

CALIFORNIA COASTAL COMMISSION

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



RECORD PACKET COPY

Filed: September 5, 2001
 49th Day: October 24, 2001
 180th Day: March 4, 2002
 Staff: ALB/LB *ALB*
 Staff Report: December 20, 2001
 Hearing Date: January 7-11, 2002
 Commission Action:

Item Tu 9o**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NUMBER: 5-01-284

APPLICANT: Pacific Bell

AGENT: George S. Crane, Architect

PROJECT LOCATION: 401 Calle de los Molinos, San Clemente (Orange County)

PROJECT DESCRIPTION: Construction of an 11,772 square foot addition to an existing 12,270 square foot one-story unmanned central telephone switching equipment facility, installation of a 10,000 gallon underground diesel fuel tank, and construction a 6' high block wall along the northern property line. The resultant structure will be a 24,042 square foot, 45' high two-story structure. The project involves 450 cubic yards of cut and 189 cubic yards of fill for site preparation and excavation of the underground cable vault extension and areaway along the south side of the building. Landscaping, hardscape improvements and parking modifications are also proposed.

PROJECT SPECIFICS:

Lot Area:	52,488 sq. ft.
Building Area:	24,042 sq. ft.
Pavement Coverage:	21,271 sq. ft.
Landscape Coverage:	11,680 sq. ft.
Parking Spaces:	17
Land Use Designation:	CC2 (Community Commercial)
Ht. above final grade:	45 feet

SUMMARY OF STAFF RECOMMENDATION:

The subject site is located approximately 0.75 miles from the shoreline in the northern portion of the City of San Clemente. The project involves a ground floor and second story addition to an existing unmanned Pacific Bell telephone switching facility. The primary issue of this staff report is water quality. Staff recommends the Commission **APPROVE** the proposed development with four (4) special conditions.

Special Condition 1 requires use of construction best management practices (BMPs). Special Condition 2 requires the debris disposal site to be located outside of the coastal zone. Special Condition 3 requires implementation of structural and /or non-structural best management practices (BMPs). Special Condition 4 requires conformance with the County of Orange UST Inspection Program requirements for removal and construction of underground storage tanks.

LOCAL APPROVALS RECEIVED: Approval in Concept from the Department of Community Development of the City of San Clemente and Approval of Site Plan Permit and Architectural Permit 01-052 from the Planning Commission of the City of San Clemente.

SUBSTANTIVE FILE DOCUMENTS: City of San Clemente Certified Land Use Plan (LUP)

LIST OF EXHIBITS

1. Vicinity Map
2. Assessor's Parcel Map
3. Project Plans
4. Coastal Access Points Map
5. Underground Storage Tank Inspection Program Outline and Guidelines for Removal and Installation of Underground Storage Tanks

STAFF RECOMMENDATION:

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

MOTION:

I move that the Commission approve CDP No. 5-01-284 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 Commissioners present.

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 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. 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. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris

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

- (a) No construction materials, debris, or waste shall be placed or stored where it may enter a storm drain leading to the ocean;
- (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of construction;
- (c) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into the storm drain system and a pre-construction meeting to review procedural and BMP guidelines;
- (d) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. Debris shall be disposed at a debris disposal site outside the coastal zone, pursuant to Special Condition 2.

2. Location of Debris Disposal Site

The applicant shall dispose of all demolition and construction debris resulting from the proposed project at an appropriate location outside the coastal zone. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

3. Best Management Practices

- A. The applicant shall implement structural and/or non-structural Best Management Practices (BMP's) designed to minimize pollutant loads contained in runoff prior to entering the storm water conveyance system and to maintain post-development peak runoff rate and average volume from the site at levels similar to pre-development conditions, to the extent feasible. The BMPs may include, but are not limited to:

- (i) Design elements that serve to minimize directly connected impervious area and maintain permeable space within the development shall be incorporated where feasible. Options include the use of alternative design features such as concrete grid driveways and/or pavers for walkways, and/or porous material for or near walkways and driveways;
- (ii) Sweep parking lot(s) with a vacuum regenerative sweeper on a monthly basis;
- (iii) Installation of catch basin inserts or vegetative or other media filtration devices effective at trapping and/or mitigating contaminants such as petroleum hydrocarbons, heavy metals and particulates, in addition to trash and large debris. Selected BMPs shall be of a design capacity capable of mitigating (infiltrating or treating) stormwater runoff from each runoff event up to and including the 85th percentile 24-hour runoff event;
- (iv) Routine maintenance, including inspection and regular cleaning of approved BMPs, to ensure their effectiveness prior to, and during, each rainy season from October 15th through April 31st of each year. Debris and other water pollutants contained in BMP device(s) will be contained and disposed of in a proper manner on a regular basis. All BMP traps/separators and/or filters must be cleaned prior to the start of the winter storm season, no later than October 15th each year. The BMP's shall be maintained to uphold their functionality.

