

CALIFORNIA COASTAL COMMISSION

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RECORD PACKET COPY
Item Mon 8j

Filed: June 21, 2001
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 Staff: ALK-LB *ALK*
 Staff Report: September 20, 2001
 Hearing Date: October 8-12, 2001
 Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 5-01-234

APPLICANT: City of San Clemente

AGENTS: Dennis Roger Reed, Beach and Parks Manager
 John Beck, Park Planner

PROJECT LOCATION: San Clemente Municipal Pier, City of San Clemente,
 Orange County

PROJECT DESCRIPTION:

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 involves repairs to Lifeguard Tower Zero on the Pier, including replacement of the wooden beams that support the existing stairway.

SUMMARY OF STAFF RECOMMENDATION:

The subject application is for structural repairs to San Clemente's Municipal Pier and Lifeguard Tower Zero. Staff recommends that the Commission **APPROVE** the proposed project subject to three (3) special conditions. The special conditions consist of: 1) the requirement that any future improvements to the property will require a permit from the Commission; 2) conformance with an existing assumption-of-risk lease restriction; and 3) identification of construction and debris removal responsibilities.

LOCAL APPROVALS RECEIVED: Approval in Concept from the City of San Clemente Planning Division

SUBSTANTIVE FILE DOCUMENTS: City of San Clemente Certified Land Use Plan, coastal development permits concerning the pier including: 5-99-150, 5-99-382; 5-97-087; 5-97-086; 5-92-470; 5-92-012; 5-92-012A; 5-90-1120-A1, and 5-90-1120.

EXHIBITS

1. Vicinity Map
 2. Project Plans
 3. Correspondence from CDFG
 4. Correspondence from RWQCB
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STAFF RECOMMENDATION:

Staff recommends that the Commission **APPROVE** the permit application with special conditions.

MOTION:

I move that the Commission approve CDP #5-01-234 pursuant to the staff recommendation.

Staff recommends a **YES** vote. This will result in approval of the permit as conditioned and adoption of the following resolution and findings. 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, located between the first public road and the sea, 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.

San Clemente Pier Repairs

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**

The subject permit is only for the development described in Coastal Development Permit No. 5-01-234. Any future structures or improvements to the property will require a Coastal Development Permit from the Coastal 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 to incorporate all of the above terms of subsection A of this condition.

3. Construction Responsibilities and Debris Removal

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

San Clemente Pier Repairs

- (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 beach, pier, bulkhead and dock area on a daily basis;
- (c) No machinery shall be allowed at any time on the beach or intertidal zone;
- (d) Disturbance to the ocean floor and intertidal areas shall be minimized;
- (e) Sand from the beach, cobbles, or shoreline rocks shall not be used for construction material;
- (f) Staging and storage of construction machinery and storage of debris shall not take place on the beach;
- (g) 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;
- (h) 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.

IV. Findings and Declarations:

The Commission hereby finds and declares as follows:

A. Project Description

The subject site is the San Clemente Municipal Pier located at 622 Avenida Del Mar in the City of San Clemente, Orange County (Exhibit 1). 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 a marine safety tower known as Lifeguard Tower Zero. The proposed project involves repairs to the 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 involves repairs to Lifeguard Tower Zero on the Pier, including replacement of the wooden beams that support the existing stairway. Project plans are included as Exhibit 2.

The proposed repairs would be undertaken during the late winter/early spring months of 2002, prior to the peak beach use season. During construction, a portion of the Pier would remain open to public use. As stated by the applicant, *"Pier access will be maintained during construction as much as possible, but when piles are being driven, the seaward portion of the pier will likely need to be closed off for safety reasons while the heavy equipment is in operation."* The City anticipates that the Pier will be re-opened to full public use prior to the peak tourism season.

B. Site History

The San Clemente Pier has an extensive permit history. The permits can be broken down into two categories: building and deck expansions and other permit actions, primarily pier repair.

1. Building and Deck Expansions:

This category of development includes permits 5-92-012, 5-92-012A, 5-97-086 and 5-97-087. Coastal development permits 5-97-086 and 5-97-087 were for the development approved in CDP 5-92-012 and 5-92-012-A. All of these permits have since expired.

Coastal Development Permit 5-97-086 was approved in June 1997 and issued on December 10, 1998 and subsequently expired. Development in this permit on the south building of the pier included a 740 square foot food service building with no interior seating and 744 square feet of new deck with tables and 70 seats. Development on the north building of the pier included a 360 square foot beach recreation-retail rental shop, 360 square foot gift shop and 352 square feet of new deck with tables and 30 seats. Seven pilings were required for proposed development on the south building. Finally, the existing 800 square foot concession building landward of the pier in the railroad right-of-way was proposed to be vacated by the City.

This permit was approved with three special conditions. Special condition 1 required the applicant to provide 27 parking spaces. Special condition 2 stated that a permit would be

San Clemente Pier Repairs

required for the re-stripping of the Pier Bowl Municipal Parking Lot. Special Condition 3 stated that the 740 square foot food service building did not include interior seating.

Coastal Development Permit 5-97-087 was approved in May 1997 and issued on July 1, 1997 and subsequently expired. Development in this permit included a 570 square foot oyster bar on the south building and a 765 square foot fish market on the north building. The oyster bar would displace 135 square feet of existing unenclosed deck with seating for 16 and the fish market would displace deck seating for 36. This permit was approved with two special conditions. Special condition 1 was for a seating plan for the oyster bar. Special condition 2 was for State Lands Commission review.

Coastal Development Permit 5-92-012 was approved by the Commission in 1992 and subsequently expired. This permit included all the development which was later divided into permits 5-97-086 and 5-97-087. Development in this permit included the expansion and relocation of the base of the pier beach concession from the Santa Fe Railroad right-of-way to City property, construction of an oyster bar, fish market, gift shop, beach rental shop and new deck and seating. The improvements would have added an 800 square foot fish market, 720 square foot food service, and 744 square feet of new deck to the south building. The improvements would have added a 360 square foot beach rental shop, 360 square foot gift shop, 396 square foot deck expansion for the oyster bar, and a 352 square foot deck and seating area to the north building.

CDP 5-92-012 was approved with special conditions regarding public access/parking, public use signs and State Lands Commission approval. The parking special condition required that 22 parking spaces be provided.

Coastal Development Permit 5-92-012A was approved by the Commission and allowed the City to obtain parking space credit for 4 of 8 newly constructed parking spaces in the North Alameda lot (5-92-470) and 9 parking spaces in the Marine Safety Headquarters. This permit has also expired.

Coastal Development Permit 5-90-1120 was issued in May 1991, for the addition of 1,710 square feet of exterior deck area and interior storage/refrigeration area to an existing 7,951 square foot restaurant on the Municipal Pier. The additional deck area added seating for 56 persons.

Coastal Development Permit 5-90-1120-A1 was for the addition of 4,656 square feet of space to the north and south buildings and 2,186 square feet of exterior deck area to restaurant on the Municipal Pier. The additional building and deck area added seating for 44 persons. The CDP was issued in February 2000 following the applicant's compliance with all of the special condition requirements.

2. Other Permit Actions

The Commission has approved a number of miscellaneous permits for the San Clemente Municipal Pier. These are:

Coastal Development Permit 5-99-150 -- authorized ATF replacement of 9 pier pilings, 32 cross-braces, and approximately 880 sq. ft. of pier decking with preservative treated wood

San Clemente Pier Repairs

materials on existing wooden municipal pier. Special conditions included, 1) the requirement that any future improvements to the property will require a permit from the Commission; 2) conformance with an existing assumption-of-risk lease restriction; 3) identification of construction and debris removal responsibilities; 4) a requirement that the applicant obtain written evidence of Regional Water Quality Control Board review and approval or a determination that no review is needed for the proposed project; 5) a requirement that the applicant obtain written evidence of California Department of Fish and Game review and approval, or a determination that no review is needed for the proposed project; 6) a requirement that the applicant maintain the polyethylene wrapping around the proposed treated wood pilings, and 7) a requirement that condition compliance be completed within 90 days of the Commission's action on this coastal development permit.

Coastal Development Permit 5-99-382 – authorized ATF replacement of approximately 8,880 sq. ft. of pier decking with preservative treated wood materials on existing wooden municipal pier. The special conditions consisted of: 1) the requirement that any future improvements to the property will require a permit from the Commission; 2) conformance with an existing assumption-of-risk lease restriction; 3) identification of construction and debris removal responsibilities; 4) a requirement that the applicant obtain written evidence of Regional Water Quality Control Board review and approval or a determination that no review is needed for the proposed project; 5) a requirement that the applicant obtain written evidence of California Department of Fish and Game review and approval, or a determination that no review is needed for the proposed project; 6) a requirement that the applicant maintain the polyethylene wrapping around the proposed treated wood pilings, and 7) a requirement that condition compliance be completed within 90 days of the Commission's action on this coastal development permit.

Coastal Development Permit 5-82-205 -- for the remodel and conversion of an existing private boat club to a restaurant facility with 305 seats. The remodel included the construction of two exterior decks around the existing structures. This CDP was activated.

Coastal Development Permit 5-82-773 – for the removal and replacement of 15 pier pilings and a portion of the pier decking because of dry rot. This CDP was activated.

Coastal Development Permit 5-83-249 – for the reconstruction of 400 feet of the pier which had been damaged during the 1983 winter storms. This CDP was activated.

Coastal Development Permit 5-83-739 – for Phase II of pier reconstruction for rebuilding 256 feet of the pier.

Coastal Development Permit 5-84-534 – Phase III of pier reconstruction for reconstruction of 420 feet of pier and reconstruction of several fishing bays. This permit was activated.

Coastal Development Permit 5-86-793 – for a 40% increase in seating from 305 to 419 and the replacement of 680 square feet of storage/refrigeration/food preparation area, windscreens and pilings. This permit was conditioned to provide 28 parking spaces. This permit expired.

*San Clemente Pier Repairs***C. Public Access**

Sections 30210, 30211, and 30252 of the Coastal Act apply to public access and recreational opportunities.

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The policies of the certified LUP are also useful in providing guidance for review of projects in the coastal zone. There are also policies in the certified LUP concerning the Pier and public access. Policy X.7 of Chapter 3 of the City's certified LUP states:

Existing recreation and visitor-serving uses, including public parking facilities, in the Pier Bowl and North Beach areas shall be protected. ... In no case, however, shall off-site parking displace existing visitor-serving and beach recreational parking on Avenida Victoria or in the Pier Bowl area.

The Fisherman's Restaurant and San Clemente Pier are unique and an attraction to residents and visitors within a 50 mile stretch of coast. The Pier Bowl Municipal Parking Lot provides parking for the popular Pier Bowl beach, the San Clemente Pier, the restaurant on the pier, and the retail stores and restaurants in the Pier Bowl. The Commission notes that though there are other beaches for beachgoers to use, the demand for the use of those beaches is growing as Orange County and the neighboring counties rapidly urbanize. The demand for beach use is increasing, but the beaches are limited resources. The Coastal Act requires that development not interfere with the public's right of access to the sea by providing adequate parking to serve that development.

