

CALIFORNIA COASTAL COMMISSION

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

**F5f**

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:** 5-04-057**APPLICANT:** City of San Clemente**AGENT:** Dennis Roger Reed**PROJECT LOCATION:** Between 2004 and 2006 Calle de los Alamos, San Clemente, County of Orange**PROJECT DESCRIPTION:** Installation of handrails along 113 linear feet of an existing public access stairway (Lost Winds accessway) leading to the ocean.**LOCAL APPROVALS RECEIVED:** San Clemente Planning Division Approval-in-Concept dated February 5, 2004**SUMMARY OF STAFF RECOMMENDATION:**

The applicant is proposing to install handrails along either side of an existing concrete stairway located along a bluff face in a residential neighborhood in the southern segment of San Clemente. The major issues raised by the proposed development are public access and water quality.

Staff recommends the Commission **APPROVE** the proposed project subject to two (2) special conditions. Special Condition No. 1 requires submittal of a Public Access Maintenance Plan and Special Condition No. 2 requires compliance with construction best management practices.

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

III. SPECIAL CONDITIONS:

1. Maintenance of Public Access

The construction activities authorized pursuant to Coastal Development Permit No. 5-04-057 shall minimize impacts to public access at Lost Winds accessway.

PRIOR TO COMMENCEMENT OF CONSTRUCTION, the applicant shall submit, for review and approval by the Executive Director, a Public Access Maintenance Plan. The Plan shall incorporate the following provisions:

- (a) Construction shall occur during the off-peak beach use season, defined as the period starting the day after the Labor Day weekend and ending the day before the Memorial Day weekend to the maximum extent feasible;
- (b) Construction staging areas and contractor parking shall be provided at legal on-street parking spaces. No equipment, materials or vehicles shall be staged or stored on the public beach. A map shall be included that depicts staging, storage and parking areas for the proposed construction activities;
- (c) Work shall be limited to Monday through Friday of any given week.

2. 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.

D. LOCAL COASTAL PROGRAM

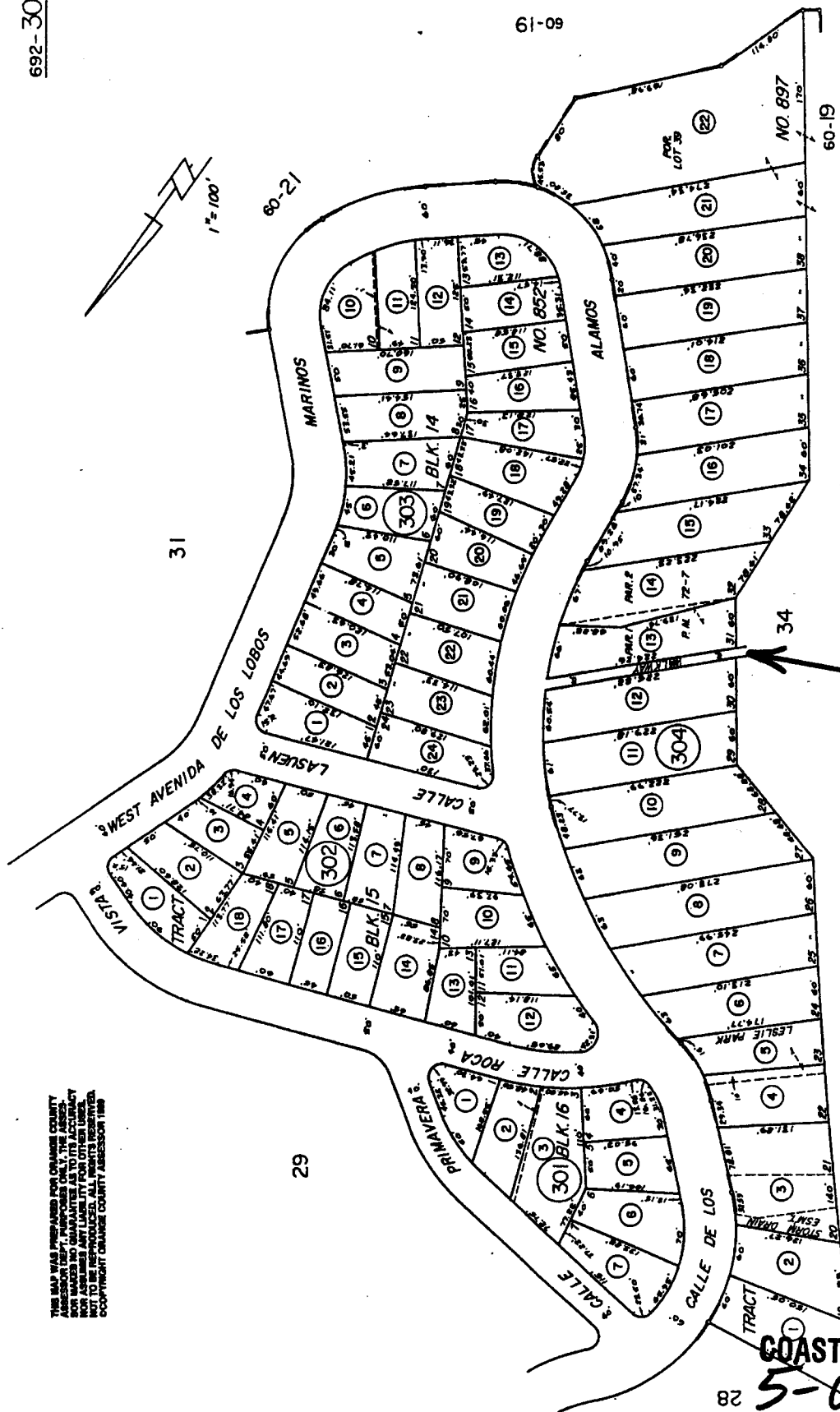
Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The Commission certified 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).

