

CALIFORNIA COASTAL COMMISSION

Page 1 of 8

South Coast Area Office
200 OceanGate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

Permit Application No. 5-98-074

Date 4/20/98

**ADMINISTRATIVE PERMIT****APPLICANT:** City of Los Angeles

PROJECT DESCRIPTION: Installation of a 2,500 linear foot, 48 inch diameter, reinforced concrete pipe storm drain, including 10 catch basins, within the existing roadway's right-of-way. In addition, the southeast corner of Paseo del Mar and Western Avenue will be realigned and a 134 foot long, 5 foot high concrete block retaining wall will be constructed.

PROJECT LOCATION: Western Avenue, Between 25th Street and Paseo del Mar, San Pedro, City of Los Angeles

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:
Thursday, May 14, 1998 at 10:30 a.m.
Resources Agency, Auditorium/Main Floor
1416-9th Street, Sacramento (916) 657-2358

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 acknowledgement 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: Title: Staff Analyst

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:A. Project Description and Location

Installation of a 2,500 linear foot, 48 inch diameter, reinforced concrete pipe storm drain, including 10 catch basins, within the existing roadway's right-of-way. In addition, the southeast corner of Paseo del Mar and Western Avenue will be realigned and a 134 foot long, 5 foot high concrete block retaining wall will be constructed.

The proposed project is located along Western Avenue, between 25th Street to the north and Paseo del Mar to the south, in the San Pedro community of the City of Los Angeles.

The proposed storm drain will divert storm runoff that currently flows down Western Avenue as surface runoff and eventually into an existing catch basin and storm drain, located at the intersection of Western Avenue and Paseo del Mar, into the proposed catch basins and storm drain. The proposed storm drain will connect with the existing storm drain at the intersection of Western Avenue and Paseo del Mar.

The realignment of the southeast corner of the intersection of Paseo del Mar and Western Avenue is to create a gentler and safer turning radius.

B. Water Quality/Recreation/Marine Environment

The following Coastal Act Sections are relevant:

Section 30230 of the Coastal Acts:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30220 of the Coastal Act states:

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

In addition, Open Space and Resource Conservation policy #7 of the San Pedro certified Land Use Plan states that:

Any new storm drain system shall not discharge in any way that could cause the erosion of coastal bluffs. Any new storm drain system shall minimize impacts on tide pools and any other ecologically important areas identified between the projection of the terminus of 40th Street and the City of Los Angeles-City of Rancho Palos Verdes border (as delineated in Appendix G). The discharge from any new storm drain system shall be consistent with the National Pollutant Discharge Elimination System (NPDES) permit requirements for stormwater discharges as set forth in Section 402 of the Clean Water Act.

The proposed storm drain will collect runoff that currently runs down the surface of Western Avenue and redirect it to the new subterranean storm drain. The proposed storm drain improvements will connect to an existing storm drain that ultimately discharges over the bluffs.

The marine environment of San Pedro is very diverse in nature. It provides a habitat for many sea mammals, migratory waterfowl, shorebirds and endangered species such as the California grey whale. The San Pedro area also contains a series of tidepools at the base of the coastal bluffs. The San Pedro LUP designates the south facing beaches as "Ecologically Important Areas". The marine environment also supports numerous water-related recreational opportunities such as sport fishing, swimming, boating, snorkeling, surfing, etc. Because of these significant marine and coastal recreation resources, water quality issues from non-point pollution sources need to be clearly addressed.

Although many impacts from the larger industrial and municipal discharges have been well documented, the effects of storm drain discharges are less understood. There are a number of storm drains that extend out and drain over over the San Pedro bluffs. The proposed storm drain improvements, which serve a very urbanized area, can potentially carry pathogenic contamination as well as heavy metals and organic substances. It is difficult to quantify these pollutant loading sources because their flow is periodic and may increase substantially during heavy storms.

The State, Federal and local regulatory and management structure for controlling non-point pollution control is still evolving. The California Coastal Commission will have new responsibilities to implement the Coastal Non-point Pollution Control Program (CNPC) pursuant to Section 6712 of the recent reauthorization of the Coastal Zone Management Act. As part of that program, the Commission will be required to establish mechanisms to improve coordination among State and local agencies responsible for water quality permitting and enforcement, habitat protection and public health and safety.

