

**CALIFORNIA COASTAL COMMISSION**

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

Filed: 5/4/98  
49th Day: 6/22/98  
180th Day: 10/31/98  
Staff: Padilla-LB  
Staff Report: 5/6/98  
Hearing Date: 6/9-12/98  
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-98-191

APPLICANT: Department of Public Works, City of Los Angeles

PROJECT LOCATION: 346 Culver Boulevard, Playa del Rey

PROJECT DESCRIPTION: Replace and upgrade the existing Pumping Plant including abandoning and demolition of existing pumping plant; construction of a new approximately 14 foot by 21 foot, two level, underground pump room and underground wet well at a depth of 25 feet; replace two existing 225 gpm pumps with three 475 gpm pumps to increase redundancy and emergency backup capacity; construct a new 25 foot by 21 foot, 12 foot high, above ground building for a new control room and generator room; install exhaust and intake fans; replace the existing 5-foot high chain link fence with a 7 foot high chain link fence; install low-maintenance landscaping; and replace 900 feet of 8 inch force main in Pershing Drive.

Lot area:	3,460 square feet
Building coverage:	807 square feet
Pavement coverage:	770 square feet
Landscape coverage:	80 square feet
Zoning:	C2-1 Commercial
Ht abv fin grade:	12 feet

LOCAL APPROVALS RECEIVED: Approval in Concept

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission approve the proposed project with no Special Conditions.

The staff recommends that the Commission adopt the following resolution:

I. Approval.

The Commission hereby grants a permit for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

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. 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.

### III. Special Conditions:

None

### IV. Findings and Declarations.

#### A. Project Description and Background

The applicant proposes to replace and upgrade the existing Pumping Plant including abandoning and demolition of existing pumping plant; construction of a new approximately 14 foot by 21 foot two level underground pump room and underground wet well at a depth of 25 feet; replace two existing 225 gpm pumps with three 475 gpm pumps to increase redundancy and emergency backup capacity; construct a new 25 foot by 21 foot, 12 foot high, above ground building for a new control room and generator room; install exhaust and intake fans; replace the existing 5-foot high chain link fence with a 7-foot high chain link fence; install low-maintenance landscaping; and replace 900 feet of 8-inch force main in Pershing Drive. The proposed project is designed to increase the efficiency and reliability of the City's existing wastewater pumping plants.

The proposed site is a 4,450 square foot City owned property located adjacent to and south of Culver Boulevard, midblock between Pershing Drive and Nicholson Street, in the Playa del Rey area of the City of Los Angeles.

The proposed site is situated between two multi-story apartment complexes to the east and west. The south side of Culver Boulevard, between Pershing Drive and Nicholson Street is developed with approximately 11 multi-story apartment complexes and a few commercial buildings. The north side of Culver Boulevard is developed with commercial buildings.

#### 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.

The existing pumping plant was constructed in 1935 and rehabilitated in 1958. The existing pumping plant houses mechanical, electrical and instrumentation equipment. The pumping plant is responsible for pumping raw wastewater collected from the service area within the Venice-Westchester District. This plant serves existing development areas only and will not serve the Playa Vista development or provide significant growth inducing capacity.

The effluent is received from the existing service area through a 36-inch gravity flow line into the wet well. Wastewater is drawn from the wet well through suction lines and exits through a 8-inch force main along Pershing Drive and eventually to the Hyperion treatment Facility located approximately one mile to the south.

The plant's current capacity to handle emergency conditions is presently limited to the storage capacity of the facility's wet well and upstream sewer lines. During extreme wet weather conditions the plant's capacity is, at times, inadequate to handle the additional water that enters the system. This results in untreated wastewater overflowing into the storm drains and eventually into the ocean.

According to the City the project is an upgrade of the current system in response to a 1987 Settlement Agreement between the City of Los Angeles and the State Regional Water Quality Control Board in which the City agreed to plan, design, construct and maintain a number of projects to improve water quality within the Santa Monica Bay. Additionally, the project is being designed to meet the goals of the City of Los Angeles, Department of Public Works' Clean Water Program.

During construction the site must be dewatered due to the high water table. When groundwater is encountered dewatering flows will be tested, and either directly discharged to the sanitary sewer system or pretreated prior to discharge to the storm drain. Prior to discharge to the storm drain, the City is requiring the contractor to secure a National Pollutant Discharge Elimination System (NPDES) permit from the California Regional Water Quality Control Board.

