

CALIFORNIA COASTAL COMMISSION

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

**Tu4b**

Filed: December 14, 2005
49th Day: February 1, 2006
180th Day: June 12, 2006
Staff: ALB-LB
Staff Report: February 16, 2006
Hearing Date: March 7-10, 2006
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-05-418

APPLICANT: City of San Clemente

AGENT: Tetra Tech, Inc.

PROJECT LOCATION: 311.5 Avenida Pico (Segunda Deshecha Channel),
380 Avenida Pico (Water Reclamation Plant) and
Calle Deshecha, San Clemente, Orange County

PROJECT DESCRIPTION: Construction of dry weather urban runoff pump
station at concrete boxed section of Segunda
Deshecha Channel, urban runoff treatment facilities
at City Water Reclamation Plant, and low flow
diversion improvements at Calle Deshecha.

LOCAL APPROVALS RECEIVED: City of San Clemente Planning Division Approval in
Concept dated September 30, 2005.

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

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) long term maintenance of the water quality improvements.

LIST OF EXHIBITS:

1. Vicinity Map
2. Project Plans

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 leading to the ocean;
- (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of construction;
- (c) Erosion control/sedimentation Best Management Practices (BMPs) 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 the storm drain system 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 at a debris disposal site outside the coastal zone.

2. Maintenance

The applicant shall carry out routine maintenance, including inspection and regular cleaning of approved water quality improvements, to ensure their effectiveness prior to, and during, each rainy season from October 15th through April 31st of each year. Debris and other water pollutants contained in BMP device(s) will be contained and disposed of in a proper manner on a regular basis. All BMP traps/separators and/or filters must be cleaned prior to the start of the winter storm season, no later than October 15th each year. The BMP's shall be maintained to uphold their functionality.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

The proposed project will take place at various locations along the Segunda Deshecha Flood Control Channel within the North Beach area of the City of San Clemente, Orange County. Specifically, the proposed water quality improvements will occur at 311.5 Avenida Pico (Segunda Deshecha Channel), 380 Avenida Pico (City Water Reclamation Plant) and the Calle Deshecha roadway (Exhibits 1 & 2).

Surrounding development consists primarily of commercial uses. A portion of the project will occur immediately adjacent to the vacant Marblehead Coastal site. The project sites are designated "Public" in the City's General Plan and certified Land Use Plan (LUP). The proposed water quality improvement structures are consistent with this designation.

The nearest coastal access is available via an at-grade railroad crossing at North Beach, southwest of the project sites.

The proposed project consists of multiple water quality improvements, including the construction of a dry weather urban runoff pump station, urban runoff treatment facilities, and low flow diversion improvements. Approximately 75 cubic yards of grading is proposed (all cut). Excavated material will be disposed of at an appropriate location outside the coastal zone.

The dry weather urban runoff pump station will be located within a concrete boxed section of the Segunda Deshecha Channel, just downstream of Avenida Pico. The pump station will be located adjacent to the channel in an approximately 792 square foot area (18' by 44'). The pump station will be connected to the channel at a drop inlet and an open section of the concrete boxed channel. From the pump station, flows will be pumped up approximately 1,300 linear feet to the filters for treatment at the City Water Reclamation Plant (WRP) on Avenida Pico. The pump station will be located below grade, avoiding any potential view impacts.

The proposed pump station will be constructed near a designated ESHA. There is sensitive dudleya habitat and California gnatcatcher habitat located on the adjacent Marblehead property, downstream of the proposed pump station on the north side of the channel. However, all work will occur within the channel right of way and will not extend into the ESHA or the ESHA buffer identified in the Commission's action at the Marblehead site (5-03-013, as amended). As such, no impacts to the nearby habitat will occur.

The urban runoff treatment facilities will consist of a pump station and pressure filtration to be located at the WRP. Following filtration, the filtered water will be discharged along with secondary effluent to the City's land outfall for ocean disposal. The proposed urban runoff treatment facility includes screening, and sand pressure filters to remove trash/floatables and suspended solids. Dry weather flows are estimated to be 1.5 cfs and will be diverted from the flood control channel to the treatment facility. The backwash water from the treatment facility will be discharged into the sewer system.

