

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: 5/4/01
 49th Day: 6/22/01
 180th Day: 10/31/01
 Staff: AJP-LB *AP*
 Staff Report: 8/22/01
 Hearing Date: 9/11-14/01
 Commission Action:

Tu 6.b.

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-00-418

APPLICANT: Windward Yacht Center

RECORD PACKET COPY

AGENT: Corrpro Companies, Inc.

PROJECT LOCATION: 13645 West Fiji Way, Marina del Rey

PROJECT DESCRIPTION: : Repair of delaminated concrete pile caps for existing boat lift ramp, electrical continuity testing and bonding of 38 piles and 10 pile caps, installation of monitoring probes in the concrete, concrete surface preparation, chemically treat pile caps, and install a cathodic protection system.

LOCAL APPROVALS RECEIVED: Approval in Concept

SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permits: #5-92-288 and #5-91-680
 (County of Los Angeles)

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission grant a permit for the proposed development with conditions relating to: the prevention of adverse impacts to marine and compliance with the requirements of the resource agencies. As conditioned the proposed development conforms with the marine resource protection policies of the Coastal Act.

STAFF NOTE:

Pursuant to Section 30519 of the Coastal Act, any development located within the Commission's area of original jurisdiction requires a coastal development permit from the Commission. The Commission's area of original jurisdiction includes tidelands, submerged lands, and public trust lands, whether filled or unfilled. The currently proposed project is an improvement to docks located on the water. Therefore, a coastal development permit is required from the Commission for the proposed development

because the project site 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. The Marina del Rey certified LCP is advisory in nature and may provide guidance. The proposed project does not conflict with any part of the certified LCP.

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 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. Debris Mitigation and Removal of Construction Debris**

The permittee shall comply with the following construction-related requirements:

- (a) All construction activity that may result in unpermitted deposition, spill or discharge of any liquid or solid material into the water, shall be tarped to prevent any material from entering the water. All spray activity shall be fully enclosed for dust containment.
- (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of construction;
- (c) Best Management Practices (BMPs) designed to prevent spillage and/or runoff of construction related materials, sediment or contaminants associated with construction activity, shall be implemented prior to the on-set of such activity. Selected BMPs shall be maintained in a functional condition throughout the duration of the project.

2. Conformance with the Requirements of the Resource Agencies

The permittee shall comply with all permit requirements and mitigation measures of the U.S. Army Corps of Engineers with respect to preservation and protection of water quality and marine environment. Any change in the approved project which may be required by the above-stated agency shall be submitted to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and Location

The applicant proposes to repair delaminated concrete pile caps for existing boat lift ramps, electrical continuity testing and bonding of 38 piles and 10 pile caps, installation of monitoring probes in the concrete, concrete surface preparation, chemically treat pile caps, and install a cathodic protection system. The proposed project is located at the marina's boat lift facility, at 13645 West Fiji Way, in Maina del Rey.

The existing boat lift facility consists of two parallel ramps extending out over the water. The ramps are supported by piles. The ramps are used by a mobile boat lift that drives onto the ramp to place or remove large boats from the water.

Cathodic protection is a technology used to stop corrosion in existing reinforced concrete structures. The process reduces or eliminates corrosion by making the metal within the reinforced concrete a cathode (electrode of an electrochemical cell at which reduction occurs) via a direct current or by connecting it to a sacrificial or galvanic anode (electrode of an electrochemical cell at which oxidation occurs). Sacrificial anode systems, as proposed by this project, are based on the principle of dissimilar metal corrosion and the relative position of different metals in the galvanic series. Direct current is generated by the potential difference between the anode and reinforcing steel when the two are connected.

Cathodic protection is a widely used and effective method of corrosion control. It has been used to protect underground pipelines, ship hulls, offshore oil platforms, underground storage tanks, and many other structures exposed to corrosive environments. A similar system has been installed in Marina del Rey, by the County, to protect the marina's bulkheads (CDPs #5-91-680 and 5-92-288).

B. Water Quality

Section 30230 states:

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 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 30233(a) of the Coastal Act states:

The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities shall not exceed 25 percent of the degraded wetland.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

(5) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource-dependent activities.

Section 30233 of the Coastal Act allows filling of coastal waters and wetlands only under very limited circumstances. The proposed filling of coastal waters must be for an allowable use, it must be the least environmentally damaging alternative, and mitigation measures must be provided to minimize adverse environmental effects.