- B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, a plan indicating the type(s) of BMPs to be installed, sizing specifications where applicable, and the locations where the BMPs will be installed.

The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is necessary.

4. Conformance with County of Orange Underground Storage Tank Inspection Program

By acceptance of this permit, the applicant agrees to comply with the requirements of the County of Orange Environmental Health Division Underground Storage Tank Inspection Program, as it presently exists, which ensures that hazardous materials stored in underground tanks are not released into the environment (including the groundwater). Exhibit 5 of the current staff report outlines the Underground Storage Tank Inspection Program and provides guidelines for the removal and installation of underground storage tanks. The applicant shall inform the Executive Director of any changes to the project required by the Orange County Environmental Health Division. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is required.

IV. Findings and Declarations:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is a 1.2 acre lot located on the corner of Avenida Pico and Calle de Los Molinos at 401 Calle de los Marineros in the City of San Clemente, Orange County (see Exhibits 1 and 2). The site is currently developed with a single-story Pacific Bell switching facility that was originally constructed in 1964. The site is surrounded by commercial development to the north and east, and the vacant Marblehead Coastal property to the west and south. The project consists of a major addition to the existing structure with associated landscaping and parking modifications (Exhibit 3).

The applicant is proposing an 11,772 square foot addition (6,152 sq. ft. to the first floor and 5,620 sq. ft. for a new second story) to an existing 12,270 square foot one-story unmanned central telephone switching equipment facility. The resultant structure will be a 24,042 square foot, 45' high two-story structure. The proposed addition will be located along the western side of the site at the rear of the building facing the Marblehead Coastal property. The portion of the site proposed for the addition is currently paved with asphalt and utilized for parking. The addition will accommodate additional telephone switching equipment. Approximately 96% (23,080 sq. ft.) of the proposed building will be utilized for equipment and the balance (962 sq. ft.) will be used for office purposes. The proposal also includes the addition of an 815 square foot generator/electrical equipment room and a new mechanical equipment enclosure located on the northern side of the building. Additional building and site improvements include a remodel to the facade of the existing building, modifications to the existing parking area, landscape enhancements, and replacement of the existing chain link fence with a 6' high stuccoed concrete block wall. Lastly, the project includes the installation of a 10,000 gallon underground diesel fuel tank. The diesel fuel tank will replace an existing 4000 gallon tank and will serve a standby diesel powered generator set which maintains power for the telecommunications equipment in case of commercial power failure or rolling blackouts. The project also involves 450 cubic yards of cut and 189 cubic yards of fill for site preparation and excavation of the underground cable vault extension and areaway along the south side of the building.

The site currently provides 37 parking spaces. The proposed project will reduce the number of parking spaces to 17. However, as will be described in Sections B and D of the current staff report, the project provides adequate parking to serve the proposed use.

The site is located approximately 0.75 miles from the beach. The nearest coastal access is available via an at-grade railroad crossing at North Beach (Exhibit 4).

B. DEVELOPMENT

1. Coastal Act Policies

As defined by Section 30106 of the Coastal Act, "development" means change in the density or intensity of use of land or construction, reconstruction, demolition, or alteration of the size of any structure. The proposed project involves new construction on a currently vacant lot.

Section 30250 of the Coastal Act states, in pertinent part:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Section 30252 of the Coastal Act requires that new development maintain and enhance public access to the coast. It states, in relevant part:

The location and amount of new development should maintain and enhance public access to the coast by...(4) providing adequate parking facilities or providing substitute means of serving the development with public transportation.

2. City of San Clemente Land Use Plan Policies

Chapter Three of the City of San Clemente Certified Land Use Plan (LUP) contains goals and policies regarding new commercial development. However, until such time as the City's Implementation Plan (IP) is approved and the Local Coastal Program (LCP) has been certified by the Commission, the Chapter Three policies of the Coastal Act are applied as the standard of review. The site is designated CC2, or Community Serving Commercial, in the City's LUP.

