

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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**TU 9c**

Filed: 5/03/2001
49th Day: 6/21/2001
180th Day: 10/30/2001
Staff: PE-LB
Staff Report: 6/27/2001
Hearing Date: 7/10-13/2001
Commission Action:

RECORD PACKET COPY**STAFF REPORT: REGULAR CALENDAR****APPLICATION NUMBER:** 5-01-041**APPLICANT:** City of Long Beach Water Department**AGENT:** Isaac Pai, Manager, Engineering,**PROJECT LOCATION:** Rivo Alto Canal and Ravenna Drive, Long Beach, Los Angeles County.**PROJECT DESCRIPTION:** Rehabilitation of existing sewer lift station, including upgrade of mechanical system, pumps and motors, electrical equipment, HVAC and odor control, and modification of the S-10 structure.

Building 240 Sq. Ft.

LOCAL APPROVALS RECEIVED:

1. City of Long Beach Water Department
2. City of Long Beach Planning Department

SUBSTANTIVE FILE DOCUMENTS:

1. City of Long Beach Certified Local Coastal Program, 7/22/80.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval of the project with a condition to carry out water-quality protection measures.

STAFF NOTE:

The City of Long Beach has had a certified local coastal program since 1980. Pursuant to Section 30519 of the Coastal Act, any development located on tidelands, submerged lands or public trust lands are within the Commission's area of original jurisdiction and requires a coastal development permit issued by the Commission. The Naples Canals however, where the pump station subject to this coastal development permit application is located, are seaward of the adjudicated mean high tide line (Chapter 138 Line) on publicly owned tidelands that the state has legislatively granted to the City of Long Beach. A coastal development permit is required from the Commission because the proposed project is located within the Commission's area of original jurisdiction. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act.

STAFF RECOMMENDATION:

Staff recommends that the Commission **APPROVE** the permit application with special conditions.

MOTION

I move that the Commission approve CDP 5-01-041 pursuant to the staff recommendation.

Staff recommends a **YES** vote. This will result in adoption of the following resolution and findings. 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. WATER QUALITY

Prior to issuance of the permit, the applicant shall provide a list of best management practices (BMP's) that it will agree to carry out to protect water quality during and after construction. The applicant shall incorporate these and any additional requirements imposed by the Regional Water Quality Control Board in its plan notes and in written instructions to its employees and contractors. The list shall include the following:

- A. **Staging area.** Prior to issuance of a coastal development permit, the applicant shall identify a staging and stockpiling area for large pipe and for heavy equipment. If the staging and stockpiling area is located inside the coastal zone, the applicant shall provide evidence that a coastal development permit has been issued by the City of Long Beach to authorize the temporary use of the site for staging and stockpiling.
- B. All materials removed and all debris shall be captured and disposed of off-site in an approved disposal location for the kind of waste that is created.
- C. **Paint preparation shall be carried out by hand.**
 1. Paint preparation and cleaning products shall be phosphate-free and biodegradable, and amounts used should be kept to a minimum.

2. Detergents containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates or lye should not be used.
 3. Any abrasive blasting should be performed within spray booths or plastic tarp enclosures to prevent residue from being carried into surface waters. If tarp enclosures are used, blasting should not be done on windy days.
- D. The site shall be cleaned regularly to remove trash, sanding dust, paint chips and other debris.
1. Receptacles shall be provided for the recycling of waste materials.
 2. Runoff: Applicant shall employ sand bags and other devices to assure that all dust and particles "wetted down" or "washed down" by dust protection activities, does not reach the canals.
- E. Applicant shall provide a list of the chemicals, grouts and epoxies it plans to employ underwater. The applicant shall provide evidence acceptable to the Executive Director that such chemicals and epoxies are resistant to dissolution in marine waters and are not toxic to marine life. The applicant shall agree in writing to use the materials on the approved list, shall require the use these materials in its contract and shall carry out the project consistent with the agreement.
- F. Applicant shall provide its plan to avoid spillage of sewage and to provide for capture of raw sewage if any sewage is spilled.

IV. FINDINGS AND DECLARATIONS:

The Commission finds and declares as follows:

A. Project Description and Location

The applicant, the City of Long Beach Water Department, proposes to rehabilitate an existing sewer lift station, including its mechanical system, pumps and motors, electrical equipment, HVAC. In the view of the City, the project will improve odor control. The project will require modest modifications of the S-10 structure. The lift station is located within the public right-of way at Rivo Alto Canal, beneath the bridge at Ravenna Drive. Rivo Alto is one of the three canals in Naples. Ravenna connects Second Street, a major commercial street with the canals and small streets that are found in Naples. Part of the lift station is underwater. The work on the lift station will involve the replacement of the existing pumps with low-noise, submersible pumps that are expected to be "reliable and user friendly". In addition, the applicant proposes to restore the concrete in the existing well wall that has corroded, repaint the station, and install a new odor treatment and a new ventilation system. Because there is not room for mechanized equipment to work on the station, the applicant proposes to use a barge to provide space for staffing, for storage for small tools and equipment.

