

**CALIFORNIA COASTAL COMMISSION**

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

**F5e****RECORD PACKET COPY**

Filed: February 13, 2004  
49th Day: April 2, 2004  
180th Day: August 11, 2004  
Staff: ALB-LB *ALB*  
Staff Report: April 22, 2004  
Hearing Date: May 12-14, 2004  
Commission Action:

**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-04-056**APPLICANT:** City of San Clemente**AGENT:** Dennis Roger Reed**PROJECT LOCATION:** 112 Boca de la Playa, San Clemente, County of Orange

**PROJECT DESCRIPTION:** Installation of a diversion tank and pump system to collect and dispense nuisance runoff into landscaped areas through a new low flow irrigation line at the Ole Hanson Beach Club.

**LOCAL APPROVALS RECEIVED:** San Clemente Planning Division Approval-in-Concept dated February 5, 2004

---

**SUMMARY OF STAFF RECOMMENDATION:**

The applicant is proposing to install a new diversion tank, pump system, and low flow irrigation system at a municipal facility in the North Beach area of San Clemente. The major issue raised by the proposed development is water quality.

Staff recommends the Commission **APPROVE** the proposed project subject to two (2) special conditions. Special Condition No. 1 requires compliance with construction best management practices and Special Condition No. 2 requires the submittal of an operation and maintenance plan.

At the time of this staff report, the applicant is in agreement with the staff recommendation and special conditions.

---

**SUBSTANTIVE FILE DOCUMENT:** City of San Clemente Certified Land Use Plan. .

---

**LIST OF EXHIBITS:**

1. Location Map
  2. Assessor's Parcel Map
  3. Project Plans
-

**STAFF RECOMMENDATION:**

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

**STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:**

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

**RESOLUTION:**

**I.     APPROVAL WITH CONDITIONS**

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

**II.    STANDARD CONDITIONS**

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

**III. SPECIAL CONDITIONS:**

**1. 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 a storm drain or be subject to wave erosion and dispersion;
- (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of construction;
- (c) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of construction-related materials, and to contain sediment or contaminants associated with construction activity, shall be implemented prior to the on-set of such activity. BMPs and GHPs which shall be implemented include, but are not limited to: stormdrain inlets must be protected with sandbags or berms, all stockpiles must be covered, and a pre-construction meeting should be held for all personnel to review procedural and BMP/GHP guidelines. Selected BMPs shall be maintained in a functional condition throughout the duration of the project.
- (d) Construction debris and sediment shall be properly contained and secured on site with BMPs, to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking. Construction debris and sediment shall be removed from construction areas as necessary to prevent the accumulation of sediment and other debris which may be discharged into coastal waters.

**2. Operation and Maintenance Plan**

**PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for review and approval of the Executive Director, a written plan for the operation and maintenance of the diversion tank, pump system, and irrigation system (Plan). The Plan shall identify methods of the system's operation and maintenance that will ensure that any discharge or dispersal of collected pool and deck water will not include excessive amounts of chemicals that may adversely affect water quality or marine resources. In addition, any irrigation water shall be discharged or dispersed into landscaped areas in a non-erosive manner. The Permittee shall undertake development, operation and maintenance of this system in compliance with this Plan approved by the Executive Director. No changes to the approved Plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

#### **IV. FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

##### **A. PROJECT LOCATION AND DESCRIPTION**

The proposed development is located at the Ole Hanson Beach Club in the North Beach area of the City of San Clemente, Orange County (Exhibits 1 & 2). The Beach Club is a public recreational facility providing two swimming pools and assembly space. The City is proposing to install a diversion tank and pump system to collect and dispense nuisance runoff into landscaped areas through a new low flow irrigation line (Exhibit 3). The project is proposed in response to a mandate from the Regional Water Quality Control Board to eliminate urban runoff into storm drain systems. Currently, the pool deck at the Beach Club drains into lines that release into the parking lot and eventually enters the storm drain system. The water draining from the pool deck is comprised of "splash water" from the pools and any water used in washing the decks.

The project will involve the installation of a new diversion tank at the south side of the pool deck to collect all nuisance water. The below-grade holding tank will fill to a determined level and then a pump will send the accumulated water into a new low flow irrigation system located at the top of the adjacent slope. The irrigation system will include low flow bubbler heads situated in gravel filled and perforated ABS pipe, which is designed to disperse water in an even, controlled manner.

The majority of water that goes into the system will be "splash water" which will have a minimal amount of chlorine. The second source will be from deck wash off, which will be domestic water with a very small amount of chlorine. Additionally, the irrigation system that will be tied to this project will not be the primary source for irrigation to this plant material. The existing irrigation system will provide the primary amount of water. As such, the existing irrigation system will help to leach any salts from the splash water. The reclaimed water mixture will be applied to an area consisting of mature, established woody shrubs and a few trees. If a salt build up results from the chlorine over time, the City will implement salt inhibiting measures, such as heavy watering or application of commercial products designed to dissipate salts. A maintenance plan will be developed to ensure that the water dispersed through the irrigation system does not include excessive amounts of chemicals that may adversely affect water quality or marine resources and does not result in erosion of the landscaped areas as a result of overwatering. Best Management Practices (BMPs) will be employed during construction.