Mirroring Section 30252 of the Coastal Act, Policy 302 (G) VII(d) states, in relevant part:

The location and amount of new development should maintain and enhance public access to the coast by...(d) providing adequate parking facilities or a substitute means of serving the development with public transportation.

As described previously, the proposed development involves a substantial addition to an existing Pacific Bell telephone switching facility. According to the applicant, approximately 96% of the proposed building will be utilized for equipment and the balance will be used for office purposes. In their analysis of the current project, City staff determined that the parking requirement for switching equipment is similar to the City's standard for warehouse use, which is one parking space per 2000 square feet of gross floor area. The City of San Clemente's parking standard for professional office space is one parking space for each 300 square feet of gross floor area. Based on the square footages of office and switching equipment proposed, 15 parking spaces are required (12 for warehouse use and 3 for office use). The applicant is proposing a total of 17 parking spaces (16 standard and 1 disabled). As such, the project provides adequate parking to serve the proposed development and will not have an adverse impact on beach parking in the subject area (as discussed further in Section D).

The site is located within a developed area of the City and will provide adequate parking to serve the new development. In addition, the proposed project is consistent with the City's LUP land use designation for this site and the proposed development can be accommodated with minor traffic and utility improvements. Therefore, the project is consistent with Sections 30250 and 30252 of the Coastal Act.

C. WATER QUALITY

Section 30230 of the Coastal Act states, in pertinent part:

Marine resources shall be maintained, enhanced, and where feasible, restored.

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.

The City of San Clemente storm drain system ultimately drains to the Pacific Ocean. Recent beach closures occurring throughout Orange County, including those in Huntington Beach and Laguna Beach, have been attributed to polluted urban runoff discharging into the ocean through outfalls. As illustrated by these beach closures, polluted runoff negatively affects both marine resources and the public's ability to access coastal resources. Therefore, to lessen the potential for pollutants to enter the storm drain system at the subject site, the Commission imposes three (3) special conditions related to water quality.

1. Construction Impacts to Water Quality

Storage or placement of construction materials, debris, or waste in a location which may be discharged into coastal waters via the storm drain system would result in adverse impacts upon the marine environment that would reduce the biological productivity of coastal waters. For instance, construction debris entering coastal waters may cover and displace soft bottom habitat. In addition, sediment discharged to coastal waters may cause turbidity which can shade and reduce the productivity of eelgrass beds and foraging avian and marine species ability to see food in the water column. In order to avoid adverse construction-related impacts upon marine resources, Special Condition No. 1 outlines construction-related requirements to provide for the safe storage of construction materials and the safe disposal of construction debris.

In addition, since the applicant has indicated that the contractor will have the discretion of selecting a disposal site at the time of construction, Special Condition No. 2 requires that the applicant dispose of all demolition and construction debris at an appropriate location outside of the coastal zone and informs the applicant that use of a disposal site within the coastal zone will require an amendment or new coastal development permit.

Only as conditioned for appropriate storage of construction materials and equipment, and for location of an appropriate debris disposal site, does the Commission find that the proposed development is consistent with Sections 30230 and 30231 of the Coastal Act.

2. Post-Construction Impacts to Water Quality

Pollutants such as sediments or toxic substances such as grease, motor oil, heavy metals, pesticides and fertilizers are often contained within urban runoff entering the storm water system. In this case, the site drains a newly reconfigured parking lot, paved walkways and landscaped areas. Therefore, the primary post-construction water quality concerns associated with the proposed project include grease, motor oil, heavy metals, pesticides and fertilizer.

The proposed addition and remodel of the Pacific Bell building is considered new development, which affords an opportunity to improve water quality. Much of the pollutants entering the ocean

come from land-based development. The Commission finds that it is necessary to minimize to the extent feasible within its jurisdiction the cumulative adverse impacts on water quality resulting from incremental increases in impervious surface associated with additional development. Reductions in the amount of pollutants in the existing runoff would be one step to begin to reduce cumulative adverse impacts to coastal water quality.