The proposed project involves regular repair and maintenance activities at the Municipal Pier. The applicant proposes to perform the proposed work in a manner that will allow the public some access to the Pier during construction. As described previously, 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 applicant states that Pier access will be maintained during construction as much as possible, but when piles are being driven, the seaward portion of the pier will likely need to be closed off for safety reasons while the heavy equipment is in operation. At all times during construction, the ramp to the Pier and the Pier itself will remain open to the public. No more than half of the width of the ramp or Pier will be blocked at any given point during the project.

San Clemente Pier Repairs

The proposed project will not increase the size of the Pier or the intensity of use that would require additional parking for the facility. In addition, the proposed project will not block access to beach parking or the pier itself. Therefore, the Commission finds that the proposed project is consistent with the public access policies of Coastal Act and the City's certified Land Use Plan.

D. Visitor Serving/Recreation

Section 30213 of the Coastal Act states in part:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Policies in the certified LUP which relate to the San Clemente Municipal Pier are provided below.

Policy XI.4 of the certified LUP states:

Protect the City's recreational resources including the recreational facilities, parks, surfing areas, and community events identified in section 207 of this plan.

The importance of the Pier is mentioned on page 2-28 of the certified LUP, which states:

The pier offers fishing and scenic walks, as well as a small concession and bait-and-tackle shop at the end and the Fisherman's restaurant, bar, and beach concessions stand at the base. The Pier Bowl area is also known for its special community events—such as the Fourth of July fireworks show, the Chowder Cook-Off, and the Ocean Festival. Due to the diversity of attractions in the Pier Bowl, the Municipal Pier access receives the highest use of any access in the city.

The California Coastal Conservancy publishes a document entitled "California's Public Piers," which provides locations and descriptions of public piers in California. Among the piers listed in this document is the San Clemente Municipal Pier. The Coastal Conservancy notes that the services which piers provide include: *views of the off-shore coast and fishing without a license*. Public piers tend to become visitor-serving attractions as in the case of the Santa Monica Pier, the Huntington Beach Pier, the Newport Beach Pier and the San Clemente Municipal Pier.

There is no admittance fee to piers. People can walk on the piers if they prefer not to walk on sand. People can spend the day sitting on the pier watching people or nature. Piers are an excellent viewing platform from which to view the beach and coastline.

In short, the San Clemente pier is a low-cost, visitor-serving facility which provides public fishing opportunities, fresh ocean air, an opportunity to walk and look out at the ocean and to get a panoramic view of the coastline. Any development on a public pier is therefore subject to scrutiny as to whether the development would affect the public's recreational interest. In this case, the proposed improvements are routine repair and maintenance of the Municipal Pier that do not adversely impact public access or recreation. The repair and

San Clemente Pier Repairs

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 as discussed in the preceding section on page 8. Therefore, the Commission finds that the proposed development is consistent with the provisions of Section 30213 of the Coastal Act.

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 applicant has obtained permission from the State Lands Commission for the development proposed. 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 approved by the Commission prior to the issuance of Coastal Development Permit No. 5-90-1120-A1. 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. The Commission finds that the proposed project, only as conditioned, is consistent with Section 30253 of the Coastal Act.

E. Water Quality

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water

San Clemente Pier Repairs

reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30232 of the Coastal Act states:

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

The proposed project involves structural repairs to the San Clemente Municipal Pier. Due to the project's location 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. The applicant proposes to use Ammoniacal Copper Arsenate (ACA) or Chromated Copper Arsenate (CCA) treated wood pilings wrapped with polyethylene covers, and ACA treated stringers and cross-braces for the project. During Commission staff's review of the City's most recent pier repair projects (5-99-150 and 5-99-382), staff contacted the California Department of Fish and Game (CDFG) to request information on the requirements for use of these materials in the proposed projects. According to the CDFG, the use of any petroleum, acid, coal or oil tar, lampblack, aniline, asphalt, bitumen, or residuary product of petroleum, or carbonaceous materials or substance is normally prohibited on pier pilings in state waters. Creosote is included in this category. However, the currently proposed project does not include the use of creosote for treatment of the pilings. Consequently, it is unnecessary for the Commission to impose a special condition similar to that imposed through CDPs 5-99-150 and 5-99-382 requiring maintenance of the polyethylene wrapping that encases the proposed treated wood pilings. In addition, on May 22, 2001, the applicant received correspondence from the California Department of Fish and Game stating, "*The Department does not have any objection to the project, nor are there any Section 1600 (California Fish and Game Code) requirements associated with the project.*" (Exhibit 3).

On June 20, 2001, the applicant received correspondence from the Regional Water Quality Control Board (RWQCB), San Diego Region, which provides comments concerning the proposed project (Exhibit 4). 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 project and no further review by the RWQCB is required.

Nonetheless, the proposed project is located over coastal waters and adjacent to the beach; therefore, 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 is imposing Special Condition 3. This condition provides for the safe storage of construction materials and the disposal of demolition end-products.

Only as conditioned for appropriate storage of construction materials and equipment, removal of demolition and construction debris, does the Commission find that the proposed project is consistent with Sections 30230, 30231, and 30232 of the Coastal Act.

F. 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).

G. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the geologic hazards, water quality and environmentally sensitive habitat policies of the Coastal Act. Mitigation measures, in the form of special conditions, require 1) the requirement that any future improvements to the property will require a permit from the Commission; 2) conformance with an existing assumption-of-risk lease restriction; and 3) identification of construction and debris removal responsibilities.

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

ORANGE CO.

SEE MAP V 4 4 5 6 7

COASTAL COMMISSION
EXHIBIT # 5-01-234
PAGE 1 OF 1

CAPISTRANO BEACH COUNTY PARK

PACIFIC

OCEAN

- SEE F2
- 1 OCEAN DR
 - 2 PACIFIC DR
 - 3 SURF DR
 - 4 SANDY DR
 - 5 BREAKER DR
 - 6 BEACH DR
 - 7 EBB TIDE DR
 - 8 SEA BREEZE DR
 - 9 DOLPHIN DR

- 1 CORDONADO LN
- 2 S ALPINE LN
- 3 SANTA ANA LN
- 4 CAPISTRANO LN
- 5 CORDONA LN

SUBJECT SITE

MUNICIPAL PIER

1 AVD PRINCESA

MUNICIPAL PIER SAN CLEMENTE, CALIFORNIA

GENERAL NOTES

GENERAL

- CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE 1997 UNIFORM BUILDING CODE, AND ALL LOCAL CODES AND ORDINANCES.
- THE WORK UNDER THIS CONTRACT INCLUDES THE FURNISHING OF LABOR, MATERIALS, SERVICES AND TRANSPORTATION, THAT IS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE CONSTRUCTION DOCUMENTS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS, AND TO THE APPLICABLE PROVISIONS OF THE UNIFORM BUILDING CODE, 1997 EDITION, AND CALIFORNIA BUILDING CODE, 1998 EDITION.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, RESIDENTS AND OTHER PERSONS DURING DEMOLITION AND CONSTRUCTION. THOSE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING, SCAFFOLDING, PLANKING, FLAGMAN, ETC. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL ENGAGE PROPERLY QUALIFIED PERSONS TO DETERMINE WHERE AND HOW TEMPORARY PRECAUTIONARY MEASURES SHALL BE USED AND INSPECT SAME AT JOB SITE. OBSERVATION VISITS TO THE SITE BY ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF SAFETY MEASURES OR SHORING.
- THE CONTRACTOR AND ALL HIS SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, AND THE CONSTRUCTABILITY OF ALL DETAILS. ANY VARIATIONS, OMISSIONS, ERRORS OR CONFLICTS IN THE CONTRACT DOCUMENTS SHALL NOT BE GROUNDS FOR FUTURE CHANGE ORDERS. IF AN ERROR OR CONFLICT IS NOTED, IT MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER, IN WRITING, PRIOR TO SUBMISSION OF A BID. SO THAT CLARIFICATIONS AND CORRECTIONS CAN BE ISSUED TO ALL BIDDERS. ANY VARIATIONS, OMISSIONS, ERRORS OR CONFLICTS NOT RESOLVED/ CLARIFIED PRIOR TO ACCEPTANCE OF THE BID SHALL BE CONSTRUCTED PER THE DISCRETION OF THE ARCHITECT/ENGINEER.
- SUBMISSION OF A BID SHALL BE THE GENERAL CONTRACTOR'S, AND ALL HIS SUB-CONTRACTORS, ASSURANCE THAT HE CAN CONSTRUCT THE PROJECT AS INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL SUBMIT A LIST OF ALL SUBCONTRACTORS TO BE USED DURING THE PROJECT, INCLUDING REFERENCES AND QUALIFICATIONS, WHEN SUBMITTING A BID, FOR REVIEW BY ARCHITECT/ENGINEER.
- PATCH AND REPAIR TO PRE-EXISTING CONDITION ALL EXISTING VISIBLE AND NON-VISIBLE ITEMS TO REMAIN WHICH ARE DAMAGED OR DISRUPTED DURING THE COURSE OF THE WORK. NEW WORK INDICATED TO ABUT TO OR JOIN EXISTING WORK SHALL BE FINISHED AND/OR RE-FINISHED TOGETHER SO AS TO GIVE NO VISIBLE EVIDENCE OF THE JOINT.
- OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS: MAINTAIN CONDITIONS AT THE JOB SITE SO AS TO MEET THE REQUIREMENTS OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24 FOR ACCESSIBILITY AND ENERGY REQUIREMENTS, INDUSTRIAL RELATIONS, CHAPTER 4, DIVISION OF INDUSTRIAL SAFETY, SAFETY ORDERS CAL/OSHA.
- ACCESSIBILITY REQUIREMENTS: CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE ADA ACCESSIBILITY GUIDELINES, AND THE UNIFORM BUILDING CODE, 1997 EDITION.
- SHORING AND BRACING: DESIGN AND CONSTRUCT SHORING AND BRACING NECESSARY TO COMPLETE THIS PROJECT. ALL BEARING SHORING MUST BE DESIGNED BY A CALIFORNIA LICENSED PROFESSIONAL ENGINEER. COSTS FOR BRACING AND SHORING SHALL BE BORNE BY THE CONTRACTOR.
- NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER NOTES AND DETAILS ON THIS SHEET. DO NOT SCALE DRAWINGS.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK. REQUESTS FOR CLARIFICATION OF DRAWINGS/DETAILS SHALL BE IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. RESPONSE FROM ENGINEER/ARCHITECT SHALL BE GIVEN WITHIN 10 WORKING DAYS.
- ANY DEVIATION FROM THE DETAILS, PRODUCTS, MATERIALS, TECHNIQUES, OR DESIGN REQUIREMENTS SHOWN ON THESE DRAWINGS SHALL REQUIRE WRITTEN APPROVAL BY THE ARCHITECT/ STRUCTURAL ENGINEER.
- UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED OR OTHERWISE WEAKENED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER, AND WITHOUT TAKING NECESSARY SAFETY MEASURES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, PRODUCTS, MATERIALS, ETC. PRIOR TO SUBMITTING A BID. MATERIAL OR PRODUCT SUBSTITUTIONS WILL BE CONSIDERED, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