Early action Best Management Practices (BMPs) are typically measures to reduce pollutants that are already in place, that may be improved or carried out more frequently but that require no construction. Examples of BMPs are a storm drain catch basin cleaning program, public information and outreach program, stenciling catch basins to inform the public that storm drains discharge directly on the beach, depots to recycle hazardous household waste and

municipal street cleaning.

The City currently implements a catch basin cleaning program, public information and outreach program, street cleaning program, recycling programs, and a catch basin stenciling program as part of their Best Management Practices.

The stenciling program is an effective Best Management Practice because often times the public is not aware that trash tossed into the street and hazardous household products spilled into the gutter do not flow to a treatment plant but ultimately are carried directly to the beach and ocean.

Preventing the mishandling of these wastes through public education is one way to reduce ocean pollution from these sources. A catch basin stenciling program is a readily implemented and important public education tool. It could also serve as an encouragement to the public to notify officials if catch basins are filled with debris.

As stated the proposed project is not generating new runoff but redirecting runoff that currently flows along the surface of the existing street. Because the project is simply redirecting runoff a National Pollutant Discharge Elimination System permit is not required for this project. However, the proposed storm drain will discharge runoff that may have an adverse impact on marine resources and coastal recreation. Such runoff is not consistent with Sections 30220, 30230 and 30231 of the Coastal Act. The proposed project can be designed to reduce pollutants carried to the Bay through the storm drain system. That can be achieved by stenciling the catch basins which staff is recommending as a special condition. Therefore, as conditioned to reduce pollutant discharges by stenciling the catch basins, the Executive Director determines that the proposed project is consistent with the relevant coastal resource provisions of the Coastal Act and will assure the environmental protection of the waters off of San Pedro. The Executive Director further determines that, as conditioned to stencil the catch basins, the proposed project will incorporate a Best Management Practice consistent with the marine resource provisions of Coastal Act.

C. Public Access

The following public access policies of the Coastal Act are relevant:

Section 30211

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby, or,.....

In addition, Access policy #1 of the certified LUP states in part that:

Maximum public access to and along the shoreline shall be provided consistent with public safety, protection of private property rights, and sensitive coastal resources....

The proposed storm drain improvements and roadway realignment are located within the existing right-of-way of Western Avenue. Western Avenue is a main north-south thoroughfare to the coastal recreational areas of San Pedro. The City is proposing to maintain two-way traffic at all times during construction.

The proposed realignment will take place at the southeast corner of the intersection of Western Avenue and Paseo del Mar. The realignment will be achieved by widening the existing roadway, within the existing right-of-way, and constructing a 5 foot high, 134 foot long retaining wall to support a 4-5 foot slope cut that is needed for the road widening. According to the City the realignment is necessary due to the sharp curve and traffic hazard that it presents. The realignment will create a gentler and safer turning radius.

The roadway realignment will improve access in the area by creating a safer roadway and will not eliminate or interfere with any existing accessways in the area. The Executive Director determines, therefore, that the proposed project is consistent with Section 30211 and 30212 of the Coastal Act.

D. Visual Resources

Section 30251 of the Coastal Act states in part that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Visual Resource policy #4 of the San Pedro certified LUP states in part:

Turn-out and viewsite areas from Paseo del Mar, as shown on the Special Features map (Appendix C) shall provide unobstructed views of the ocean.

The proposed project includes a 134 foot long, 5 foot high retaining wall along the inside curve (southeast corner) of the intersection of Western Avenue and Paseo del Mar. Paseo del Mar is a bluff top road that parallels the coast. In the area of the proposed project Paseo del Mar provides panoramic views of the ocean and coastline. There are also turnouts along Paseo del Mar that provide viewing areas for the public.

Because the retaining wall is located on the inside curve of the intersection, and coastal views are from Paseo del Mar seaward, the proposed project will not interfere with any public coastal views. The Executive Director, therefore, determines that the project as conditioned will be consistent with Section 30251 of the Coastal Act and with the visual resource policies of the

certified LUP.

E. Local Coastal Program

Section 30604(a) of the Coastal Act states:

(a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development 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 (commencing with Section 30200).

