

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

**RECORD PACKET COPY****Tu 4f**

Filed: June 6, 2002
49th Day: July 25, 2002
180th Day: December 2, 2002
Staff: ALB-LB **ALB**
Staff Report: August 22, 2002
Hearing Date: September 9-13, 2002
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-02-181

APPLICANT: Shorecliffs Golf Course

PROJECT LOCATION: 501 Avenida Vaquero, San Clemente, Orange County

PROJECT DESCRIPTION: Installation of an approximately 35' high tied-back colorized and texturized shotcrete wall with vegetative screening to stabilize failed slope at an inland site within the Shorecliffs Golf Course.

LOCAL APPROVALS RECEIVED: City of San Clemente Planning Commission Resolution No. PC 02-47 adopted May 14, 2002.

SUBSTANTIVE FILE DOCUMENTS: City of San Clemente Certified Land Use Plan, and Coastal Development Permit 5-92-204.

LIST OF EXHIBITS:

1. Location Map
2. Assessor's Parcel Map
3. Current Site Photos
4. Project Plans
5. Example of Wall Texture

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending **APPROVAL** of the proposed project with four (4) special conditions, which require 1) conformance with the geotechnical recommendations; 2) an assumption of risk; 3) submittal of a final planting plan demonstrating that only native and non-invasive plant species will be utilized to screen the wall; and 4) recordation of a deed restriction incorporating all standard and special conditions of this permit. The major issues associated with this development are hazards and protection of habitat and park areas.

STAFF RECOMMENDATION:

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

MOTION:

I move that the Commission approve CDP No. 5-02-181 pursuant to the staff recommendation.

Staff recommends a **YES** vote. This will result in adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of 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. Conformance of Design and Construction Plans to Geotechnical Recommendations

- A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with all recommendations contained in the *Geotechnical Basis of Design Landslide Repair 207-211 Via Senda, Shorecliffs Country Club, San Clemente, CA* prepared by TerraCosta Consulting Group dated October 25, 2001.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriately licensed professional has reviewed and approved (wet stamped) all final design and construction plans and certified that each of those final plans is consistent with all of the recommendations specified in the above-referenced geologic evaluation approved by the California Coastal Commission for the project site.
- C. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Assumption of Risk, Waiver of Liability and Indemnity

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from landslides; (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; and (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.

3. Submittal of Final Landscaping Plan

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, a final plan for landscaping to screen the development from the golf course fairway. The plan shall be prepared by a licensed landscape architect.

1. The plan shall demonstrate that:

- (a) all vegetation planted on the site will consist of native and/or non-invasive, drought-tolerant plants,
- (b) all planting will be completed by within 60 days after completion of construction,
- (c) all required plantings will be maintained in good growing conditions throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan, and

2. The plan shall include, at a minimum, the following components:

- (a) a map showing the type, size, and location of all plant materials that will be on the developed site, the irrigation system, topography of the developed site, and all other landscape features, and
- (b) a schedule for installation of plants.

B. The permittee shall undertake development in accordance with the approved final plan. 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.

C. Five years from the date of issuance of Coastal Development Permit No. 5-02-181, the applicant shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed landscape architect or qualified resource specialist that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this special condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed landscape architect or a qualified resource specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

4. Deed Restriction

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowner has executed and recorded a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the

subject property, subject to terms and conditions that restrict the use and enjoyment of the property (hereinafter referred to as the "Standard and Special Conditions"); and (2) imposing all Standard and Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the applicant's entire parcel or parcels. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is located along the sixth hole fairway of the Shorecliffs Golf Course at 501 Avenida Vaquero in the northern portion of the City of San Clemente, Orange County (Exhibits 1 & 2). The Shorecliffs Country Club includes an 18-hole public golf course facility that extends from the inland to the seaward side of the 5 Freeway within an area that was historically a coastal canyon. The area has been altered through grading which has affected the natural landform to the degree that the site is no longer designated a coastal canyon in the City's certified LUP. The proposed project site is located over ¼ mile inland of the coast and is not visible from any public park, beach or roadway. The nearest coastal access is available via a pedestrian walkway at the Poche Beach underpass.

The applicant is proposing to construct an approximately 35-foot high by 165-foot long shotcrete retaining wall with three rows of tiebacks to repair a slope that failed in January 1997. Exhibit 3 illustrates the current condition of the slope. Project plans for the slope repair are provided in Exhibit 4. The purpose of the proposed retaining wall is to restore the slope to the approximate configuration that existed prior to the landslide and to protect the pre-coastal single-family residences located at the top of the slope. The concrete cart path will also be reconstructed as part of the proposed project. The slope between the retaining wall and the cart path will also be reconstructed. As shown in the project plans, a 4:1 slope transition zone will be created adjacent to the new cart path to match a 2:1 slope located directly beneath the shotcrete wall. The proposed shotcrete wall will include undulations and be color-treated to blend in with the natural slope, thereby minimizing adverse visual impacts. An example of the proposed wall appearance is provided in Exhibit 5. No landscaping is proposed on the wall itself due to its steepness. However, landscaping is proposed at the base of the slope to help screen the wall and provide a transition between the wall and the natural terrain at the base of the slope. The proposed landscaping will include trees with potential to grow to a sufficient height to screen the lower portion of the wall. A 42" high cable railing is proposed at the top of the wall. Landscaping on private property at the top of the slope is beyond the scope of this permit. As recommended by the geotechnical report, drainage improvements have been incorporated into the project design and reviewed by the Commission's Senior Engineer.

B. HAZARDS

Development adjacent to slopes such as those found on canyons or hillsides is inherently hazardous. Section 30235 of the Coastal Act allows retaining walls to be constructed when necessary to protect existing structures and when designed to eliminate or mitigate adverse impacts. To minimize risks to life and property and to minimize the adverse effects of development on canyon slopes, the development has been conditioned for compliance with geotechnical recommendations, for landscaping which is limited to primarily native and non-invasive drought tolerant plants, and to require that the landowner or 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.