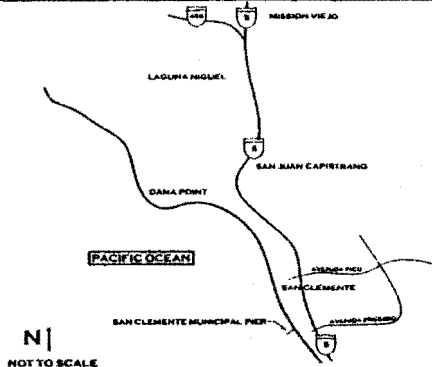
ABBREVIATIONS AND SYMBOLS

ALUM.	ALUMINUM	EA	EACH	(N)	NEW	SCHED	SCHEDULE
ARCH'L	ARCHITECT/ARCHITECTURAL	EQ	EQUAL	INC.	NOT IN CONTRACT	SH	SHEET
BLDG	BUILDING	ES	EACH SIDE	NIS	NOT TO SCALE	SM	SMALL
BLK.	BLOCK	(E)	EXISTING	NO	NUMBER	SS	STAINLESS STEEL
BLKG.	BLOCKING	FLSHG	FLASHING	NON.	NOMINAL	STL	STEEL
BN	BEAM	GA	GAGE/GAUGE	D.C.	ON CENTER	STRUCT	STRUCTURAL
B/O	BOTTOM OF	GALV	GALVANIZED	OPNG.	OPENING	THK.	THICK
		CLB	CLUE LAMINATED BEAM	OPP.	OPPOSITE	TYP.	TYPICAL
		GSM	GALVANIZED SHEET METAL	PL.	PLATE	U.N.O.	UNLESS NOTED OTHERWISE
CL.	CENTERLINE	JST	JOIST	PLY.	PLYWOOD	V.I.F.	VERIFY IN FIELD
CLR.	CLEAR	L.S.	LAGSCREW	(R)	REMOVE	W/	WITH
CONT.	CONTINUOUS	MAX.	MAXIMUM	REIN.	REINFORCED		
		MIN.	MINIMUM	REWOOD	REWOOD		
DEMO	DEMOLITION	MISC.	MISCELLANEOUS	REQ'D	REQUIRED		
DIA.	DIAMETER	MTL	METAL				
DIM.	DIMENSION						
FINISH	FINISH						

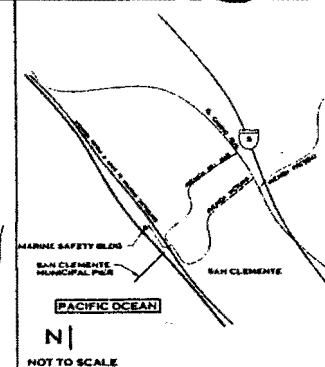
SHEET INDEX

CS	COVER SHEET, NOTES
SP-1	SPECIFICATIONS
SP-2	SPECIFICATIONS
SP-3	SPECIFICATIONS
A-1	PIER PLAN - LAYOUT
A-2	NORTH ELEVATION
S-1	PIER PLAN - PILE REPAIR
S-2	NEW BRACING ELEVATION
S-3	STRUCTURAL ELEVATIONS
S-4	STRUCTURAL REPAIR ELEVATIONS
S-5	DETAILS
S-6	ZERO TOWER PLAN/ELEVATION/SECTION
F-1	NEW FIRELINE AND SPRINKLER SYSTEM

VICINITY MAP



LOCATION MAP



PROJECT DIRECTORY

PROJECT ADDRESS:
SAN CLEMENTE MUNICIPAL PIER
SAN CLEMENTE, CALIFORNIA 92672

CITY OF SAN CLEMENTE CONTACT:
HEATH MCMAHON, ASSOCIATE CIVIL ENGINEER
CITY OF SAN CLEMENTE, ENGINEERING DIVISION
910 CALLE NEGOCIO, SUITE 100
SAN CLEMENTE, CALIFORNIA 92672
TELEPHONE: (949) 361-8140
FAX: (949) 361-8318

ENGINEER OF RECORD:
TM ENGINEERS, INC.
228 AVENIDA DEL MAR
SAN CLEMENTE, CA. 92672
(949) 361-0618

PROJECT DATA

LEGAL DESCRIPTION, IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, ADJACENT TO TRACT #779, BLOCK 34.

APPLICABLE CODES:
CBC 1998
USC 1997
UPC 1997
UFC 1997
CAD TITLE 24



PRELIMINARY
NOT FOR CONSTRUCTION

RECEIVED

NOV 07 01

BOX SUBMITTAL
4-20-01

NOTE: THIS SET OF PLANS, PREPARED BY TM ENGINEERS, INC. IS FOR THE EXCLUSIVE USE OF THE ORIGINAL CLIENT WITH WHOM WE HAVE ENTERED INTO A CONTRACTUAL AGREEMENT. THIS SET OF PLANS IS VALID UNTIL 3-1-2005.

RECEIVED

South Coast Region

SEP 13 2001

COASTAL COMMISSION CALIFORNIA

5-01-234 COASTAL COMMISSION

EXHIBIT # 2

PAGE 1 OF 9

REVISIONS



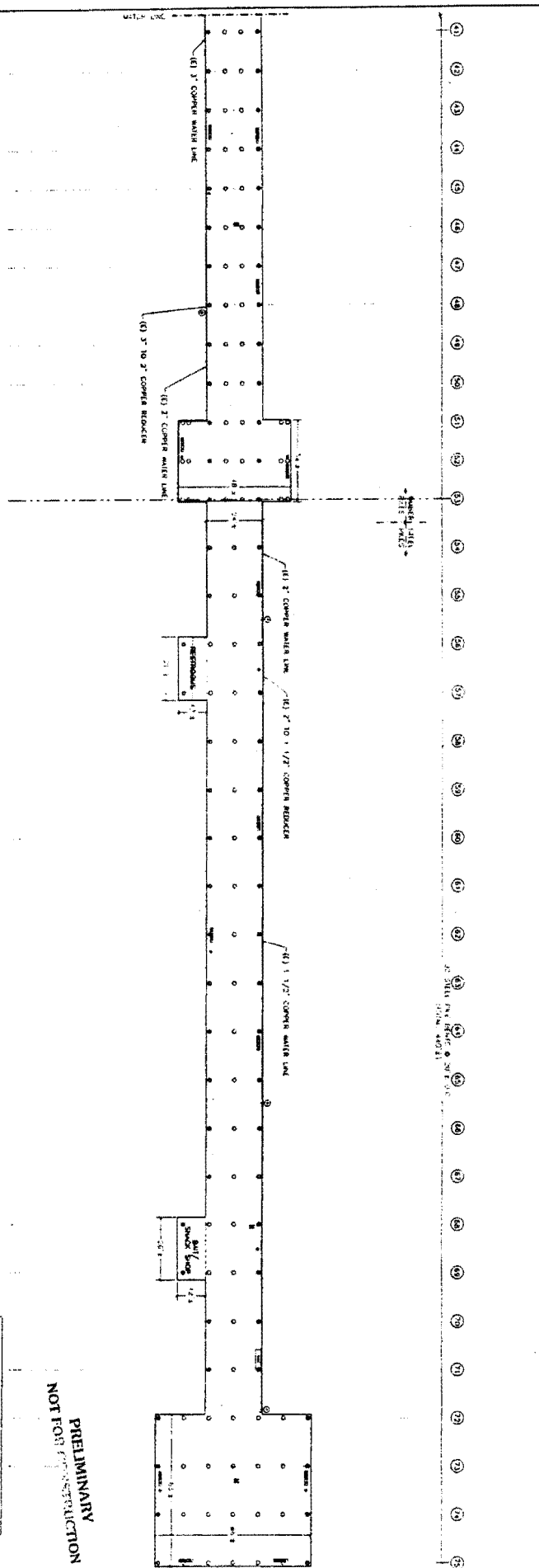
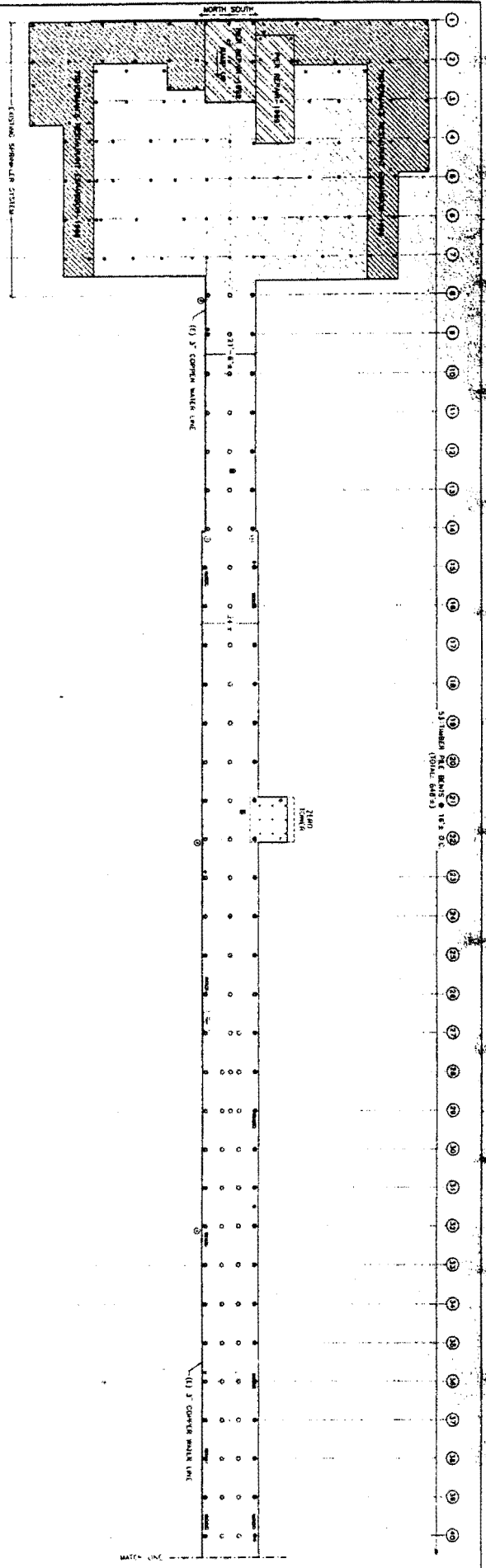
MUNICIPAL PIER
SAN CLEMENTE, CALIFORNIA

CITY PROJECT
10005

COVER SHEET
GENERAL NOTES

HEATH MCMAHON
CIVIL ENGINEER
NOV 07 2001

CS



MUNICIPAL PIER - EXISTING CONDITION PLAN

SCALE: 1" = 20'-0"

LEGEND

- MODULUS (1) 1 1/2" BOLT CONNECTION
- MODULUS (2) SLACKING ACCESS PANEL
- MODULUS (3) LASH PAUL
- MODULUS (4) BATTERY
- MODULUS (5) WATER PUL
- MODULUS (6) 8" x 12" WOOD BEAM
- MODULUS (7) 8" x 12" STEEL I-BEAM
- MODULUS (8) W/FRAM

