

**CALIFORNIA COASTAL COMMISSION**

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

**RECORD PACKET COPY****Tu 4b**

Filed: March 7, 2003  
49th Day: April 25, 2003  
180th Day: December 2, 2003  
Staff: ALB-LB **ALB**  
Staff Report: March 20, 2003  
Hearing Date: April 8-11, 2003  
Commission Action:

**STAFF REPORT: CONSENT CALENDAR**

**APPLICATION NUMBER:** 5-03-053

**APPLICANT:** City of San Clemente

**AGENT:** Ben Parker, Associate Civil Engineer

**PROJECT LOCATION:** 248-252 W. Avenida Palizada, San Clemente  
Orange County

**PROJECT DESCRIPTION:** Replacement of an existing storm drain pipe within a canyon slope and installation of a Continuous Deflective Separation (CDS) unit.

**LOCAL APPROVALS RECEIVED:** Adoption of the Mitigated Negative Declaration by San Clemente City Council on January 15, 2003 and San Clemente Planning Division Approval in Concept dated February 4, 2003

**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 final planting plan. The primary issues associated with this development are water quality and canyon habitat enhancement.

**LIST OF EXHIBITS:**

1. Location Map
2. Coastal Canyon Map
3. Site Plan
4. Project Plans

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.

2. Inspection and Maintenance of Best Management Practices (BMPs)

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

- (a) All structural BMPs shall be operated, monitored, and maintained for the life of the project and at a minimum, all structural BMPs shall be inspected, cleaned-out, and where necessary, repaired, at the following minimum frequencies: (1) prior to October 15th each year; (2) after every major storm, and (3) at least twice during the dry season (between April 15 and October 15);
- (b) Debris and other pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner;
- (c) It is the applicant's responsibility to maintain the drainage system and the associated structures and BMPs according to the manufacturer's specifications.

3. Submittal of Final Planting Plan

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, in a form and content acceptable to the Executive Director, two (2) sets of a final planting plan prepared by an appropriately licensed professional which demonstrates the following:
  - (a) All areas that are affected by construction activities shall be revegetated for slope stability, erosion control and habitat enhancement;
  - (b) Landscaping within the canyon shall consist of drought-tolerant native plant species common to coastal Orange County;

residential neighborhood and does not serve as a primary access route to the beach. Therefore, the project will not adversely affect the public's ability to access the coast.

**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 to Sections 30230 and 32031 of the Coastal Act.

**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 to Section 30240(b) of the Coastal Act.

**D. PUBLIC ACCESS**

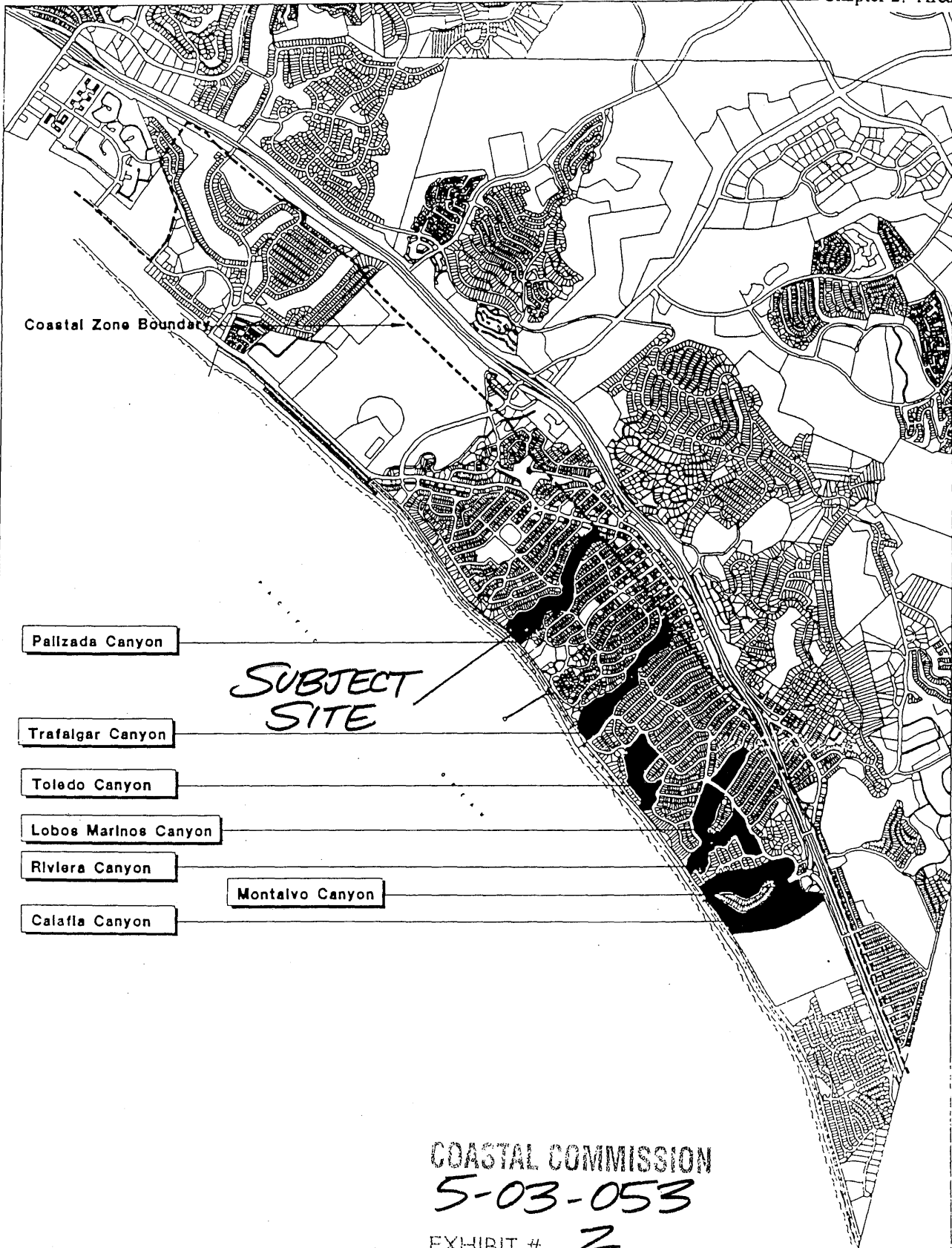
The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed, the development conforms to Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