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Standard and Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the property. Thus, as conditioned, any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

C. HABITAT, RECREATION AND PARK IMPACTS

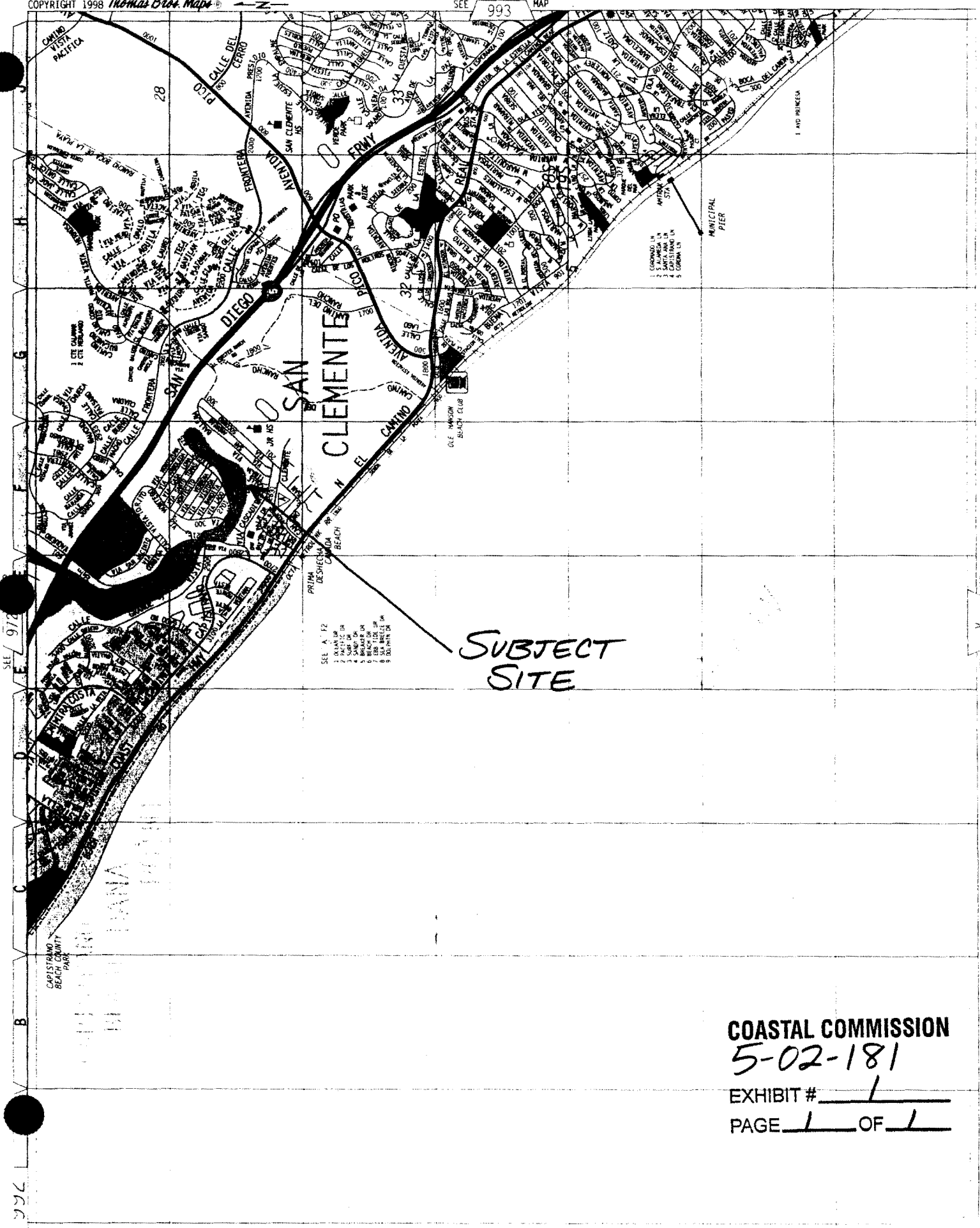
As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the project, as conditioned, conforms with Section 30240(b) of the Coastal Act.

D. LOCAL COASTAL PROGRAM

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. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which 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.