**PRELIMINARY
NOT FOR CONSTRUCTION**

PIER PLAN
- LAYOUT -
EXISTING CONDITION

**MUNICIPAL PIER
SAN CLEMENTE, CALIFORNIA**

T. M. Engineers, Inc.
226 Avenida Del Mar
San Clemente, CA 92672
(949) 361-0618

REVISIONS

EX 2
2/9

A-1

DATE: 08-20-2001
DRAWN BY: KEVIN MCGRAW
CHECKED BY: [Signature]
PROJECT NO: 2001-009

DATE PROJECT: 10-00-02

EX 2
3/19

REVISIONS


 G. E. ENGINEERING, INC.
 226 AVENUE D, WEST
 SAN CLEMENTE, CA 92675
 (949) 341-0810

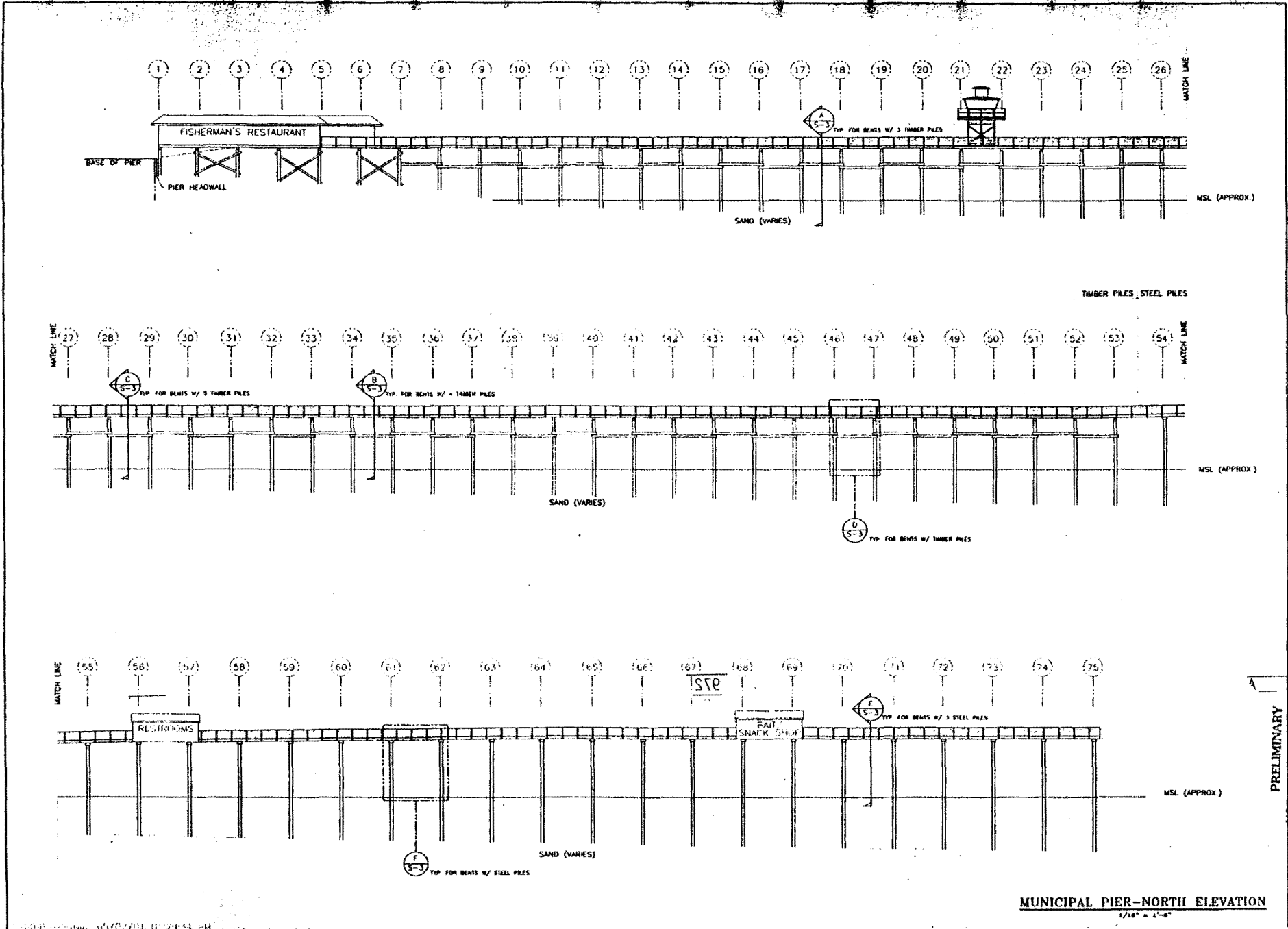
**MUNICIPAL PIER
SAN CLEMENTE, CALIFORNIA**

CITY PROJECT
10005

PRELIMINARY
 NOT FOR CONSTRUCTION
 NORTH ELEVATION
 -EXISTING CONDITION

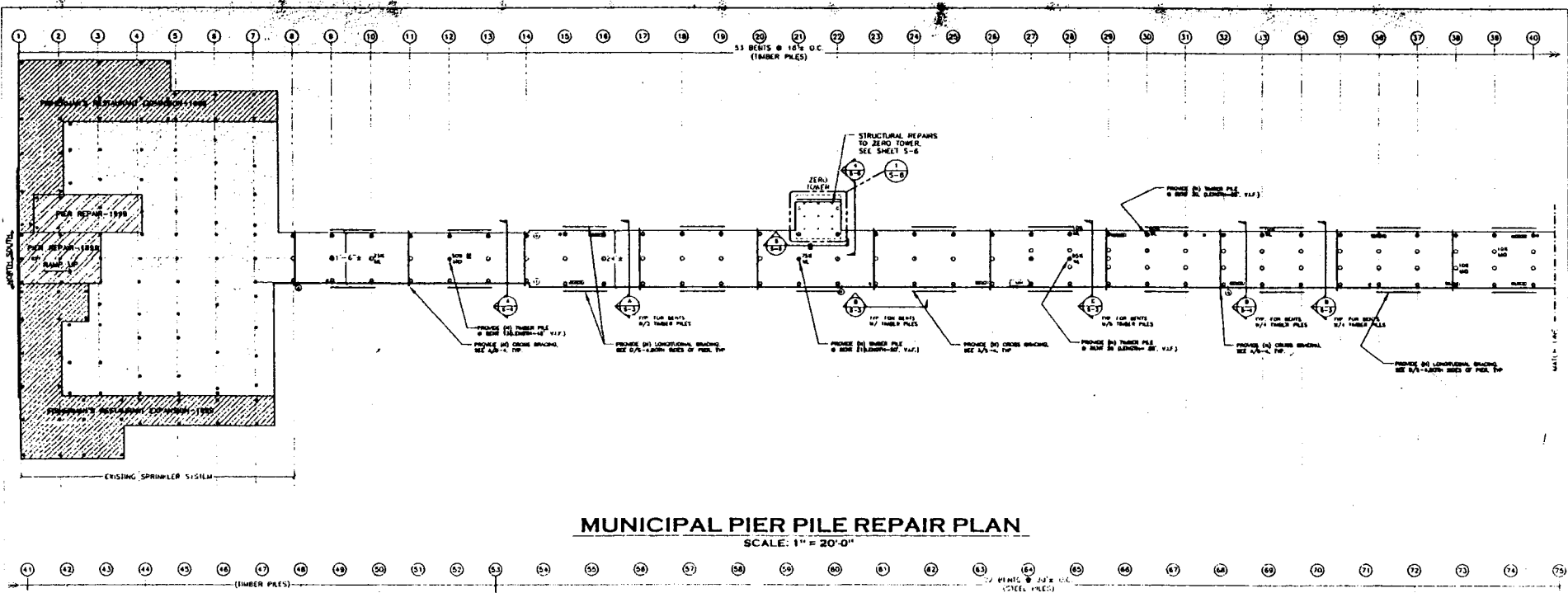
APR 20, 2001
 GLENN McCRAW
 1/16" = 1'-0"
 2001-009

A-2



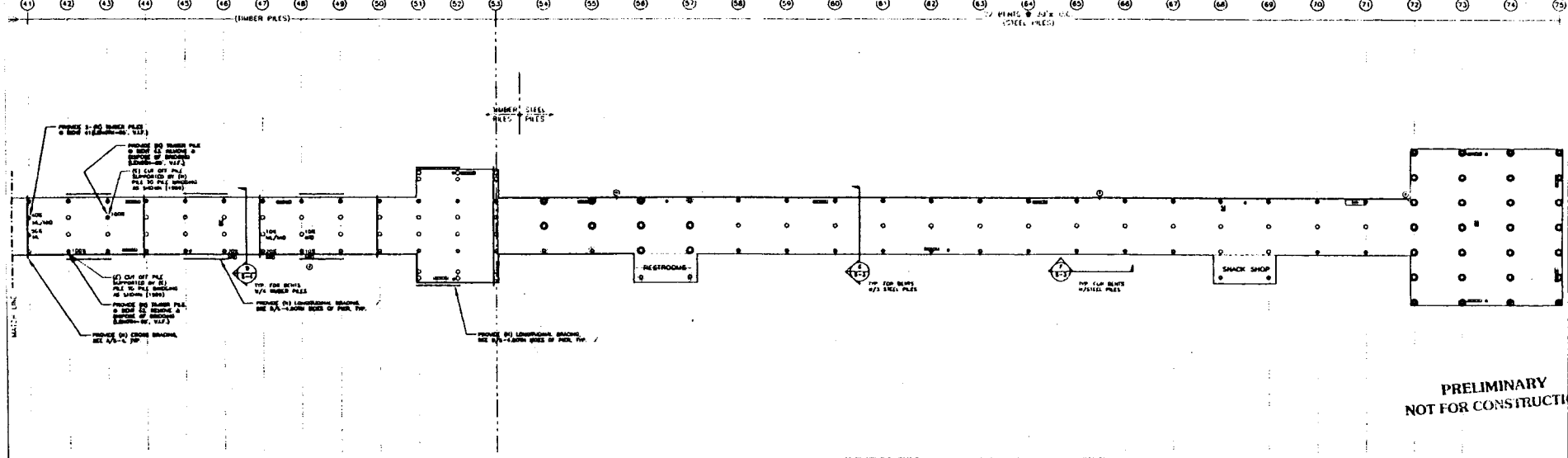
MUNICIPAL PIER-NORTH ELEVATION
1/16" = 1'-0"

EX. 2
4/9



MUNICIPAL PIER PILE REPAIR PLAN

SCALE: 1" = 20'-0"



NOTES:
1. ALL INFORMATION INFORMATION WAS PROVIDED BY CITY OF SAN CLEMENTE WARDEN.
2. ALL INFORMATION IS BASED UPON VISUAL OBSERVATION AND PHYSICAL MEASUREMENT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INFORMATION FROM 11-14-00 TO 1-15-01.
4. ALL PILES AT 60" OR DEEPER TO HAVE 4" TO BE REPLACED.
5. ALL PILES AT 36" OR DEEPER TO HAVE 2" TO BE REPLACED.
6. ALL PILES AT 18" OR DEEPER TO HAVE 1" TO BE REPLACED.
7. ALL PILES AT 9" OR DEEPER TO HAVE 1/2" TO BE REPLACED.
8. ALL PILES AT 4" OR DEEPER TO HAVE 1/4" TO BE REPLACED.
9. ALL INFORMATION IS BASED UPON VISUAL OBSERVATION AND PHYSICAL MEASUREMENT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INFORMATION FROM 11-14-00 TO 1-15-01.



