

CALIFORNIA COASTAL COMMISSION

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

**RECORD PACKET COPY****Fr 4b**

Filed: October 25, 2002
 49th Day: December 13, 2002
 180th Day: July 22, 2003
 Staff: ALB-LB *ALB*
 Staff Report: January 16, 2003
 Hearing Date: February 5-7, 2003
 Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-02-360

APPLICANT: City of San Clemente

AGENT: Ben Parker, Associate Civil Engineer

PROJECT LOCATION: 200 Block of Avenida Cabrillo,
San Clemente, Orange County

PROJECT DESCRIPTION: Installation of a new underground storm drain detention basin within the public right-of way.

LOCAL APPROVALS RECEIVED: City of San Clemente Planning Division Approval in Concept dated October 22, 2002

SUBSTANTIVE FILE DOCUMENTS: City of San Clemente Certified Land Use Plan (LUP)

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending **APPROVAL** of the proposed project with two (2) special conditions, which require 1) compliance with construction-related best management practices (BMPs) and 2) submittal of a Water Quality Management Plan outlining post-construction best management practices (BMPs). The primary issues associated with this development are water quality and public access.

LIST OF EXHIBITS:

1. Vicinity Map
2. Location Map
3. Project Plans

STAFF RECOMMENDATION:

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

MOTION:

I move that the Commission approve CDP No. 5-02-360 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. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris

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 enter the storm drain system leading to the Pacific Ocean;
- (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
- (c) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into Upper Newport Bay and a pre-construction meeting to review procedural and BMP guidelines;
- (d) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. Debris shall be disposed of outside the coastal zone, as proposed by the applicant.

3. Post Construction BMPs

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall provide, for the review and approval of the Executive Director, a Water Quality Management Plan (WQMP) to minimize, to the maximum extent practicable, the contribution of pollutants to coastal waters through the storm drain system.

The WQMP shall outline a monitoring and maintenance program for all structural BMPs. Maintenance shall be done as specified by the manufacturer. The BMPs shall be inspected, at a minimum, just before the onset of the rainy season (October 15) and after every major storm event.

- B. The applicant shall undertake development in accordance with the final WQMP approved by the Executive Director. No proposed 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. The applicant shall be fully responsible for advising construction personnel of the requirements of the Water Quality Management Plan.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is located along the 200 Block of Avenida Cabrillo, a residential neighborhood in the Downtown area of the City of San Clemente, Orange County (Exhibits 1 & 2). The applicant is proposing to install a storm pipe system that will act as an underground detention basin to reduce the peak storm runoff rate (Exhibit 3). The project involves the installation of a system of large pipes beneath Avenida Cabrillo that will have a detention capacity of approximately 10,000 cubic feet. The culverts will range in size from 18 to 96 inches in diameter. The piping will begin at 240 Avenida Cabrillo and terminate prior to reaching North Ola Vista. The project also includes the installation of five catch basins and appurtenances. Sewer laterals that conflict with the storm drain improvements will be relocated. Approximately 4610 cubic yards (2570 cy cut and 2040 cy fill) will be required for road trenching and replacement. Excess material will be disposed of outside the Coastal Zone.

According to City staff, the capacity of the existing storm drain system from 240 Avenida Cabrillo to 248 West Avenida Palizada is deficient per today's Orange County hydrological model. When large storms occur, residential buildings at 240 and 242 Avenida Cabrillo experience minor flooding. With installation of the proposed storm drain improvements, the peak flows will be reduced to a rate that will not exceed the capacity of the existing system. The detention basin will be located entirely within public right-of-way.

Work is anticipated to occur during the Fall 2003, after the peak beach use season. The project site is located approximately ¼ mile from the beach. Public access to the beach is available at the Municipal Pier and Linda Lane Park to the southwest. Avenida Cabrillo is located in a residential neighborhood and does not serve as a primary access route to the beach. Avenida Del Mar, which runs parallel to Avenida Cabrillo, serves as the primary beach access route in the subject area. Therefore, the project will not adversely affect the public's ability to access the coast.

During construction, the applicant will be required to implement best management practices (BMPs) designed to minimize erosion and prevent debris from entering the storm drain system leading to the ocean. After construction is complete, the proposed storm drain system will act as a settling basin to trap debris and silt. The applicant has indicated that the City will initially inspect and clean the storm drain detention basin three times a year. As they gain experience, the schedule may be adjusted according to the particular needs of this facility. Additional detail regarding post-construction BMPs, including a more formal maintenance schedule, must be outlined in a Water Quality Management Plan.

