

**CALIFORNIA COASTAL COMMISSION**

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



# W5b

## RECORD PACKET COPY

Filed: March 18, 2005  
49th Day: May 6, 2005  
180th Day: September 14, 2005  
Staff: KFS-LB ~~8~~  
Staff Report: April 21, 2005  
Hearing Date: May 11-13, 2005  
Commission Action:

**STAFF REPORT: CONSENT CALENDAR**

**APPLICATION NUMBER:** 5-04-308

**APPLICANT:** County of Orange, Resources & Development Management Department

**AGENT:** Michael Brandman Associates, Attn: Shelah Riggs

**PROJECT LOCATION:** Poche Beach at Pacific Coast Highway and El Camino Real, Cities of San Clemente & Dana Point, Orange County

**PROJECT DESCRIPTION:** Modifications to the Poche Beach pedestrian accessway including abandonment of stairwell and removal of underground catwalk under El Camino Real and construct new walkway and stairs to connect the existing signalized crosswalk across El Camino Real with a re-constructed catwalk that will pass under the existing railroad tracks and lead to the public beach, including limited grading, public access signs, safety fencing and traffic barriers.

**LOCAL APPROVALS RECEIVED:** County of Orange RDMD, June 2, 2004; City of Dana Point Finding of General Plan Consistency, June 2, 2004 (Resolution # 04-06-02-25); City of Dana Point Approval in Concept dated March 16, 2005; City of San Clemente Finding of General Plan Consistency, April 27, 2004 (Resolution # PC 04-033); City of San Clemente Approval in Concept dated March 1, 2005; License Agreement with the Orange County Transportation Authority, December 21, 2004; California Department of Fish and Game Stream Alteration No. 1600-2004-0564-R5 dated February 18, 2005; San Diego Regional Water Quality Control Board CWA section 401 Water Quality Certification and Waiver of Waste Discharge Requirements (File No. WPN: 18-2004145.02) dated January 13, 2005

**SUMMARY OF STAFF RECOMMENDATION:**

Commission staff recommend the Commission approve the proposed development subject to special conditions that 1) define the construction-phase water quality and debris removal responsibilities; 2) require the applicant to obtain a coastal development permit for any debris disposal within the coastal zone; 3) require the applicant to submit a final sign plan; 4) require the applicant to operate the accessway in a manner that maximizes public access; 5) require the applicant to assume the risks of developing within an area subject to flooding and wave uprush hazards; 6) require the applicant to waive any future rights to shoreline protection to protect the development approved by this permit; and 7) notifies the applicant of their future responsibilities to obtain coastal development permit(s)/amendment(s) for modification(s) to the approved development.

**PROCEDURAL NOTE – Standard of Review:**

The proposed development includes elements within the City of San Clemente (an uncertified jurisdiction) and portions within the City of Dana Point (a certified jurisdiction). For the portion within the uncertified jurisdiction of San Clemente, the standard of review is Chapter 3 policies of the Coastal Act. The proposed development is occurring within a certified area under the Dana Point Local Coastal Program. However, since the proposed development is partially located within areas subject to the public trust, that portion is within the Commission's original permit jurisdiction under Coastal Act Section 30519(b) and must be evaluated for consistency with the Chapter 3 policies of the Coastal Act. The policies of the certified Dana Point LCP may be used for guidance.

The proposed development is a continuous walkway that crosses the boundary of the Commission's original jurisdiction into areas where the Dana Point LCP is effective. Typically, development located within a certified area requires a coastal development permit from the certified local government. However, in this case, the proposed development that is located in the Commission's original jurisdiction is physically integrated with the portion of the proposed development that is outside the area of original jurisdiction (i.e. in the City's permit jurisdiction). Pursuant to Section 9.69.030 of the implementation program of the City's certified LCP, the Commission shall be the responsible agency for issuance of any Coastal Development permit for the entire development if the development is physically integrated and lies partially within the Commission's original jurisdiction and partially within the City's permit jurisdiction. In such cases the City of Dana Point's LCP specifies that the standard of review is Chapter 3 of the Coastal Act. The City of Dana Point has provided written concurrence to the Commission regarding the Commission's processing of this coastal development permit for the entire project.