E. 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.

THIS MAP WAS PREPARED FOR ORANGE COUNTY
ASSESSOR'S DEPT. PARCELS ONLY. THE AREAS
SHOWN ARE NOT GUARANTEED AS TO ITS ACCURACY
OR COMPLETENESS. IT IS THE USER'S RESPONSIBILITY
TO BE REPRODUCED. ALL RIGHTS RESERVED.
COPYRIGHT ORANGE COUNTY ASSESSOR 1989



ASSESSOR'S MAP
BOOK 692 PAGE 30
COUNTY OF ORANGE

NOTE: ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

M. M. 26-17 TO 21 INC.
M. M. 27-25, 26
P. M. 72-7

TRACT NO. 852
TRACT NO. 897
PARCEL MAP

MARCH 1979
33

**SUBJECT
SITE**

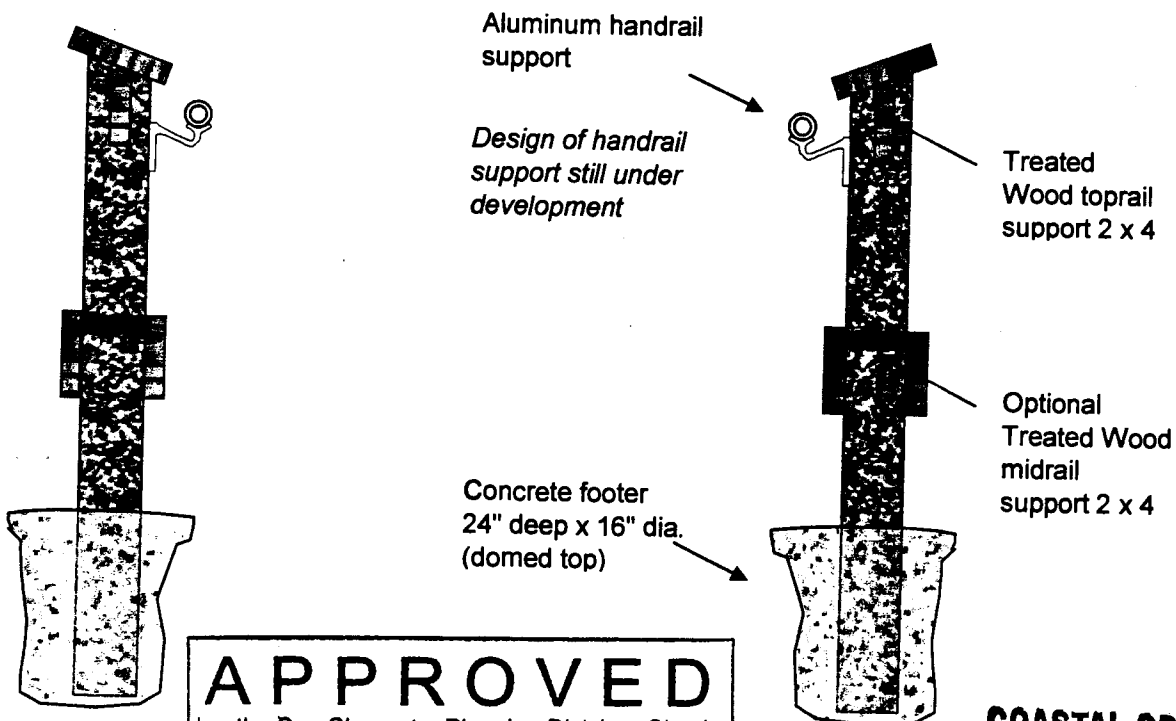
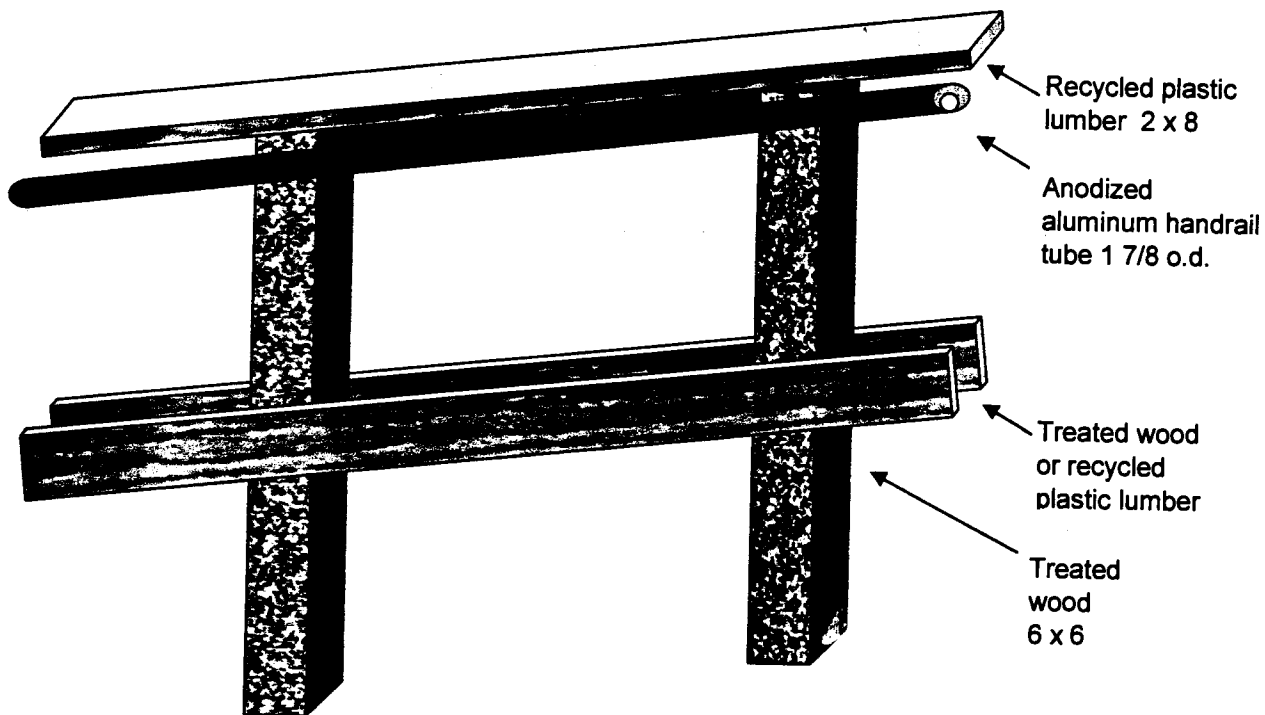
COASTAL COMMISSION

5-04-057

EXHIBIT # 2

PAGE 1 OF 1

Proposed Handrail construction for Los Alamos Beach Access Steps



APPROVED

by the San Clemente Planning Division. Check with other City divisions to ensure full compliance with all City codes and requirements.

By: RC

Date: 2/5/04

COASTAL COMMISSION

5-04-057

EXHIBIT # 3

PAGE 2 OF 2