On September 12, 1990, the Commission certified, with suggested modifications, the Land Use Plan portion of the San Pedro segment of the City of Los Angeles's Local Coastal Program. The certified LUP contains polices to guide the types, locations and intensity of future development in the San Pedro coastal zone. Among these polices are those specified in the preceding section, which include, Open Space and Resource Conservation policy #7 regarding urban runoff, Circulation and Public Access policy #1 regarding public access, and Visual Resource policy #4 regarding scenic view protection.

As proposed the project will not adversely impact coastal resources or access. The Executive Director therefore determines that the proposed project will be consistent with the Chapter 3 policies of the Coastal Act and will not prejudice the ability of the City to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

F. CEQA

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effects which the activity may have on the environment.

There are no negative impacts caused by the proposed development which have not been adequately mitigated. Therefore, the Executive Director determines that the proposed project is consistent with the requirements of the Coastal Act to conform to CEQA.

SPECIAL CONDITIONS:

1. Public Awareness of Water Quality Discharge Impacts/Best Management Practice

Prior to issuance of permit, the applicant shall submit revised plans, subject to the review and approval of the Executive Director, to indicate that the proposed catch basins will be "stenciled" with information that explains that "No Dumping" in the catch basins is permitted and that the catch basins discharge on the beach. Said plans shall indicate the size and location of the stencils and shall be adequately designed so as to inform the public of the relationship of catch basins to ocean water quality.

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

0602G



PROJECT LOCATION

RECEIVED
MAR 10 1998
CALIFORNIA
COASTAL COMMISSION

5-98-074

T.G. #823

VIDE #853

EXHIBIT NO. 1
Application Number 5-98-074
Vicinity Map VIDE #853
California Coastal Commission

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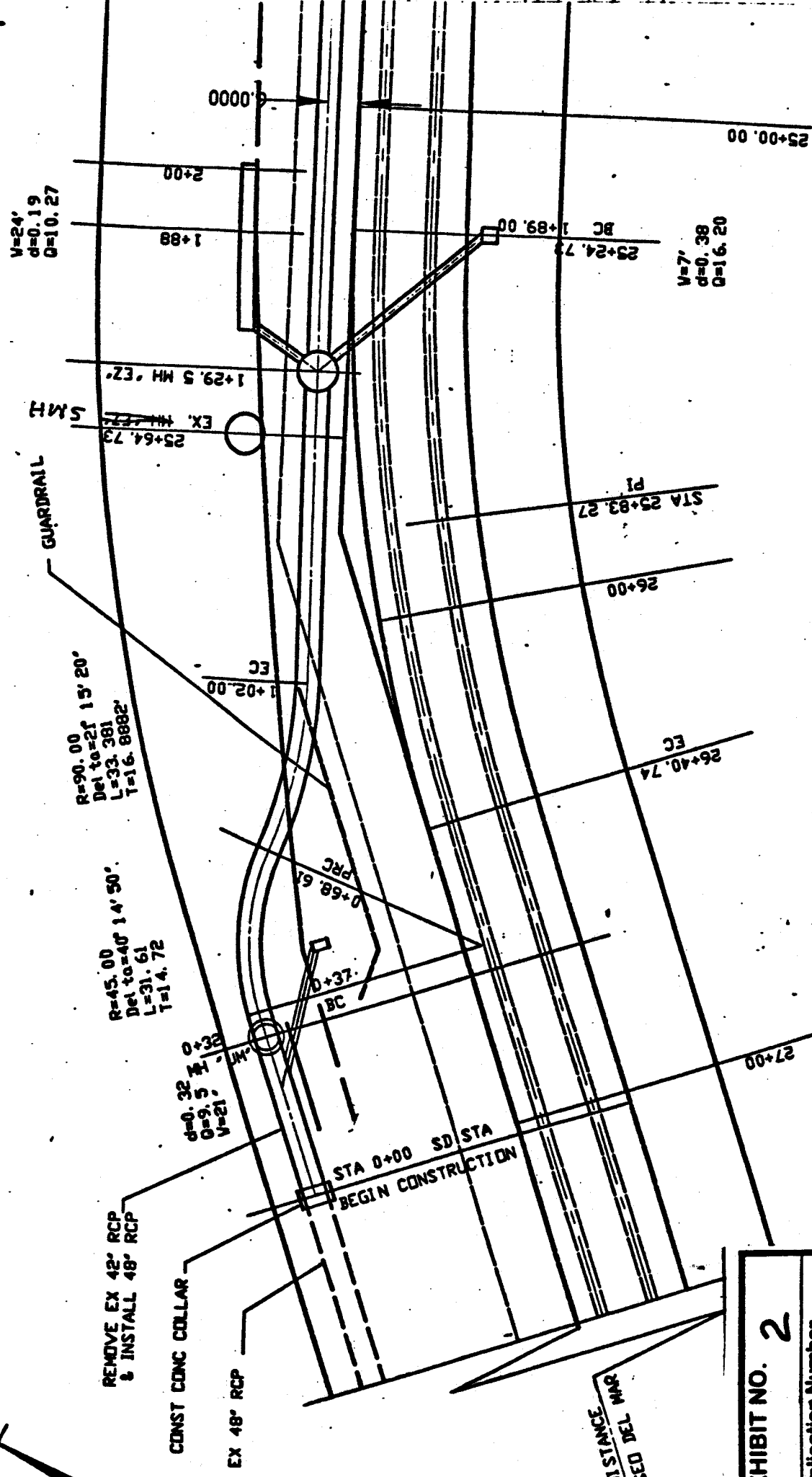