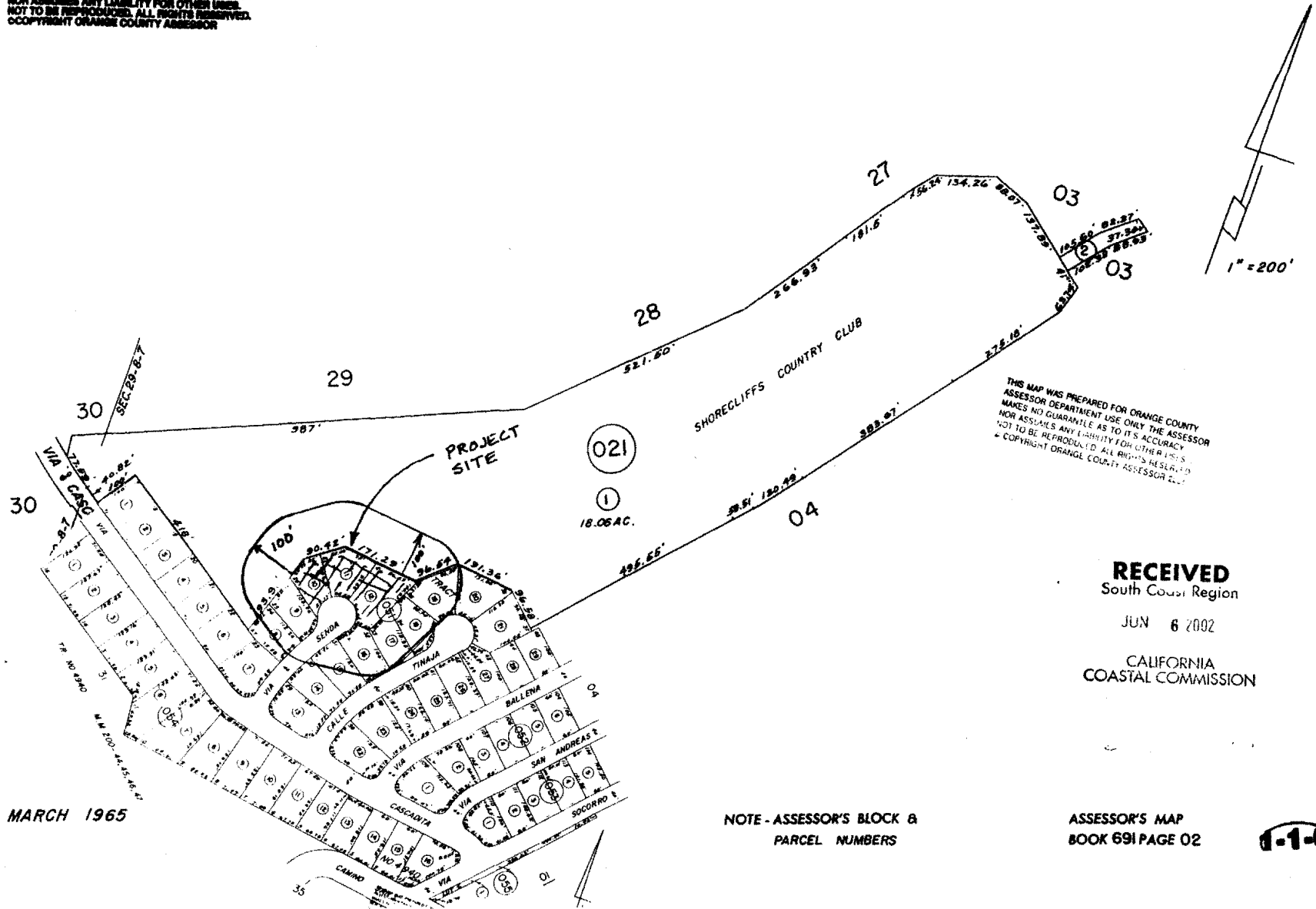


COASTAL COMMISSION
5-02-181
EXHIBIT # 1
PAGE 1 OF 1

THIS MAP WAS PREPARED FOR ORANGE COUNTY
ASSESSOR DEPT. PURPOSE ONLY. THE ASSESSOR
MAKES NO GUARANTEE AS TO ITS ACCURACY
NOR ASSUMES ANY LIABILITY FOR OTHER USES.
NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
COPYRIGHT ORANGE COUNTY ASSESSOR

POR. S.W. 1/4, SEC. 29, T. 8S., R. 7W.
POR. E. 1/2, E. 1/2, S.E. 1/4, S.E. 1/4, SEC. 30, T. 8S., R. 7W.

691-02



THIS MAP WAS PREPARED FOR ORANGE COUNTY
ASSESSOR DEPARTMENT USE ONLY. THE ASSESSOR
MAKES NO GUARANTEE AS TO ITS ACCURACY
NOR ASSUMES ANY LIABILITY FOR OTHER USES.
NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
COPYRIGHT ORANGE COUNTY ASSESSOR