The proposed project will improve the operation and emergency storage capacity of the project and will improve the water quality within the Santa Monica Bay and prevent wet weather overflow of the plant. The Commission finds that, as proposed the project will enhance and protect the marine environment/water quality of Santa Monica Bay, consistent with the provisions of Sections 30230, 30231 and 30220 of the 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.

The proposed project is located adjacent to Culver Boulevard. Culver Boulevard is a major east-west road providing access to the nearby Dockweiler State beach and beaches further to the south. Construction of the proposed project will require the partial closure of Culver Boulevard. One of three east bound lanes will be closed during construction. As proposed the construction activities will allow adequate traffic flow along Culver Boulevard and will not adverse impact access to the beaches. The Commission, therefore, finds that the proposed project is consistent with Section 30211 of the Coastal Act.

#### D. Local Coastal Program

Section 30604(a) of the Coastal Act states:

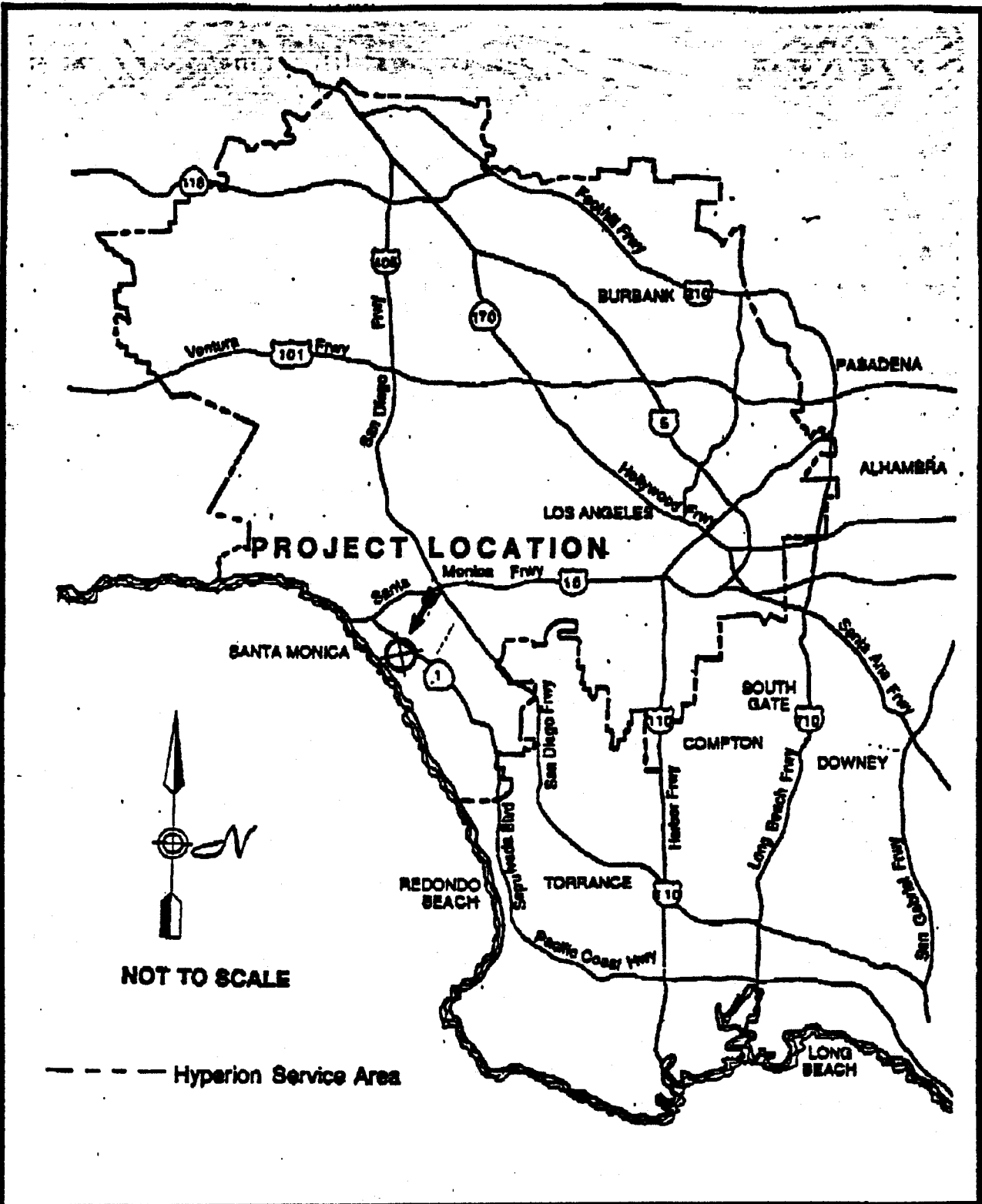
(a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the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