The applicant states that there will be no disposal of paints or debris into the canal. The applicant proposes to capture left over grout so that it will not fall into the canals (Exhibit

4). Sanitary facilities will be placed outside the pump station for workers. Parking and staging areas for large pipes will be located on a nearby vacant lot.

The purpose of this project is to replace worn equipment, improve odor control and to increase reliability of the facility that pumps sewage from Naples, which is a low-lying area. Because Naples is a low-lying area, effluent from Naples must be pumped to a higher level so that the effluent can discharge into the sewer system. (Exhibits 3 and 4)

B. PUBLIC SHORELINE ACCESS AND PUBLIC RECREATION.

The bridge in question and the canal bank sidewalk are important coastal access routes for local residents and an occasional visitor. The canals are used for boating. One of the applicant's constraints has been the need to minimize disruption of recreational activities. The applicant proposes to leave a pedestrian route open during construction as much as possible. It will be necessary to re-route traffic on Ravenna drive occasionally. The contractor is required to remove debris from adjacent sidewalks daily to avoid impacts to pedestrian traffic. The work is scheduled to take place in the winter or fall.

C. VISUAL IMPACTS.

The pump station is located underneath a bridge and is neither large nor visually obtrusive. It is currently visible from the walk adjacent to the canal and from boats on the canal. Since the pump station is under the bridge, it does not block direct views over the canal from the walkways. Impacts on views along the canal are minimal because the structure is lower than the bridge and much smaller. In fact, the bridge blocks views along the canal also, and the pump house appears to be a minor extension of the bridge structure. The existing pipes cross the canal under the bridge and are visible. When the project is complete, the roof of the structure will continue to be visible from the canal walkways. Because Impacts on views will not significantly change, the Commission finds that this project will not impact views to or along the coast.

D. MARINE RESOURCES.

The City imposed conditions to avoid construction nuisances. Any work in or near the Naples Canals, which are located in a saltwater lagoon, poses some risk that debris, chemicals, paints or construction materials will be spilled into the canal. The City has required the contractor to prepare an emergency action plan in the case of spills, and to confine construction materials. Secondly, many elements of the system are located within the structure, below water level. Sewage pipes enter and leave the pump station below water level, penetrating the concrete walls. The connections will be grouted.

Because sand, gravel or materials washing into the canals could cause siltation and pollution, the Commission has imposed a condition requiring that the applicant employ measures to prevent siltation. Secondly, the Commission has required that paints and chemicals be confined so that these materials and their dust do not enter the water.

Thirdly, because the grouts will be used where the pipes penetrate the wall underwater, the grouts may be subject to chemical interactions with seawater. Some grouts can release toxic chemicals into the water. To avoid pollution from the grout, the Commission has required that the applicant shall use a grout that will not dissolve in seawater or become a significant source of toxicity.