RECEIVED
South Coast Region

JUN 6 2002

CALIFORNIA
COASTAL COMMISSION

NOTE - ASSESSOR'S BLOCK 8
PARCEL NUMBERS

ASSESSOR'S MAP
BOOK 691 PAGE 02

1-1-01

MARCH 1965

COASTAL COMMISSION
5-02-181
EXHIBIT # 2
PAGE 1 OF 1

COASTAL COMMISSION

5-02-181

EXHIBIT #

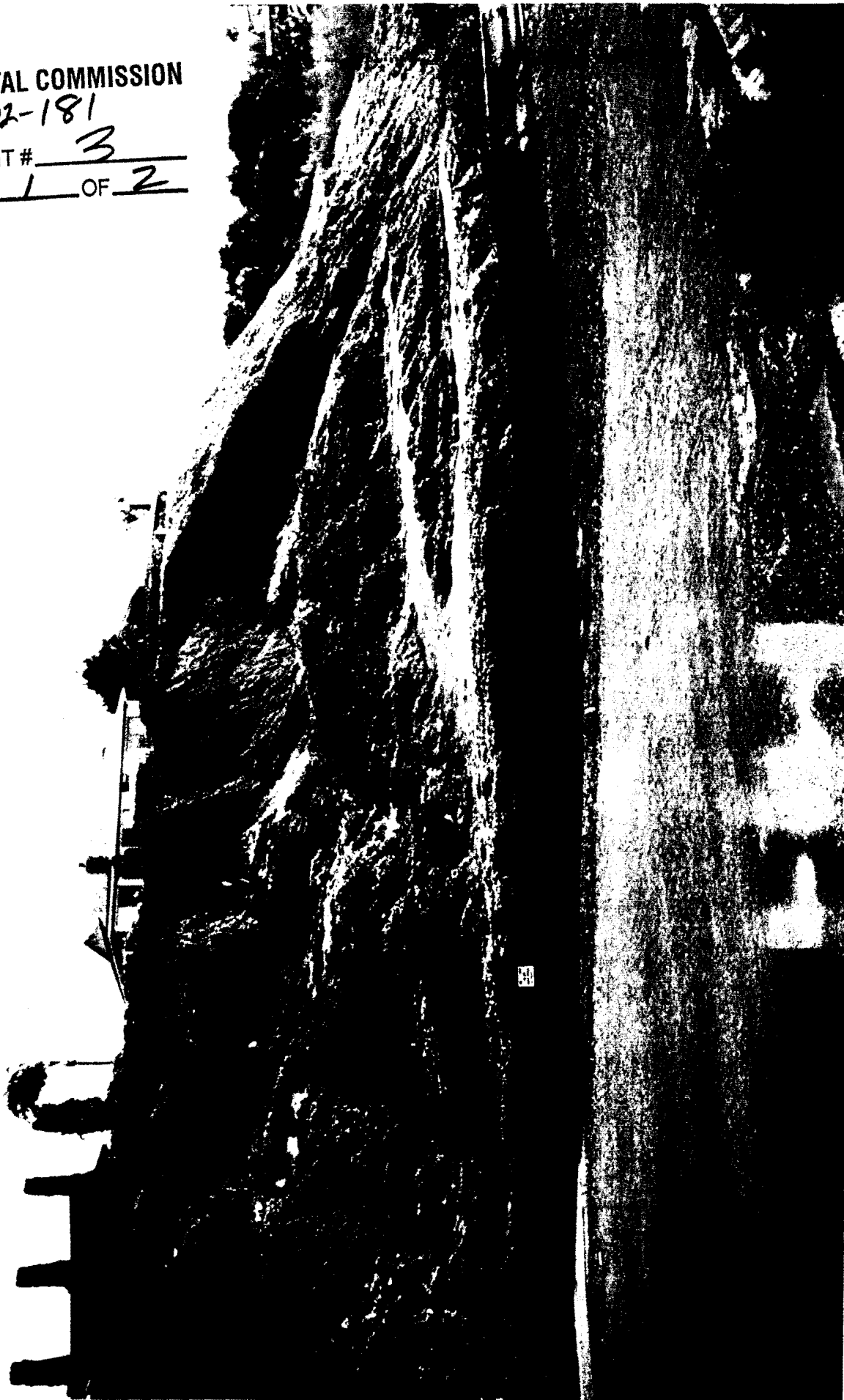
3

PAGE

1

OF

2



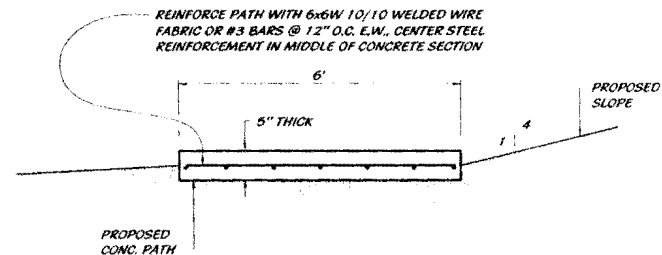


COASTAL COMMISSION

5-02-181

EXHIBIT # 3

PAGE 2 OF 2



PROPOSED CONCRETE CART PATH - SECTION

NO. SCALE

2

LIMITS OF GRADING AT EXISTING SILT FENCE - EXPORT SLIDE DEBRIS TO RETURN FAIRWAY TO PRE SLIDE TOPOGRAPHY

APPROXIMATE LOCATION OF PRE-SLIDE CONCRETE CART PATH

SLOPE TRANSITION ZONE FROM 4:1 TO MATCH EXISTING SLOPE AT 2:1

PROPOSED CART PATH

SLOPE TRANSITION ZONE FROM 4:1 TO MATCH EXISTING SLOPE AT 2:1

APPROXIMATE LIMITS OF PROPOSED TIED-BACK SHOTCRETE WALL

PROVIDE CABLE RAILING @ TOP OF PROPOSED WALL PER DETAILS ON DRAWING C-11

NOTE: IF DRAWING IS NOT FULL SIZE (1"=1'-0") THEN REDUCE SCALE ACCORDINGLY

0 1 2 3
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

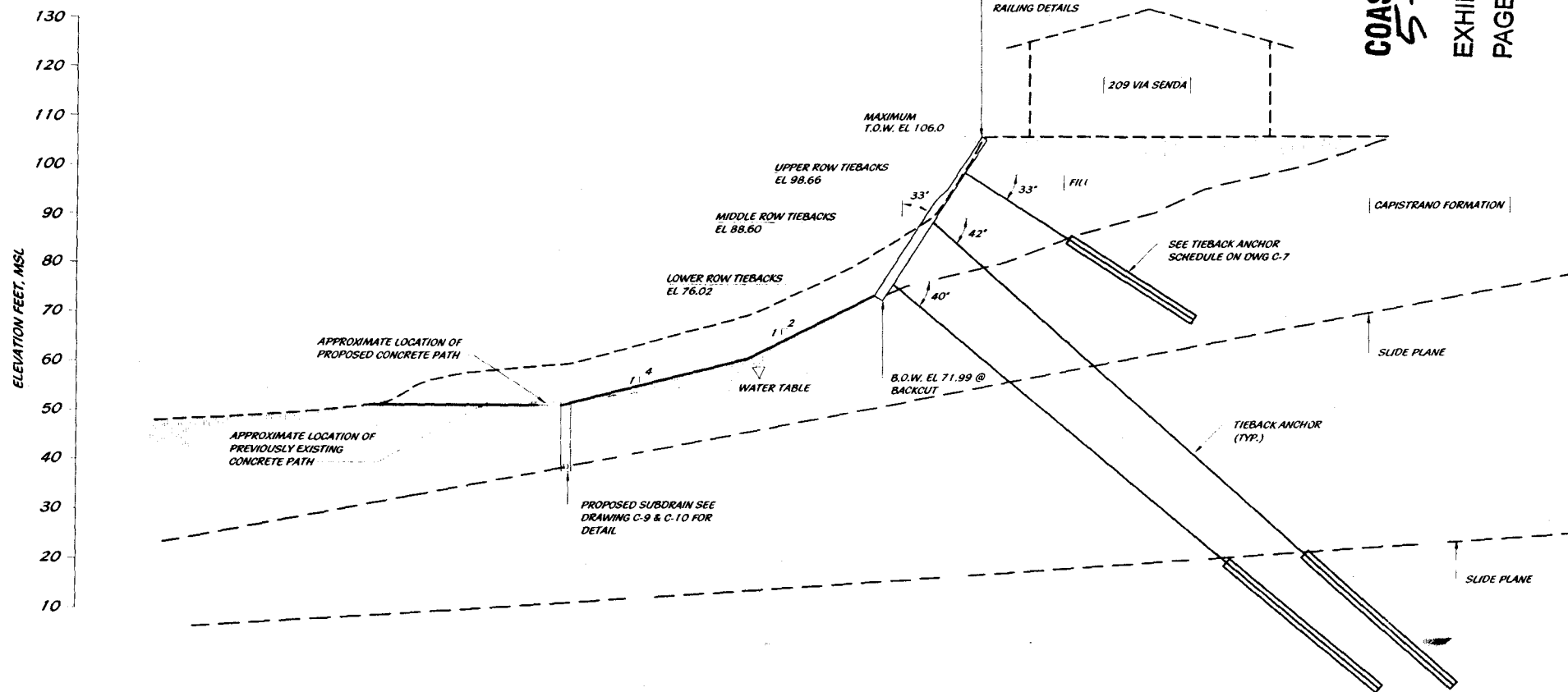


FOR CONSTRUCTION PURPOSES ONLY

PLANS PREPARED UNDER THE SUPERVISION OF DATE: 12-31-05 R.C.E. NO.: 23792		TERRACOSTA CONSULTING GROUP ENGINEERS & GEOLOGISTS 4455 MURPHY CANYON ROAD, SUITE 100 SAN DIEGO, CALIFORNIA 92123 (858) 573-6900		DESIGN: WJD CHECKED: WFC DATE: 12-31-05		REVISIONS:		SHORECLIFFS GOLF COURSE SLOPE STABILIZATION PROJECT		CITY OF SAN CLEMENTE		DRAWING NO. C-5	
ENGINEER OF WORK WALTER F. CRAMPTON R.C.E. NO. 23792 EXP. DATE: 12-31-05								GRADING PLAN		RECOMMENDED FOR APPROVAL BY: R.C.E. DATE:		APPROVED FOR CONSTRUCTION BY: CITY ENGINEER R.C.E. DATE:	
										EXP.		SHEET 5 OF 11 5-14-02 DATE OF PRINT	

COASTAL COMMISSION
 5-02-181
 EXHIBIT # 4
 PAGE 1 OF 7

SCALE: 1"=20'



NOTE: IF DRAWING IS NOT FULL SIZE (1" X 36") THEN REDUCE SCALE ACCORDINGLY
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

CROSS SECTION

SCALE 1"=10' (HORIZ) 1"=1' (VERT)