**E. 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.

**F. 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

5-03-053

EXHIBIT # 2

PAGE 1 OF 1

FIGURE 2-1



# STORM DRAIN IMPROVEMENT PLANS



248 AVENIDA PALIZADA STORM DRAIN  
PROJECT No. 10805

### SHEET INDEX

- 1 TITLE SHEET
- 2 TYPICAL SECTIONS, GENERAL NOTES
- 3 STORM DRAIN PLAN
- 4 IRRIGATION PLAN
- 5 PLANTING PLAN
- 6 DETAILS

### INDEX TO STANDARD DRAWINGS

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

DRG. NO.  
3053-0  
3050-1

### AMERICAN PUBLIC WORKS ASSOCIATION

### STD. PLAN

- 1. SUPPORTS FOR CONDUITS ACROSS TRENCHES
- 2. BLINDS SUPPORT FOR PIPES
- 3. CURB GRABBER CURB BARS
- 4. MONUMENTED CATCH BASIN CONSTRUCTION
- 5. CATCH BASIN CONSTRUCTION
- 6. CATCH BASIN FACE PLATE ASSEMBLY AND PROTECTION BAR
- 7. LOCAL IMPROVEMENT AT CATCH BASIN
- 8. MANHOLE FACE TO FACE SPACING IS 200 MM (8") OR 10' 1/2" MAXIMUM D.
- 9. MANHOLE FACE TO FACE SPACING IS 200 MM (8") OR 10' 1/2" MAXIMUM D.
- 10. MANHOLE FACE TO FACE SPACING IS 200 MM (8") OR 10' 1/2" MAXIMUM D.
- 11. CONCRETE COLLAR FOR R.P.P. (4" THROUGH 72")
- 12. 6" DIA. (24") MANHOLE FRAME AND COVER
- 13. STEEL STD.

### UTILITY AGENCIES

- PACIFIC BELL  
CONTACT : DAVID TENN (714) 898-0884
- SDG&E  
CONTACT : PAGE BOOD (949) 381-8047
- SD. ONLY, ONE COMPANY  
CONTACT: JOHN PAPHOS (714) 434-3185
- SD. ONLY, ONE COMPANY  
CONTACT: LINDA MALKIN  
TRANSMISSION PLANNING OFFICE  
SERRANO (909) 440-8887
- COX CABLE COMMUNICATION INC.  
CONTACT : KEVIN DEBORA (949) 440-2825
- TRC-CRUISE MANUFACTURING CORP.  
CONTACT : TOMY GOMEZ (949) 348-3089
- CITY OF SAN CLEMENTE SEWER  
AND WATER DEPT.  
CONTACT : ALI HOSSEINI (949) 388-1003

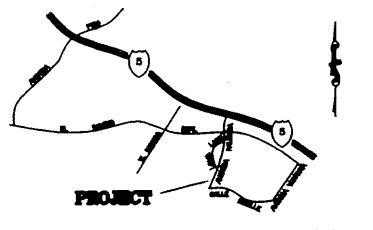
### NOTICE TO CONTRACTOR

ACTUAL CONDITIONS MAY DIFFER. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO BIDDING.  
LOCATION OF EXISTING UTILITIES IS UNKNOWN. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION, AND TO INFORM THE ENGINEER IN CASE OF ANY DISCREPANCIES.  
LOCATION OF UNKNOWN EXISTING UTILITIES IS UNKNOWN. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION, AND TO INFORM THE ENGINEER IN CASE OF ANY DISCREPANCIES.