The project also involves low flow diversion improvements at Calle Deshecha. Dry weather flows from the existing 48-inch diameter storm drain line will be diverted to the existing sanitary sewer line and pumped to the WRP. A new 6 inch diameter line will connect from an existing storm drain manhole and flow by gravity approximately 150 feet to connect to an existing sewer line.

Work is anticipated to commence in Spring 2006 and take approximately 9 months to complete. Storage and staging of equipment will take place at the City Water Reclamation Plant facility. Although work will occur during the peak summer months, no roadway closure or traffic impacts are proposed. Therefore, no public access impacts will occur.

During construction, the applicant will be required to implement best management practices (BMPs) designed to minimize erosion and prevent debris from entering the adjacent storm drain system.

After construction, the applicant will be required to carry out long-term maintenance of the water quality improvements to ensure their functionality.

B. DEVELOPMENT

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. Therefore, the Commission finds that the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

C. 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 as 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 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 proposed development, as conditioned, conforms with 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.

D. ESHA

The proposed development will have no significant adverse impact on adjacent habitat, recreation areas, or parks. Therefore, the Commission finds that the project conforms with Section 30240(b) of the Coastal Act.

E. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to make use of, 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.

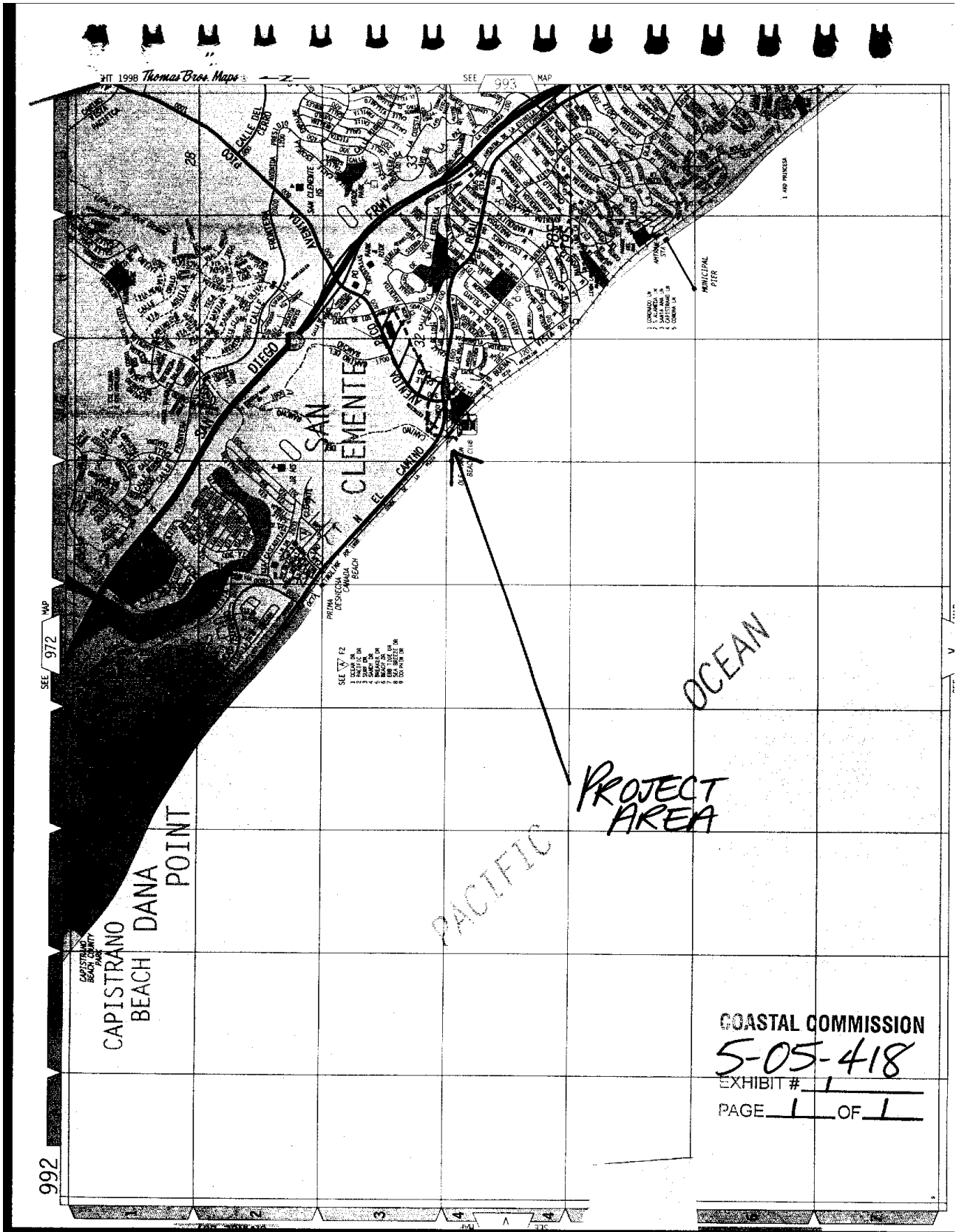
F. LOCAL COASTAL PROGRAM

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.