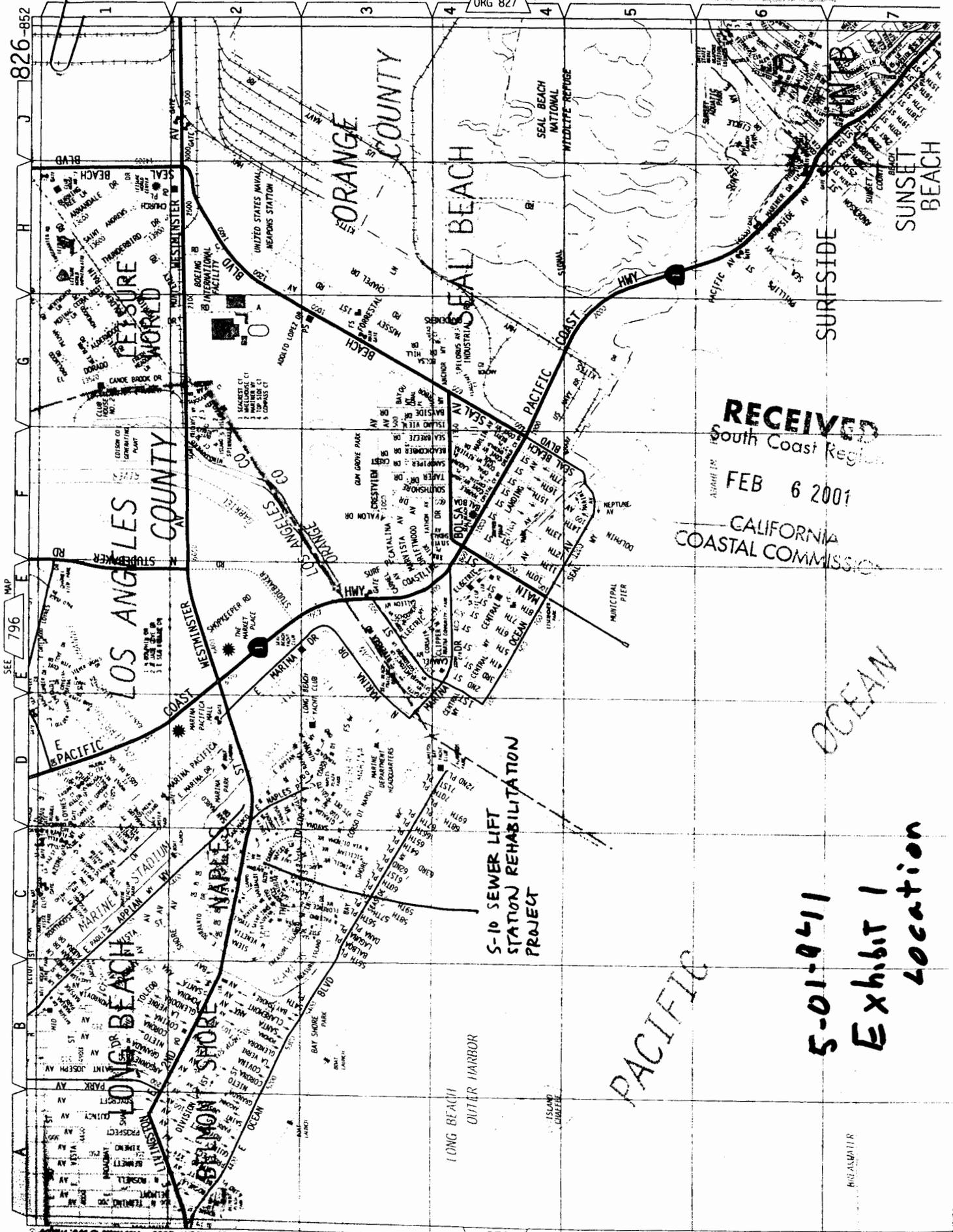
As conditioned to control the runoff from the site, avoid the use of toxic substance and employ BMP's, the project is consistent with water quality policies of the Coastal Act that were adopted to protect marine resources.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 of the Commission's 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.

In this case, repair of a sewage pump station will lessen the chance of a sewage spill or other impact from the pump station. However, construction activities, painting and repair in waterfront areas can themselves result in the deposition of silts and chemicals into water bodies. Without these conditions, there is a risk that such measures will not be employed. As conditioned, the project is the least environmentally damaging alternative.

There are no other feasible alternatives or mitigation measures available which will lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project is consistent with CEQA and the policies of the Coastal Act.



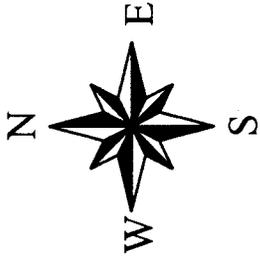
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**S-10 SEWER LIFT
 STATION REHABILITATION
 PROJECT**

**5-01-0411
 Exhibit 1
 Location**

SEE MAP 796

826-852



LEGEND

- Sewer Lift Station
- ▨ Buildings
- ▨ Schools
- ▨ Parks
- ▨ Water



Long Beach Water Department
A Class 1 Utility



S-10 SEWER LIFT STATION REHABILITATION PROJECT LOCATION

5-01-941
Exhibit 2 Map / Location

E

MEMO

S-01-041

Exhibit 4

Construction methods

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San Diego, California 92131
E-Mail (First initial, Last Name)@earthtech.com
(858) 536-5610

(858) 536-5620 fax

Date: Tuesday, March 13, 2001 Job No.: 42081
To: Robert Verceles cc: I. Pau, LBWD
From: Tom Chadwick
Subject: Long Beach Water Department Sewer Lift Station S10 - Coastal Permit for the Barge Staging Area- Responses to Questions

Robert:

The following comments are in response to your request to provide answers for the questions that were raised in the Coastal Commissions permit.