B. WATER QUALITY

The proposed work will be occurring in a location where there is a potential for a discharge of polluted runoff from the project site into coastal waters. The storage or placement of construction material, debris, or waste in a location where it could be carried into coastal waters would result in an adverse effect on the marine environment. To reduce the potential

for construction and post-construction related impacts on water quality, the Commission imposes special conditions requiring, but not limited to, the appropriate storage and handling of construction equipment and materials to minimize the potential of pollutants to enter coastal waters and for the use of on-going best management practices following construction. As conditioned, the Commission finds that the development conforms with Sections 30230 and 32031 of the Coastal Act.

C. PUBLIC ACCESS

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 proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 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

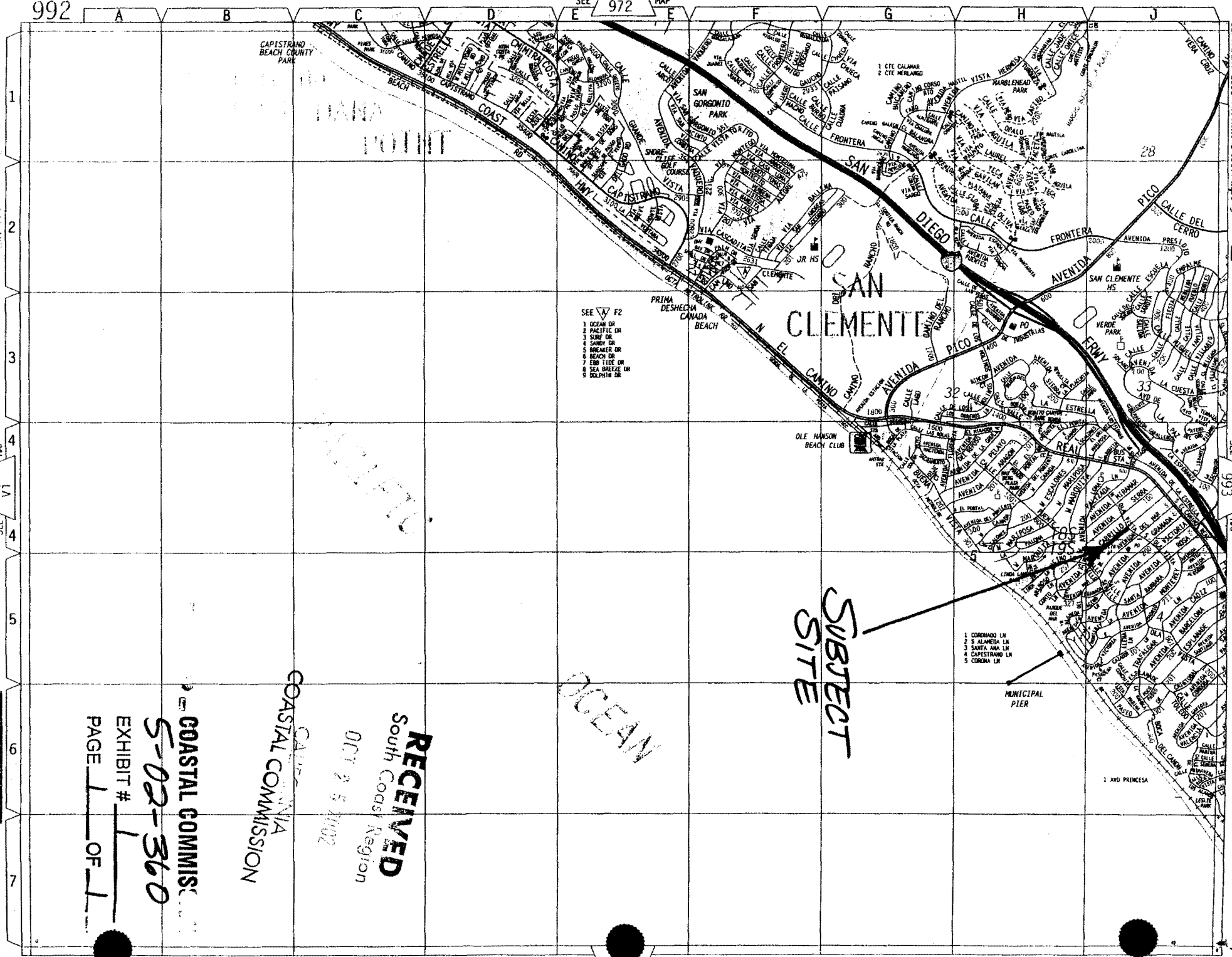
As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified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

ORANGE CO.