**I. STAFF RECOMMENDATION:**

Staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application:

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

Staff recommends a **YES** vote. Passage of this motion will result in approval of all permits included on the consent calendar. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a permit, subject to the conditions below, for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California 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 alternative 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. Debris shall be disposed at a debris disposal site outside the coastal zone, pursuant to Special Condition No. 2.

**2. Location of Debris Disposal Site**

The applicants shall dispose of all demolition and construction debris resulting from the proposed project at an appropriate location. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

**3. Submittal of Final Sign Plan**

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a final sign plan to the Executive Director for review and approval. The plan shall substantially conform with the preliminary plans and shall include signage that directs the public to the public access and recreation opportunities within the project limits and declares the public's right to use such facilities. Signs that suggest exclusive use of the public accessway and beach by any single person or group shall be prohibited. Signs shall invite and encourage public use of access opportunities and shall identify, provide information and direct the public to key locations. Key locations include, but are not limited to, the beach, public parking, street crossings. Signage shall include public facility identification monuments (e.g. beach name); directional monuments; and safety signs. The plan shall include the approximate siting of each sign, sign dimensions, and lettering dimensions.
- 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.

**4. Maintenance of Public Access**

- A. The construction activities authorized pursuant to Coastal Development Permit No. 5-04-308 shall not obstruct public access to Poche beach during the peak use season, defined as the period starting the day before the Memorial Day weekend and ending the day after the Labor Day weekend of any year. In addition, the applicant shall comply with the following:

- 1) In the event that access to the beach is not open for public use during the "off" peak use season due to construction of the proposed project, signage shall be posted on site identifying the nearest public accessway(s) to the beach.
  - 2) The staging area for construction of the project shall not obstruct vertical or lateral access.
  - 3) Public parking areas shall not be used for staging or storage of equipment during the peak use season.
  - 4) Lateral public access along the beach shall remain available year-round.
- B. The public accessway shall be managed such that maximum public access is provided. Except as follows, the public accessway shall remain open and accessible to the public at all times:
- 1) The accessway may be temporarily closed to address public safety concerns during periods of high water flow or flooding in the channel resulting from storms; the public accessway shall be re-opened as soon as feasible but no later than 24-hours following subsidence of the high water flows or flooding;
  - 2) The accessway may be temporarily closed to repair any storm-related/flood damage to the walkway within the channel; the public accessway shall be re-opened immediately upon completion of repairs.

Any proposed changes to the operation of the accessway shall be reported to the Executive Director. No changes to the above-identified operation, including but not limited to, the establishment of or changes to the hours of operation/periods of closure, shall occur without a Commission amendment to this coastal development permit or a new coastal development permit unless the Executive Director determines that no amendment or new permit is legally required.

**5. Assumption of Risk, Waiver of Liability and Indemnity**

- A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from waves, storm waves, and flooding; (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.
- B. PRIOR TO ANY CONVEYANCE OF THE PROPERTY THAT IS THE SUBJECT OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record 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 that 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 restriction shall include a legal description of the applicant's entire parcel or parcels. It shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the Standard and Special 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.

- C. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

**6. No Future Shoreline Protective Device**

- A(1) By acceptance of this Permit, the applicant agrees, on behalf of itself and all successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-04-308 including, but not limited to, fences, gates, and walkways in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, or other natural hazards in the future. By acceptance of this Permit, the applicant hereby waives, on behalf of itself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
- A(2) By acceptance of this Permit, the applicant further agrees, on behalf of itself and all successors and assigns, that the landowner shall remove the development authorized by this Permit, including fences, gates and walkways, if any government agency has ordered that the structures are not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.
- B. **PRIOR TO ANY CONVEYANCE OF THE PROPERTY THAT IS THE SUBJECT OF THIS COASTAL DEVELOPMENT PERMIT**, the applicants shall execute and record 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 that property (hereinafter referred to as the "Special Conditions"); and (2) imposing all Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The restriction shall include a legal description of the applicant's entire parcel or parcels. It shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the Special

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.