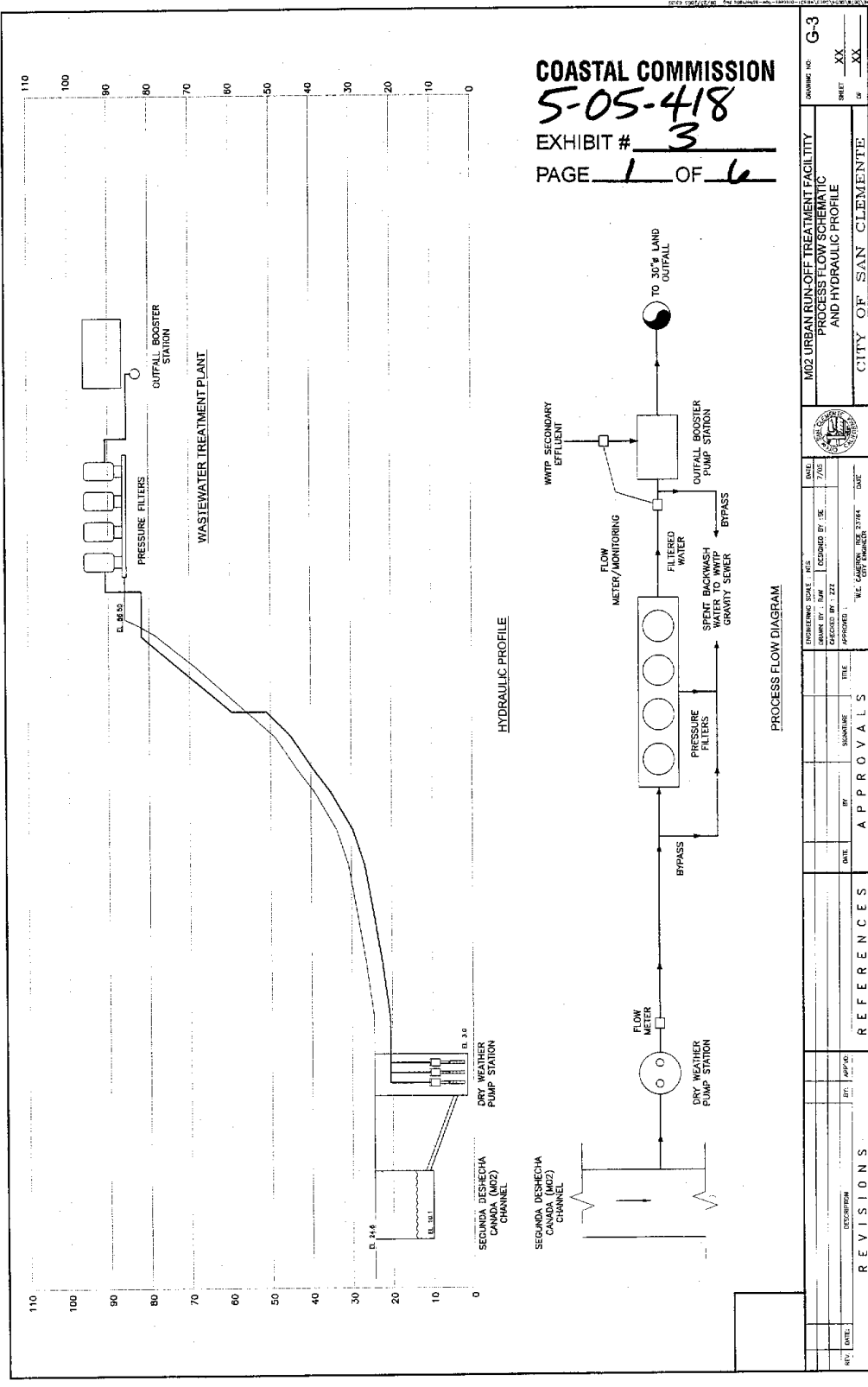
G. CALIFORNIA ENVIRONMENTAL QUALITY ACT

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.

5-05-418 (City of San Clemente)
Staff Report-Consent Calendar
Page 6 of 13



COASTAL COMMISSION
5-05-418
EXHIBIT # 1
PAGE 1 OF 1

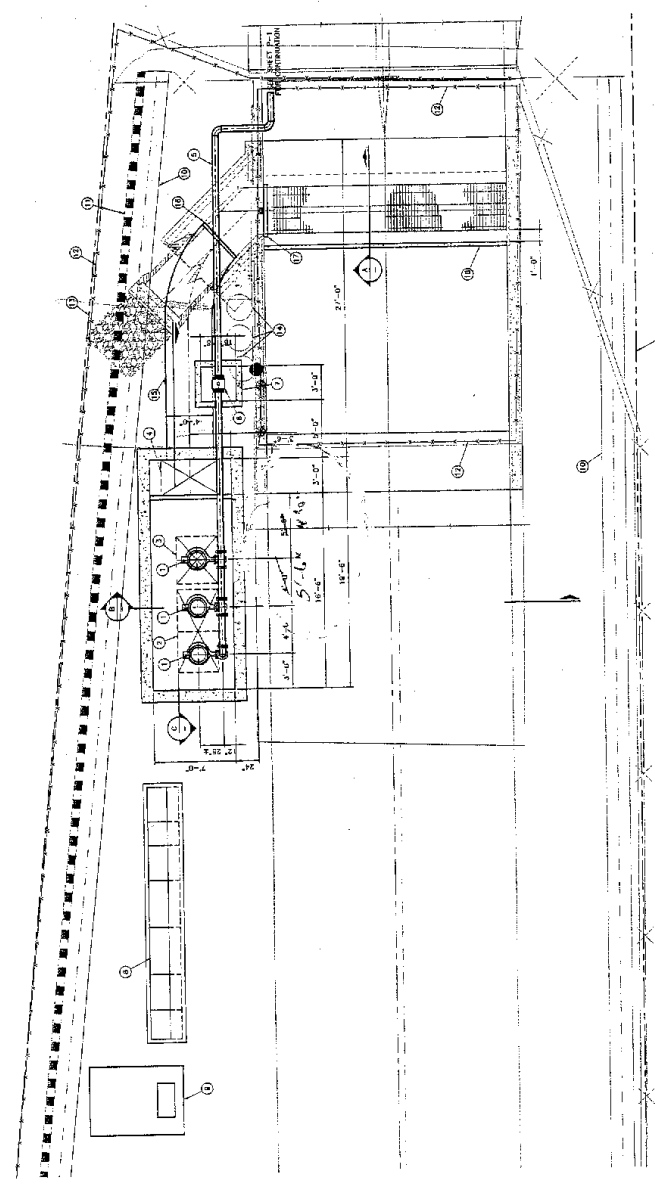


COASTAL COMMISSION
 5-05-418
 EXHIBIT # 3
 PAGE 1 OF 6

REV. DATE:		DESCRIPTION:	BY:	APPR.:
REFERENCES		APPROVALS		
DATE:		DATE:	SIGNATURE:	TITLE:
DRAWN BY: JRM		CHECKED BY: JZE		
DESIGNED BY: ZZZ		APPROVED:		
DRAWING SCALE: AS SHOWN		DATE:		
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M02 URBAN RUN-OFF TREATMENT FACILITY		CITY OF SAN CLEMENTE		
PROCESS FLOW SCHEMATIC AND HYDRAULIC PROFILE		G-3		
SHEET		OF		
XX		XX		