MAP V1

SEE

7



- 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 SHEET DR
 - 9 DOLPHIN DR

- 1 CORONADO LN
- 2 ALAMEDA LN
- 3 SANTA ANA LN
- 4 CAPISTRANO LN
- 5 CORONA LN

COASTAL COMMISSION

RECEIVED
 South Coast Region
 OCT 25 2002

COASTAL COMMISSION

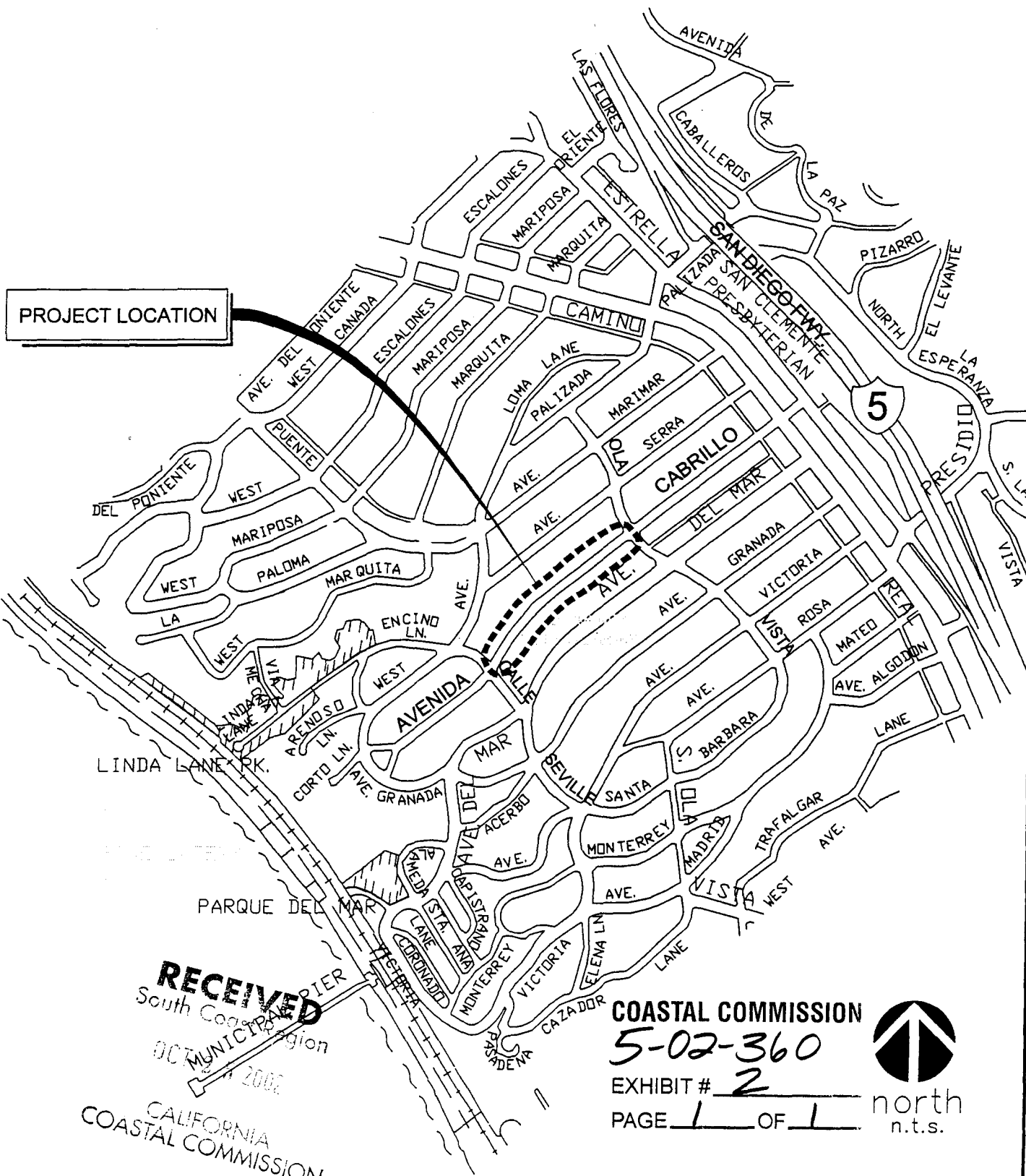
5-02-360

EXHIBIT # 1

PAGE 1 OF 1

SUBJECT SITE

OCEAN



PROJECT LOCATION

RECEIVED
 South Coast Region
 OCT 20 2002

CALIFORNIA
 COASTAL COMMISSION

COASTAL COMMISSION
 5-02-360
 EXHIBIT # 2
 PAGE 1 OF 1



City of San Clemente
 Engineering Division 910 Calle Negocio
 Suite 100
 San Clemente, CA 92873
 Tel (949)361-8100
 Fax (949)361-8316

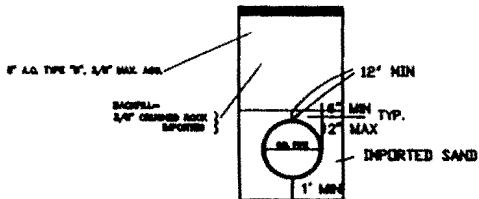
LOCATION MAP
 AVENIDA CABRILLO DETENTION BASIN
 Project No. 13804

STORM DRAIN NOTES:

- ALL WORK SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS IN CONSTRUCTION, LATEST EDITION, A COPY OF WHICH SHALL BE KEPT BY THE JOB SITE.
- CONTRACTOR TO NOTIFY THE CITY OF SAN CLEMENTE INSPECTOR AS WORK PROGRES TO ANY CONSTRUCTION.
- ALL REINFORCED CONCRETE PIPE SHALL BE ORDERED IN ACCORDANCE WITH SCE&A STD PLAN No. 228.
- ALL PIPE LAYOUTS ARE INCIDENTAL PROJECTS UNLESS OTHERWISE SHOWN.
- ALL CONCRETE IN REINFORCED CONCRETE STRUCTURES SHALL BE PORTLAND CEMENT CONCRETE, USE TYPE V CEMENT PER A.C.T.A. SPECIFICATIONS.
