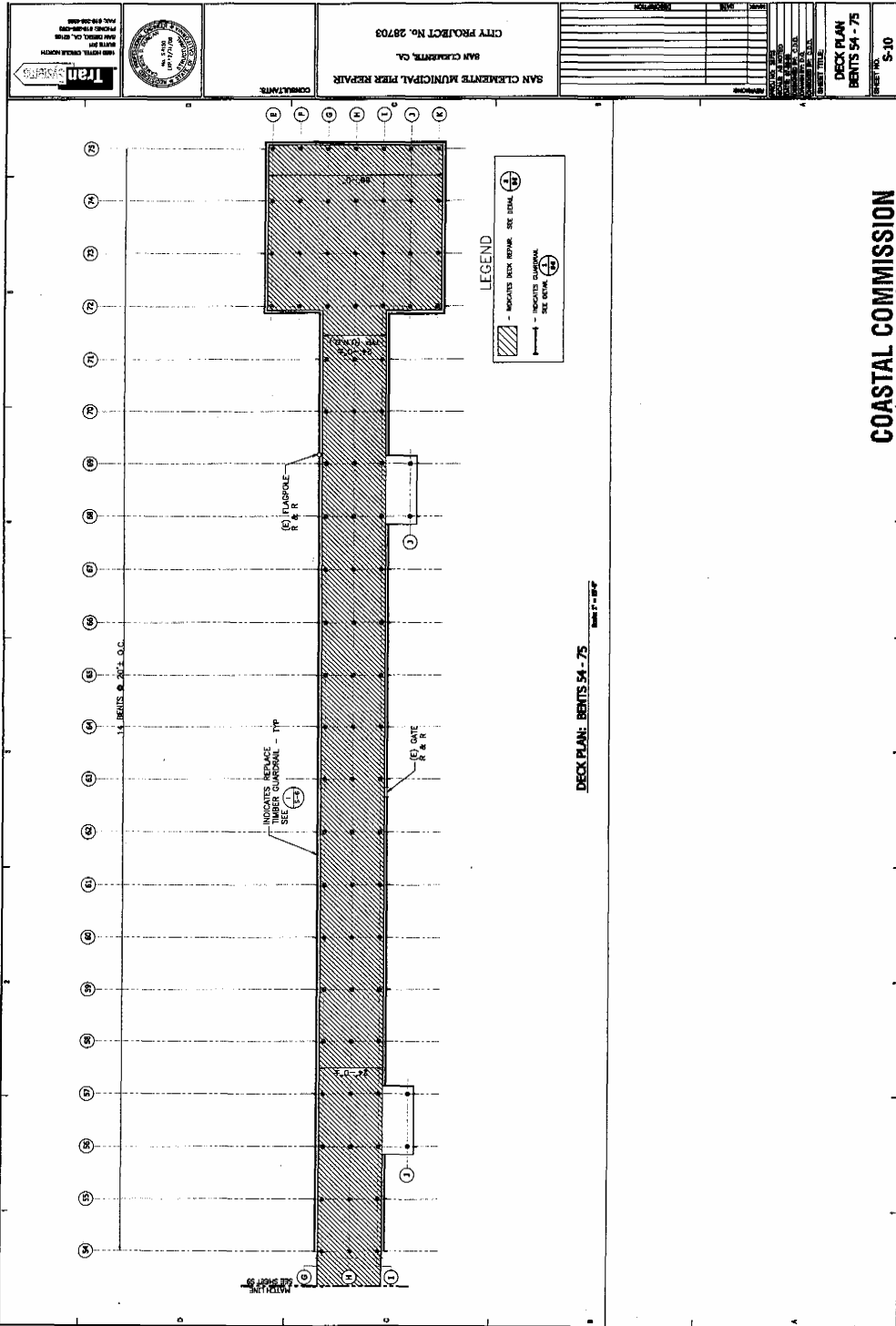