The proposed project involves installing to the ramps (above the waterline) a cathodic protection system consisting of connector plates, electrodes, wiring and conduit. Each pile cap will be chemically sprayed with an Aluminium-Zinc-Indium anode coating. Below the waterline, and placed directly below the ramps on the marina mud bottom, will be a sacrificial anode. The sacrificial anode measures approximately 2 feet by 2 feet, and weights approximately 60 pounds.

All work will take place, except for placing the sacrificial anode, above the water level. The placement of the sacrificial anode on the marina bottom, below the ramps, is considered fill. The proposed project will be part of the existing dock system and is necessary to

prevent corrosion and extend the life of the dock system. Therefore, the proposed fill is a permitted use consistent under Section 30233(a)(4) of the Coastal Act which allows fill for boating facilities.

In addition to the question of allowable use, the proposed project must be the least environmentally damaging alternative. The applicant has designed the proposed project so that the impact to the marine habitat is minimized. The proposed work will take place on the ramps or on the existing piles above the water line.

The applicant reviewed other alternative designs to determine the least environmentally damaging alternative. An alternative to the project was to allow the corrosion to continue and then remove the entire ramp system and install new docks. This alternative, although allowable under the Coastal Act, would have resulted in additional pilings to meet current standards which would result in additional fill. The proposed project will extend the life of the existing ramp system and will be more cost effective.

Furthermore, impacts due to construction activity will be minimized. During the spraying of the piling caps and work on the pilings, tarps will be placed under the work area and above the water. Tarps will be used to surround the work to contain any projected materials and all spray areas will be fully enclosed to contain all dust contamination.

The Department of Fish and Game has reviewed the project and has determined that the proposed activity would not have a significant adverse effect on existing marine resources and habitats within the area. The applicant has applied to the Department of the Army Corps of Engineers for authorization. Regional Water Quality Control Board has been contacted and it was determined that no approval from the Board is necessary.

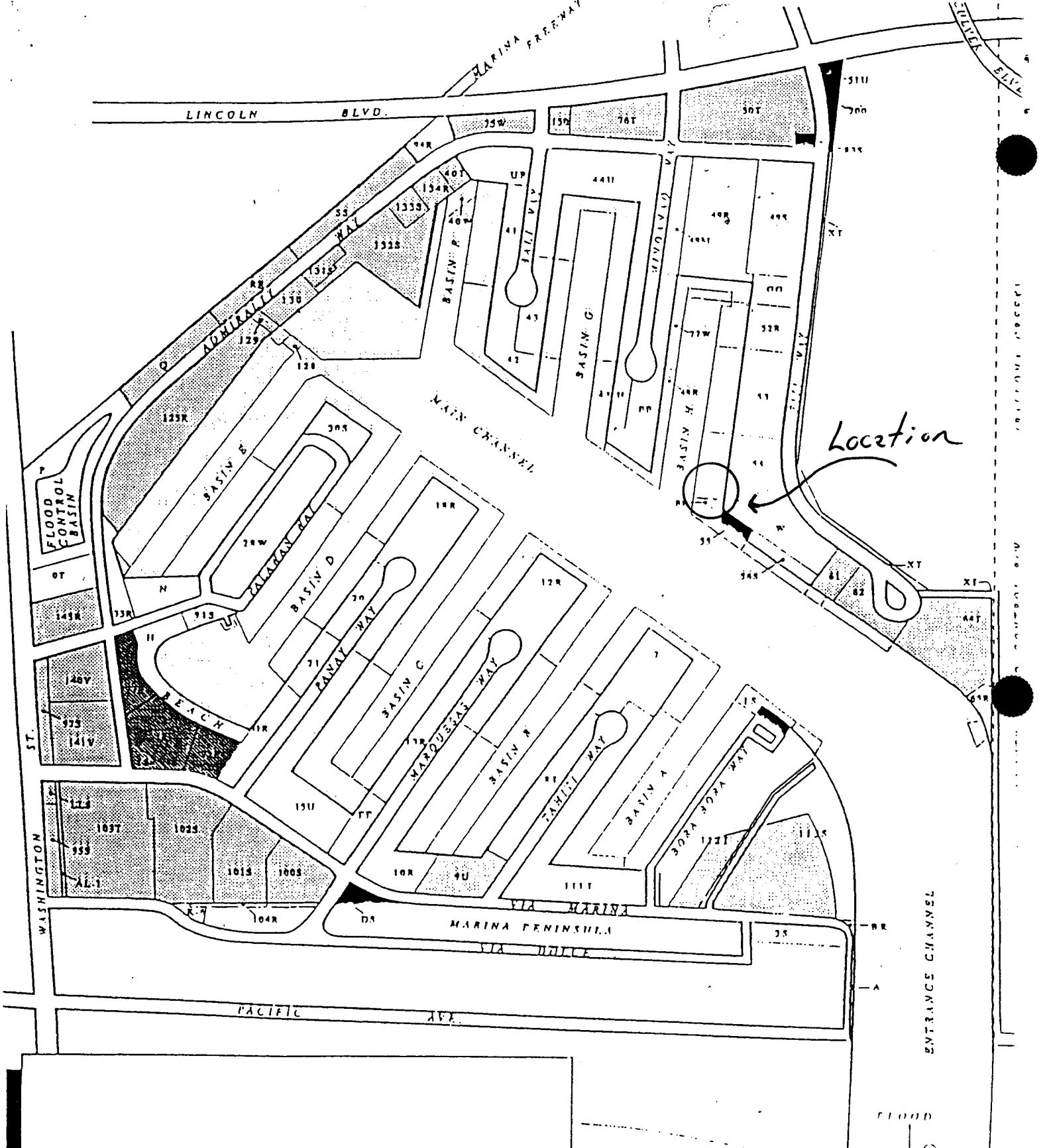
To ensure that the applicant incorporates the proposed measures to prevent material from entering the water, a special condition is added requiring the applicant to install tarps to fully enclose all spray areas, contain all waste material, and to remove all construction materials and debris from the site once the project is completed. Furthermore, a second condition is requires the permittee to comply with all permit requirements and mitigation measures of the U.S. Army Corps of Engineers with respect to preservation and protection of water quality and marine environment. Therefore, as conditioned, the Commission finds the proposed project consistent with Sections 30230, 30231, and 30233 of the Coastal Act.