- LOCATIONS OF PUBLIC UTILITIES SHOWN HAVE BEEN OBTAINED FROM AVAILABLE INFORMATION, HOWEVER IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE TRUE LOCATION OF ANY EXISTING UTILITIES AND TO EXERCISE PROPER PRECAUTIONS TO AVOID ANY DAMAGE THEREBY.
- PRIOR TO THE PLACEMENT OF STORM DRAIN IMPROVEMENTS, THE CITY'S FIELD ENGINEER SHALL CERTIFY BY LETTER TO THE CITY'S INSPECTOR THAT THE STORM DRAIN IMPROVEMENT IS OF SUFFICIENT STRENGTH TO SUPPORT THE STRUCTURES AND ANY ADJACENT LEANS.
- ALL TRENCH EXCAVATIONS SHALL CONFORM TO THE APPLICABLE A.C.T.A. STANDARDS.
- A.C.P. SHALL CONFORM TO THE APPLICABLE A.C.T.A. STANDARDS.
- ALL FILL MATERIAL SHALL BE COMPACTED TO THE RELATIVE COMPACTION AS DETERMINED BY A.C.T.A. 2-200.
- ALL MATERIALS TESTING FOR THE IMPROVEMENT FACILITIES SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE STANDARD LOCATION AND FREQUENCY SPECIFIED BY THE CITY'S INSPECTOR.

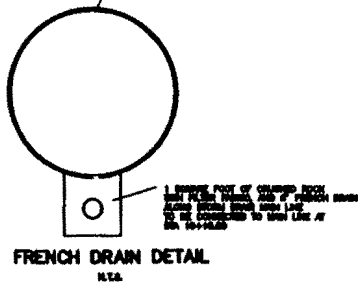
ORANGE COUNTY S.E.A. - STANDARD QUANTITIES

ITEM	QTY
- JUNCTION STRUCTURE TYPE I	200
- JUNCTION STRUCTURE TYPE II	600
- CONCRETE CELLAR	200
- SAILEY TYPE I	200
- SAILEY TYPE II	200
- MISCELLANEOUS CURB SAILEY DETAILS & NOTES	200
- LOCAL IMPROVEMENT	200
- RECORDING DETAIL	200



MODIFICATION TO STD No. 1313
TYPICAL TRENCH SECTION
N.T.A.