STEEL PILE REPAIR LEGEND	
⊙	INDICATES PILE HAS (E) CATHODIC RING
○	PROVIDE (H) CATHODIC RING AT PILE

TIMBER PILE REPAIR LEGEND	
25X ML ○	INDICATES (E) PILE HAS LOSS OF 25% OF IT'S DIAMETER AT MIDLINE
25X MD ○	INDICATES (E) PILE HAS LOSS OF 25% OF IT'S DIAMETER AT MIDDLE DEPTH
25X WL ○	INDICATES (E) PILE HAS LOSS OF 25% OF IT'S DIAMETER AT WATERLINE
○	INDICATES (E) PILE TO BE REPAIRED
○	INDICATES (E) PILE TO BE REPLACED

LEGEND	
⊙	INDICATES (E) 1 1/2" RISER CONNECTION
⊙	INDICATES (E) ELECTRICAL ACCESS PANEL
○	INDICATES (E) LIGHT POLE
○	INDICATES (E) PLUMB PILE
○	INDICATES (E) BATTERY PILE
○	INDICATES (E) 8' x 11" WOOD BENCH
○	INDICATES (E) 8' x 27" STEEL SHAK
○	INDICATES (E) TELESCOPE

REVISIONS

T.M. Engineering, Inc.
226 Avenida Del Mar
San Clemente, CA 92672
(949) 307-8018

MUNICIPAL PIER
SAN CLEMENTE, CALIFORNIA

CITY PROJECT
10005

PIER PLAN
PILE REPAIR PLAN
NET BRACING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

APR. 20, 2001
GLENN MCGRAW
1" = 20'-0"
2001-009

S-1

EX. 2
5/9

REVISIONS

T.M. ENGINEERS, INC.
228 Arroyo Del Sur
San Clemente, CA 92672
(949) 351-0250

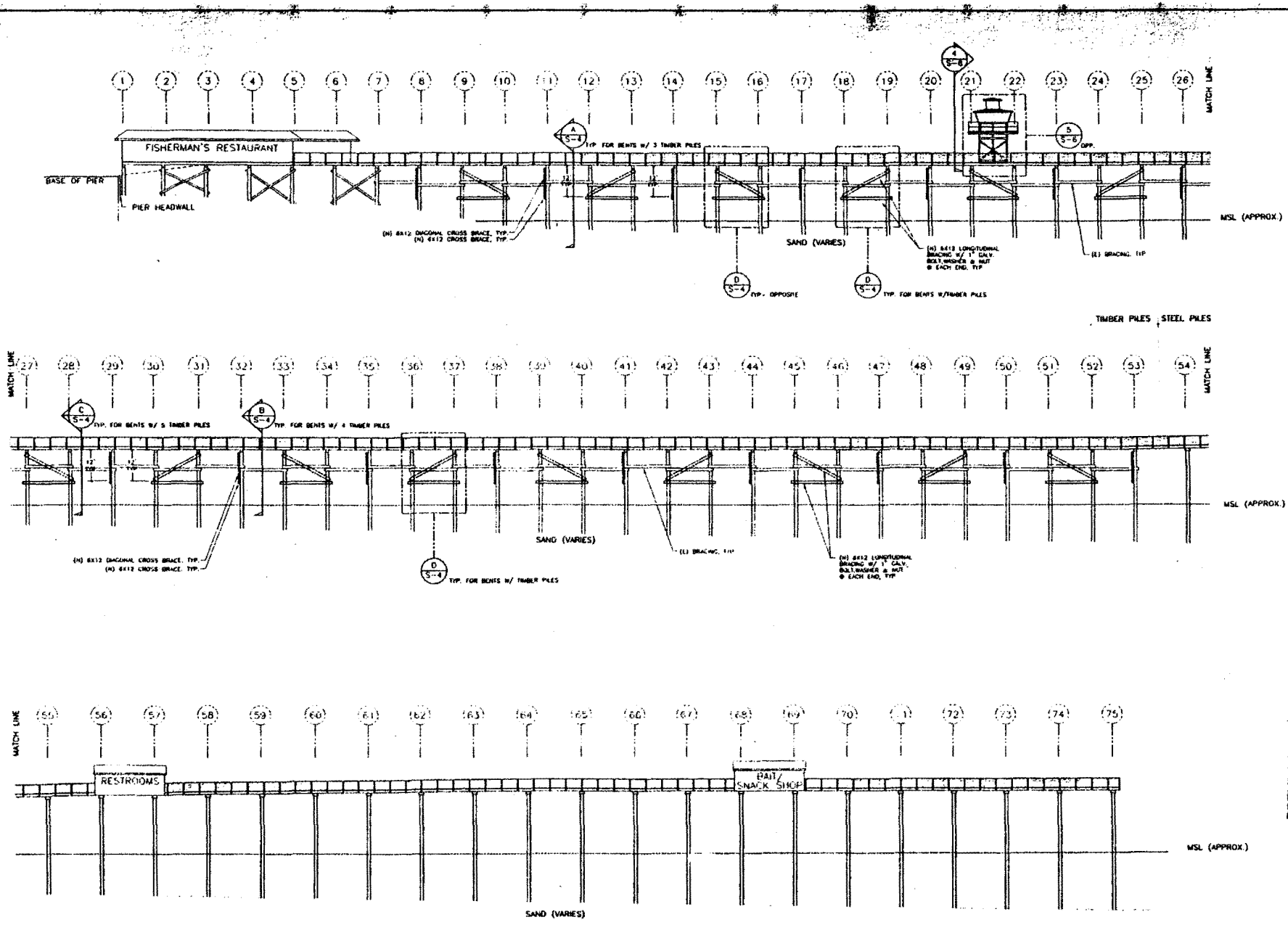
MUNICIPAL PIER
SAN CLEMENTE, CALIFORNIA

CH 2 PROJECT
10085

NORTH ELEVATION
NEW BRACING ELEVATION

APR 20, 2001
GLENN MCGRAW
1/16" = 1'-0"
2001-009

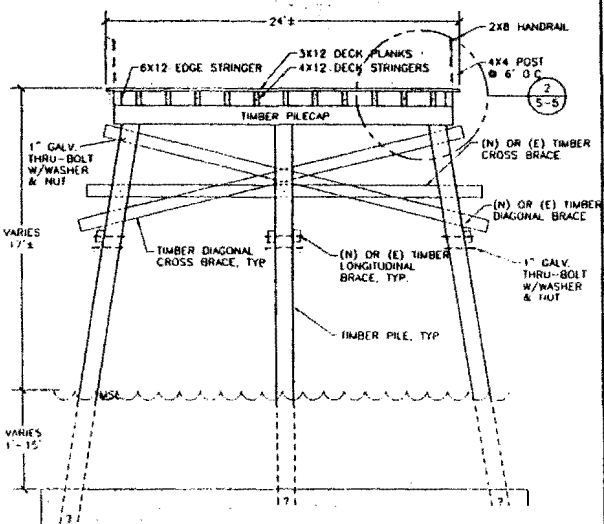
S-12



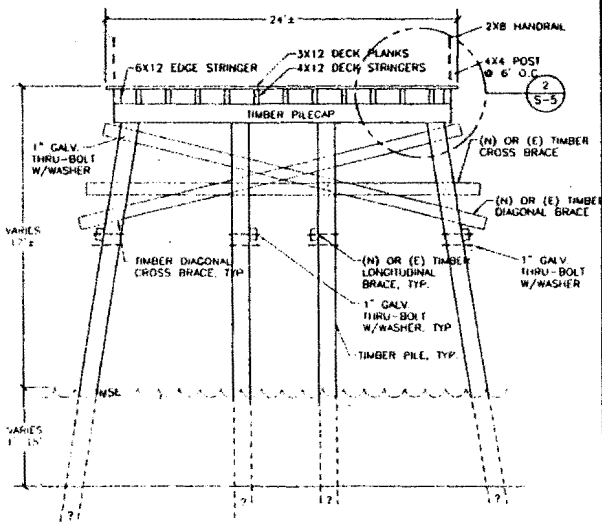
NEW BRACING ELEVATION
SCALE: 1/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

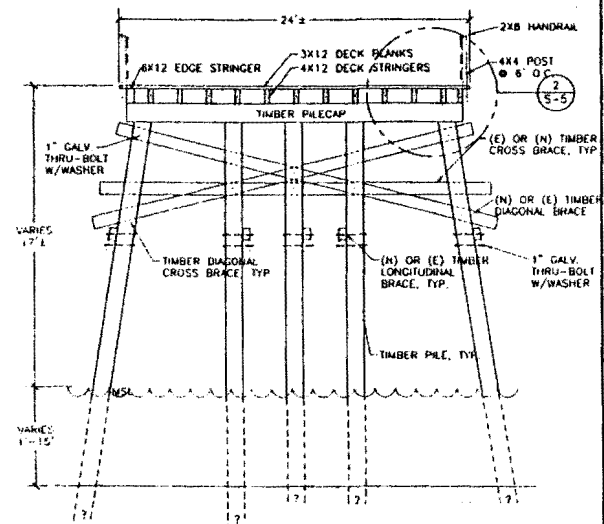
EX. 2
6/9



NOTE:
EXACT BENT COMPONENT CONFIGURATIONS VARY.
VERIFY DIMENSIONS, MATERIALS, AND CONFIGURATIONS IN FIELD.



NOTE:
EXACT BENT COMPONENT CONFIGURATIONS VARY.
VERIFY DIMENSIONS, MATERIALS, AND CONFIGURATIONS IN FIELD.

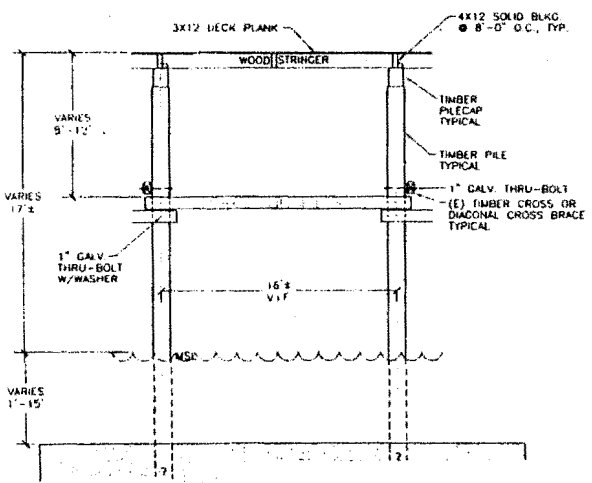


NOTE:
EXACT BENT COMPONENT CONFIGURATIONS VARY.
VERIFY DIMENSIONS, MATERIALS, AND CONFIGURATIONS IN FIELD.