- C. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall submit a written agreement in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

**7. Future Improvements**

This permit is only for the development described in Coastal Development Permit No. 5-04-308. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(b) shall not apply to this development governed by the Coastal Development Permit No. 5-04-308. Accordingly, any future improvements to the structures authorized by this permit, including but not limited to, repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-04-308 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

**IV. FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

**A. Project Description and Location**

The proposed project is located at Poche Beach at Pacific Coast Highway and El Camino Real, in the cities of San Clemente and Dana Point, in Orange County (Exhibit 1). The proposed project includes modifications to the Poche Beach pedestrian accessway including abandonment of a stairwell and removal of underground catwalk under El Camino Real and construction of new walkway and stairs to connect the existing signalized crosswalk across El Camino Real with a re-constructed catwalk that will pass under the existing railroad tracks and lead to the public beach (Exhibit 2). The project includes limited grading to construct the stairs, and public access signs, safety fencing, traffic barriers and lighting.

The existing walkway provides public access from the inland (east) side of El Camino Real to the sandy beach via a wood walkway connected to the concrete lined walls inside of the Prima Deschecha Canada flood control channel and tunnel. The County's application indicates the walkway was constructed without permits by a private party in the mid-1960's. The County has identified safety and maintenance issues with the portion of the walkway that crosses under the roadway. Thus, the County is proposing to eliminate the portion of the walkway that passes under the road (inside the flood control channel), in favor of using the existing, signalized at-grade crosswalk across El Camino Real. On the seaward (west) side of El Camino Real, the applicant is proposing to construct a street-level sidewalk with traffic barrier adjacent to the existing El Camino Real bike lane, to provide a connection between the crosswalk and new concrete stairs and walkway. The stairs with walkway will descend a slope from the roadway to



the flood control channel where a new catwalk will be constructed to replace, in the same alignment, the existing catwalk located within the flood control channel and which crosses underneath the OCTA railroad tracks and which ultimately provides access to the sandy beach. The catwalk will be attached to the concrete walls of the flood control channel.

New safety fencing (5 feet high) will be installed to confine pedestrians to the new stairs, walkway and catwalk and prevent uncontrolled crossings of the OCTA railway. This fencing is sited and designed to prevent significant visual impacts.

The proposed project includes a gate across the walkway at the flood control channel that would allow the applicant to close the accessway. The applicant has indicated such closures would only occur temporarily to address public safety concerns during periods of high water flows/flooding in the channel within which the catwalk is located and/or to repair the accessway/catwalk within the flood control channel if it becomes damaged by high-water flows/flooding. The applicant indicated there is regular inspection of the flood control channel during storm periods and that once storms/flooding subside the accessway would be re-opened as soon as feasible thereafter, but no later than 24-hours after storms/flooding subside and/or upon completion of any repairs necessary to the accessway. The applicant has indicated the accessway will otherwise be open at all times to the public. No hours of operation or periods of closure are being imposed. The Commission is imposing a condition to memorialize this operational plan and requiring the applicant to seek approvals for any changes to the operational plan, including but not limited to the imposition of or changes to the hours of operation of the accessway.

The proposed construction will require the temporary installation of cofferdams within the flood control channel to allow construction access. The applicant is also proposing to remove a concrete 'debris nose' from the concrete channel bed that is no longer functional. Since the channel is concrete lined, no adverse impacts to biological resources is anticipated from these activities. A biological report prepared by the applicant supports this conclusion. In addition, the applicant has obtained a 'no adverse effects' determination from the California Department of Fish and Game.

#### **B. Permit History**

In August 2003, a waiver of coastal development permit requirements (5-03-252-W) was granted to the County to install an ultraviolet disinfection system within the existing flood control box for water quality enhancement purposes.

In July 2003, the Commission granted Coastal Development Permit 5-02-031 to the County of Orange for implementation of an ocean outlet maintenance program at 7 ocean outlet locations throughout Orange County, including Poche Beach. The approval was granted subject to special conditions.

In June 2001, the Executive Director issued an emergency coastal development permit (#5-01-214-C) to the County of Orange to dredge approximately 20 cubic yards of sand to create an approximately 30 foot long by 3 foot deep channel extending from the concrete lined spillway to the Pacific Ocean. No permanent structures were proposed.