This area of Playa del Rey does not have a certified Land Use Plan. As proposed the project will serve existing development and will not adversely impact coastal resources or access. The Commission, therefore, finds 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 for this area of the City's coastal zone consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

#### E. CEQA

Section 13096 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 effects caused by the proposed development which have not been adequately mitigated. Therefore, the Commission, therefore, finds that the proposed project is consistent with the requirements of the Coastal Act to conform to CEQA.

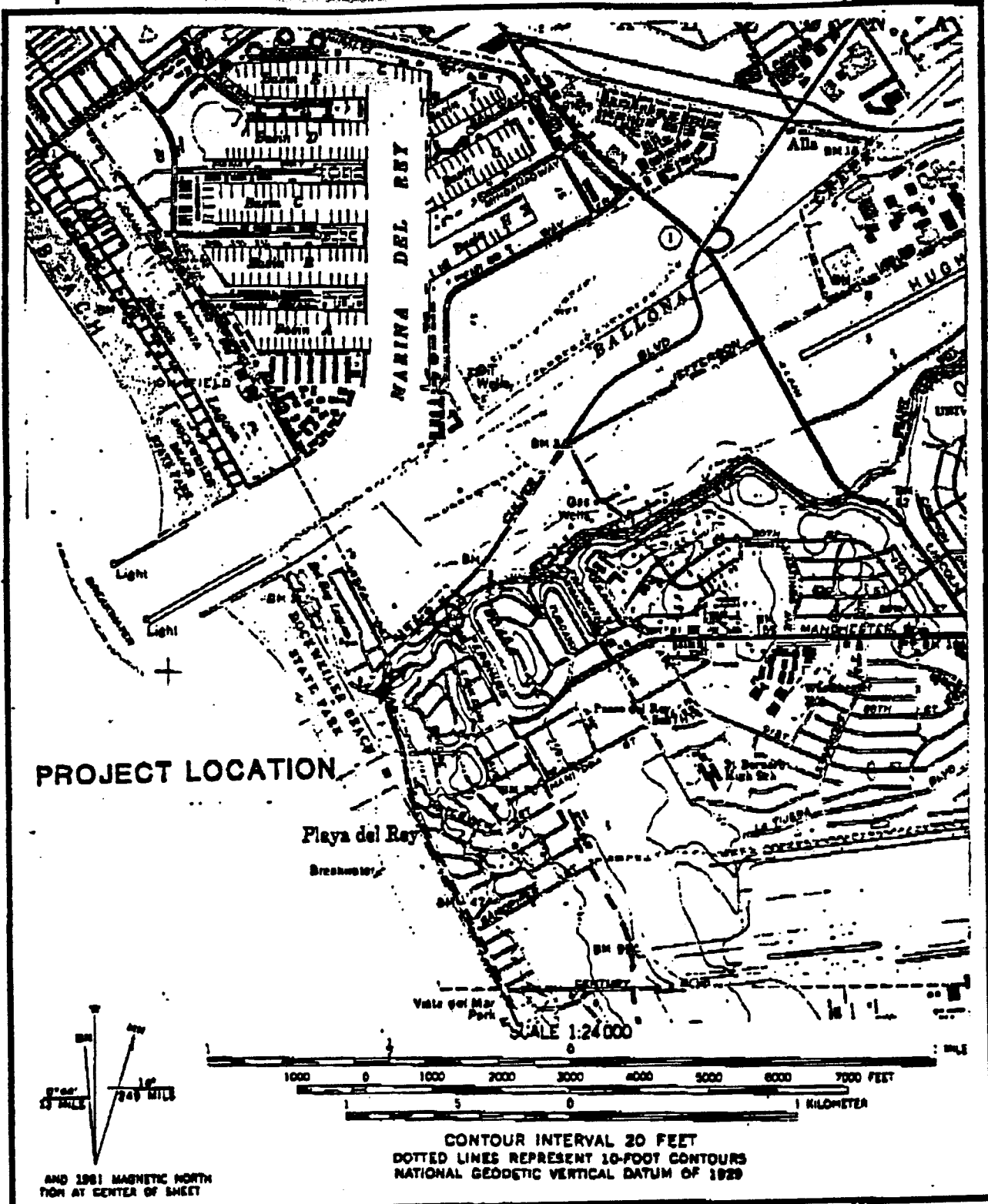


NOT TO SCALE

--- Hyperion Service Area

Figure 1  
Regional Map  
Thompson Pumping Plant

EXHIBIT NO.	1
Application Number	5-98-191
	Regional Map
California Coastal Commission	