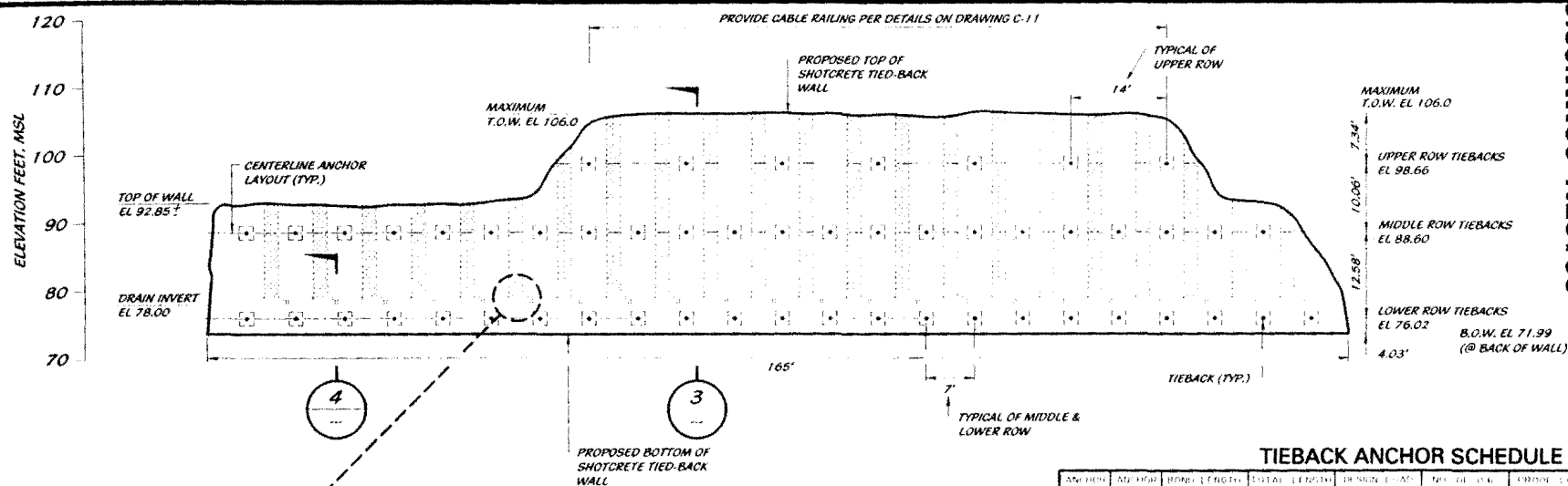
1

FOR CONSTRUCTION PURPOSES ONLY



PLANS PREPARED UNDER THE SUPERVISION OF DATE: _____ R.C.E. NO.: 23792 ENGINEER OF WORK: WALTER F. CRAMPTON R.C.E. NO.: 23792 EXP. DATE: 12-31-05		TERRACOSTA CONSULTING GROUP ENGINEERS & GEOLOGISTS 4455 MURPHY CANYON ROAD, SUITE 100 SAN DIEGO, CALIFORNIA 92123 (658) 573-6900		DESIGN: WJC REV: _____ DRAWN: GDS CHECKED: WJC		REVISIONS BY: _____ DATE: _____ APP: _____		SHORECLIFFS GOLF COURSE SLOPE STABILIZATION PROJECT		CITY OF SAN CLEMENTE RECOMMENDED FOR APPROVAL: _____ BY: _____ R.C.E.: _____ EXP: _____ DATE: _____ APPROVED FOR CONSTRUCTION: _____ BY: _____ CITY ENGINEER R.C.E.: _____ EXP: _____ DATE: _____		DRAWING NO: C-6 SHEET: 6 OF 11 5-14-02 DATE OF PRINT
---	--	---	--	---	--	---	--	--	--	--	--	---

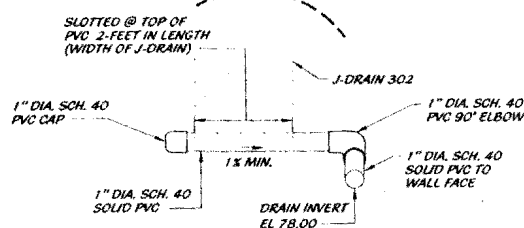
CROSS SECTION



TIED-BACK SHOTCRETE WALL - PROFILE

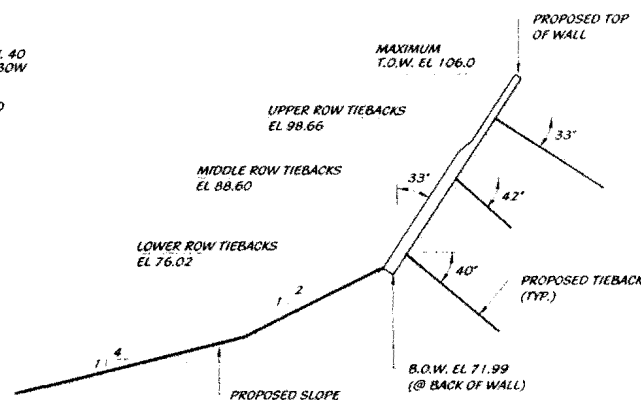
SCALE 1-B (100% YES)

TIEBACK ANCHOR SCHEDULE

[illegible]

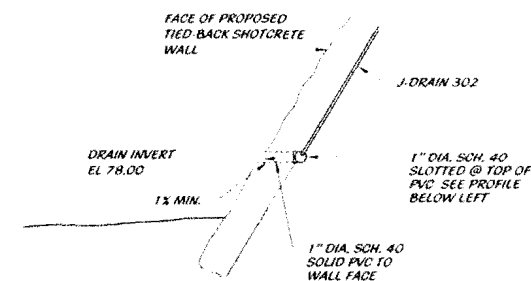
TYPICAL WALL DRAIN PROFILE

NO SCALE



TIED-BACK SHOTCRETE WALL - SECTION


SCALE: 1"=10' HORIZ VERT



TYPICAL WALL DRAIN - SECTION

$$C_1 = \frac{1}{2} \left(\frac{1}{\sqrt{2}} \begin{bmatrix} 1 & 1 \\ 1 & -1 \end{bmatrix} \right)$$