In May 1980, the South Coast Regional Commission approved Coastal Development Permit P-79-4642 to subdivide a 1.4 acre beach-front parcel into 2 residential lots and a third open space "beach" lot. The third open space "beach" lot was dedicated to the County of Orange and became what is now known as Poche Beach. The approval was subject to 5 special conditions, among them the dedication requirement and a deed restriction limiting use of the "beach" lot to recreation, beach access and open-space uses.

#### **C. Public Access**

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

#### **D. Recreation**

The proposed development, as conditioned, does not interfere with public recreational use of coastal resources. The proposed development, as conditioned, protects coastal areas suited for recreational activities. Therefore, the Commission finds that the proposed development, as conditioned, is in conformity with Sections 30210 through 30214 and Sections 30220 through 30223 of the Coastal Act regarding the promotion of public recreational opportunities.

#### **E. 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 30231 of the Coastal Act.

#### **F. Development**

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future can not be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to: require an appropriate set-back from the water; require a drainage and runoff control plan to direct, treat, and minimize the flow of water offsite; prohibit construction of protective devices (such as a seawall) in the future; and to require that the landowner and 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.

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, and 30252 and the public access provisions of the Coastal Act.

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future improvements special condition must be imposed. As conditioned the development conforms with the Chapter 3 policies of the Coastal Act.

#### **G. Deed Restriction**

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 Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the authorized development, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

#### **H. 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 (LCP), which conforms with Chapter 3 policies of the Coastal Act.

The development that is the subject of this permit is located within multiple jurisdictions, including the cities of Dana Point and San Clemente. The Commission certified the LCP for the City of Dana Point in 1989. The Commission certified the Land Use Plan for the City of San Clemente in 1988, and certified an amendment in 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. Therefore, the Commission retains permit issuance authority for the City of San Clemente.

The Commission finds the proposed development consistent with the policies in the certified Land Use Plan for San Clemente. 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).

**I. 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.

EXHIBIT # 1  
PAGE 1 OF 1

COASTAL COMMISSION  
5-04-308

ORANGE COUNTY  
RESOURCES AND DEVELOPMENT MANAGEMENT DEPARTMENT

SANTA ANA, CALIFORNIA

BRYAN SPEEGLE, DIRECTOR

PLANS FOR CONSTRUCTION OF

POCHE BEACH  
PEDESTRIAN ACCESSWAY

IN THE  
PRIMA DESHECHA CAÑADA CHANNEL  
(FACILITY No. M01)

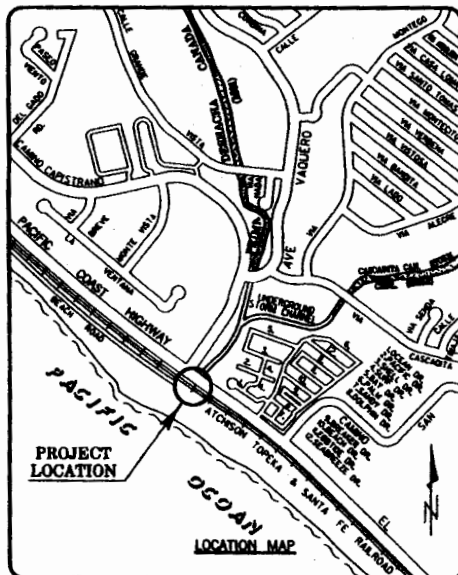
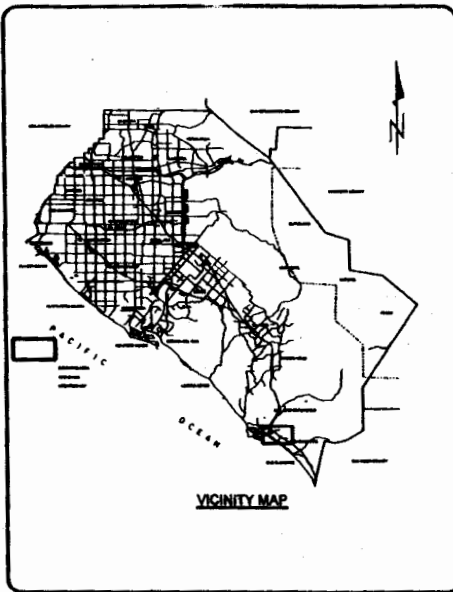
CROSSING