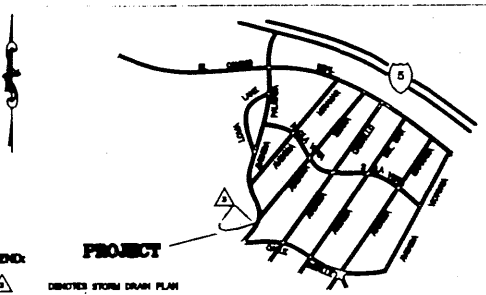
DIAL TOLL FREE  
1-800-227-2800  
AT LEAST TWO DAYS BEFORE YOU BID



IRREGULAR SERVICE ALERT OF SOUTHERN CALIFORNIA GAS COMPANY IS OBSOLETE. THE POSSIBLE EXISTENCE OF IRREGULAR SERVICE ALERTS NOT SHOWN ON A LOCATION OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL, THROUGH THE ENGINEER, VERIFY THE LOCATION OF ALL GAS MAINS AND SERVICE LINES PRIOR TO BIDDING. SUCH FACILITIES OR SERVICE LINES SHALL BE MARKED AND IDENTIFIED WITH THEIR SERVICE. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF IRREGULAR SERVICE ALERTS AT 1-800-227-2800.



VICINITY MAP  
DRAWN NOT TO SCALE



LOCATION & INDEX MAP  
DRAWN NOT TO SCALE

### LEGEND & ABBREVIATIONS

A.C.P.	ASBESTOS CONDUIT PIPE	TC	TOP OF CURB
A/B	ALL BELL	TV	TOP OF WALL
A.C.	ASPHALT CONCRETE	TF	TOP OF FOOTING
B/S	BELL AND SPOUT	FL	FINISH LINE
C.I.P.	CAST IRON PIPE	FS	FINISH SURFACE
C.S.C.	CONCRETE STEEL CYLINDER	CL	CENTER LINE
D.I.P.	DUCTILE IRON PIPE	SM	SURVEY MONUMENT
E	ELECTRICAL LINE	VV	WATER VALVE
EXISTO	EXISTING	GV	GAS VALVE
E.W.	EAST OF THE WEST PROPERTY LINE	WM	WATER METER
FLG	FLANGE	WD	WATER DRAIN
F.H.	FIRE HYDRANT	CS	EXIST. WATER LINE
G	GAS LINE	CS	EXIST. SEWER LINE
LEB	LARGE END BELL	CD	EXIST. GAS LINE
MJ	MEDICAL JOINT	FH	STREET LIGHT
MH	MANHOLE	SM	FIRE HYDRANT
N.S.	NORTH OF THE SOUTH PROPERTY LINE	LS	LANDSCAPE
P.C.C.	PORTLAND CONCRETE	C.B.G.	CURB AND GUTTER
P.L.	PROPERTY LINE	R.O.W.	RIGHT-OF-WAY
PROD	PRODUCED	SEV. C.D.	SEWER CLEAN-OUT
SS	SANITARY SEWER	P.P.	POWER POLE
SD	STORM DRAIN	MB	MAIL BOX
ST. LT.	STREET LIGHT	GM	GAS METER
S.E.B.	SMALL END BELL	OV	ORIGINATION VALVE
S.N.	SOUTH OF THE NORTH PROPERTY LINE	EX	EXIST. CHAIN LINK FENCE
THK	THICK	EX	EXISTING BLOCK WALL
T.S.	TRAFFIC SIGNAL	EX	EXISTING RETAINING WALL
T	TELEPHONE LINE	EX	EX. SURVEY MARK
W	WATER MAIN	EX	EX. SURVEY CONTROL POINT
WM	WATER METER		
WS	WATER SERVICE		
W.E.	WEST OF THE EAST PROPERTY LINE		
S.W.E.	5 FEET WEST OF EAST PROPERTY LINE		