C. California Environmental Quality Act

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 effect which the activity may have on the environment.

As proposed, 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.



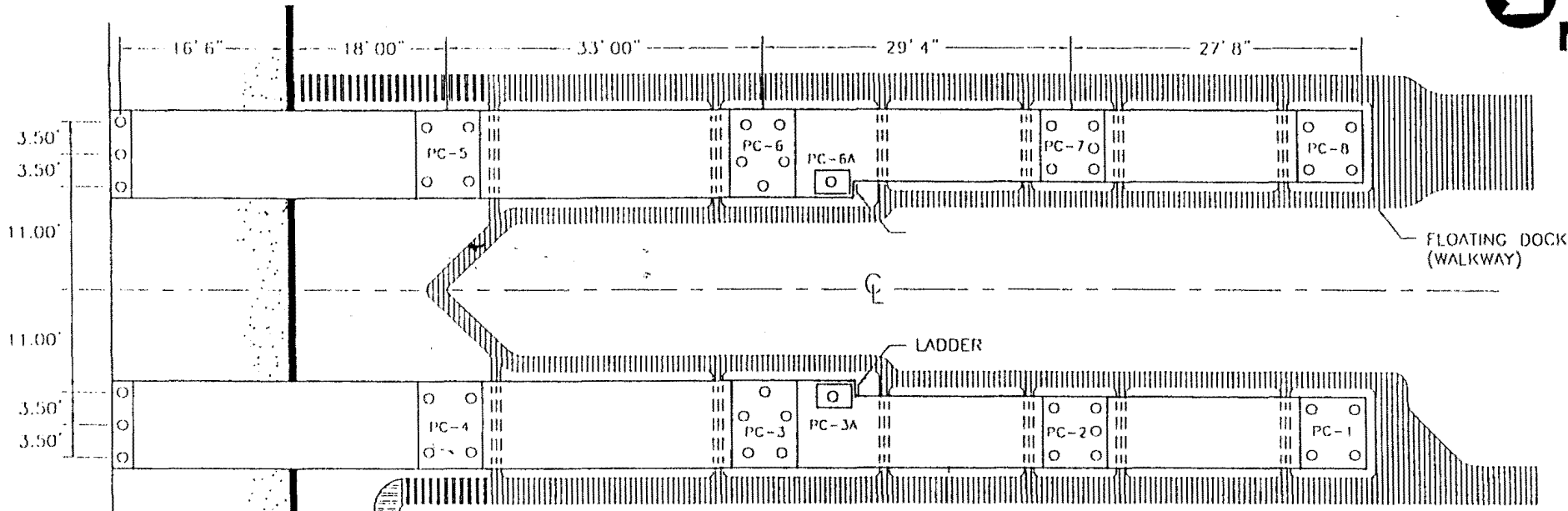
MARINA DEL REY

EXHIBIT NO. 1

APPLICATION NO. **5-00-418**

Vicinity Map

California Coastal Commission



APPROVAL IN CONCEPT

COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES & HARBORS
PLANNING DIVISION