The proposed ground floor building addition will occur in an area of the site that is currently developed with an asphalt parking lot. As such, a portion of the parking lot area will be replaced with structural development. The net amount of impermeable area will remain the same in this area. The subject site will drain a 17-space parking area and over 12,000 square feet of rooftop area to the City storm drain system. Consequently, appropriate measures should be taken to assure that adverse affects on water quality are minimized.

The applicant has proposed to install "fossil filters" in the parking lot drainage system prior to discharging into the public drainage system in Avenida Pico and Calle de los Molinos. However, final drainage plans that show incorporation of the fossil filter specifications have not been submitted for Commission staff review. Therefore, in order to find the development consistent with Coastal Act Sections 30230 and 30231, it is necessary to impose Special Condition 3, which requires the applicant to submit a final drainage plan that incorporates Best Management Practices effective at mitigating pollutants of concern, as highlighted above. The special condition also includes requirements for routine maintenance of the approved BMPs.

Only as conditioned for review of the final plan does the Commission find the proposed development to be consistent with Sections 30230 and 30231 of the Coastal Act.

D. HAZARDS

Section 30232 of the Coastal Act specifies the following:

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

As described previously, the proposed project involves the placement of a new 10,000 gallon underground fuel tank to serve a new 1500 KW standby generator set. The new tank will replace an existing 4,000 gallon tank that serves as a standby diesel powered generator set which maintains power for the telecommunications equipment in case of commercial power failure, or rolling black outs. In response to an inquiry by Commission staff, the applicant's agent described the safety provisions at the site as follows:

The new tank is double walled, the fuel piping is double walled. The design includes warning, both sonic and visual to guard against any possible overfilling when refueling. The new engine room is designed with integral curbs to contain any possible spills inside. All Telco power personnel are trained in the procedures to contain any accidental spills and/or clean up using whatever methods are necessary--absorbent bags, etc.

The County of Orange Environmental Health Division oversees the Underground Storage Tank Inspection Program in Orange County with the exception of certain cities. (The City of San Clemente is not one of those exceptions.) As described in Exhibit 5, the purpose of the program is to ensure that hazardous materials stored in underground tanks are not released into the

groundwater and/or the environment. Specialists from the County inspect underground storage tanks (USTs), monitoring equipment and inventory records of UST systems to ensure that the systems comply with applicable laws and regulations. To ensure that the applicant complies with the requirements of Section 30232, the Commission imposes Special Condition 4. Special Condition 4 informs the applicant that by acceptance of this permit (5-01-284), the permittee is agreeing to comply to the requirements of the County's UST program.

Only as conditioned for conformance with County of Orange UST program requirements does the Commission find the proposed development to be consistent with Section 30232 of the Coastal Act.

E. COASTAL ACCESS

The proposed development is located on the northwest corner of Avenida Pico and Calle de los Molinos, approximately 0.75 miles from the shoreline (Exhibit 2). The nearest coastal access is available via an at-grade railroad crossing at North Beach (Exhibit 4). The project area is not a primary coastal access point due to the distance to the shoreline.

Nonetheless, when a private development does not provide adequate on-site parking, users of that development are forced to occupy public parking used by visitors to the coastal zone. Thus, all private development must provide adequate on-site parking to minimize adverse impacts on public access. In their analysis of the current project, City staff determined that the parking requirement for switching equipment is similar to the City's standard for warehouse use, which is one parking space per 2000 square feet of gross floor area. The City of San Clemente's parking standard for professional office space is one parking space for each 300 square feet of gross floor area. Based on the square footages of office and switching equipment proposed, 15 parking spaces are required. The applicant is proposing a total of 17 parking spaces (16 standard and 1 disabled). As such, the project provides adequate parking to serve the proposed development and will not have an adverse impact on beach parking in the subject area.

The proposed project will provide adequate on-site parking for employees at this generally unmanned Pacific Bell switching station. Parking will be accommodated on site for necessary maintenance and service. No customers will be directly served at this facility. In addition, the project is located approximately 0.75 from the nearest coastal access point. Consequently, beach parking will not be affected by the proposed addition and remodel. Therefore, the Commission finds that the proposed development is consistent with Section 30252 of the Coastal Act.