COAST HIGHWAY & OCTA METROLINK RAILROAD

JUNE 2005

FUNDED BY: PROPOSITION 12 2000 STATE PARK BOND ACT

MAINTAINED BY: ORANGE COUNTY HARBORS, BEACHES & PARKS  
(EXCEPT FOR THOSE PORTIONS WITHIN THE  
STREET RIGHT-OF-WAY, WHICH WILL BE  
MAINTAINED BY THE CITY OF SAN CLEMENTE)



INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2	GENERAL PLAN
3	BARRIER DETAILS
4	STAIR & WALKWAY DETAILS
5	LIGHTING, SIGNS & PED. PUSHBUTTON

RECEIVED  
South Coast Region

MAR 18 2005

CALIFORNIA  
COASTAL COMMISSION

UTILITY OWNER	PHONE NO.	CONTACT
PACIFIC BELL	DAVID GOLDSTEIN	(714) 846-5696
QUEST (TICKET #200406700012)	GEORGE MC ELYNEN PAULA GONZALES	(310) 837-7828 (310) 837-7828
AT&T	REUBEN MARTINEZ FRANCO JALMEIDA	(714) 778-3944 (714) 778-3944
SO. CALIF. GAS - TRANSMISSION	JERRY PINNEY (ENCL.) ROCK MIRANDA (CONST.)	(951) 547-2044 (714) 549-8504
SO. CALIF. GAS - DISTRIBUTION	STEVE ALCALA	(714) 534-3185
SOUTH COAST WATER DISTRICT	PHIL MARTINEZ	(949) 499-4350
CITY OF SAN CLEMENTE	A.J. HOWARD (UTIL./E. MGR.) JIM MIES	(949) 341-8253 (949) 341-8253
MOI	CARL CHOSA	(926) 686-3617
SOCAE	PATTI GOOD DEWANE TAYLOR (CHM) CHRISTIE SANDER	(949) 381-8047 (949) 381-8041


BENCH MARK


THE ELEVATIONS SHOWN HEREON  
ARE BASED UPON THE COUNTY OF  
ORANGE BENCH-MARK NO. C030076  
ELEVATION - 20.570 FEET  
DWD 29


BASIS OF BEARING:

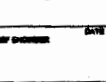
HORIZONTAL CONTROL WAS ESTAB-  
LISHED BETWEEN ORANGE COUNTY  
SURVEYORS GPS CONTROL POINT NO.  
0971 AND 0976 PER RECORDS ON  
FILE IN THE COUNTY SURVEYORS  
OFFICE (DWD 93)

RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT


SUBMITTED:   
PROJECT CONTROL DESIGN & PROJECT MANAGEMENT


RECOMMENDED:   
HARBOR & BEACHES & PARKS  
FLOOD CONTROL DIVISION

APPROVED:   
ALL RECORDS, P.S.  
DIRECTOR PUBLIC WORKS / CHIEF ENGINEER

APPROVED:   
BRYAN SPEEGLE  
DIRECTOR HARBORS, BEACHES & PARKS

APPROVALS

APPROVED:  5/15/05  
DIRECTOR PUBLIC WORKS  
CITY OF SAN CLEMENTE

APPROVED:  5/15/05  
DIRECTOR HARBORS, BEACHES & PARKS  
CITY OF SAN CLEMENTE

PREPARED BY

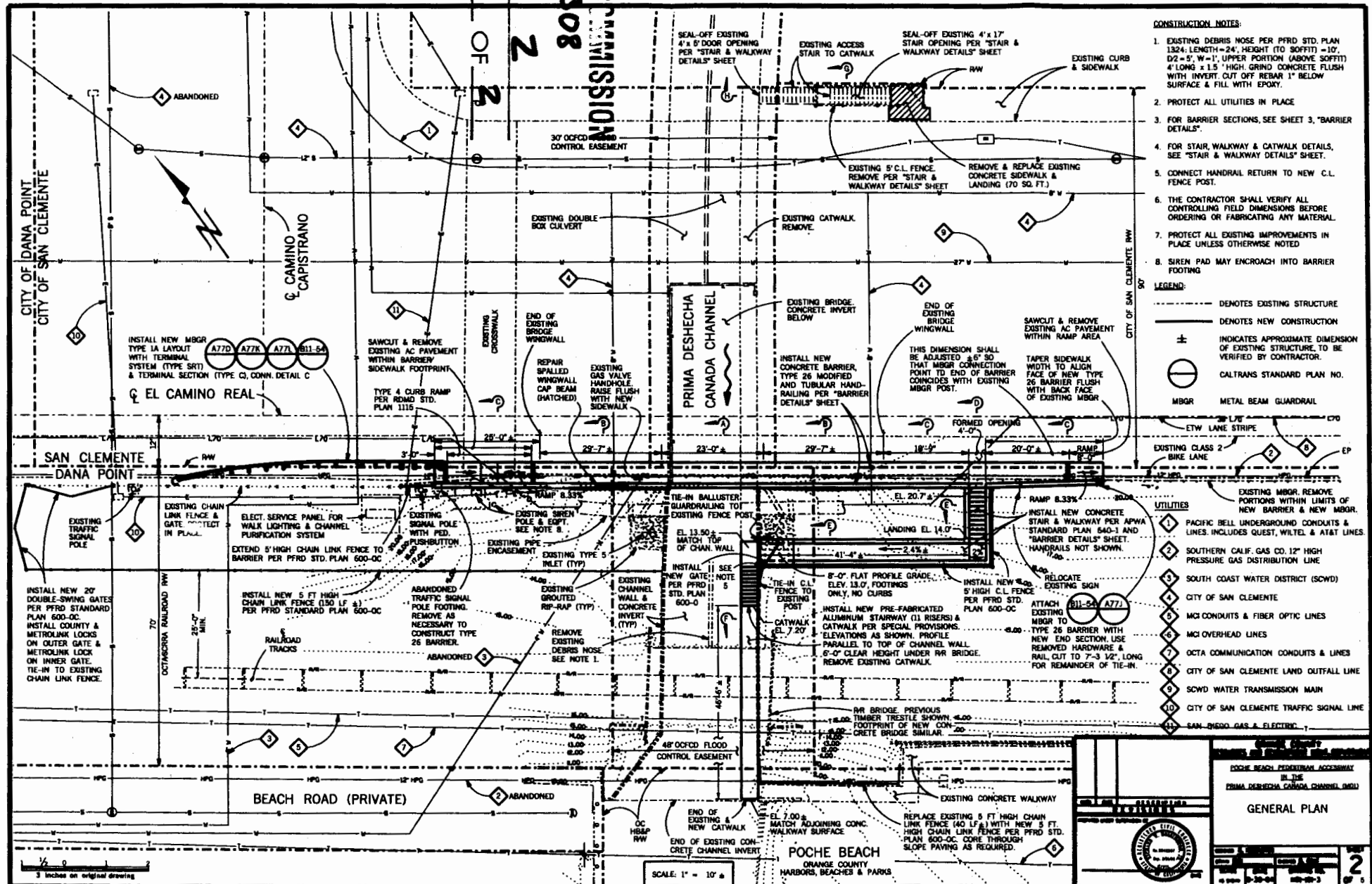
PREPARED UNDER RESPONSIBLE CHARGE OF:  
  