LEGEND

PC-1: PILE CAP NO. 1

NOTES:

1. REFER TO DRAWING NO. 855-0102-2 FOR ELEVATION VIEW OF PILE CAPS & PILES.

PLANNER J. COOK
DATE 9-13-00

APPROVED: _____
Permit No. _____
By: _____
EFFECTIVE DATE: _____

REFERENCE DRAWINGS	CLIENT
	WINWARD YACHT CENTER
	PROJECT
	CORROSION SURVEY OF 100 TON TRAVEL LIFT PIERS
	DATE

CLIENT	WINWARD YACHT CENTER
PROJECT	CORROSION SURVEY OF 100 TON TRAVEL LIFT PIERS

DRAWING FILE	PILING LAYOUT IN PLAN VIEW
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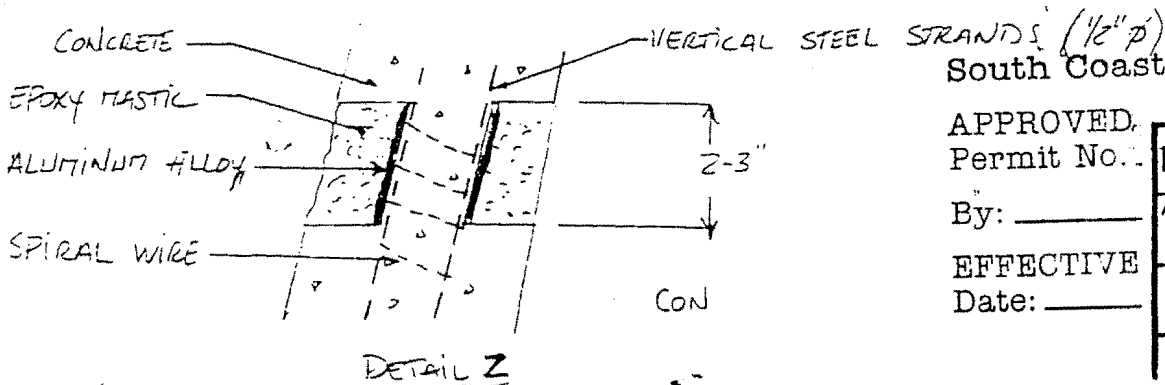
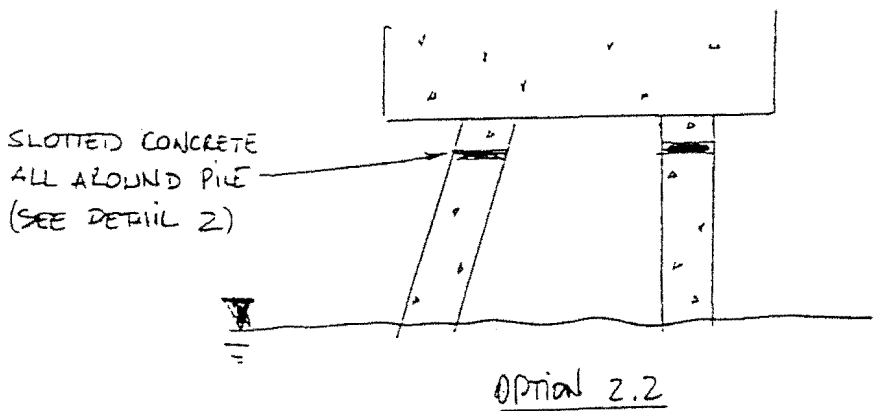
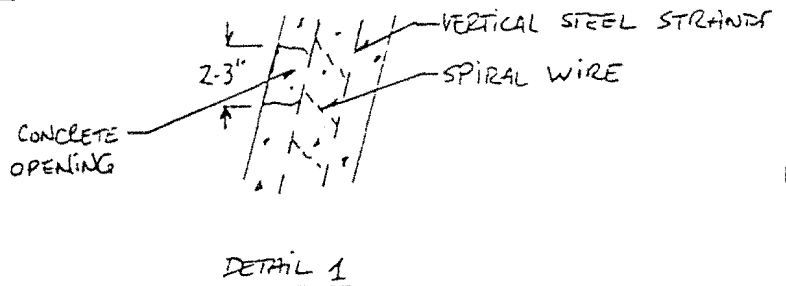
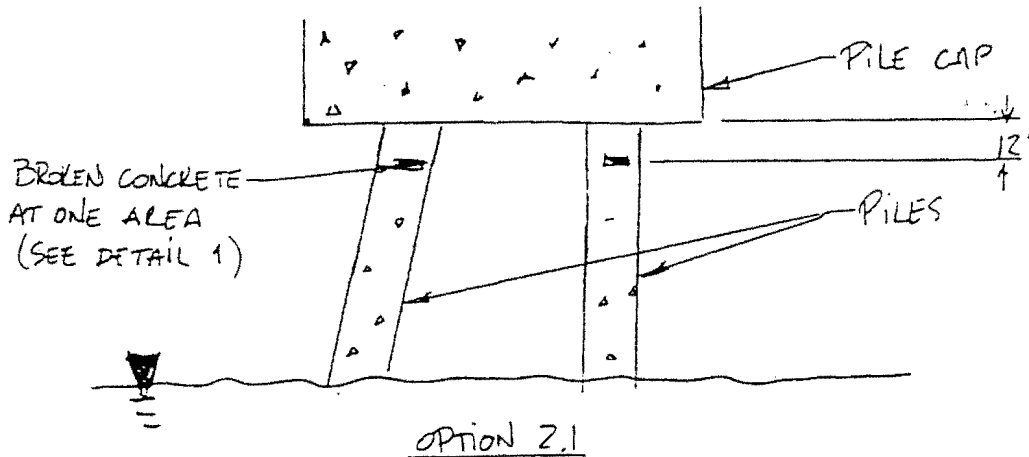
DRAWN BY:	EL
APPROVED BY:	E.F.
DATE:	06-07-2000
SCALE:	NOT TO SCALE
SHEET	1 OF 1
DRAWING NUMBER	855-0102-1