PROPOSED STORM DRAIN



NOTICE TO CONTRACTOR

LOCAL CONDITIONS MAY DIFFER. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO BIDDER.

LOCATION OF EXISTING UTILITIES IS UNKNOWN. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION, AND TO SURVEY THE LOCATIONS IN CASE OF ANY DISCREPANCIES.

LOCATION OF APPROVED EXISTING UTILITIES IS UNKNOWN. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION, AND TO SURVEY THE LOCATIONS IN CASE OF ANY DISCREPANCIES.

STORM DRAIN CONSTRUCTION NOTES

- PROTECT IN PLACE
- CONSTRUCT 36" R.C.P. STORM DRAIN PIPE C D 2000
- CONSTRUCT 36" R.C.P. STORM DRAIN PIPE C D 2000
- CONSTRUCT JUNCTION STRUCTURE TYPE I PER SCE&A STD PLAN No. 228 MODIFIED PER PLAN
- CONSTRUCT JUNCTION STRUCTURE TYPE III PER SCE&A STD PLAN No. 228 MODIFIED PER PLAN
- CONSTRUCT JUNCTION STRUCTURE TYPE VI PER SCE&A STD PLAN No. 228
- REMOVE EXISTING CATCH BASIN AND STORM DRAIN PIPE
- CONSTRUCT CATCH BASIN PER A.P.M.A. STD PLAN No. 200-2
- CONSTRUCT LEGAL IMPROVEMENT PER SCE&A STD PLAN No. 228
- PLAN EXISTING PIPE V/ JUDGE & MARK
- POTENTIAL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION
- RECONSTRUCT SEWER LATERAL PER A.P.M.A. STD PLAN 200-1
- CONSTRUCT V/2" SEWER LINE
- CONSTRUCT SEWER MANHOLE PER A.P.M.A. STD No. 200-2
- CONSTRUCT SEWER LATERAL PER A.P.M.A. STD No. 200-1
- CONSTRUCT PIPE CONNECTION PER DETAIL SHEET 2
- CONSTRUCT REINFORCED CONCRETE CELLAR PER SCE&A STD PLAN 207
- CONSTRUCT OVERFLOW PIPE STRUCTURE PER DETAIL SHEET 2
- FURNISH AND INSTALL RETENTION STEEL PLATE PER DETAIL SHEET 2