EX. 3
 2/6

- CONSTRUCTION NOTES:**
- 1. PROVIDE SUBMERSIBLE PUMPS PER SPEC SECTION 11.04.
 - 2. PROVIDE 3'-6" X 7' ALUMINUM ACCESS HATCH FOR EACH PUMP.
 - 3. PROVIDE 3'-6" X 7' ALUMINUM ACCESS HATCH FOR DOUBLE DOOR.
 - 4. PROVIDE 3'-6" X 7' ALUMINUM ACCESS HATCH DOUBLE DOOR.
 - 5. PROVIDE 3'-6" X 7' ALUMINUM ACCESS HATCH DOUBLE DOOR.
 - 6. PROVIDE 6" DIA. MAGNETIC FLOWMETER.
 - 7. PROVIDE 3' X 3' X 4' GEP ACTOR VALVE.
 - 8. MOTOR CONTROL CENTER (SEE ELECTRICAL DRAWINGS).
 - 9. ELECTRICAL TRANSDUCER (SEE ELECTRICAL DRAWINGS).
 - 10. EXIST. CONCRETE CURB AND GUTTER.
 - 11. EXIST. 6" MASON WALL.
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PLAN
 SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

DRAWING NO. M-1
 SHEET XX
 OF XX

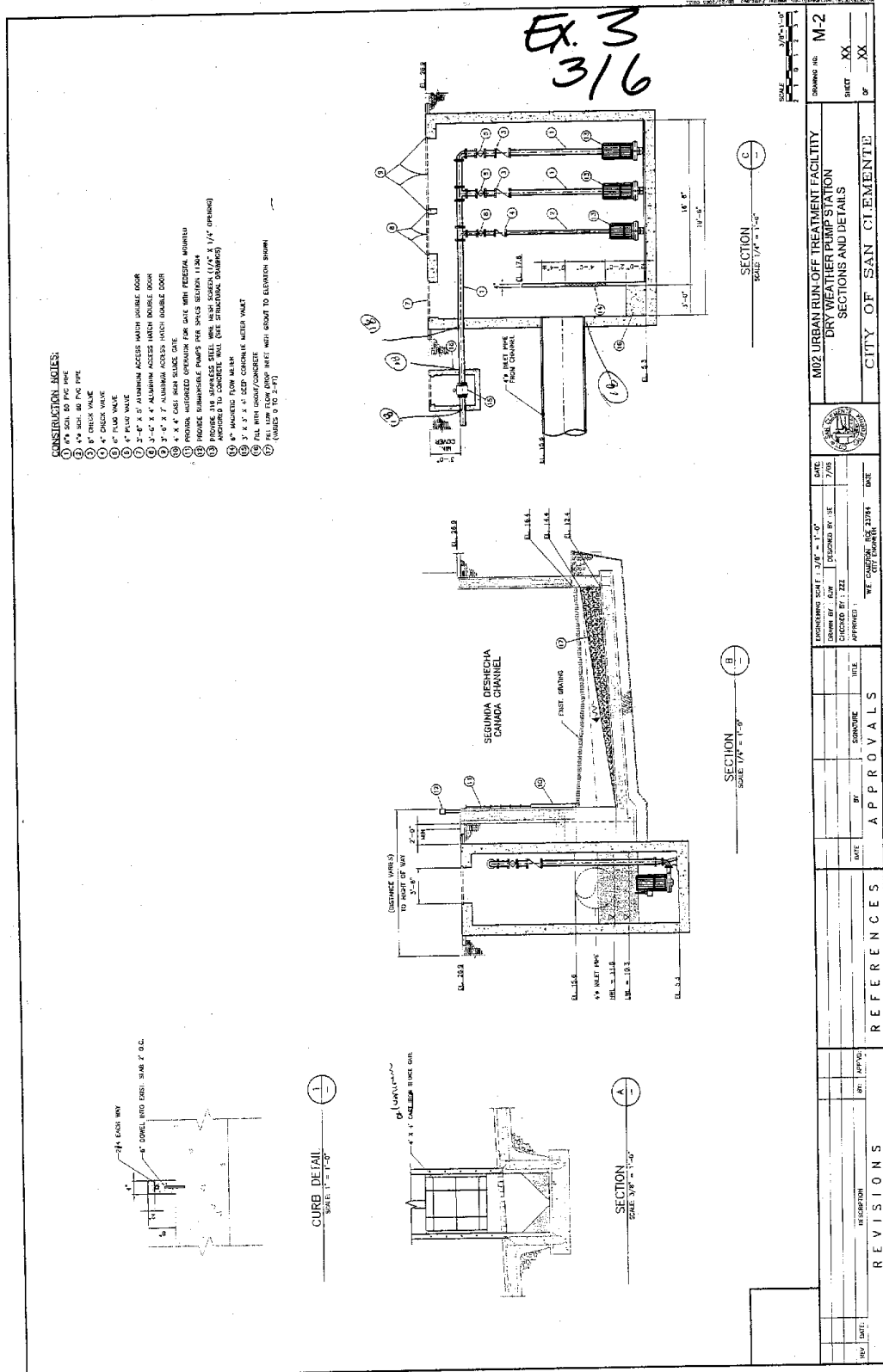
MD2 URBAN RUN-OFF TREATMENT FACILITY
 DRY WEATHER PUMP STATION
 PLAN
 CITY OF SAN CLEMENTE