### BASE OF RECORD

CENTERLINE OF CHALLE AVENUE BEING NORTH 44°17'20" WEST PER THE TRACT NO. 794 IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER SAID RECORD IN BOOK 24 PAGE 28 THROUGH 27 INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### RECORD MAP

COUNTY OF ORANGE  
20-22-48  
RECOVERY NOTE BY NATIONAL GEODESIC SURVEY 1988 IN SAN CLEMENTE, L.S. REFLECTION (OLD BELL) SOUTHWEST OF THE SAN CLEMENTE FIRE, SET AT THE TOP OF THE SOUTHWEST END OF THE NORTHEAST NEIGHBOR OF A 24 INCH CONCRETE CULVERT UNDER THE ATCHISON TORERA AND SANTA FE RAILWAY, 56.5 METERS (185 FT.) NORTH AND ACROSS THE RAILWAY FROM LINDHARDT TOWER & S.E.T. METERS (46.5 FT.) SOUTHWEST OF A FOOT PATH LEADING UP A BLUFF. THE STATION IS 0.8 METERS BELOW THE HEIGHT OF THE TRACKS.

### TEMPORARY RECON. MARKS

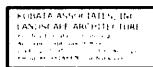
AS SHOWN ON PLAN VIEW SHEET 2 OF PLANS. TEMPORARY POINTS SHOWN ON PLANS MAY BEEN TO BE RE-ESTABLISHED BY THE CONTRACTOR.

### DATE OF SURVEY

DECEMBER 2002

### SOIL'S ENGINEER

SOUTHERN CALIFORNIA SOIL & TESTING Inc.  
6880 BRANDER STREET  
SAN BERNARDINO, CALIFORNIA 92410  
(916) 380-0221  
JOB No. 011081 DATED MAY 2ND 2001



CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO SERVE AS A RESPONSIBLE AND HOLD DESIGN PROFESSIONAL HARBORERS FROM ANY LIABILITY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ADDITIONAL CHANGES & NOTES  
CONTRACTOR THE ENGINEER PREPARED THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED OR USE OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

NO.	REVISIONS

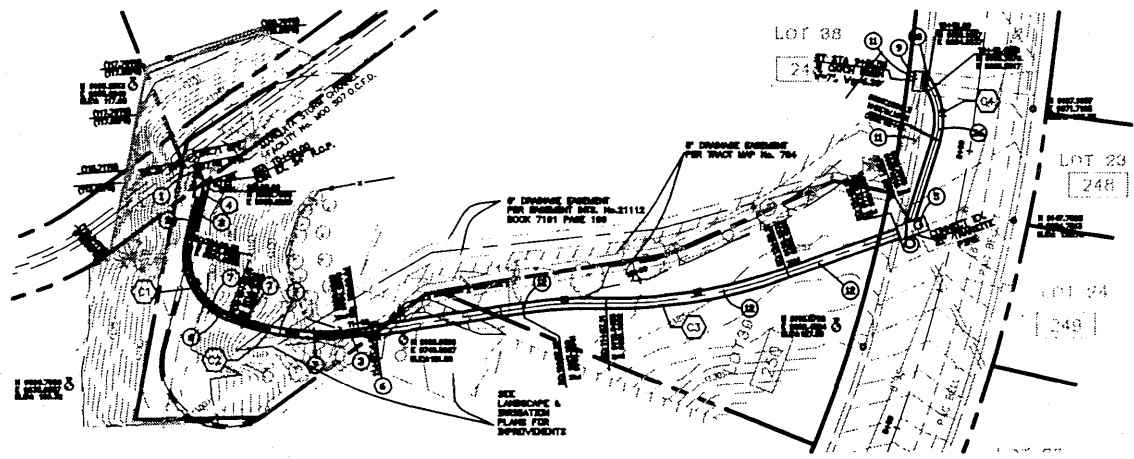
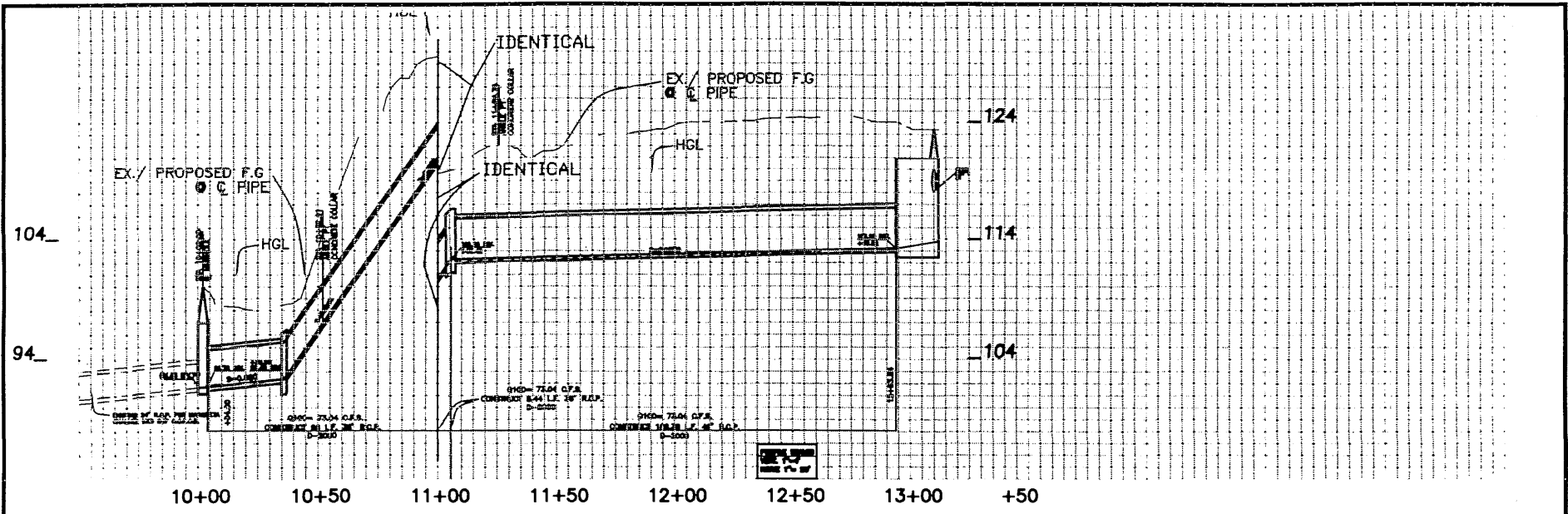
REFERENCES