EXHIBIT # 5-02-360
 COASTAL COMMISSION
 PAGE 2 OF 4

REVISIONS	REFERENCES	APPROVALS	ENGINEERING SCALE: AS SHOWN	DATE

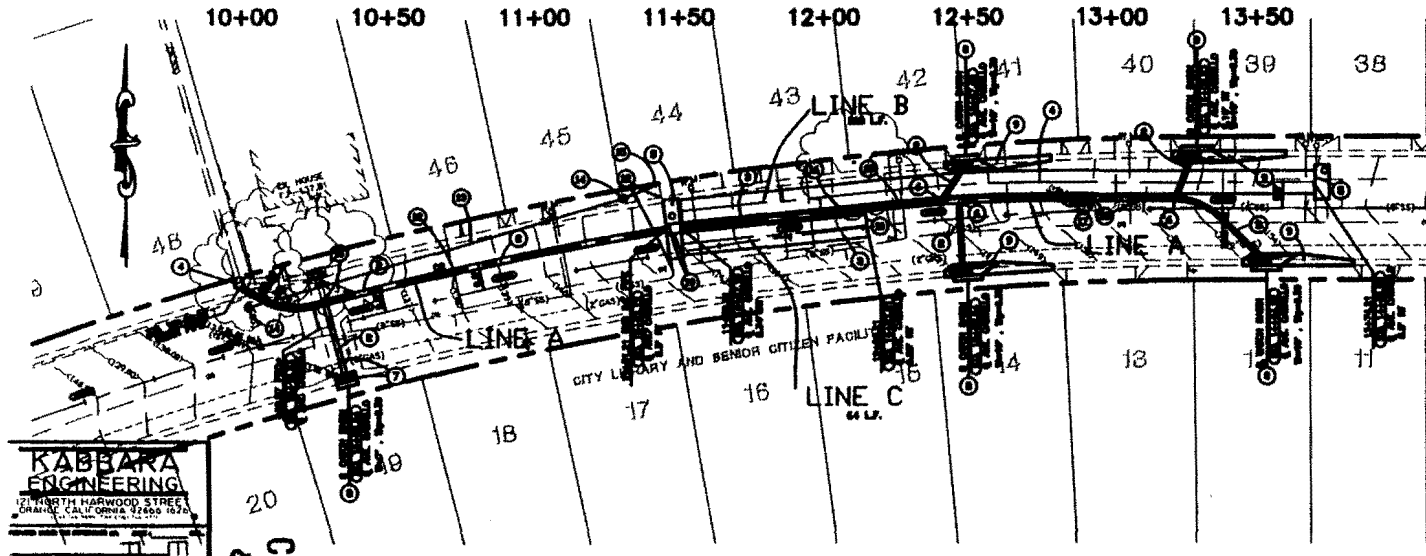
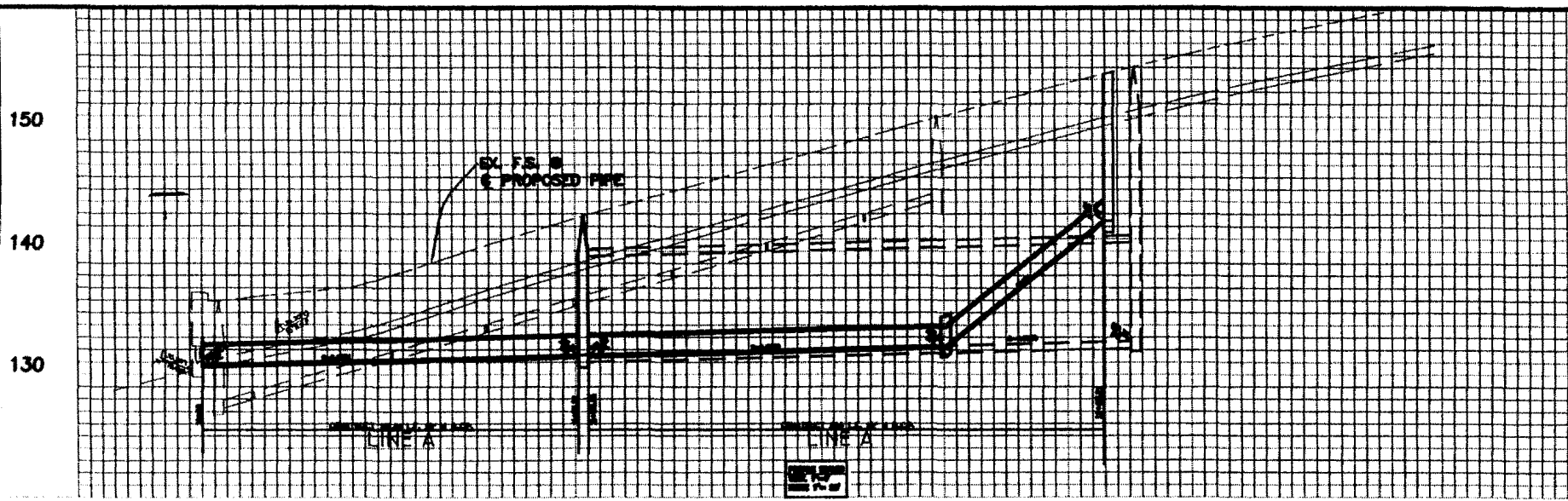
STORM DRAIN IMPROVEMENTS Coastal Commission
 NOTES AND SPECIFICATIONS Coastal District Office
 PROJECT NO. 15-0000-0000
 CITY OF SAN CLEMENTE
 Permit No. _____