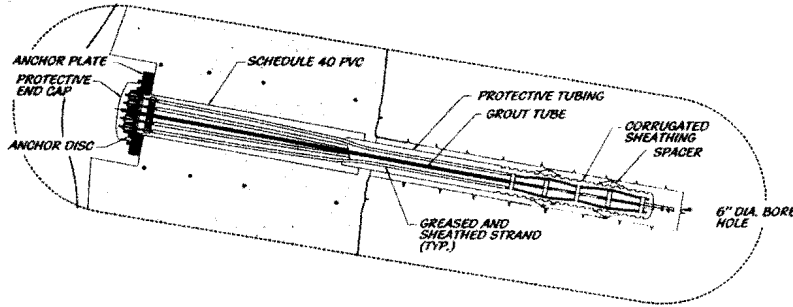
NOTE: IF DRAWING IS NOT FULL SIZE (24X36)
THEN REDUCE SCALE ACCORDINGLY



0 1 2 3

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

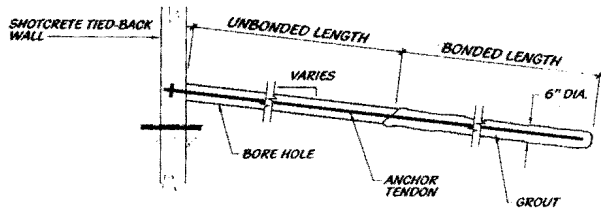
PLANS PREPARED UNDER THE SUPERVISION OF		TERRACOSTA CONSULTING GROUP ENGINEERS & GEOLOGISTS 4455 MURPHY CANYON ROAD, SUITE 100 SAN DIEGO, CALIFORNIA 92123 (858) 573-6900		DESIGN: WJD CHECKED: WJS		REV.		BY DATE APP		SHORECLIFFS GOLF COURSE SLOPE STABILIZATION PROJECT		CITY OF SAN CLEMENTE		DRAWING NO. C-7
TOTALS:	DATE: 23J92											RECOMMENDED FOR APPROVAL		DRAWING NO.
ENGINEER OF WORK:	WALTER F. CRAMPTON											APPROVED FOR CONSTRUCTION		SHEET 7 OF 11
R.C.E. 2792	EXP. DATE: 12-31-05											BY: R.C.E.		5-14-02
												DATE: EXP.: CITY ENGINEER R.C.E.		DATE OF PRINT



MULTISTRAND ANCHOR DETAIL
NO SCALE (WITH DOUBLE CORROSION PROTECTION)

5

** NOTE:
SEE TIEBACK ANCHOR SCHEDULE
ON DRAWING NO. C-7 FOR
BEARING PLATE DIMENSIONS



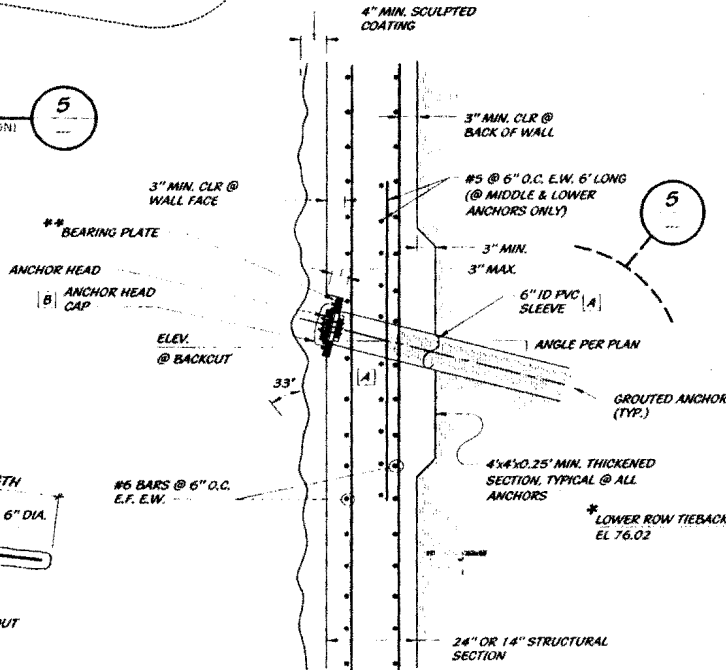
TYPICAL ANCHOR SCHEMATIC
NO SCALE

NOTE: IF DRAWING IS NOT FULL SIZE (1/4\"/>

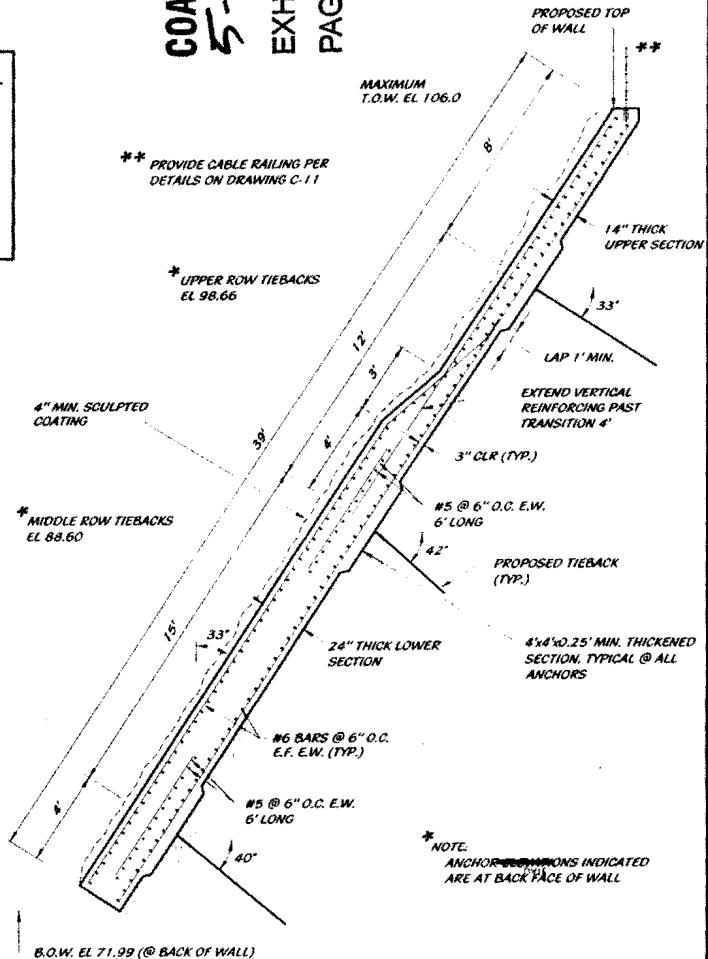
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

NOTES:

- [A] ADJUST BAR SPACING IN VICINITY OF ANCHOR TO ACCOMMODATE 6\"/>
- [B] ANCHOR HEAD CAP SHALL HAVE A MIN. OF 3\"/>



TYPICAL TIEBACK ANCHOR LAYOUT
NO SCALE (VIEW ROTATED)