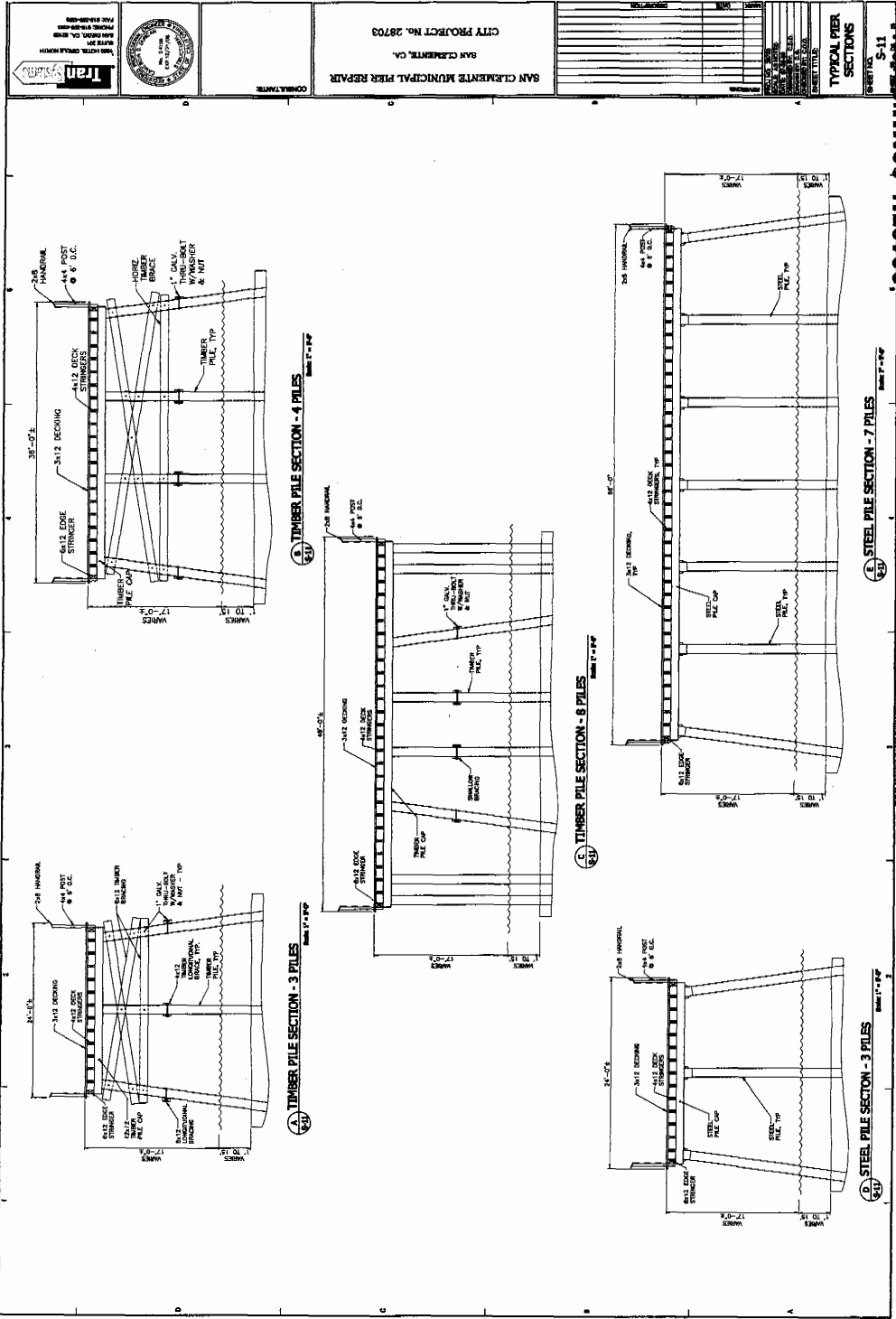