By: _____

EFFECTIVE

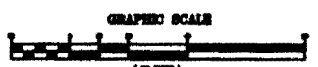
Date: _____

STORM DRAIN PLANS



STORM DRAIN CONSTRUCTION NOTES

- ① EXISTING IN PLACE
- ② CONTRACT 36" SCA. STORM DRAIN PIPE (1.5 MIN)
- ③ CONTRACT 36" SCA. STORM DRAIN PIPE (1.5 MIN)
- ④ CONTRACT JUNCTION STRUCTURE TYPE I PER SCEMA STD. PLAN No. 200 IDENTIFIED PER PLAN
- ⑤ CONTRACT JUNCTION STRUCTURE TYPE III PER SCEMA STD. PLAN No. 200 IDENTIFIED PER PLAN
- ⑥ CONTRACT JUNCTION STRUCTURE TYPE VI PER SCEMA STD. PLAN No. 200
- ⑦ REMOVE EXISTING CATCH BASIN AND STORM DRAIN PIPE
- ⑧ CONTRACT CATCH BASIN PER APMA STD. PLAN 200-0
- ⑨ CONTRACT LEAK DEPRESSION PER SCEMA STD. PLAN 200-0
- ⑩ PLAN EXISTING PIPE 1/2" DIA. 6" HORIZONTAL
- ⑪ REMOVE EXISTING UTILITY PRIOR TO ANY CONSTRUCTION
- ⑫ RECONSTRUCT SEWER LATERAL PER APMA STD. PLAN 200-1
- ⑬ CONTRACT 6" V.C.P. SEWER LINE
- ⑭ CONTRACT SEWER MANHOLE PER APMA STD. No. 200-2
- ⑮ CONTRACT SEWER LATERAL PER APMA STD. No. 200-1
- ⑯ CONTRACT PIPE CONNECTION PER DETAIL SHEET 2
- ⑰ CONTRACT REINFORCED CONCRETE COLLAR PER SCEMA STD. PLAN 200
- ⑱ CONTRACT OVERFLOW PIPE STRUCTURE PER DETAIL SHEET 2
- ⑳ FURNISH AND INSTALL REINFORCED STEEL PLATE PER DETAIL SHEET 2