TIED-BACK SHOTCRETE WALL REINFORCING
NO SCALE

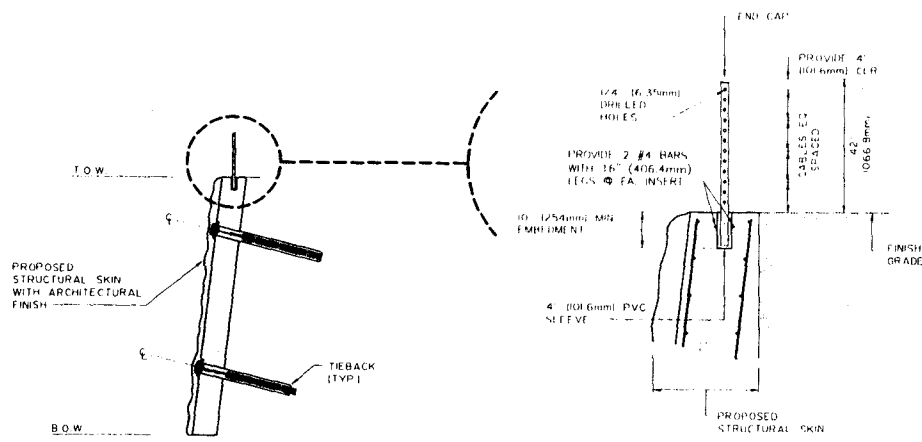
* NOTE:
ANCHOR HEAD DIMENSIONS INDICATED
ARE AT BACK FACE OF WALL



FOR CONSTRUCTION PURPOSES ONLY

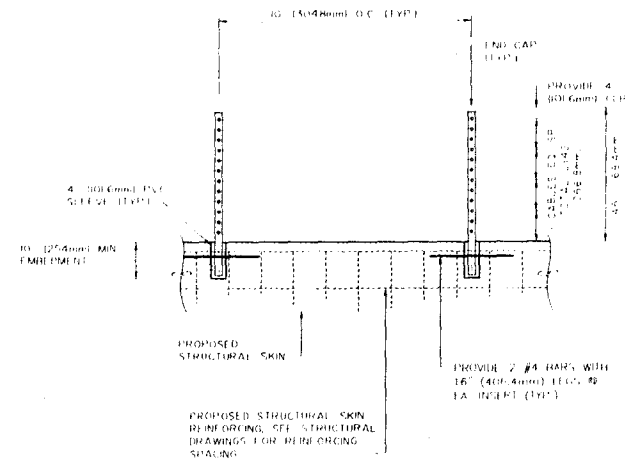
PLANS PREPARED UNDER THE SUPERVISION OF DATE: _____ R.C.E. NO.: SE 1992 ENGINEER OF WORK: DANIEL MCNAUGHTON R.C.E. NO.: SE 1992 EXP. DATE: 9-30-09			DESIGN: DMA REV. _____ CHECKED: DMA			SHORECLIFFS GOLF COURSE SLOPE STABILIZATION PROJECT STRUCTURAL DETAILS			CITY OF SAN CLEMENTE RECOMMENDED FOR APPROVAL BY: _____ R.C.E. _____ DATE: _____			APPROVED FOR CONSTRUCTION BY: _____ CITY ENGINEER R.C.E. _____ EXP. _____ DATE: _____			DRAWING NO. C-8 SHEET 8 OF 11 5-18-02 DATE OF PRINT		
---	--	--	---	--	--	--	--	--	--	--	--	---	--	--	--	--	--

DANIEL MCNAUGHTON & ASSOCIATES
STRUCTURAL ENGINEERS
4155 MURPHY CANYON ROAD, SUITE 100
SAN DIEGO, CALIFORNIA 92123
(619) 545-8510



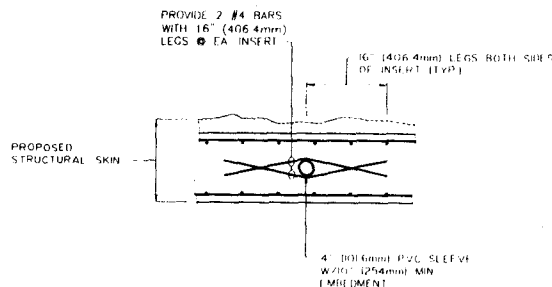
CABLE RAILING DETAIL - SECTION
NOT TO SCALE

NOTE:
GRAB RAILING POST INTO PVC INSERT



CABLE RAILING DETAIL - PROFILE
NOT TO SCALE

CABLE RAILING DETAIL
NOT TO SCALE



CABLE RAILING DETAIL - PLAN
NOT TO SCALE

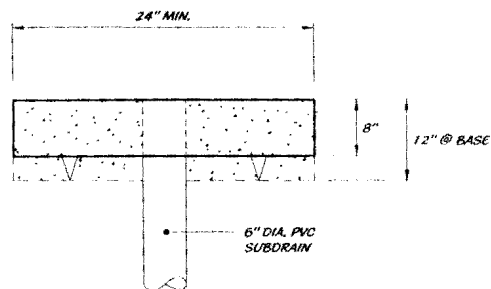
NOTES

- SEE CALTRANS STANDARD PLAN 811-47 "CABLE RAILING" FOR ADDITIONAL DETAILS.
- MAXIMUM DISTANCE BETWEEN TURNBUCKLES SHALL BE 80 IN.
- INTERMEDIATE TURNBUCKLES TO BE PLACED IN ADJACENT SPANS.
- CABLE SHALL NOT BE SPLICED BETWEEN INTERMEDIATE TURNBUCKLES AND END POSTS.
- ALL POSTS, CABLE AND HARDWARE TO BE GALVANIZED.
- POSTS TO BE VERTICAL.
- POST SHALL BE 1 1/2" (38.1mm) MINIMUM STANDARD STEEL PIPE.
- ALIGNMENT OF HOLES IN POSTS MAY VARY TO CONFORM TO SLOPE OF TOP OF RETAINING WALL.
- THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.
- ALTERNATIVE DETAILS MAY BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL BY THE ENGINEER.
- LINE POSTS SHALL BE BRACED HORIZONTALLY AND TRUSSED DIAGONALLY IN BOTH DIRECTIONS AT INTERVALS NOT TO EXCEED 300 M.
- POST POCKETS TO BE CENTERED IN TOP OF WALL.
- TYPICAL END SPANS, BRACED IN BOTH DIRECTIONS, SHALL BE CONSTRUCTED AT CHANGES IN LINE WHERE THE ANGLE OF DEFLECTION IS 15 DEGREES OR MORE.
- PROVIDE THIMBLES AT ALL CABLE LOOPS.