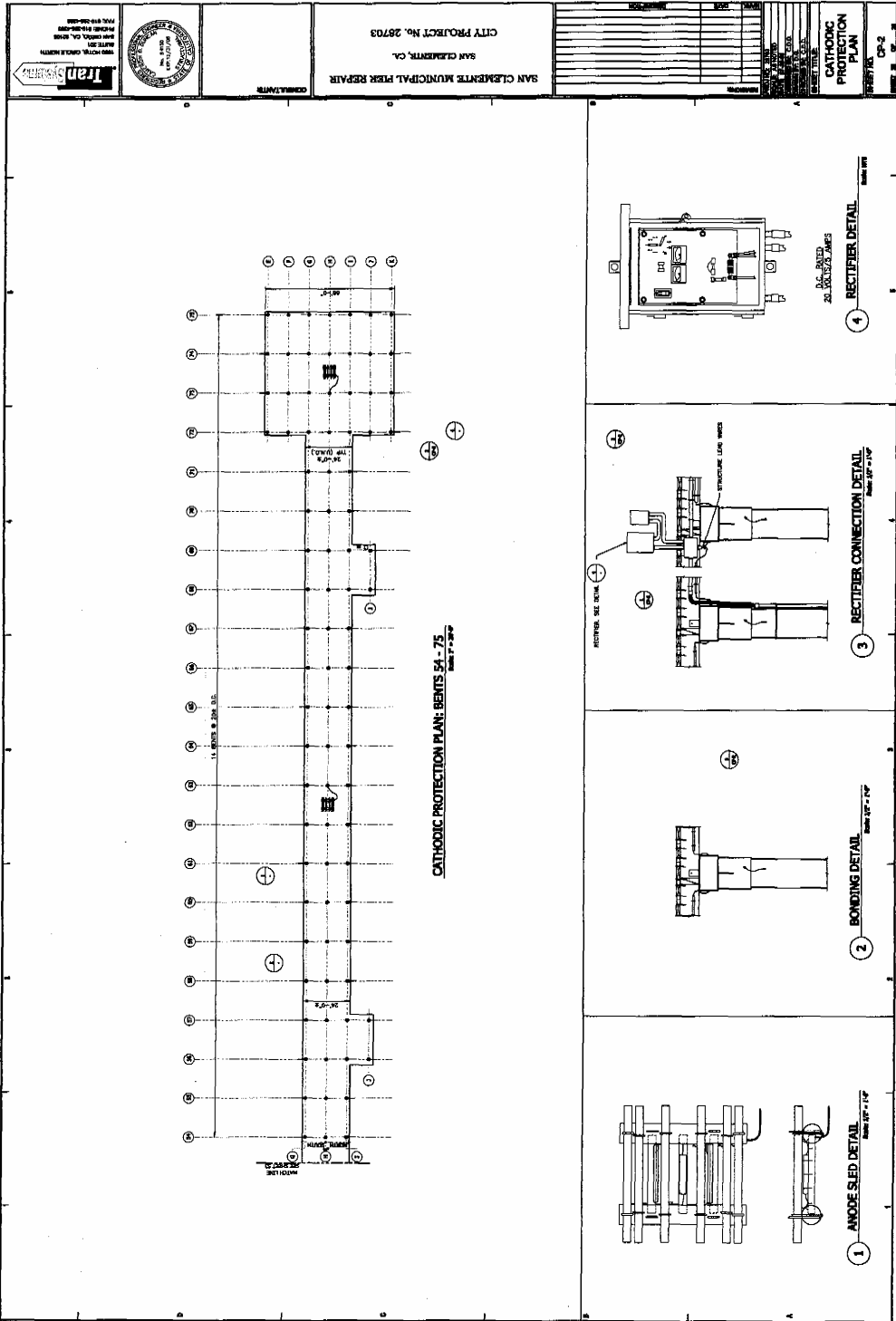