RECEIVED
 OCT 16 2000
 CALIFORNIA COASTAL COMMISSION

EXHIBIT NO.	2
Application Number	5-00-418
	<i>Piling Layout</i>
California Coastal Commission	

WINWARD YACHT CENTER
CATHODIC PROTECTION WORK



APPROVAL IN CONCEPT.

COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES & HARBORS
PLANNING DIVISION

PLANNER J. COOK
DATE 9-13-00

South Coast District Office

APPROVED:
Permit No.:
By: _____
EFFECTIVE
Date: _____

EXHIBIT NO. 3
APPLICATION NO. <u>5-00-418</u>
Typical Piling Work

DEPARTMENT OF FISH AND GAME

Marine Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4231



Al Padilla
California Coastal Commission
South Coast Area
200 Oceangate Ave., 10th Floor
Long Beach, California 90802-4325

RECEIVED
South Coast Region
MAY 7 2001
CALIFORNIA
COASTAL COMMISSION

May 1, 2001

Dear Mr. Padilla:

The Department of Fish and Game (Department), has reviewed the project description for the Concrete Repair and Cathodic Protection of the Windward Yacht Center's Boat Lift, located at 13645 Fiji Way, Marina del Rey, Los Angeles County, California (Coastal File no. 5-00-418). The proposed project will repair concrete on pile caps, and install a cathodic protection system.

The Department has determined that the proposed activity would not have a significant adverse effect on existing marine resources and habitats within the area. Thus, the Department would concur with the issuance of a Coastal Development Permit for the proposed project. Additionally, there are no Section 1600 (California Fish and Game Code) requirements associated with the proposed project.

As always, Department personnel are available to discuss our comments, concerns, and recommendations in greater detail. To arrange for a discussion, please contact Ms. Marilyn Fluharty, Environmental Specialist, California Department of Fish and Game, 4949 Viewridge Avenue, San Diego, CA 92123, telephone (858) 467-4231.

Sincerely,

Marilyn J. Fluharty
Environmental Specialist
Marine Region

cc: Mr. Eric Frechette
CORRPRO Co. Inc.
11841 East Smith Ave
Santa Fe Springs, CA 90670

EXHIBIT NO. 4
APPLICATION NO. 5-00-418
Letter from Dept. of Fish Game
California Coastal Commission