A BENT ELEVATION "A" - TIMBER PILE

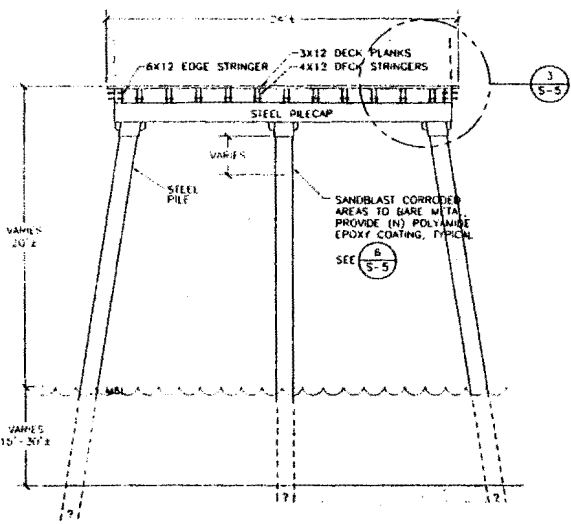
B BENT ELEVATION "B" - TIMBER PILE

C BENT ELEVATION "C" - TIMBER PILE



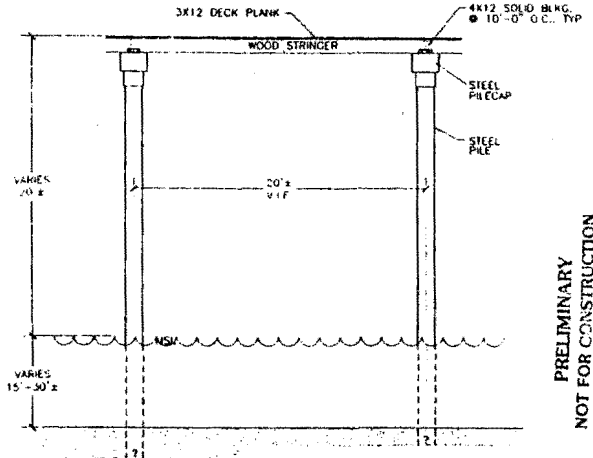
NOTE:
EXACT BENT COMPONENT CONFIGURATIONS VARY.
VERIFY DIMENSIONS, MATERIALS, AND CONFIGURATIONS IN FIELD.

D LONGITUDINAL ELEVATION - TIMBER PILE



NOTE:
EXACT BENT COMPONENT CONFIGURATIONS VARY.
VERIFY DIMENSIONS, MATERIALS, AND CONFIGURATIONS IN FIELD.

E BENT ELEVATION - STEEL PILE



NOTE:
EXACT BENT COMPONENT CONFIGURATIONS VARY.
VERIFY DIMENSIONS, MATERIALS, AND CONFIGURATIONS IN FIELD.

F LONGITUDINAL ELEVATION - STEEL PILE

NO.	REVISIONS



MUNICIPAL PIER
SAN CLEMENTE, CALIFORNIA

CITY PROJECT # 10005

TYPICAL TIMBER AND STEEL
PILE BENT ELEVATIONS
EXISTING CONDITION

APR 20, 2001
GLENN MCGRAW
AS SHOWN
2001-009

S-3

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

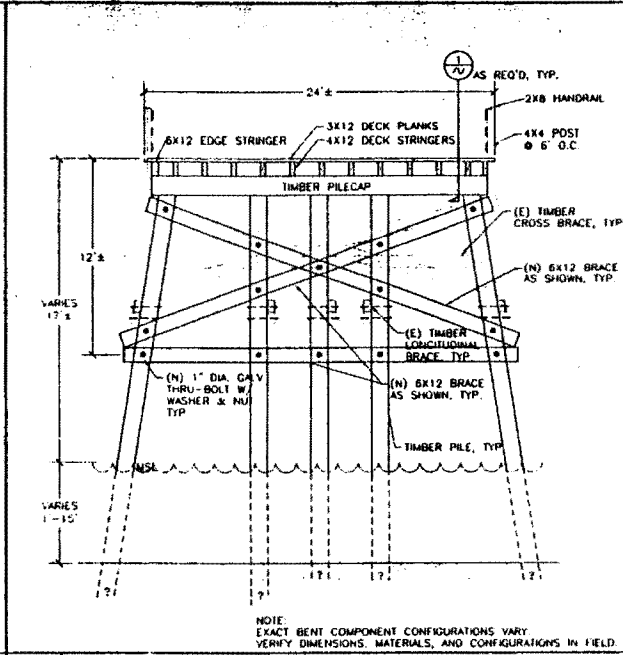
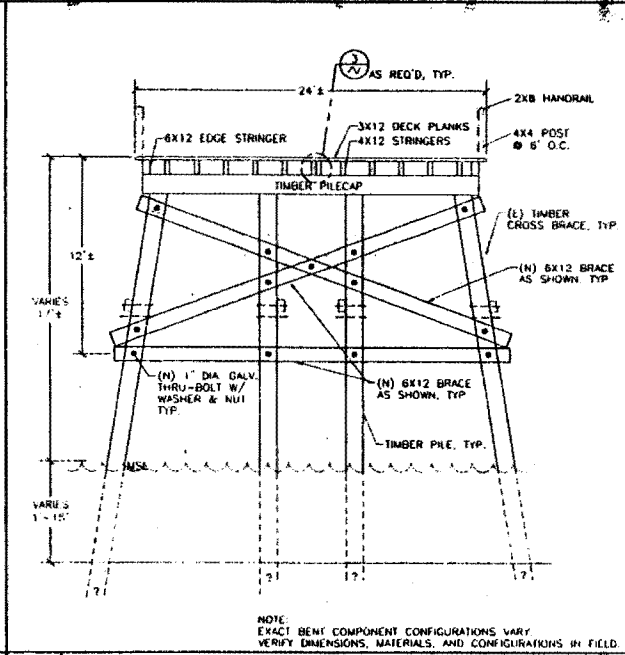
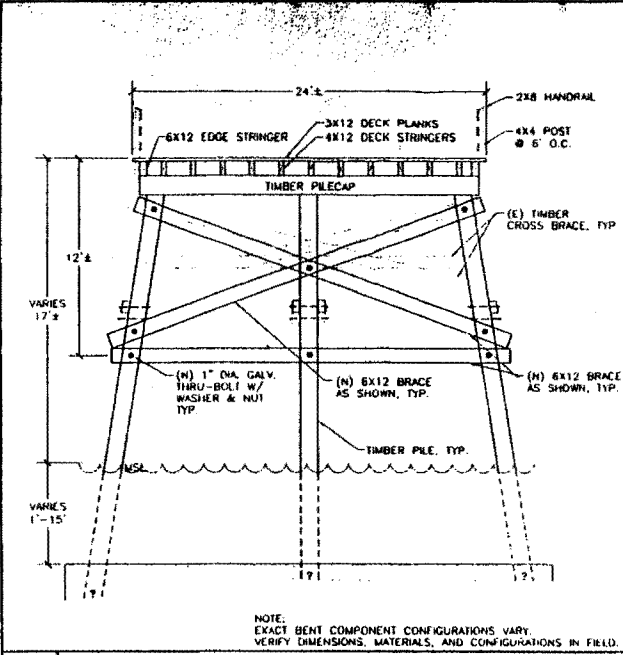
7/19
 T. W. Engineers, Inc.
 10000 Wilshire Blvd., Suite 200
 Los Angeles, CA 90024
 (310) 361-0618

MUNICIPAL PIER
SAN CLEMENTE, CALIFORNIA

CITY PROJECT # 10005

TYPICAL TIMBER AND STEEL
 PILE BENT ELEVATIONS
 NEW BRACING
 PILECAP REPAIR
 DATE: 10-20-2001
 BY: GLENN MCGHEE
 AS SHOWN
 2001-009

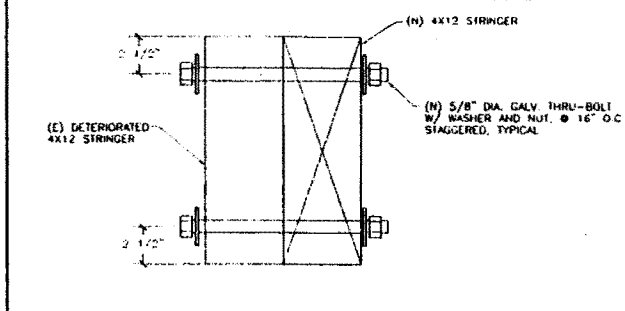
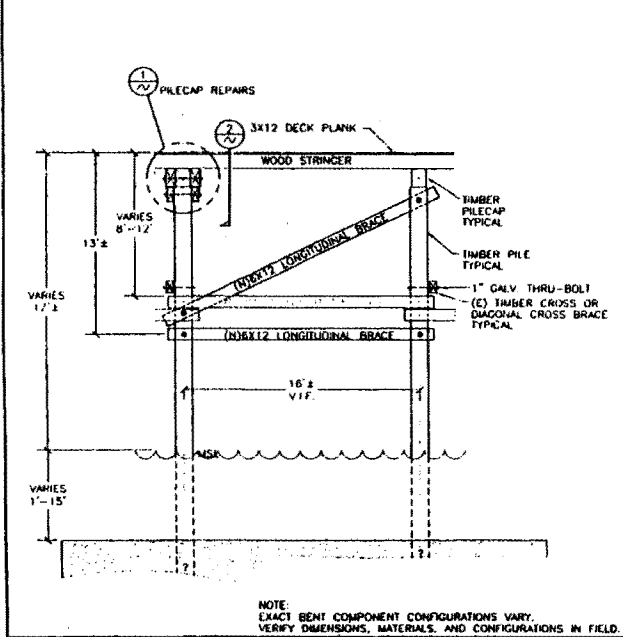
S-4