##### **B. WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the development, as conditioned, conforms to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

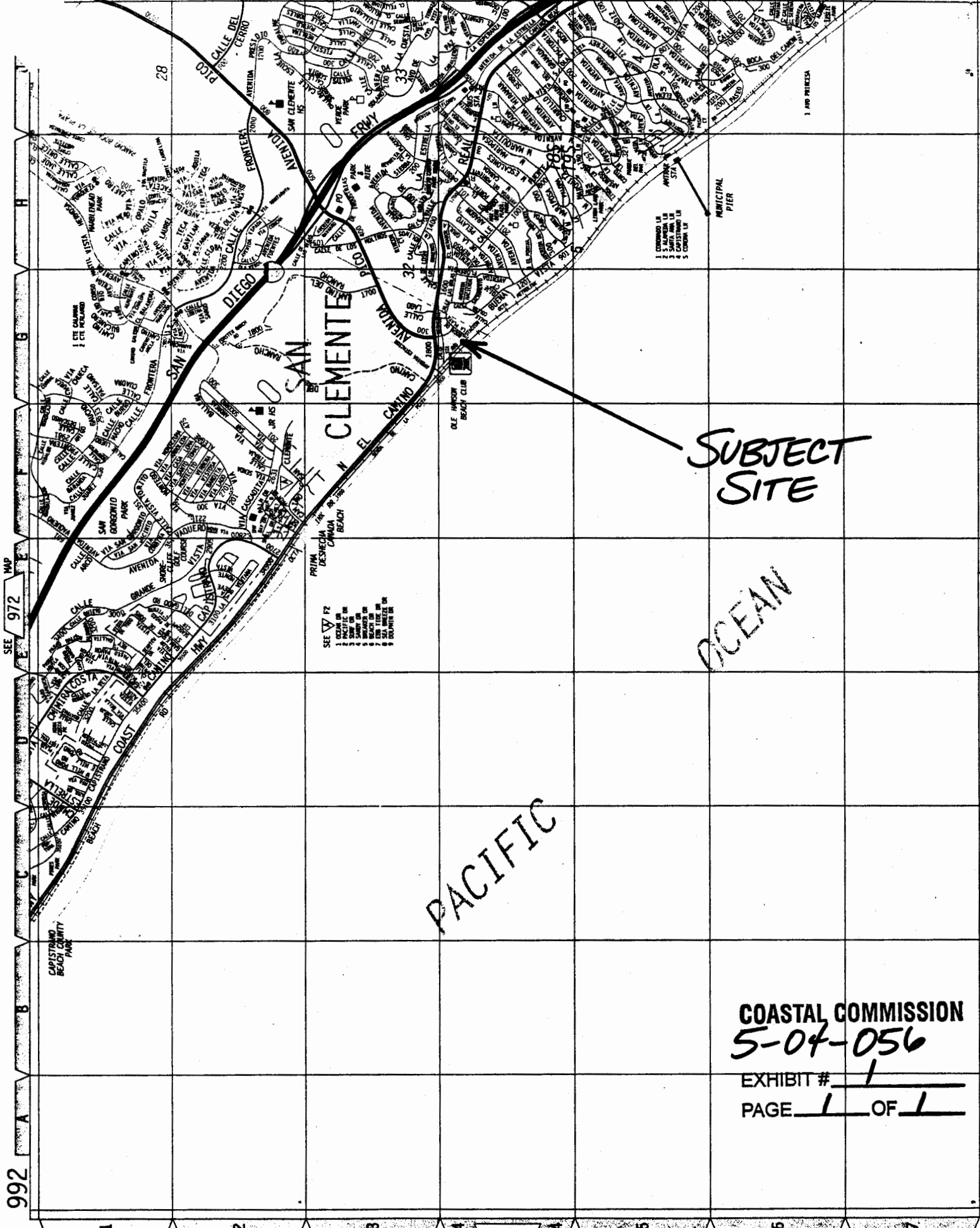
**C. LOCAL COASTAL PROGRAM**

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).

**D. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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



SUBJECT SITE

OCEAN

PACIFIC

COASTAL COMMISSION

5-04-056

EXHIBIT # 1



PAGE 1 OF 1



PAGE 1 OF 2



**LEGEND:**

- ① Existing Drain Inlet Typ.
- ② Existing Pool Area Drainline
- ③ Proposed Runoff Detention Basin (see detail this sheet)
- ④ Proposed Line to Pump
- ⑤ Proposed Pump
- ⑥ Proposed Low-Flow Irrigation Line
-  Planter Area
-  Turf Area

⑥

③

④

①

②

⑤

UTILITIES

PUMP ROOM

LARGE POOL

SMALL POOL

OLE HANSON BEACH CLUB

Maintenance Access

②

Compacted Backfill

④

③

**Pool Runoff Detention System**

DETAIL - NO SCALE

This development as proposed is approved by the City of San Clemente in concept. This is a preliminary approval and does not grant the recipient any development rights. When approved by the California Coastal Commission, the City will then process the plans for permits. Please check with other City departments and divisions to ensure full compliance with all City codes, standards and requirements.

City Planner

Date

**Ole Hanson Beach Club**  
105 W. Avenida Pico  
**City of San Clemente**

**Proposed Drainage System**



COASTAL COMMISSION  
EXHIBIT # 5-04-056  
PAGE 2 OF 2