

**CALIFORNIA COASTAL COMMISSION**

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

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Filed: 8/31/01  
49th Day: 10/19/01  
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Staff: AJP-LB  
Staff Report: 11/8/01  
Hearing Date: 12/11-14/01  
Commission Action:

**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-01-353**APPLICANT:** City of Los Angeles, Department of Public Works**PROJECT LOCATION:** Imperial Highway, approximately 560 feet east of intersection with Vista del Mar, Playa del Rey**PROJECT DESCRIPTION:** Construct underground low flow diversion structure with trash well, a wet well, sluice gate and maintenance access holes, with an above ground instrument panel and box, to divert dry-weather storm water flows from two Imperial Highway drains into the sanitary sewer system.**LOCAL APPROVALS RECEIVED:** Los Angeles City Coastal Development Permit #1-02

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**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends that the Commission grant a permit for the proposed development with conditions regarding water quality measures and monitoring. As conditioned, the proposed development conforms with the marine resource protection and coastal access policies of the Coastal Act.

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**STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution:

**I. APPROVAL WITH CONDITIONS**

The Commission hereby **GRANTS** a permit, subject to the conditions below, 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 effects 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. Interpretation. Any questions of intent or interpretation of any term or 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. **STOCKPILING, STAGING, AVOIDANCE OF SILTATION, AND EROSION CONTROL.**



A. Prior to issuance of a coastal development permit the applicant shall agree in writing to require that the final plans shall minimize construction impacts of the project and that all contracts and other written materials shall include the requirements listed below. The applicant shall further agree that the final plans shall identify acceptable locations for stockpiling and staging of materials; plans for control of erosion, stockpiled earth from trenches, and cement; as well as plans for the disposal of construction materials. The plans shall contain the following:

- 1) A delineation of the areas to be disturbed by grading or construction activities including any temporary trenches, staging and stockpile areas.
- 2) The plan shall include source control Best Management Practices as part of a written plan designed to control dust, concrete, demolition pavement or pipe removed during construction, and/ or construction materials, and standards for interim control and for clean up. All sediment waste and debris should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill. Contractors and City Inspectors shall monitor and contain oil or fuel leaks from vehicles and equipment.
- 3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: filling or covering all holes in roadways such that traffic can continue to pass over disturbed areas, stabilization of all stockpiled fill, disturbed soils and trenches with shoring, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. These temporary erosion control measures shall be monitored and maintained at least on a weekly basis until grading or construction operations resume.

B. Prior to commencement of construction the applicant and its contractor(s) shall provide for the review and approval of the Executive Director final plans and plan notes that conform with the requirements of item A above. No work shall take place until the Executive Director approves the plans in writing.

C. Conformance with plans. All work shall take place consistent with the plans submitted in compliance with A above.

## **2. MONITORING AND MAINTENANCE**

Prior to issuance of the permit the applicant shall prepare for the review and approval of the Executive Director, a program for annual or periodic inspection and appropriate monitoring and maintenance of the diversion device, the pumps and the trash separator. The plan shall establish the frequency that debris shall be removed from the trash separator, and shall identify the maintenance needs of the



pump and other mechanical devices that the applicant proposes to employ. The applicant shall provide the reasoning, the monitoring and maintenance manuals, and the statistics upon which such a schedule is based. The applicant shall monitor and maintain the approved facility consistent with the approved plan.

#### **IV. FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

##### **A. Project Description and Location**

The applicant proposes to install a low flow diversion facility to divert dry weather flow from two 72-inch and 33- inch flood control drains to an existing sewer line. The low flow diversion facility will include an underground trash well, a wet well with a pump that will direct the water to the sanitary sewer and maintenance access holes. There will be one 6 foot high by 4 foot wide by 2 foot deep, above ground, control box. The low-flow water will be diverted by constructing an 18-inch high berm across the bottom of the drains, which will divert water into the diversion pipe. The pipe will divert the water to the trash collector. From the trash collector the water will be pumped into the sewer line that extends to the Hyperion Treatment Plant. The pipes and the pump and separation device will not be visible from the road.

The project is located along Imperial Highway, approximately 560 feet from the intersection of Imperial Highway and Vista Del Mar. Imperial Highway is a four-lane highway. All four lanes along Imperial Highway will be maintained during the construction period.

The project area is located immediately south of the El Segundo Dunes Preserve, southeast of the Los Angeles Airport and immediately north of the Hyperion Treatment Plant. Dockweiler State Beach is located approximately 600 feet to the west.

In 1996, the City of Los Angeles identified 26 major storm drain discharge points in a 1996 study of major storm drain discharges into Santa Monica Bay. This project is one of the City's low-flow diversion projects that were ranked according to health effects and identified for low flow treatment.

##### **B. WATER QUALITY**

###### Section 30230

*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**

*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.*

To carry out these provisions, the Commission has required control of siltation generated by development and has encouraged measures to reduce the pollution carried by runoff that may reach the ocean. Polluted waters have impacts on marine life, and also on the safety and attractiveness of swimming in marine waters.