What I have attempted to do is to amplify the comments that you have made to date. Based upon the response to date here are our additions:

a. Pump Station S-10 is approximately 50 years old and in need of restoration and repairs. The work on this station will involve replacement of the existing pumps with low noise submersible pumps that are reliable and more user friendly. In addition we will restore the concrete in existing wet well that has corroded over the years and paint and spruce up the station so that it will last another 50 years. There will be a new odor treatment system installed and a new ventilation system for the staff workers to perform routine maintenance tasks.

The Long Beach Water Department is aware that Station S10 is in a very sensitive area. Residents walk, run and drive over this pump station daily. The station is located in the Rivo Canal Bridge abutment and access is very difficult. There is no room for mechanized equipment to work on the station. Most of the work will be done with hand tools and implements. A residential dwelling is approximately 5 feet away from the pump station. The duration of the Station bypassing operation has been minimized as a result of the new design. Traffic on Ravenna Road will be detoured occasionally. The construction techniques proposed will permit as much of the normal residential routine to continue. A number of alternatives were considered but we have concluded that the use of a barge will provide minimal disruption to the community and achieve our goal of providing a safe environment for the community and the worker on this project.

1. The purpose of the barge is to provide working space and facilitate communities and the contractor's activities at the pump station site. The pump station site is located in Ravenna Road under the Rivo Canal Bridge. Construction space is virtually nonexistent on the site. There is no construction space on site for storage of materials. The site is adjacent to a path that is used by residents on a daily basis. We anticipate that the contractor will store materials, hand tools and construction equipment in a low profile arrangement so that it

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does not conflict with the view or traffic on the canal. The following equipment may be stored on the barge or staged from the barge during construction: Pump Station equipment such as small valves and small pumps, pipe sections and supports, painting equipment and paint, plumbing fixtures, and electrical equipment. The tools and equipment will be stored in lock boxes on the barge. The barge will be covered with canvas after work hours, and on weekends. There will not be disposal of paints, oils nor sanitary waste into the barge and/or the canal. Sanitary facilities will be placed outside the pump station for workers. Parking and staging areas for large pipes and length of pipes will be stored off site in a selected staging area that is acceptable to the community. Materials will be brought from the off-site area to the project site on a daily basis. We have listed those items of work and equipment that we anticipate the contractor will be storing in the barge. If there is something undesirable from the community's standpoint then we will write language in the contract so that the contractor cannot store those materials or perform that operation from the barge.

2. There are three horizontal ventilation shafts in use now. One shaft is 10 inches, the others are 12-inches in diameter. One 6-inch cast iron drain line exit the pump station towards the canal. This drain will be plugged in this project. All of these openings are below the Rivo Canal Bridge and are not visible to the general public except when boating under the bridge. We will keep the 10-inch shaft in its present operation, use one of the 12-inch shafts as a ventilation duct and the other will be permanently plugged. The anticipated work on ventilation duct will be to install a stainless steel vector (bug) screen over the opening. The two other openings will be plugged using waterproof grout fill.
3. We will provide anticipated water levels on the canal wall on our construction drawings. Currently all ventilation shafts are above anticipated high water levels. The drainage shaft to be plugged is below water however it is currently valved shut.
4. Most of the work on shafts penetrating the canal wall will be done from the barge. Excess grout fill used to plug the abandoned shafts will be captured in temporary curbs placed under the openings. These curbs made of plastic will be used to catch any excess grout or material used in the plugging operation for each of the two conduits to be taken out of service.

During execution of work the site, adjacent properties, and public access sidewalks, and sidewalks on the Rivo Canal Bridge will be cleaned daily to allow pedestrian traffic to walk around the site. All waste materials debris, and rubbish will be disposed of to assure that public properties are maintained free from accumulation of materials and rubbish on a daily basis. Dry materials and rubbish will be wet down to prevent blowing dust. The contractor will provide watertight containers on site for collection and disposal of construction waste materials, debris and rubbish. Materials leaving the site and being brought to the site will be covered and wet down to prevent blowing dust. Revanne Road will be cleaned of any material falling from the haul trucks. All waste material will be disposed legally, off-site. All materials removed from site will be isolated from the canal and contained on site in a waterproof bin so that there is little or no possibility of this material entering the canal. The Contractor shall



have an emergency plan on site that will be approved by Long Beach Water Department in the unlikely event that there is some material entering the canal.

5. Construction is estimated to start October 1, 2001 and end April 1, 2002. It is anticipated that the barge will be moved into the canal for the duration of the construction period.

Robert would you please obtain the MHH and MLL water levels in the Rivo Canal so that these can be placed on the drawings. We are assuming that the floor elevation of the motor room, which is called out as elev. 0.0, is MSL.

If you have any questions please call. Tom