

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(408) 427-4863
HEARING IMPAIRED: (415) 904-5200



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Permit Application No. 3-97-074

Date 10/15/97

ADMINISTRATIVE PERMIT

APPLICANT: CITY OF MONTEREY

PROJECT DESCRIPTION: Install five stormwater oil separators, two new drain grates, and approximately 65 feet of new 12" stormwater line, to tie into the existing stormdrain system.

PROJECT LOCATION: Waterfront Parking lot and Breakwater parking lot, Monterey Harbor (APNs 001-567-012, 001-701-012, and 001-042-004).

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:
The Commission Meeting of Wednesday, November 5, 1997, at the Raddison Hotel - Agoura Hills, 30100 Agoura Road, Agoura Hills, CA, (818) 707-1220

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: Charles F. [Signature]Title: Deputy Manager

B1: 4/88

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. **Compliance.** All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. **Inspections.** The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. **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.
7. **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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, 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, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

The City of Monterey has received a Clean Water Act Section 319(h) grant from the State Water Resources Control Board for the development of a Model Stormwater Program for small municipalities. The City is currently working with City of Santa Cruz, the Monterey Bay National Marine Sanctuary, the Association of Monterey Bay Area Governments, and the Coastal Commission to develop a "Model Urban Runoff Program".

As a part of this effort, the City is proposing to improve its existing stormdrain system in the Harbor area by installing five oil separators; one in the breakwater parking lot at the northwest corner of the Marina, and four in the Waterfront parking southwest of the Municipal Wharf (see Exhibit 1). These devices will intercept and capture any oil that is contained in the runoff from the parking lots, which currently drain through culverts directly into the Marina. This will enhance protection of the sensitive habitat values and water quality of Monterey Bay waters, consistent with the objectives of Coastal Act Sections 30230, 30231, and 30232. This project also includes the installation of two new stormdrain grates, and approximately 65 feet of new stormdrain line that will tie into the existing stormdrain system, to address previous flooding problems in an area of the Breakwater parking lot.

Proper functioning of the oil separators, and long term protection of coastal water quality, is dependent upon periodic maintenance of these devices. According to the manufacturer of the oil separators, they must be cleaned at least once a year. Cleaning involves the removal of the material captured by the oil separators, and either recycling the oil or disposing the material at a facility which accepts hazardous substances. The City of Monterey intends to clean the proposed oil separators 3 to 4 times during the first years of operation, and keep track of the amount of material removed to determine the frequency of cleaning in subsequent years, which is anticipated to be no less than twice annually (personal communication with Jennifer Hays, City of Monterey Engineer). In recognition of the need for the oil separators to function properly in order to effectively protect marine resources and water quality, the City is required to maintain these features pursuant to Special Condition One.

The installation of the oil separators, new drain grates and stormwater line will require the excavation of approximately 1800 cubic yards of soil, which will be disposed at the City Corporation Yard. To ensure that no materials enter the marine environment during construction, Special Condition 2 requires proper containment of all excavated soils and construction materials.

In addition, because the excavation required to install the southernmost oil separator (Unit # 2) in the Waterfront parking lot is in an area of archaeological sensitivity, Special Condition 3 requires the permittee to submit evidence that there will be no impacts to archaeological resources in this location, or provide a archaeological resource mitigation plan, prior to commencing excavation in this area.

With these conditions, the project is consistent with the Chapter 3 requirements of the Coastal Act, and will not have a significant impact on the environment within the meaning of the California Environmental Quality Act. In addition, the project will not prejudice the ability of the City of Monterey to implement a Local Coastal Program that conforms with the provisions of Chapter 3 of the Coastal Act.

SPECIAL CONDITIONS:

1. Maintenance. The City of Monterey shall be responsible for maintaining the development authorized by this permit in a properly functioning state on an ongoing basis. This includes periodic inspection and cleaning of the oil separators, at a minimum frequency of twice a year.
2. Containment Requirements. Particular care shall be exercised during construction to ensure that no foreign materials (e.g., excavated soils, asphalt, etc.) enter the stormdrain system and marine environment. The installation contractor shall be made aware of this

requirement, and shall ensure that the work crew is carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. The installation contract shall contain appropriate penalty provisions, sufficient to offset the costs of retrieving or clean up of foreign materials not properly contained.