F. LOCAL COASTAL PROGRAM

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment approved in October 1995. On April 10, 1998, the Commission certified with suggested modifications the Implementation Plan portion of the Local Coastal Program. The suggested modifications expired on October 10, 1998. The City has recently submitted the revised IP for Commission review. The proposed development is consistent with the policies contained in the certified Land Use Plan. Therefore, approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program for San Clemente that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

G. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, 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 that the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the water quality and hazardous materials policies of the Coastal Act. Mitigation measures, in the form of special conditions, require 1) use of construction best management practices (BMPs); 2) debris disposal site to be located outside of the coastal zone; 3) implementation of structural and /or non-structural best management practices (BMPs); and 4) conformance with the County of Orange UST Inspection Program requirements for removal and construction of underground storage tanks. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

7, T.8S., R.7W.
S., R.7W.

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ALL RIGHTS RESERVED
NOT TO BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM
WITHOUT THE WRITTEN PERMISSION OF THE COUNTY OF ORANGE

679-03

FREEWAY

AVENIDA NAVARRO

57-01

CALLE DE INDUSTRIOS

CALLE DE LA PICO

BOCA DE LA PLAYA

011

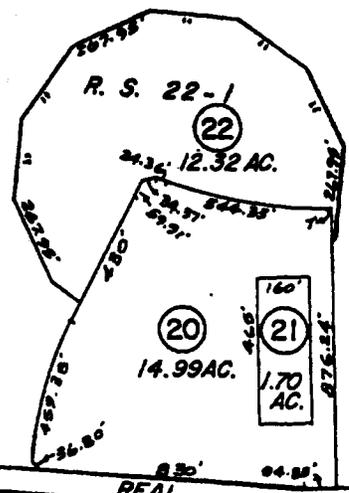
1" = 600'

23
207.77 AC.

57-02

SUBJECT SITE

57-18



R.S. 12-45

14
16.64 AC.

15
2.23 AC.

5
1.34 AC.

SEGUNDA DESHECHA CANADA CHANNEL

57-19

SENDA DE LA PLAYA STREET
TRACT NO. 981
58-24 LOTS 1 TO 16 INCL
SBE 804-30-21 POR. 4
3 MILES M/L
8.03 AC. M/L

COASTAL COMMISSION
5-01-284
EXHIBIT # 2
PAGE 1 OF 1

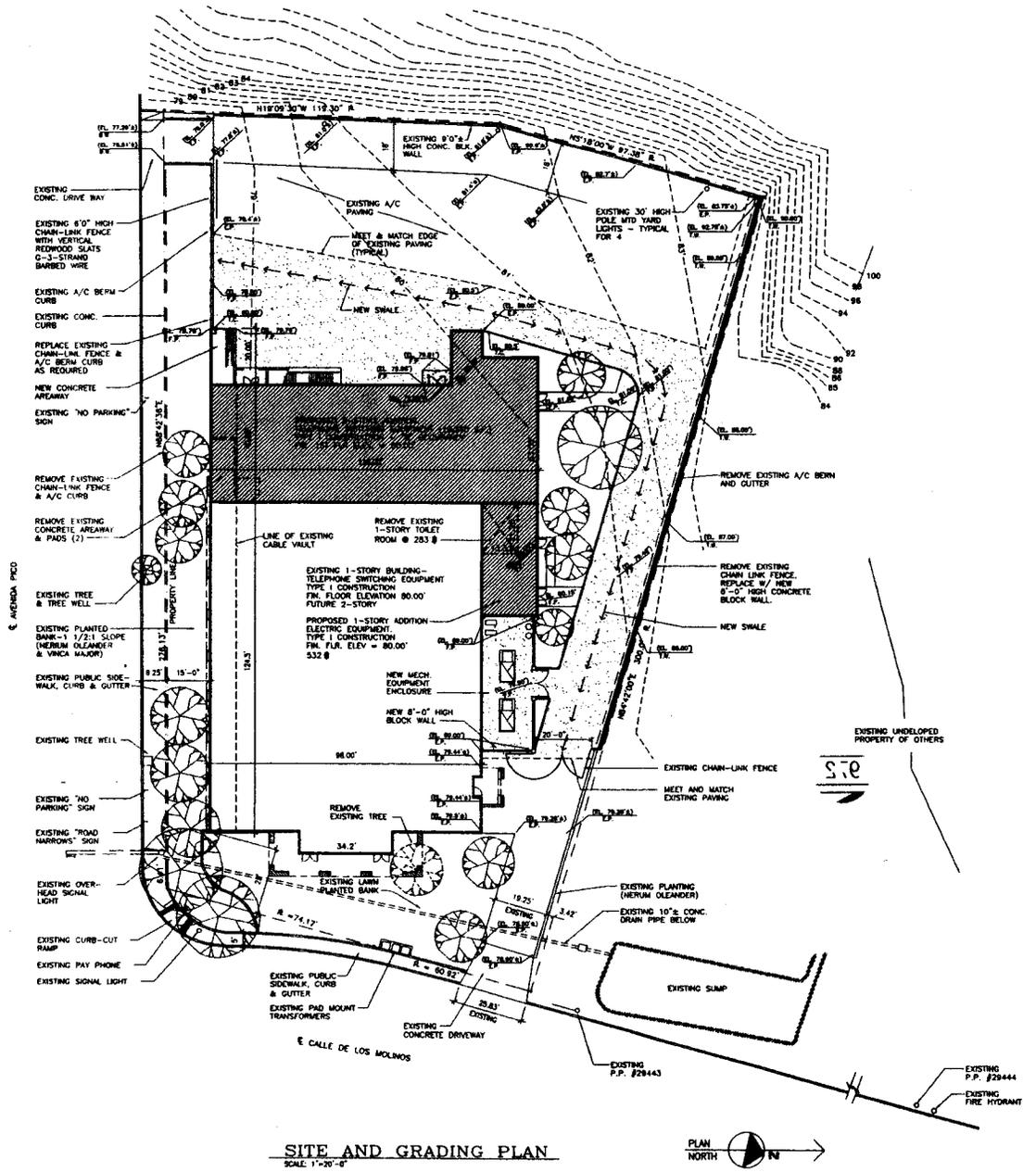
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 691 PAGE 01 COUNTY OF ORANGE