NOTE: IF DRAWING IS NOT FULL SIZE (24X36) THEN REDUCE SCALE ACCORDINGLY
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

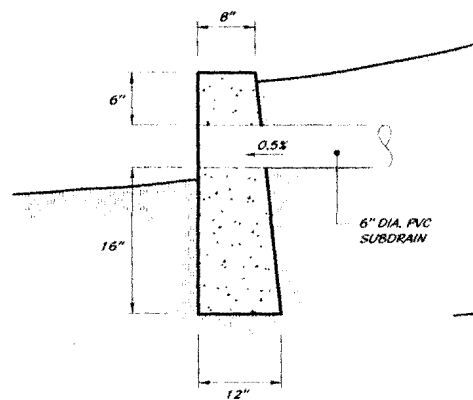
PLANS PREPARED UNDER THE SUPERVISION OF DATE: 12-31-05 R.C.E. NO. 23792 ENGINEER OF WORK: WALTER F. CRAMPTON R.C.E. NO. 23792 EXP. DATE: 12-31-05		TERRACOSTA CONSULTING GROUP ENGINEERS & GEOLOGISTS 4455 MURPHY GAYTON ROAD, SUITE 100 SAN DIEGO, CALIFORNIA 92123 (619) 573-6900		REGION: WJD DRAWN: GDS CHECKED: WFC		REVISIONS BY DATE APP		SHORECLIFFS GOLF COURSE SLOPE STABILIZATION PROJECT		CITY OF SAN CLEMENTE RECOMMENDED FOR APPROVAL BY: R.C.E. EXP: DATE: APPROVED FOR CONSTRUCTION BY: CITY ENGINEER R.C.E. EXP: DATE:		DRAWING NO. C-11 SHEET 11 OF 11 5-14-02 DATE OF PRINT	
CABLE RAILING DETAILS										FOR CONSTRUCTION PURPOSES ONLY			





SUBDRAIN OUTLET HEADWALL DETAIL - PLAN

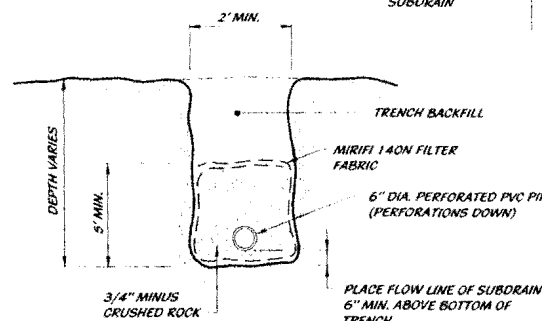
NO SCALE



SUBDRAIN OUTLET HEADWALL DETAIL - PROFILE

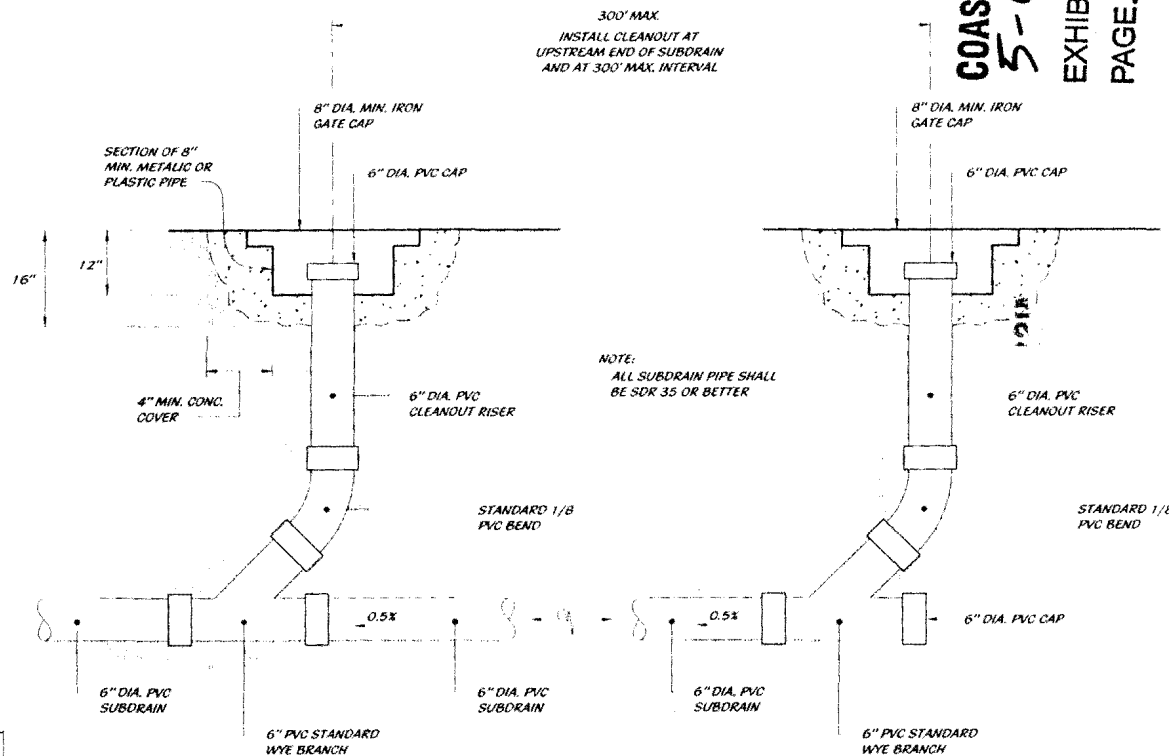
NO SCALE

NOTE: IF DRAWING IS NOT FULL SIZE (24X36)
THEN REDUCE SCALE ACCORDINGLY
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



SUBDRAIN DETAIL 7

NO SCALE



SUBDRAIN CLEANOUT DETAIL - PROFILE 6

NO SCALE

SUBDRAIN NOTE:

AS AN ALTERNATE TO THE USE OF MIRAFI 140N FILTER FABRIC AND 3/4" CRUSHED ROCK, CONTRACTOR MAY USE FILTER MATERIAL WHICH MEETS THE REQUIREMENTS OF OCEMA STANDARD PLAN 1323



FOR CONSTRUCTION PURPOSES ONLY

PLANS PREPARED UNDER THE SUPERVISION OF		DATE: 2/3/92		TERRACOSTA CONSULTING GROUP		DESIGN: WJD		REV.		BY DATE APP		SHORECLIFFS GOLF COURSE SLOPE STABILIZATION PROJECT		CITY OF SAN CLEMENTE		DRAWING NO. C-10	
ENGINEER OF WORK:		WALTER F. CRAMPTON		4455 MURPHY CANYON ROAD, SUITE 100 SAN DIEGO, CALIFORNIA 92123 (619) 573-6900		CHECKED: WJC						RECOMMENDED FOR APPROVAL		APPROVED FOR CONSTRUCTION		SHEET 10 OF 11	
R.C.E. 1792		EXP. DATE 12-31-05										BY: _____		BY: _____		5-18-02	
												R.C.E. _____		CITY ENGINEER R.C.E. _____		DATE OF PRINT	
												DATE: _____		EXP: _____			

SUBDRAIN DETAILS



COASTAL COMMISSION
5-02-1811
EXHIBIT # 5
PAGE 1 OF 2



OASTAL COMMISSION

5-02-181

EXHIBIT # 5

PAGE 2 OF 2

11



12



13