3. Archaeological Resources. PRIOR TO THE COMMENCEMENT OF EXCAVATION FOR STORMWATER OIL SEPARATOR UNIT # 2 (located at the southernmost area of the Waterfront parking lot), the permittee shall submit, for Executive Director review and approval either:

- a. evidence that there is no potential impacts to archaeological resources associated with the installation of this unit (e.g., previous archaeological surveys for the area); or
- b. a plan providing for archaeological monitoring by a qualified professional archaeologist, as well as evaluation, and mitigation in the event that any archaeological resources are discovered during excavation.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

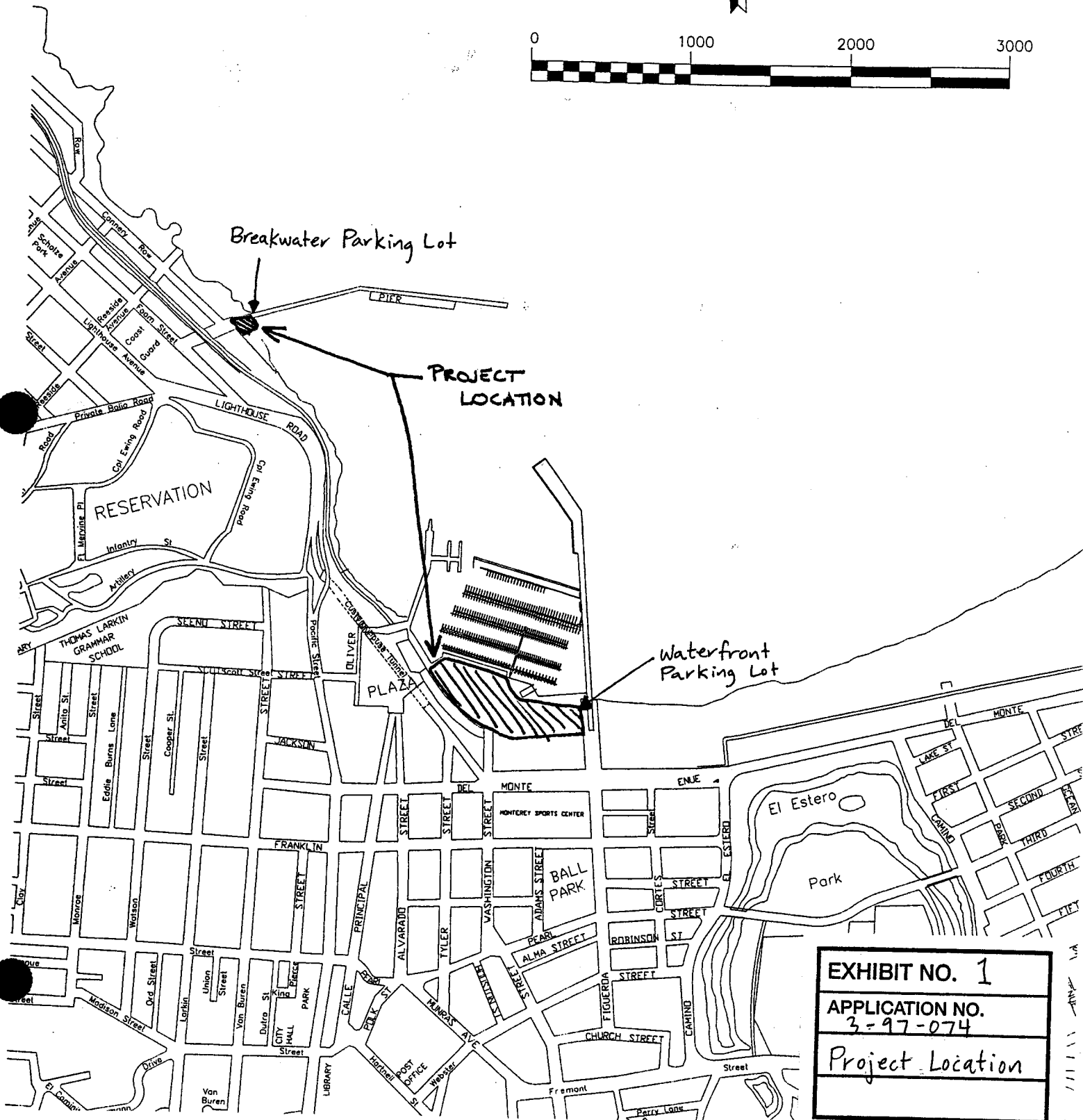


EXHIBIT NO. 1
APPLICATION NO. 3-97-074
Project Location

new drains at
waterfront parking

CITY OF MONTEREY		DATE
DEPARTMENT OF PUBLIC WORKS		
STORMWATER OIL SEPARATORS FOR MONTEREY HARBOR		
PLAN		
Woodcrest Parking Lot		
APPROVED BY	DESIGNED BY	
CHECKED BY	DRAWN BY	
IN CHARGE	SCALE	
DATE		
CITY ENGINEER	CITY ENGINEER	TITLE