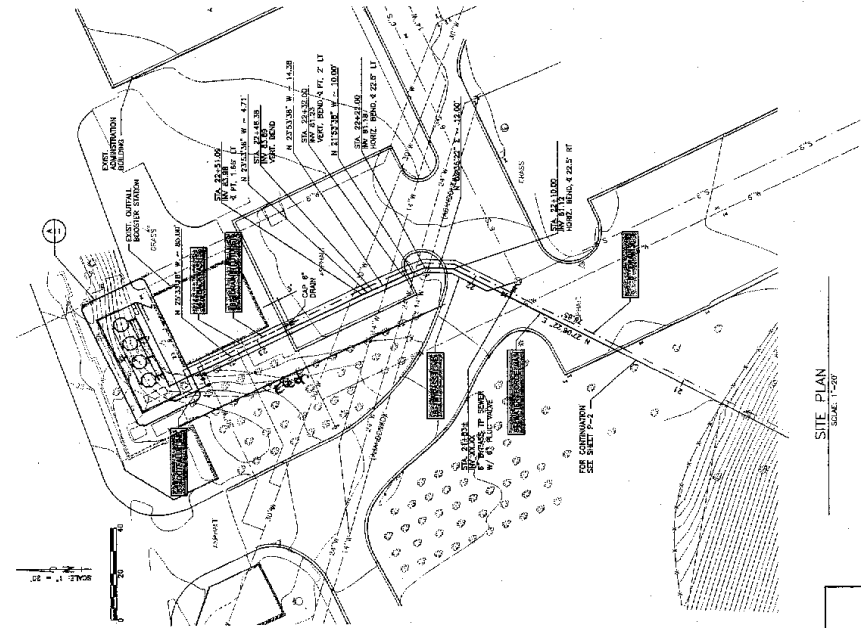
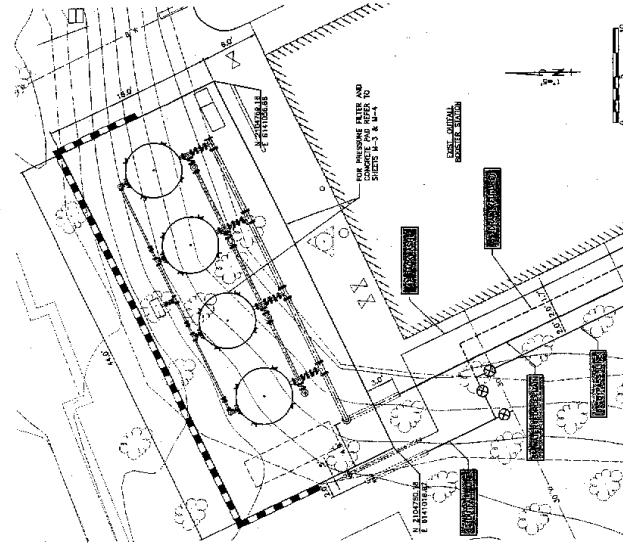
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REVIEWS REFERENCES APPROVALS