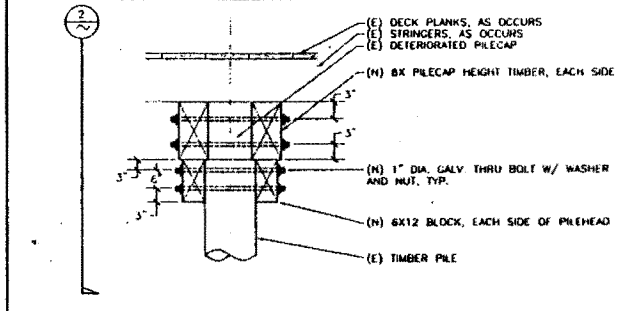
A BENT ELEVATION "A" - TIMBER PILE

B BENT ELEVATION "B" - TIMBER PILE

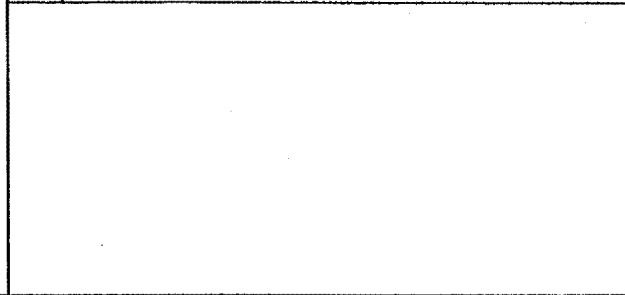
C BENT ELEVATION "C" - TIMBER PILE



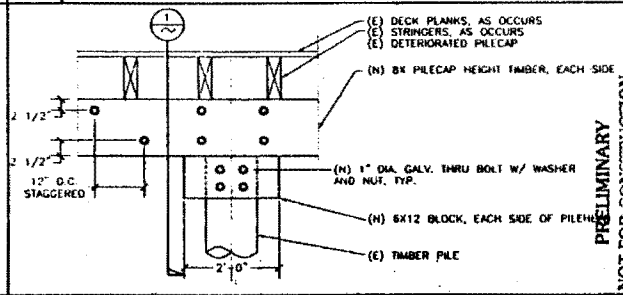
3 STRINGER REPAIR



1 PILECAP REPAIR SECTION



4 NOT USED



2 PILECAP REPAIR ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION

EX. 2
8/19

REVISIONS

City of San Clemente
1225 Camino Del Rio
San Clemente, CA 92672
(949) 361-0818

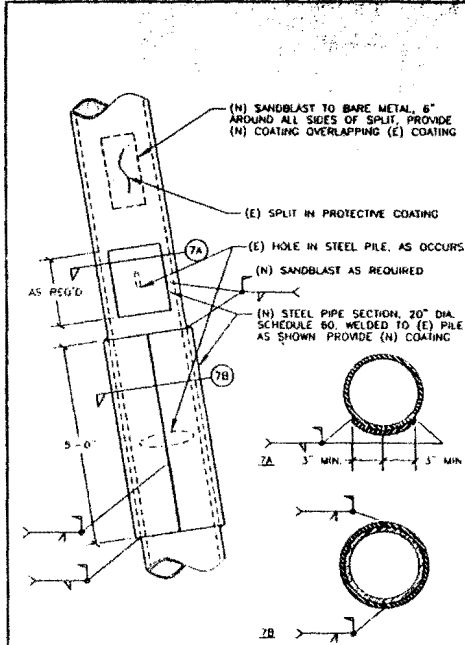
MUNICIPAL PIER
SAN CLEMENTE, CALIFORNIA

CITY PROJECT # 10000

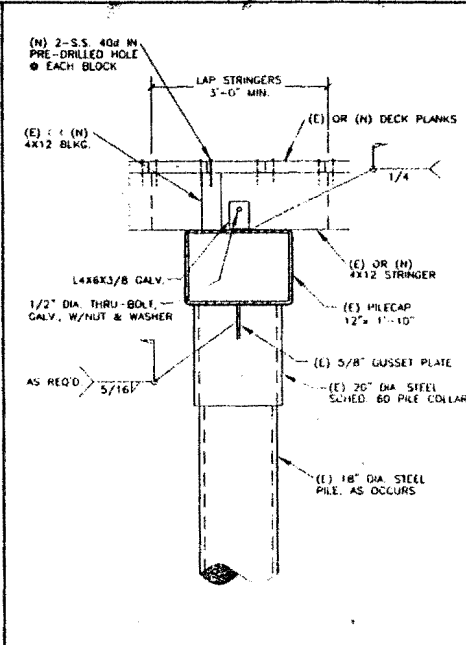
SECTIONS
DETAILS
PRELIMINARY
NOT FOR CONSTRUCTION

APR 20, 2001
GLENN McCRAW
AS SHOWN
2001-009

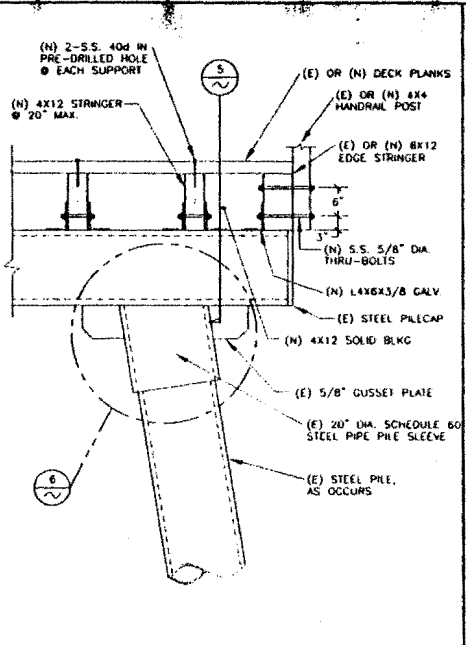
S-5



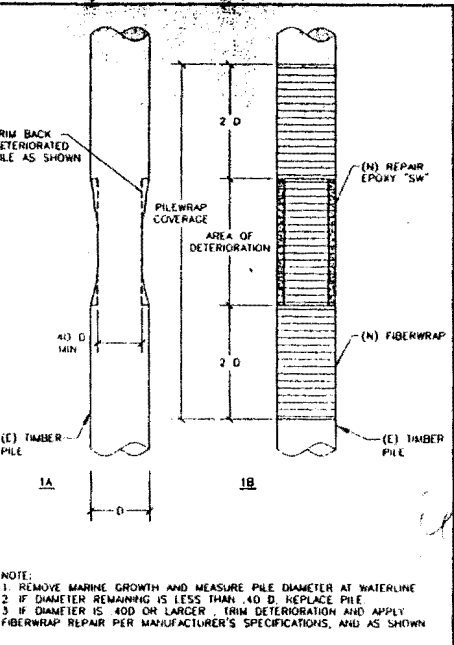
7 STEEL PILE REPAIR



5 PILECAP SECTION @ STEEL PILES

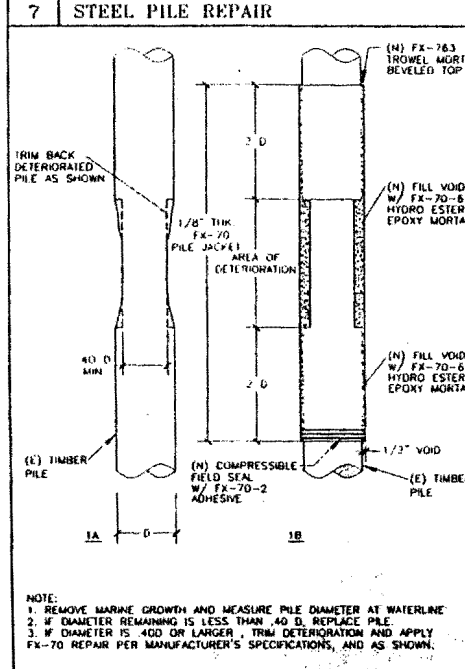


3 PILECAP ATTACHMENT @ STEEL PILES

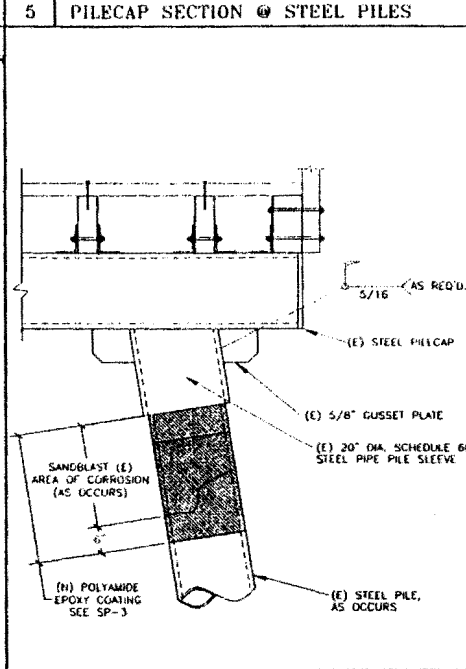


1 FIBERWRAP TIMBER PILE REPAIR

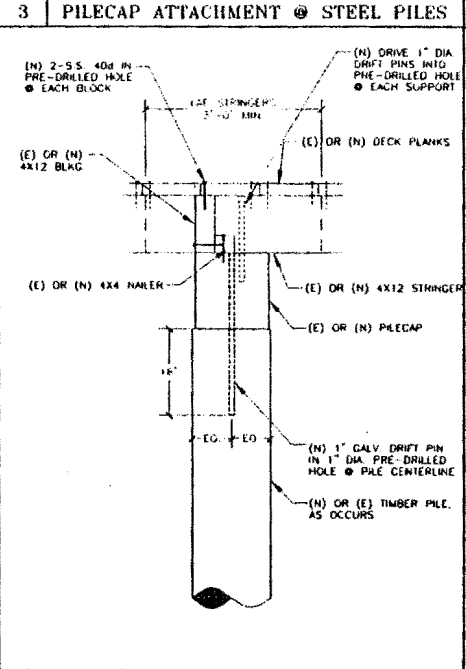
NOTE:
1. REMOVE MARINE GROWTH AND MEASURE PILE DIAMETER AT WATERLINE
2. IF DIAMETER REMAINING IS LESS THAN 40 D, REPLACE PILE
3. IF DIAMETER IS 40D OR LARGER, TRIM DETERIORATION AND APPLY FIBERWRAP REPAIR PER MANUFACTURER'S SPECIFICATIONS, AND AS SHOWN