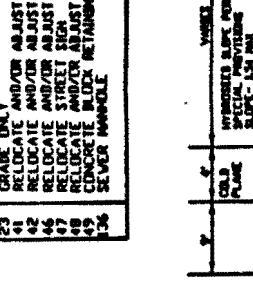
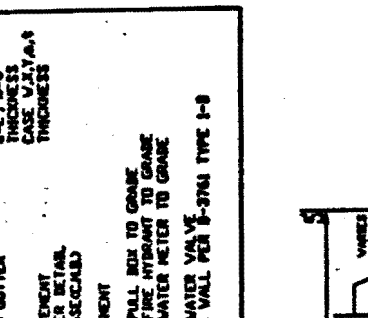
EXHIBIT NO. 2
Application Number
5-98-074
Typical Sheet
Green Light
California Coastal Commission

NOTICE TO CONTRACTOR

1. SPECIFICATIONS ALL WORK SHALL CONFORM TO THE SPECIFICATIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS AS AMENDED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS AS MODIFIED BY THE CORRECTIVE PLAN S-448 AND TO THE SPECIAL PROVIDED
2. THIS IMPROVEMENT CONSISTS OF WORK CALLED FOR IN STANDARD PLANS FOR THIS PROJECT
3. STANDARD PLANS FOR THIS PROJECT:
 - S-137-9 ABSTRACTING SEWER MANHOLES
 - S-410-2 TYPES OF CURB AND GUTTER
 - S-448-3 DRIVEWAYS
 - S-505-1 RETAINING WALL MISCELLANEOUS
 - S-791-1 ADVANCE CONSTRUCTION NOTING
 - S-3761 CONCRETE BLOCK RETAINING WALL
4. INSPECTION ALL WORK AND MATERIALS ARE SUBJECT TO SECTION 2-11 OF THE STANDARD SPECIFICATIONS AND BEFORE BEGINNING OF THE WORKING INSPECTION IS REQUIRED
5. ADVANCE CONSTRUCTION NOTING SIGNS IN AN AREA OF THE PROJECT SHALL BE PLACED AND THE CONTRACTOR SHALL FURNISH AND PLACE SIGNS IN ACCORDANCE WITH STANDARD PLAN S-505-1 AND ADVANCE CONSTRUCTION NOTING OTHER ITEMS FOR WHICH BIDS ARE ENTERED
6. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED PARTIES IN ADVANCE OF ITS SCHEDULED ACTS LIMITED TO DRIVEWAY CONSTRUCTION
7. THE CONTRACTOR SHALL NOTIFY THE SOUTHERN DISTRICT SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS 48 HOURS PRIOR TO ANY NO BUS OPERATION
8. TRAFFIC LANE REQUIREMENT: WESTERN BLVD - ONE LANE OF TRAFFIC IN EACH DIRECTION. THE LANE OF TRAFFIC IN THIS REQUIREMENT SHALL BE IN ADDITION TO THE STUDY DRAIN PLANS
9. STANDARD SPECIFICATIONS FOR PUBLIC WORKS AND SUPPLEMENTS AND THE CORRESPONDING WILL BE SATISFACTORY FOR THE REMAINDER
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE REMOVAL OR REINSTALLATION OF SIGNS ANY OTHER ITEMS FOR WHICH BIDS ARE ENTERED AT THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S SOLE RESPONSIBILITY
11. THE CONTRACTOR SHALL NOTIFY THE UNDERLYING AGENCIES AT LEAST 2 WORKING DAYS PRIOR TO CONSTRUCTION SO THAT EXISTING FACILITIES CAN BE PROTECTED
12. THE CONTRACTOR SHALL BACKFILL WITH 14" WASHOUT AREAS IN THE EASTERLY SLOPE AND BEHIND THE WALL AND WESTERN STREET. THE AC IS TO BE DETERMINED BY THE FIELD
13. THE PROJECT SITE HAS BEEN DETERMINED TO BE AN ARCHAEOLOGICAL AND PALEONTOLOGICAL SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY ARCHAEOLOGICAL OR PALEONTOLOGICAL REMAINS DISCOVERED IN THE AREA OF DISCOVERY AS ORDERED BY THE ENGINEER
14. THE CONTRACTOR SHALL COMPLY WITH ALL PERMITS REQUIRED BY THE CITY OF LOS ANGELES