1-1-99

COASTAL COMMISSION
 5-01-284
 EXHIBIT # 3
 PAGE 2 OF 12

RECEIVED
 South Coast Region
 SEP 5 2001
 CALIFORNIA
 COASTAL COMMISSION



- LEGEND:**
- (80.00) = EXISTING GRADE
 - 80.00 = NEW GRADE
 - E.G. = EXISTING GRADE
 - E.P. = EXISTING PAVING
 - F.P. = FINISH PAVING
 - T.C. = TOP OF CURB
 - T.W. = TOP OF WALL
 - [Solid Line] = EXISTING BUILDING
 - [Hatched Area] = NEW BUILDING ADDITION
 - [Dotted Area] = NEW CONCRETE
 - [Stippled Area] = NEW A/C PAVING
 - [Dashed Line] = EXISTING GRADES

SITE AND GRADING PLAN
 SCALE: 1"=30'-0"
 PLAN NORTH

CONSULTANT: **DC Architects**
 ARCHITECTURE/ INTERIORS
 1145 WEST AVENUE
 SUITE 201
 SAN CLEMENTE, CALIF. 92673
 TEL: 949/341-1100 FAX: 949/341-1105

PROJECT NO. 1-00105

@lited Design Group Inc.
 1145 WEST AVENUE, SUITE C, ANAHEIM, CA 92816
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 WWW.LITEDDESIGN.COM
 1145 WEST AVENUE, SUITE 201, SAN CLEMENTE, CA 92673
 TEL: 949/341-1100 FAX: 949/341-1105

PROJECT NO. 1-00105

ISSUE # 2
 DATE PUBLISHED: 02-26-01
 ISSUE # 1 02-26-01
 SITE PLAN REVIEW

REVISIONS / AUTHORIZATIONS		
NO.	REVISION / AUTHORIZATION	DATE
1	A	

PROPRIETARY PACIFIC BELL INFORMATION
 NOT FOR GENERAL USE OR DISCLOSURE OUTSIDE OF PACIFIC BELL
 UNDER EXEMPTIONS OF 1.07(b) IN THE CALIFORNIA PUBLIC RECORDS ACT
 THIS INFORMATION MAY ONLY BE USED BY AUTHORIZED PERSONNEL OF
 THE LOCAL GOVERNMENT OF AGENCY IN CONNECTION WITH APPLICATION FOR
 PLANNING AND AUTHORIZATIONS FOR UTILITIES, CONSTRUCTION, AND/OR
 ZONING CHANGES