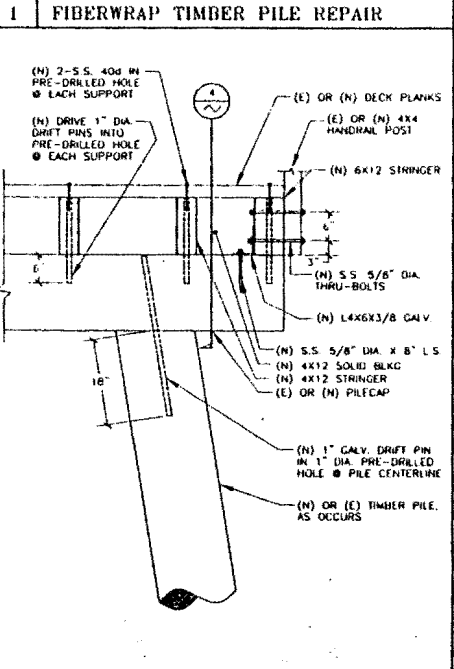
8 FX-70 PILE REPAIR SYSTEM - ALTERNATE



6 CORROSION REPAIR @ STEEL PILES



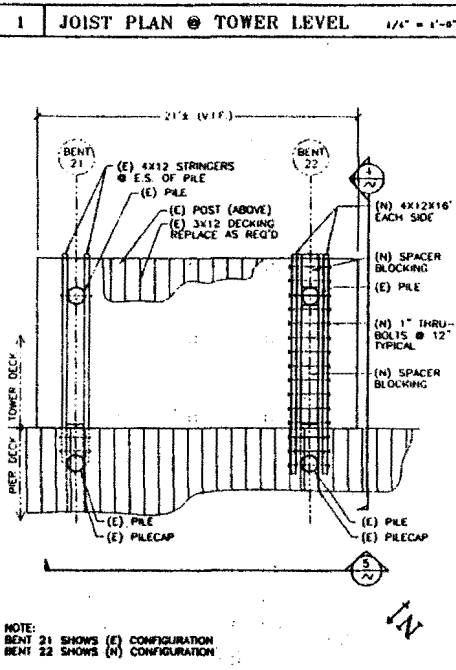
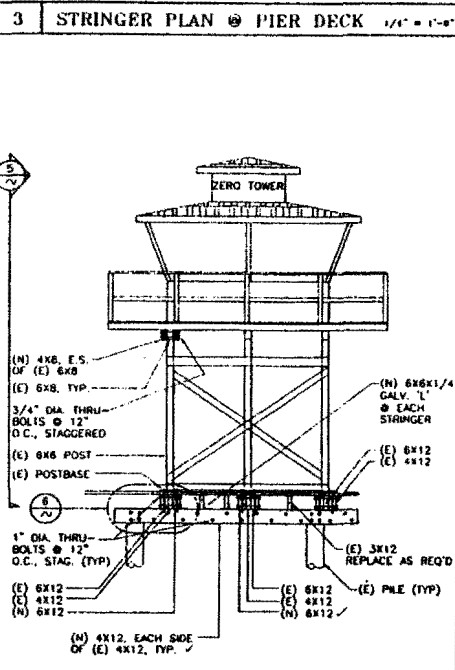
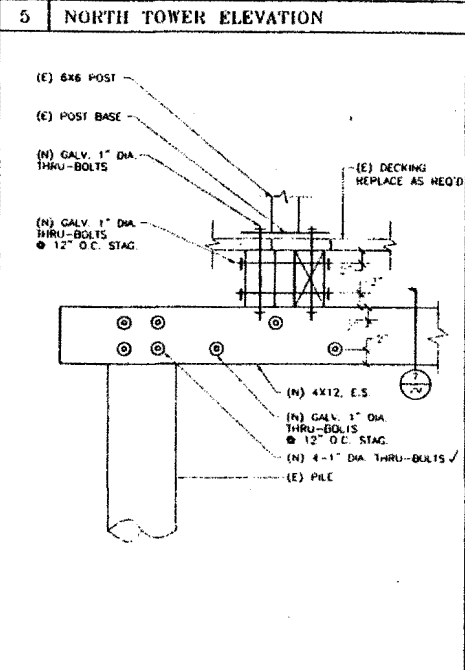
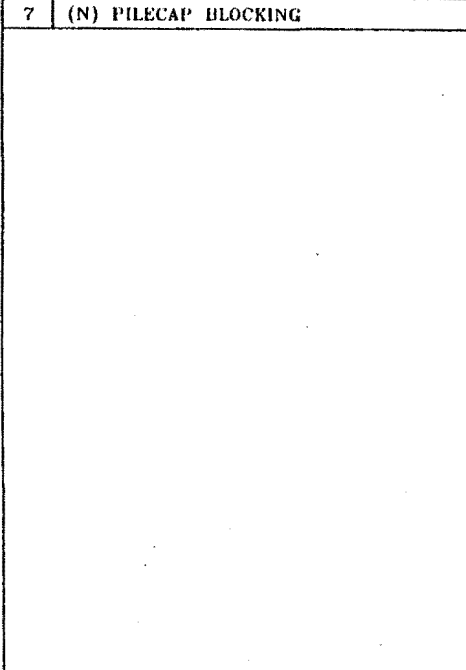
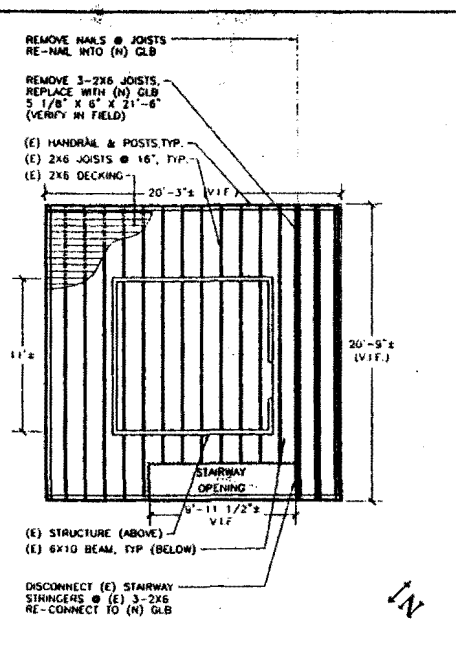
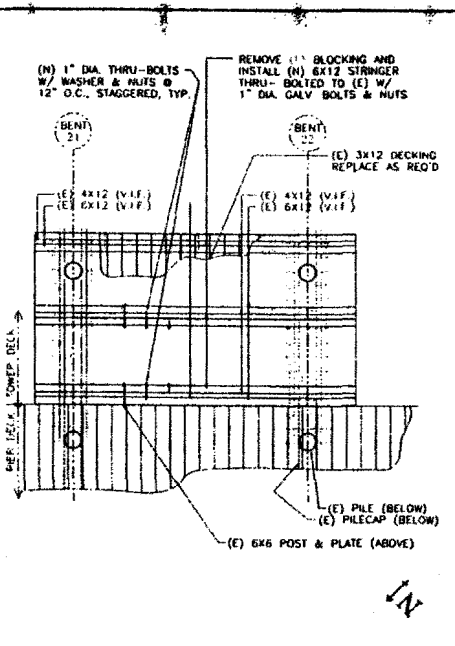
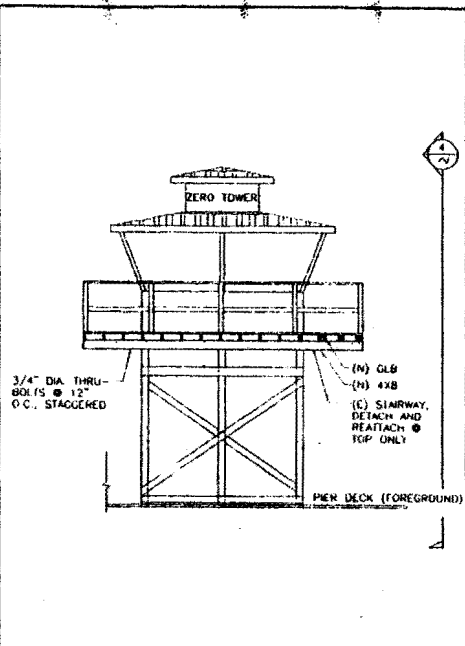
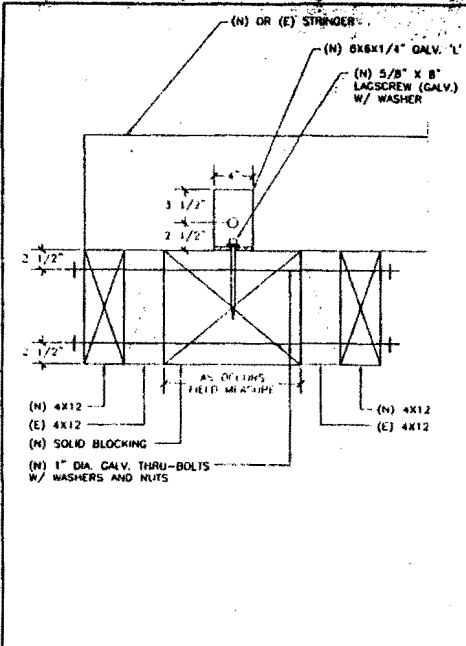
4 PILECAP SECTION @ TIMBER PILES



2 PILECAP ATTACHMENT @ TIMBER PILES

NOTE:
1. REMOVE MARINE GROWTH AND MEASURE PILE DIAMETER AT WATERLINE
2. IF DIAMETER REMAINING IS LESS THAN 40 D, REPLACE PILE
3. IF DIAMETER IS 40D OR LARGER, TRIM DETERIORATION AND APPLY FX-70 REPAIR PER MANUFACTURER'S SPECIFICATIONS, AND AS SHOWN.

EX. 2
9/9



REVISIONS

Municipal Pier
San Clemente, California

CITY PROJECT #10005

ZERO TOWER
- PLAN
- SECTION
- DETAILS
- PRELIMINARY

APR. 20, 2001
GLENN MCGRAN
AS SHOWN
2001-009

S-6

STATE OF CALIFORNIA-THE RESOURCES AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF FISH AND GAME

Marine Region
1949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4231



Mr. Heath McMahon
City of San Clemente
910 Calle Negocio
San Clemente, CA 92673

May 18, 2001

Dear Mr. McMahon:

I have reviewed the plans for repairs to the San Clemente Municipal Pier submitted by Glenn McGraw, of TM Engineers. The Department does not have any objection to the proposed project, nor are there any Section 1600 (California Fish and Game Code) requirements associated with this project.

If there are any additional concerns please feel free to call me at the above number.

Sincerely,

Marilyn J. Fluharty
Environmental Specialist
Marine Region

cc:

Mr. Glenn McGraw
TM Engineers
San Clemente, CA

COASTAL COMMISSION

5-01-234

EXHIBIT # 3

PAGE 1 OF 1

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MAY 22 '01

City of San Clemente

SEP-20-01 FRI 11:08 AM MA.HILDA

9494903582

P.02



California Regional Water Quality Control Board

San Diego Region

Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: <http://www.arrob.ca.gov/~rwqcb/>
9771 Clairemont Mesa Boulevard, Suite A, San Diego, California 92124-1324
Phone (858) 467-2952 • FAX (858) 571-6972



Gray Davis
Governor

June 20, 2001

Mr. Glenn McGraw
TM Engineers, Inc
4660 La Jolla Village Drive, Suite 500
San Diego, CA 92122

Dear Mr. McGraw:

SUBJECT: San Clemente Pier Repair Project

We have reviewed the preliminary plans for the repairs to the San Clemente Municipal Pier. Overall the Regional Board finds the plans to be adequate. However, we offer the following comments concerning the project:

Steel Pile Repair – Repairs to existing coating

- Due to the fact that abrasive blasting will be used to prepare the surface of the pilings for repair, we strongly suggest that pollution control measures (i.e. plastic tarp enclosures) should be implemented to prevent residue from the blasting from coming in contact with the ocean. If tarps are used, blasting should be closely monitored on windy days.

Daily Site Maintenance and Operations

- Trash, debris, paint chips, cuttings etc., should be immediately removed after any repair activity, to prevent them being blown or washed into the ocean.
- The storing and mixing of chemicals, paints and coatings, and equipment cleaning operations should be carried out on land whenever possible.
- Keep all materials securely locked up, to avoid vandalism and accidental spills into the ocean.

If you have any questions regarding this matter please call me at (858) 637 5581.

Respectfully,

Christopher Means
Environmental Specialist I
San Diego Regional Water Quality Control Board

California Environmental Protection Agency

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COASTAL COMMISSION

5-01-234

EXHIBIT # 4

PAGE 1 OF 1