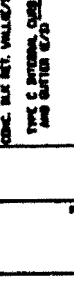
EXHIBIT NO. 3
Application Number
5-98-074
Road Realignment
and Retaining Wall
California Coastal Commission

NO.	DESCRIPTION	DATA TO BE SHOWN ON LEADER
1	TYPE C INTEGRAL CURB AND GUTTER	8" x 2" 1/2" 1/2" THICKNESS
2	CONCRETE FINISHMENT	AS PER S-448-3
3	ASPHALT CONCRETE PAVEMENT	AS PER S-448-3
4	ASPHALT CONCRETE FINISHMENT	AS PER S-448-3
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98	ASPHALT CONCRETE FINISHMENT	AS PER S-448-3
99	ASPHALT CONCRETE FINISHMENT	AS PER S-448-3
100	ASPHALT CONCRETE FINISHMENT	AS PER S-448-3



CONSTRUCTION SYMBOLS

- CONSTRUCT
- EXISTING
- REMOVE
- REMOVE AND CONSTRUCT



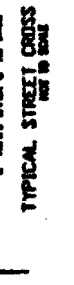
CONCRETE BLOCK WALL
TYPICAL CROSS SECTION
AND LAY OUT LINE
SCALE 1" = 4'



CONCRETE BLOCK WALL
TYPICAL CROSS SECTION
AND LAY OUT LINE
SCALE 1" = 4'



CONCRETE BLOCK WALL
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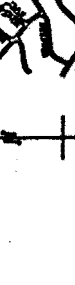
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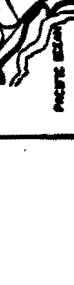
CONCRETE BLOCK WALL
TYPICAL CROSS SECTION
AND LAY OUT LINE
SCALE 1" = 4'



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AND LAY OUT LINE
SCALE 1" = 4'



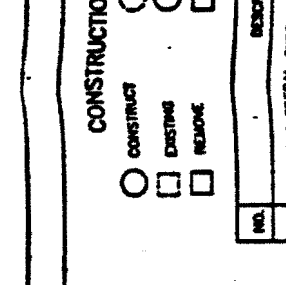
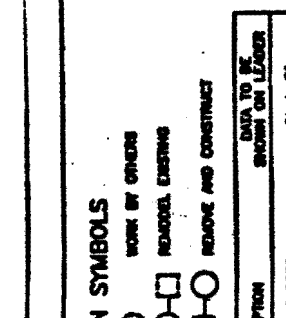
CONCRETE BLOCK WALL
TYPICAL CROSS SECTION
AND LAY OUT LINE
SCALE 1" = 4'



CONCRETE BLOCK WALL
TYPICAL CROSS SECTION
AND LAY OUT LINE
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