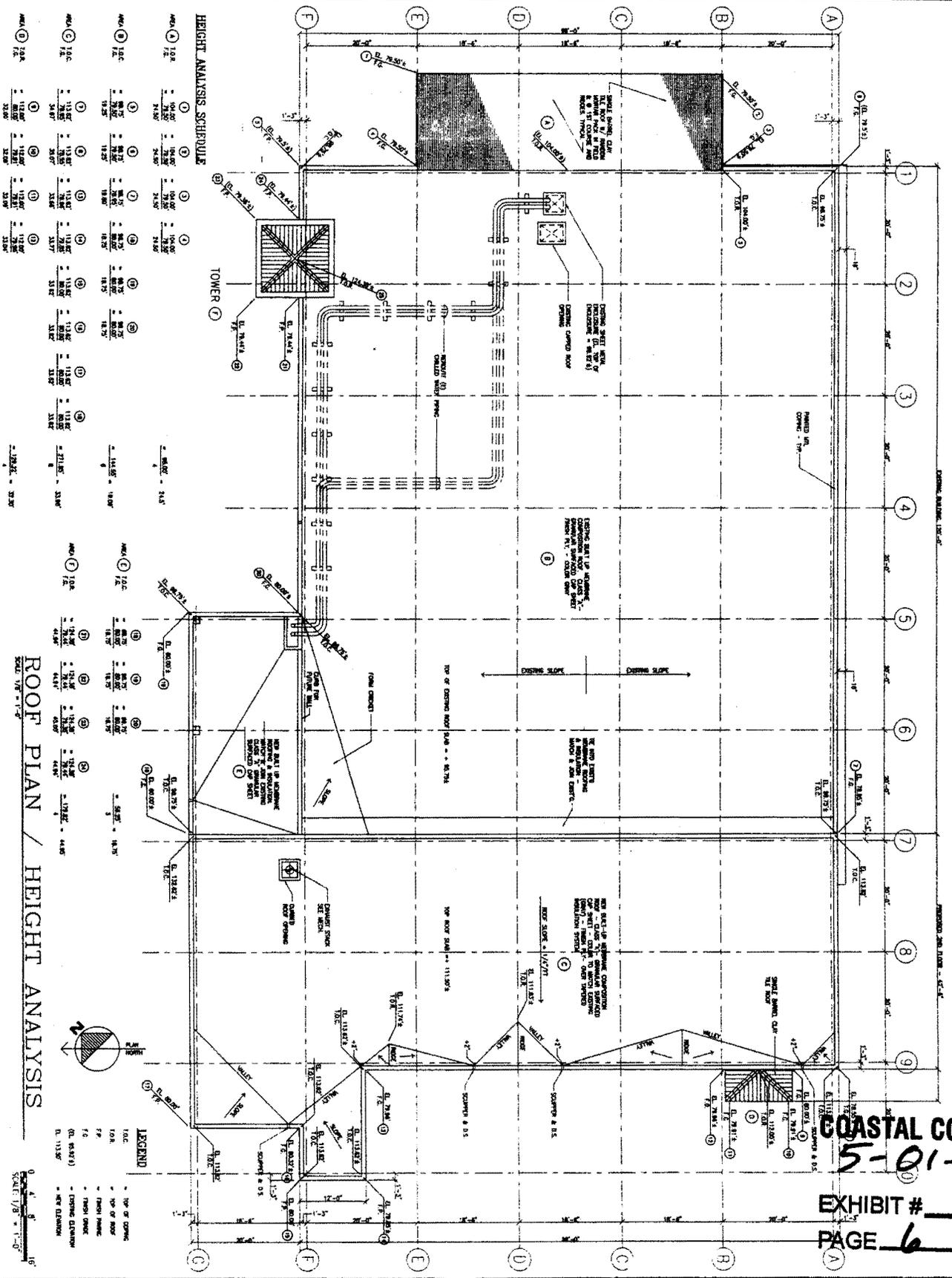
DRAWINGS PREPARED FOR
PACIFIC BELL

PROJECT TITLE
BUILDING ADDITION
 401 CALLE DE LOS MOLINOS
 SAN CLEMENTE, CALIFORNIA
 SNGL12 APN #690-011-3 LE176

SHEET NO.
SITE AND GRADING PLAN
 ARCHITECTURAL

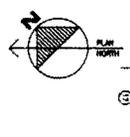
DATE: 2-24-01	SCALE: AS SHOWN
LE1338E	CHECKED BY: OSC
PROJECT SHEET NO. 720	DRAWING NO. 720