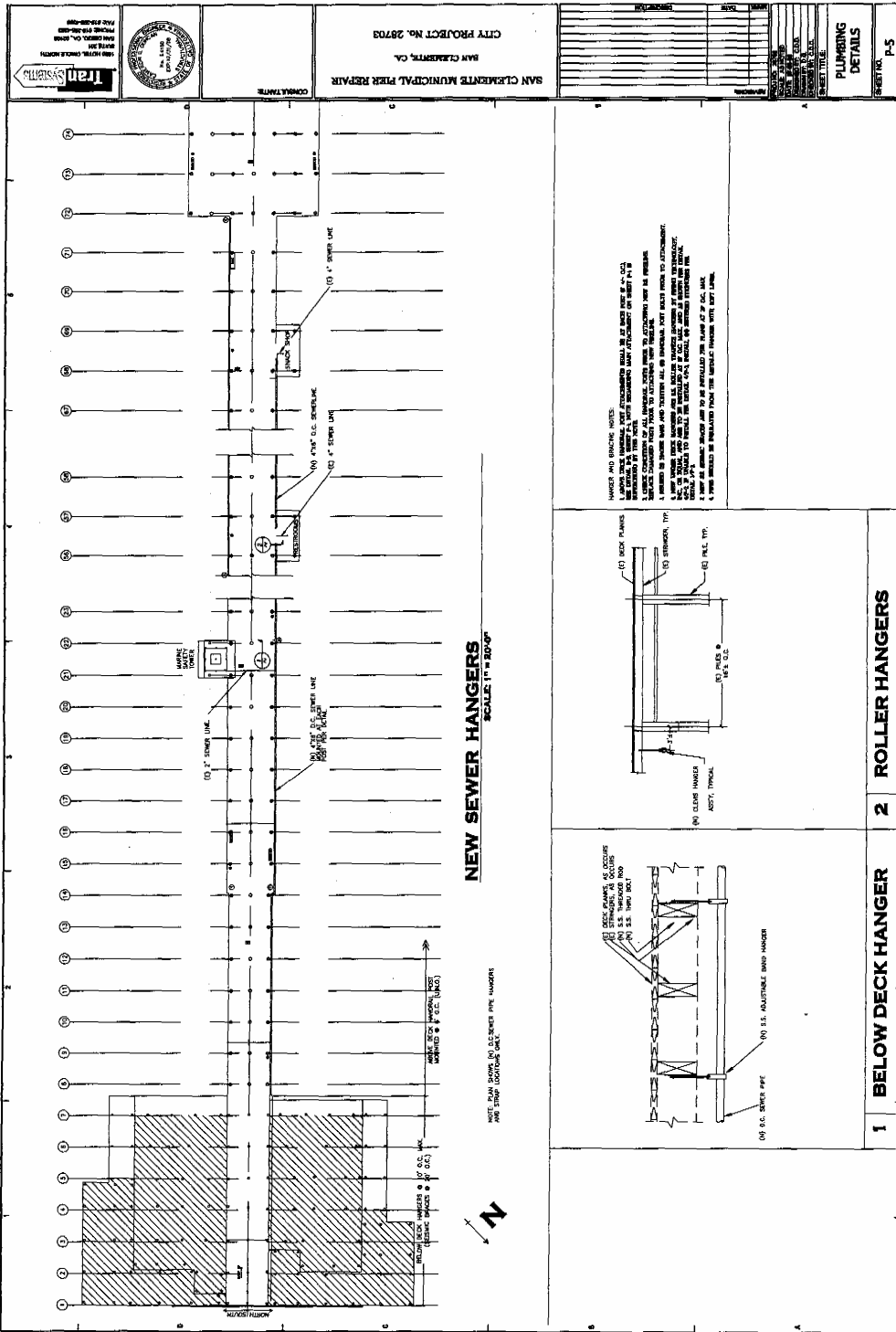
EXHIBIT # 4C
 PAGE 6 OF 7







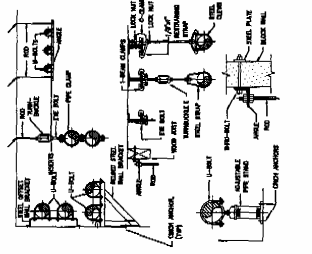
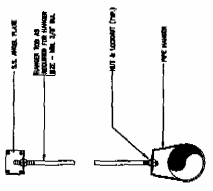
COASTAL COMMISSION