California Coastal Commission District Office

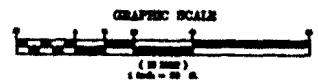
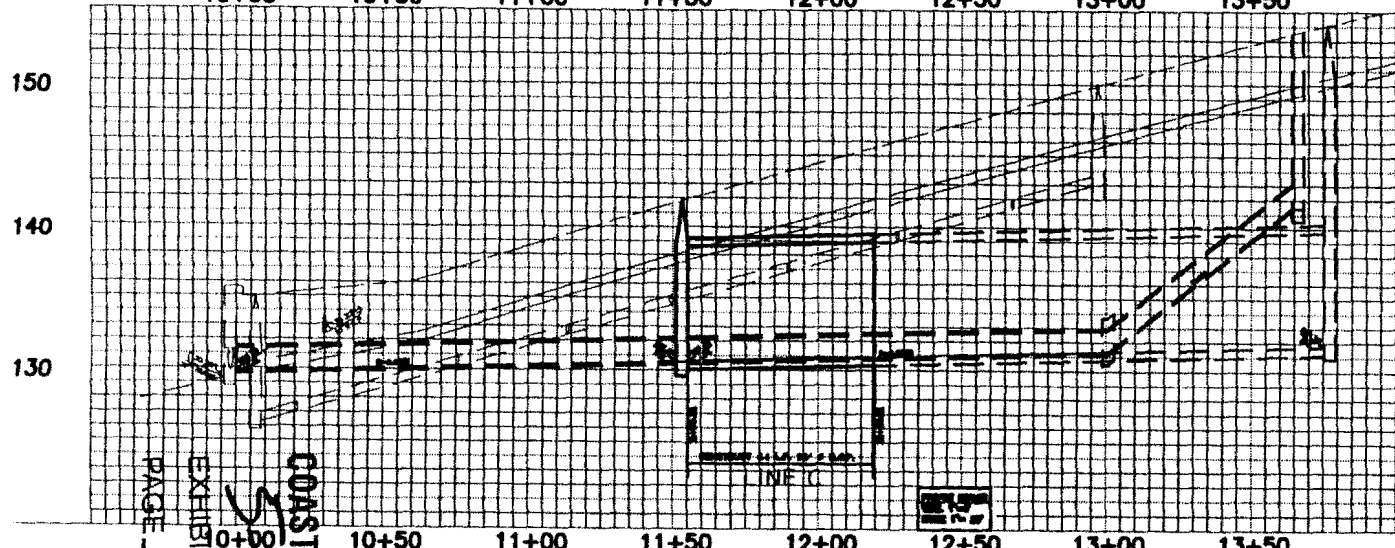
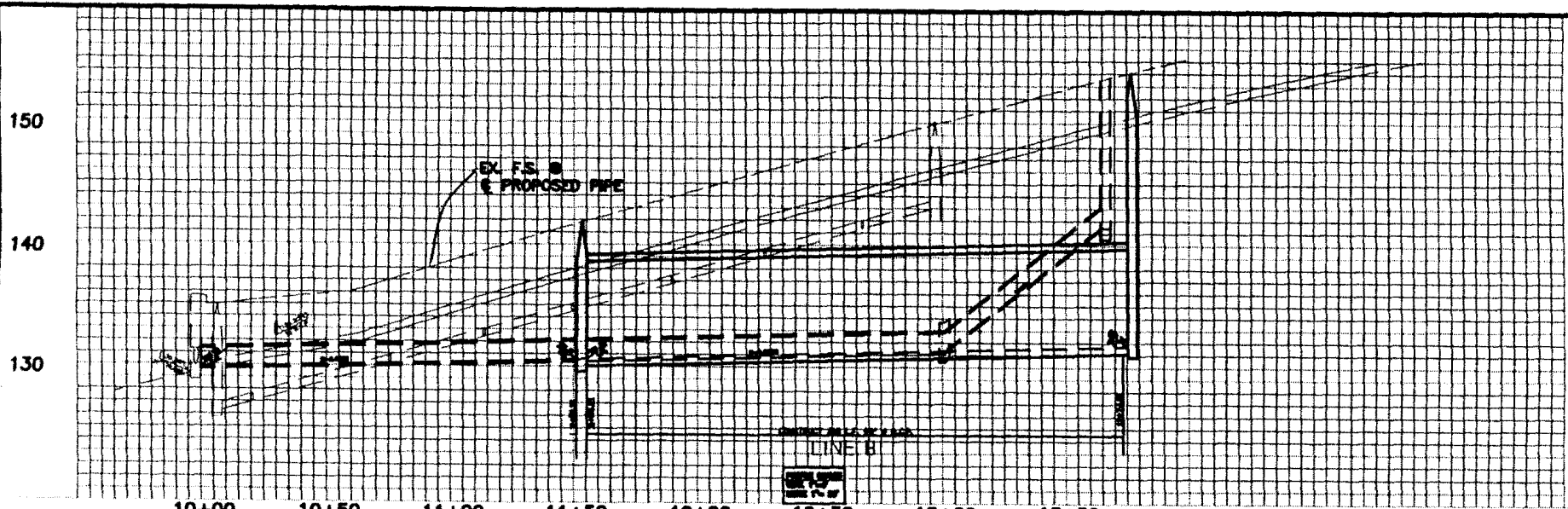
STORM DRAIN IMPROVEMENT PLANS
 AVENIDA CARLEVOVED
 AT 240 AVENIDA CARLEVOVED
 CITY OF SAN CLEMENTE

KABBARA ENGINEERING
 121 NORTH HARWOOD STREET
 GRANITE, CALIFORNIA 92650 7676

SEE SHEET 2 FOR BENCH MARK	DIRECTIONS SCALE: 1"=40'	DATE
REFERENCES	DRAWN BY:	
APPROVALS	CHECKED BY:	
	APPROVED:	

By: _____
 EFFECTIVE Date: _____

COASTAL COMMISS
 EXHIBIT
 3 OF 4



COASTAL COMMISSION
 EXHIBIT # 3-00-360
 PAGE 4 OF 4

REVISION	REFERENCES	APPROVALS	DESIGNER'S SCALE: 1"=50'	DATE
			DRAWN BY:	
			CHECKED BY:	
			APPROVED:	

California Coastal Commission
 DISTRICT OFFICE
 STORM DRAIN IMPROVEMENT PLANS
 PROFILE APPROVED
 AT 240 AVENIDA CARRELO
 CITY OF SAN CLEMENTE
 SHEET 4 OF 4

By: _____
 EFFECTIVE
 Date: _____