REV. NO.	DATE	DESCRIPTION



Ex. 3
 4/6

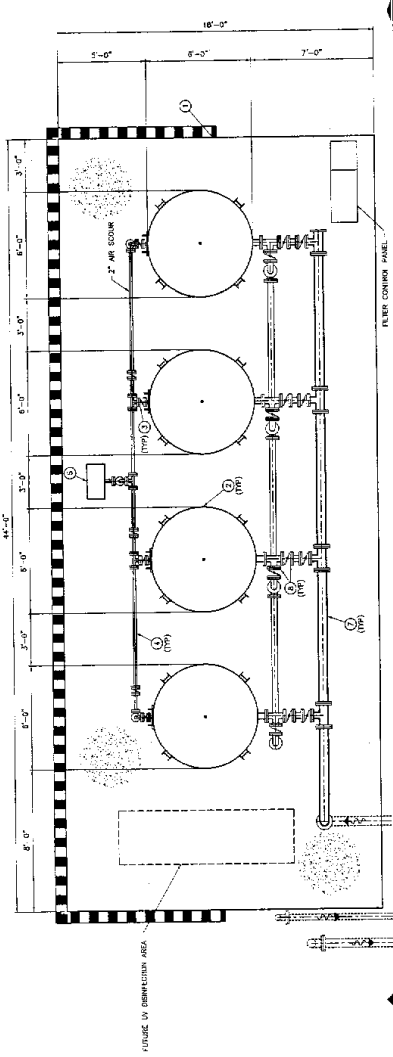


DRAWING NO. C-1 SHEET XX OF XX	
M22 URBAN RUN-OFF TREATMENT FACILITY SITE PLAN AND YARD PIPING PLAN CITY OF SAN CLEMENTE	
DIMENSIONS SCALE: 1" = 20' DATE: 1/15/22 CHECKED BY: JZZ APPROVED: [Signature] DATE: 1/26/22 BY: [Signature]	DATE: 1/15/22 BY: [Signature] DATE: 1/26/22 BY: [Signature]
REFERENCES	APPROVALS
REVISIONS	
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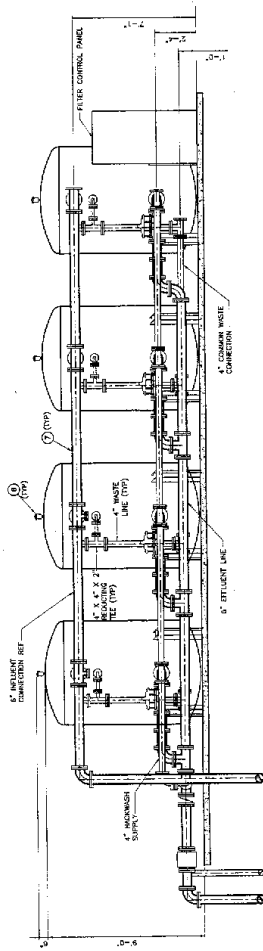
SITE PLAN
 SCALE 1"=20'

Ex. 3
 5/6

- CONSTRUCTION NOTES**
1. CONSTRUCT CONCRETE FOUNDATION FOR DRAWING S-2
 2. CONSTRUCT FOUR PRESSURE FILTERS, 8'x 8'
 3. 2" AUTORIZED AIR SCOUR WALK AND CONNECTION
 4. 2" AIR SCOUR BLOWER
 5. AIR/VAPOUR RELEASE VALVE
 6. 4" AIR SCOUR BLOWER
 7. 4" AUTORIZED BUTTERFLY VALVE



UPPER PIPING LAYOUT
 SCALE: 3/8" = 1'-0"



SECTION
 SCALE: 3/8" = 1'-0"



M-3
 SHEET XX
 OF XX



M02 URBAN RUN-OFF TREATMENT FACILITY
 PRESSURE FILTERS
 UPPER PLAN AND SECTION
 CITY OF SAN CLEMENTE

DATE: 7/25
 DRAWN BY: JAC
 CHECKED BY: JZZ
 APPROVED: W.E. GARDNER, P.E. 20784
 CITY ENGINEER

REV.	DATE	BY	APPROVED	DESCRIPTION

REFERENCES	APPROVALS

EX. 3
6/6