EXHIBIT NO. 3
APPLICATION NO. 3-97-074
Location of oil separator at the Breakwater Parking Lot

SHEET INDEX:

- GENERAL CONSTRUCTION NOTES:

-
- | |
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| EXHIBIT |
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| 3-97 |
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LEGEND

- 
 (E) Catch Basin
 (N) Stormwater Oil Separator
 (N) Drain
 _____ (E) 600 mm (24") Storm Drain Line
 - - - - - (E) Electric
 (E) Gas
 - - - - - (E) Sanitary Sewer
 _____ (E) Water

NOTES

1. Unit #1 = 1.45 acres
Stormceptor Model 2400 or approved equal
Surface Grade = 3.75 m (12.3 ft)
Inlet Pipe Invert = 2.53 m (8.29 ft)
Outlet Pipe Invert = 2.50 m (8.2 ft)
Pipe Diameter = 305 mm (12 inches)
Approximate excavation depth = 3.91 m (12.84 ft)



CITY OF MONTEREY	
DEPARTMENT OF PUBLIC WORKS	
LICENSE NO. _____ LICENSEE'S NAME _____ LICENSED BY _____ DATE _____ EXPIRATION DATE _____ TYPE OF _____ CITY/STATE _____ CREDIT CARD NO. _____ CREDIT CARD NAME _____	STORMWATER OIL SEPARATORS FOR MONTEREY HARBOR PLAN Stormwater Parking Lot #10-CMS-1910 APPROVED BY _____ CITY/STATE _____ DATE _____

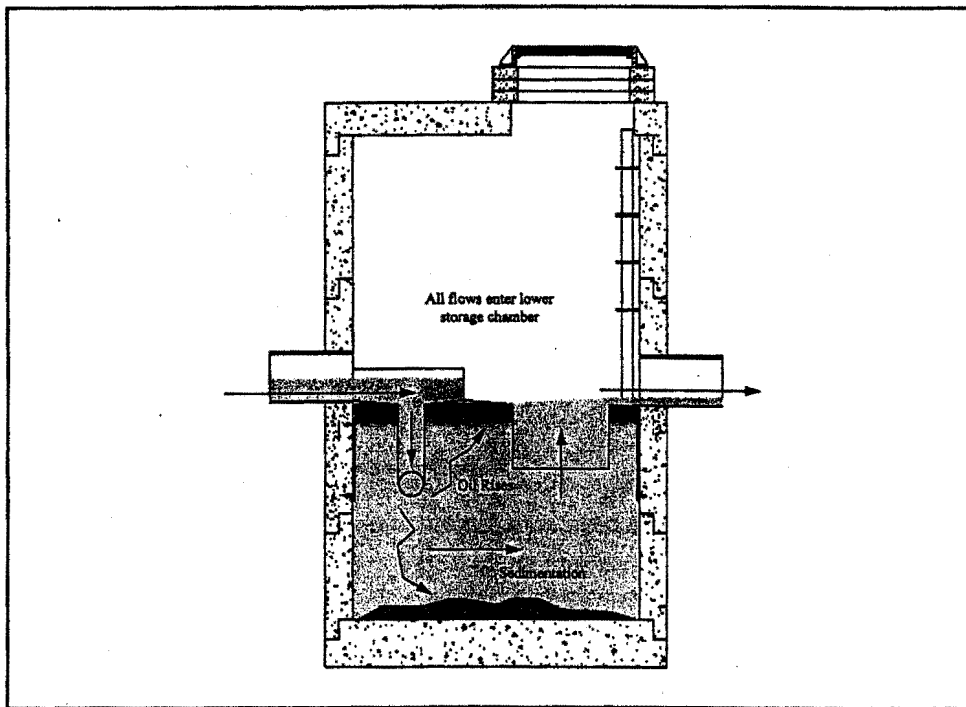


Figure 1. Stormceptor Operation During Normal Flow Conditions

Oil and other liquids with a specific gravity less than water will rise in the treatment chamber and become trapped since the outlet pipe is submerged. Sediment will settle to the bottom of the chamber by gravity.

During high flow conditions, stormwater in the by-pass chamber will overtop the weir and be conveyed to the outlet sewer directly (Figure 2). Water which overflows the weir creates a backwater effect on the outlet pipe (head stabilization between the inlet drop pipe and outlet riser pipe) ensuring that excessive flow will not be forced into the treatment chamber which could scour or resuspend the settled material. The by-pass is an integral part of the **Stormceptor** since other types of oil/grit interceptors have been noted to scour during high flow conditions (Schueler and Shepp, 1993).

EXHIBIT NO. 4
APPLICATION NO. 3-97-074
Oil Sep rator
Detail