EXHIBIT # 4D
 PAGE 1 OF 2



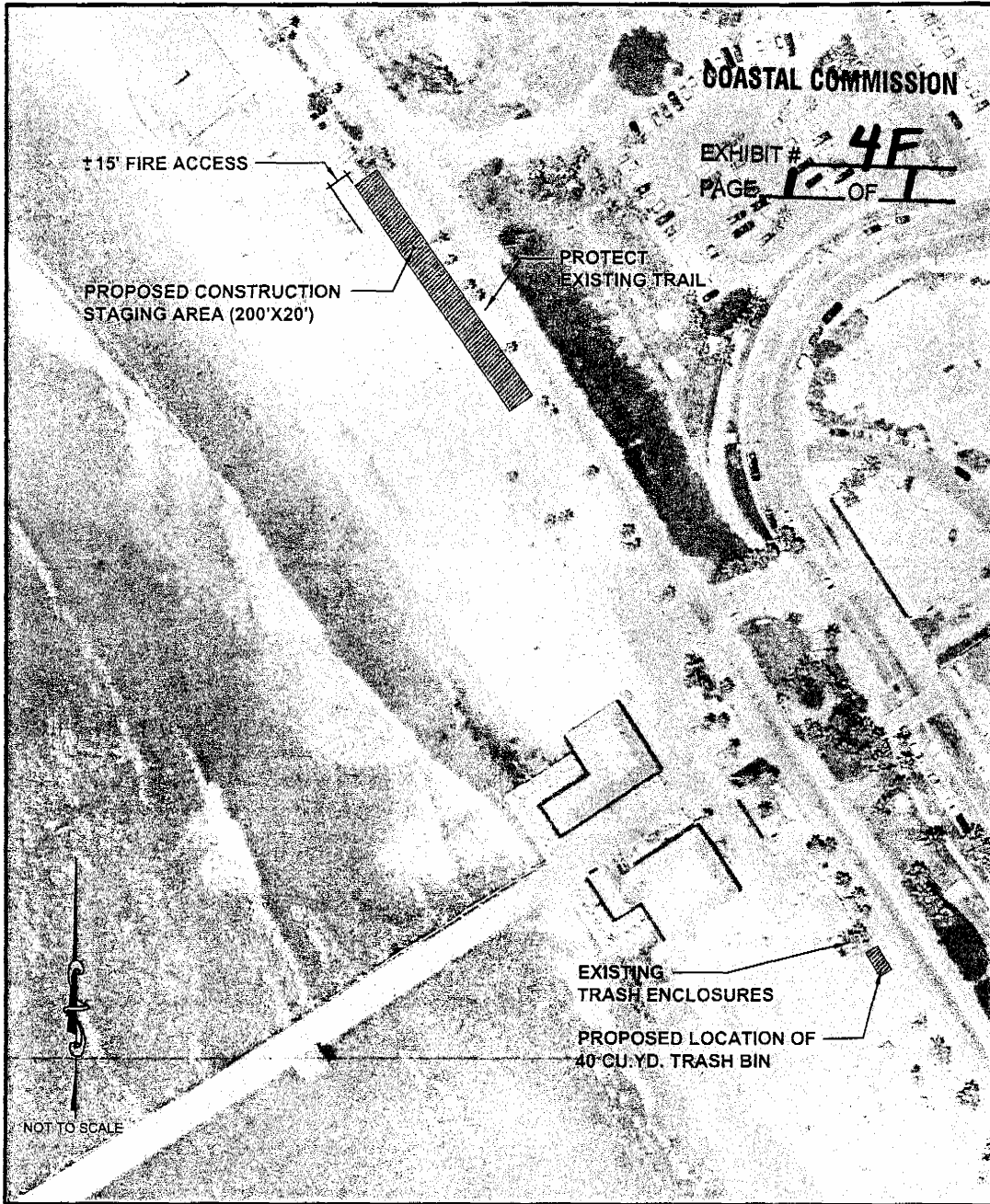
COASTAL COMMISSION

EXHIBIT # 4E
 PAGE 2 OF 3

		SAN CLEMENTE MUNICIPAL PIER REPAIR SAN CLEMENTE, CA CITY PROJECT NO. 28703	SHEET NO. P-1 OF 1	SPECIFICATIONS GENERAL NOTES LEGEND & DETAIL
PIPE SCHEDULES				
DESCRIPTION 1. 12" DIA. 10' LONG 2. 12" DIA. 10' LONG	PRODUCT NAME, SIZE, & WEIGHT 1. 12" DIA. 10' LONG 2. 12" DIA. 10' LONG	MANUFACTURER BY 1. PFC 2. PFC	PIPE 1. PFC 2. PFC	1. 12" DIA. 10' LONG 2. 12" DIA. 10' LONG
GENERAL NOTES				
1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN CLEMENTE AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.				
				
PIPE SUPPORT DETAIL				
				
SINGLE PIPE SUPPORT DETAIL				

COASTAL COMMISSION

EXHIBIT # 4E
 PAGE 3 OF 3



City of San Clemente

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San Clemente, CA 92673
Tel (949) 361-6100
Fax (949) 361-6316

LOCATION MAP

**STAGING AREA &
TRASH BIN LOCATION MAP**