PROJECT CONTROL DESIGN & PROJECT MANAGEMENT

NO.	DESCRIPTION	REVISED	APPROVED	DATE

W O NO. EN2005  
DWG. NO. M01-101-3

SHEET 1 OF 5

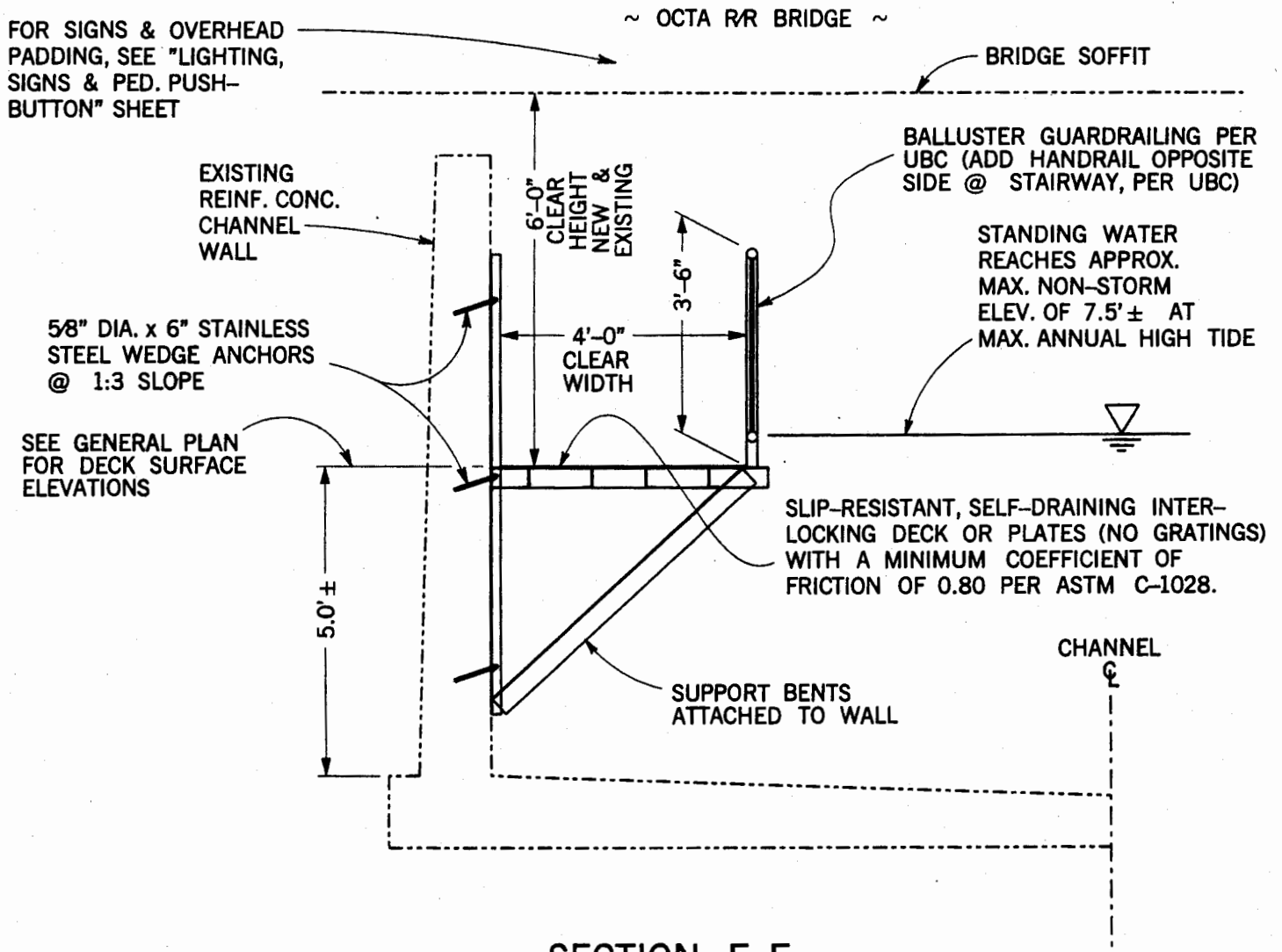
COASTAL COMMISSION  
5-04-308  
EXHIBIT # 2  
PAGE 1 OF 2



**RECEIVED**  
South Coast Region

JAN 25 2005

CALIFORNIA  
COASTAL COMMISSION



**SECTION F-F**  
**PRE-FAB CATWALK & STAIRWAY**  
**CONCEPT**

SCALE: 1/2" = 1'-0"

STAIR & CATWALK SHALL COMPLY WITH THE ABOVE  
CRITERIA, THE UBC, AND THE SPECIAL PROVISIONS  
STRUCTURAL DESIGN LIVE LOAD: 100 PSF

**COASTAL COMMISSION**  
**5-04-308**

EXHIBIT # 2

PAGE 2 OF 2