APPROVALS

ENGINEERING SCALE	DATE
AS SHOWN	
DRAWN BY : CONSULTANT	
CHECKED BY :	
APPROVED :	

248 AVI. PALIZADA STORM DRAIN  
**TITLE SHEET**  
PROJECT No. 10805  
**CITY OF SAN CLEMENTE**

DRAWING NO.	
SHEET	1
OF	3



**STORM DRAIN CONSTRUCTION NOTES**

- ① PROTECT IN PLACE
- ② REMOVE EXISTING
- ③ CONSTRUCT 36" R.C.P. STORM DRAIN PIPE (3) 2880
- ④ CONSTRUCT JUNCTION STRUCTURE TYPE I PER OCEANA STD. PLAN No. 288 MODIFIED PER PLAN
- ⑤ CONSTRUCT CAST IN PLACE INVERTED V-BOX & INSTALL C/S NOBEL POV 88-88. SEE C/S PLAN FOR DETAILS
- ⑥ CONSTRUCT REINFORCED CONCRETE COLLAR PER OCEANA STD PLAN No. 287
- ⑦ CONSTRUCT CONCRETE PIPE SLOPE ANCHOR PER OCEANA STD PLAN No. 289
- ⑧ REMOVE INTERFERING PORTION OF PIPE AND PLUS CHISEL WITH BRICK AND MORTAR PER CITY REQUIREMENTS. FILL ABANDONED PIPE WITH 3 SACK SLURRY.
- ⑨ CONSTRUCT CATCH BASIN PER APVAL STD PLAN No.38-E, V-7 Vp-637
- ⑩ CONSTRUCT LOCAL DEPRESSION PER OCEANA STD PLAN No.188
- ⑪ REMOVE EXISTING CATCH BASIN AND STORM DRAIN PIPE
- ⑫ CONSTRUCT 48" R.C.P. STORM DRAIN PIPE (3) 2880



**KABBARA ENGINEERING**  
 1125 N. WILLOW AVE. SUITE 100  
 SAN CLEMENTE, CA 92673  
 TEL: 949.440.1125  
 FAX: 949.440.1126

THE CONTRACTOR TO VERIFY EXISTING ELEV. PRIOR TO ANY CONSTRUCTION AND TO NOTIFY THE ENGINEER IN CASE OF ANY DISCREPANCIES

REVISIONS	REFERENCES	APPROVALS	ENGINEERING SCALE: 1"=60'	DATE	<b>248 AVE. PALAZADA STORM DRAIN</b> PLAN AND PROFILE SHEET PROJECT No. 10805 CITY OF SAN CLEMENTE	DRAWING NO.
			DRAWN BY:			SHEET 3
			CHECKED BY:			
			APPROVED:			
			VIC. ENGINEER CITY ENGINEER			

EX. 4  
3/4