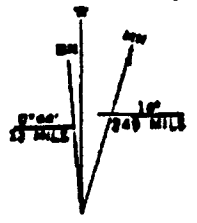


PROJECT LOCATION

Playa del Rey

Breakwater

SCALE 1:24000



AND 1981 MAGNETIC NORTH  
FROM AT CENTER OF SHEET

CONTOUR INTERVAL 20 FEET  
DOTTED LINES REPRESENT 10-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

Figure 2  
Vicinity Map  
Thompson Pumping Plant

EXHIBIT NO.	2
Application Number	5-98-191
	Vicinity Map
California Coastal Commission	

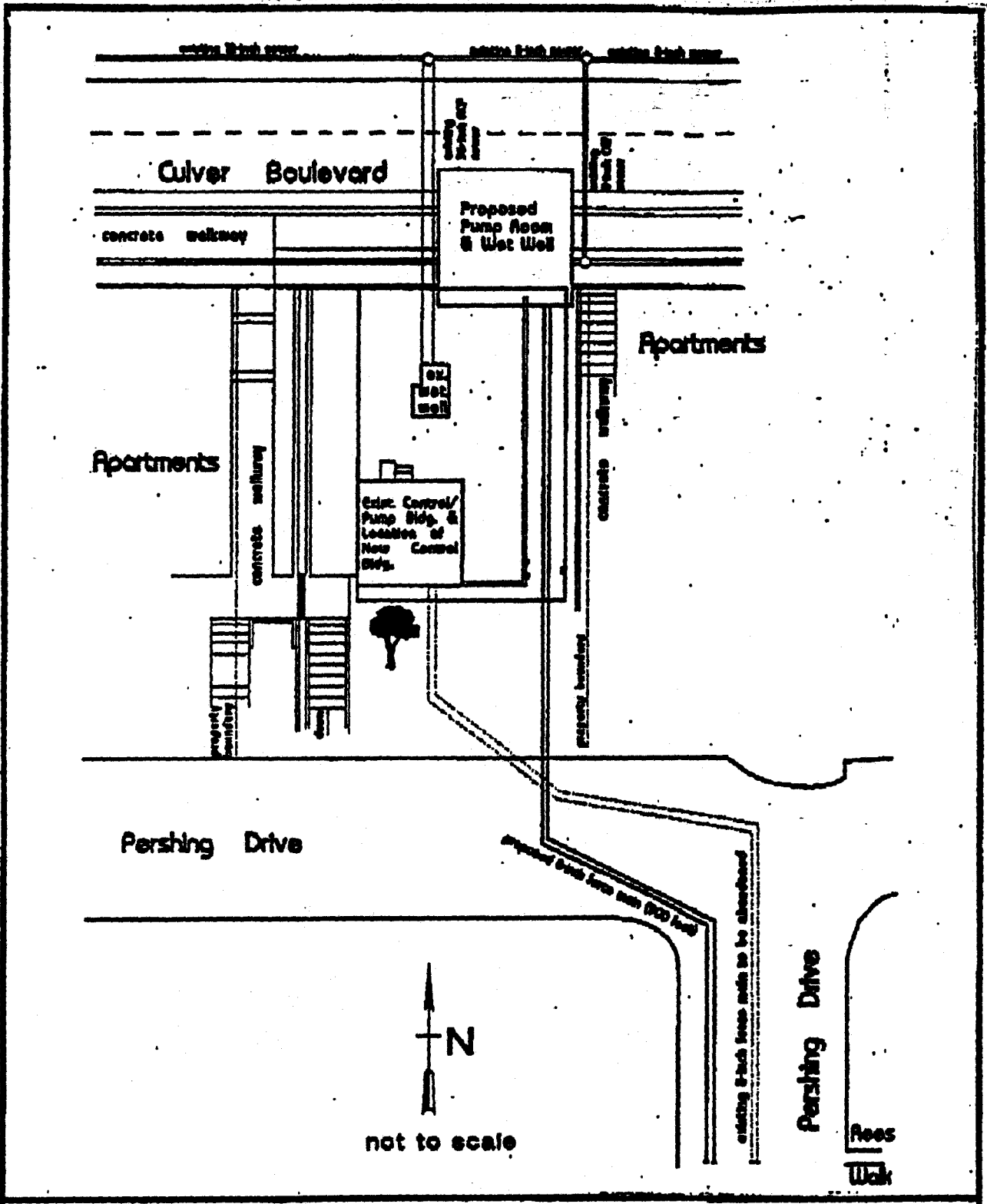


Figure 3  
Site Plan  
Thompson Pumping Plant

EXHIBIT NO.	3
Application Number	5-98-191
	Site Plan
California Coastal Commission	



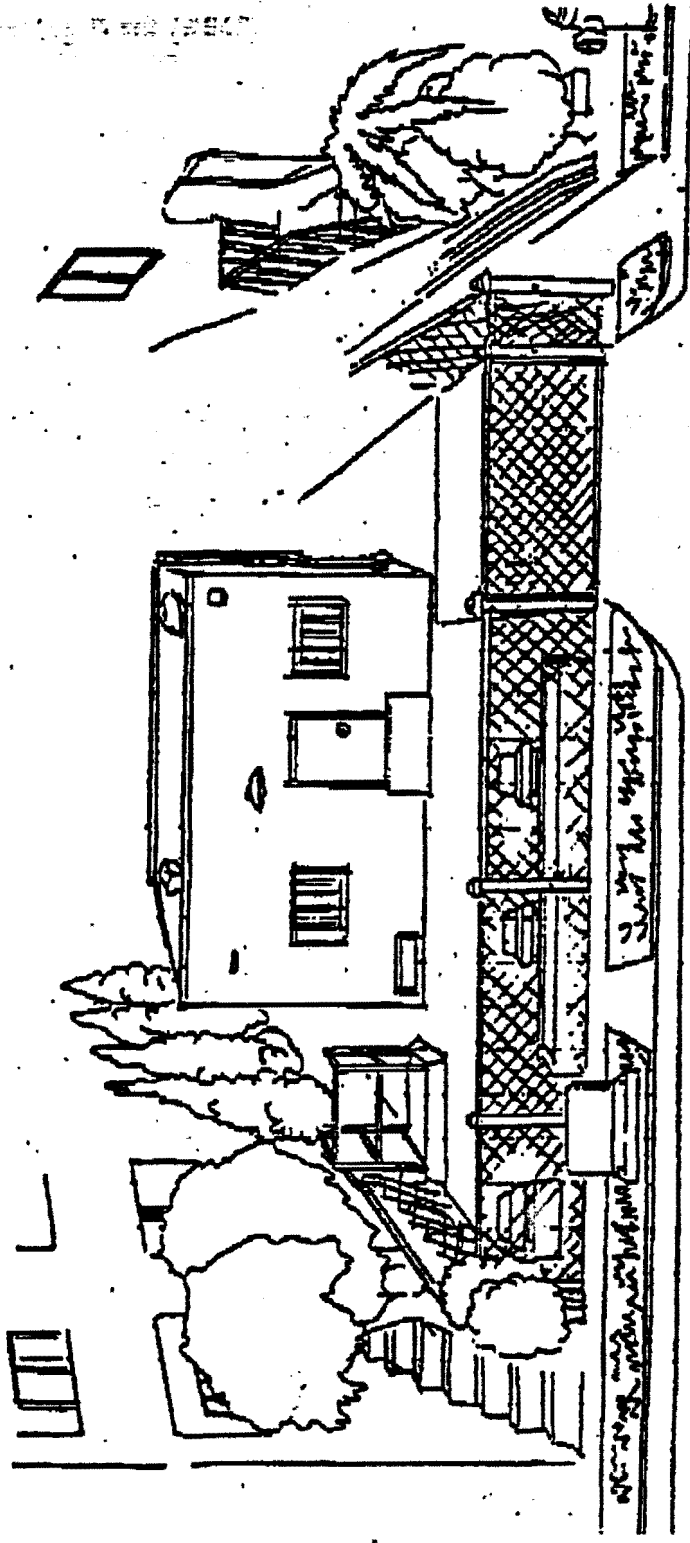


Figure 4  
 Preliminary Architectural Rendering  
 Thompson Pumping Plant

EXHIBIT NO.	4
Application Number	5 98-191
	Rendering
	California Coastal Commission