In this case the project is proposed to reduce the amount of pollutants that reach the beach and then flows out and contaminates near shore waters. However, the Commission notes that as with all construction projects, measures must be required so that siltation does not occur during construction and so that nearshore areas and sand areas are protected from oil and gas leaking from heavy equipment. Heavy equipment will be used, asphalt removed and replaced during construction, and workers will need to excavate trenches to access and install the pipes, dry well and trash separator. Therefore, the Commission requires the project to contain construction areas, and, during construction, to properly protect staging areas, to clean up sand, contain concrete, excavated soils and other wastes, not letting them escape into the channel or the ocean. To avoid contamination from the vehicles, the Commission requires that the applicant and its contractors shall properly monitor and contain oil or fuel leaks from vehicles and equipment. Finally, to assure that the project maintain its effectiveness the Commission requires that the City periodically inspect and maintain the facility after its installation, and continue its effort to reduce stormdrain sources of contamination. As proposed and as conditioned the project is consistent with sections 30220, 30230 and 30231 of the Coastal Act

**C. PUBLIC SHORELINE ACCESS AND PUBLIC RECREATION**

**Section 30210**

*In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*



**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 560 feet east of Vista del Mar. Vista del Mar is the first public road paralleling the sea and provides north-south public access along Dockweiler State Beach. Dockweiler is a State beach operated by the County of Los Angeles. The beach provides 3 miles of broad sandy beach and includes a public bicycle path, hang-gliding area, concession stands, picnic area, RV camping, and public parking lots.

Imperial Highway provides public access to the beach area from the San Diego Freeway, and other inland areas. The installation will require construction within Imperial Highway in order to install the low-flow diversion facility. Because of the nature of the project and the need to avoid the raining season, construction is scheduled from approximately June to October.

Construction activity along major beach access corridors can disrupt traffic flow by reducing the number of lanes, which will have an adverse impact on beach access. Traffic impacts due to construction activity are most significant during the summer months when the beach area is heavily visited. In this particular case however, construction will not disrupt traffic flow or impact beach access. Construction activity and staging for the proposed project will be located within the center median area. The use of the median area will require the narrowing of the lanes along Imperial Highway from 12-foot wide to 10.5-foot wide lanes, however, all four lanes will be maintained for through traffic during the construction period. After construction is completed, the lanes will be restored to their current 12-foot width.

Because the four traffic lanes along Imperial Highway will be maintained during the construction period, public access along the Highway will not be impacted. Furthermore, by improving the quality of the water entering the beaches, the project will have a beneficial affect on public access due to the improvements to public health and the usability of beaches. As such is consistent with sections 30210 and 30211 of the Coastal Act.

Because reducing levels of contamination will improve safe access to the beach as proposed and conditioned the Commission finds the project is consistent with sections 30210 and 20211 of the Coastal Act.

**D. Local Coastal Program**

Section 30604 (a) of the Coastal Act states that:



*(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.*

The proposed project site is located in the Playa del Rey LCP planning area of the City of Los Angeles. There is currently no certified LCP for this area. As proposed the project will not adversely impact coastal resources or public beach access. The Commission, therefore, finds that, as conditioned, the 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).

**E. California Environmental Quality Act**

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 effect which the activity may have on the environment.

As conditioned, there are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the proposed project is found consistent with CEQA and the policies of the Coastal Act.



SEE 701 MAP

SEE A2

- 1 VIA COLLE
- 2 GREEN JACK MALL
- 3 VOYAGE CT
- 4 VOYAGE MALL
- 5 WESTVIEW CT
- 6 WESTVIEW MALL
- 7 CHANNEL POINTE CT
- 8 CHANNEL POINTE MALL
- 9 VIA MARINA CT

PACIFIC

OCEAN

Site

DOCKMEYER


STATE

BEACH

MARINA DEL REY

VIA DEL MAR

EXHIBIT NO. 1  
 APPLICATION NO.  
 5-01-353  
 Vicinity Map

 California Coastal Commission



LOS ANGELES INTERNATIONAL AIRPORT  
CE 100-00

EL SEGUNDO DUNES  
PRESERVE

CE 20-00  
MAP 1-1000  
AIRPORT  
GND 1000'

Project Site (Approx.)

SAUSAL REDONDO RANCHO

SEC 10 T2S R10W  
SEC 1625 C F 216  
MAP 2000  
PAT 1-1007/5081  
CE 20-00  
GND 1000'

Hyperion Treatment Plant

LA VISTA DEL MAR

SEC 10 T2S R10W  
SEC 1625 C F 216  
STATE PARK  
GND 1000'

STATE BEACH

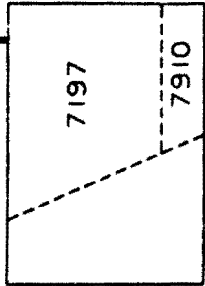
DOCKWEILER

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CALIFORNIA  
COASTAL COMMISSION

CONFORMANCE TO THE CITY OF LOS ANGELES  
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SCALE IN FEET  
0 25 50 100 150 200 250 300



REMOVED OCT. 1992  
DIMENSION SHOWN IN IT IS UNRECORDED

CITY OF LOS ANGELES  
ROBERT S. HORII CITY ENGINEER  
LAND DEVELOPMENT AND MAPPING DIVISION  
LA CRONE WYATT

ROBERT S. HORII  
GRAPHICS REPROD. S. HORII  
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087

EXHIBIT NO. 2

Application Number

5-01-353

Parcel Map

R-O-W map?