AUTHORIZATION SIGNATURE: SNGLCA12-01-1299-A1



COASTAL COMMISSION
 5-01-284
 EXHIBIT # 3
 PAGE 6 OF 12

ROOF PLAN / HEIGHT ANALYSIS



LEGEND

- TOP OF EXISTING
- TOP OF ROOF
- FINISH FLOOR
- FINISH CEILING
- FINISH ELEVATION

PACIFIC BELL

BUILDING ADDITION
 401 CALLE DE LOS MOLINOS
 SAN CLEMENTE, CALIFORNIA
 APR 8500-011-3
 ROOF PLAN/HEIGHT ANALYSIS
 ARCHITECTURAL

@ lited Design Group Inc.
 210 W. 10TH ST. SUITE 200
 SAN DIEGO, CA 92101
 TEL: 619-591-1188 FAX: 619-591-1189

CONSULTANT:
DC Architects
 315 ARDEN AVENUE
 SAN DIEGO, CA 92108
 TEL: 619-541-1800
 FAX: 619/547-1485

PROJECT NO: A0105
 SHEET NO: 01-26-01
 DATE: 02-26-01
 SHEET TITLE: ROOF PLAN REVIEW

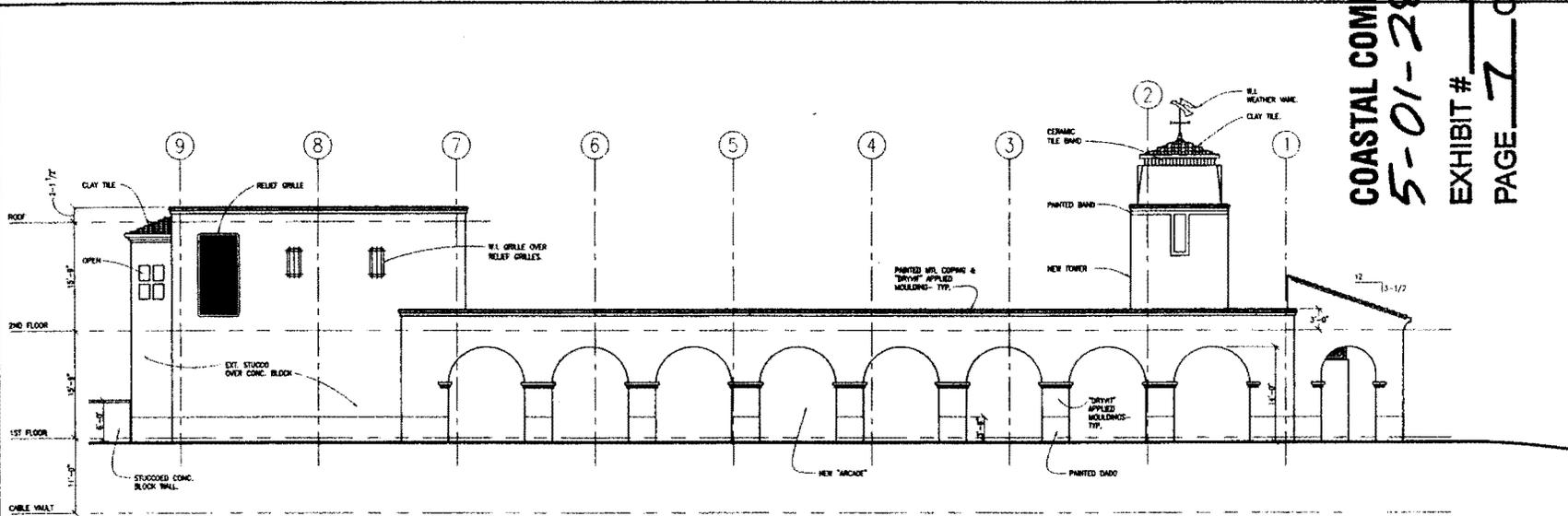
REVISIONS / AUTHORIZATIONS

NO.	DATE	DESCRIPTION

DATE: 01-26-01
 SHEET NO: 01-26-01
 SHEET TITLE: ROOF PLAN REVIEW

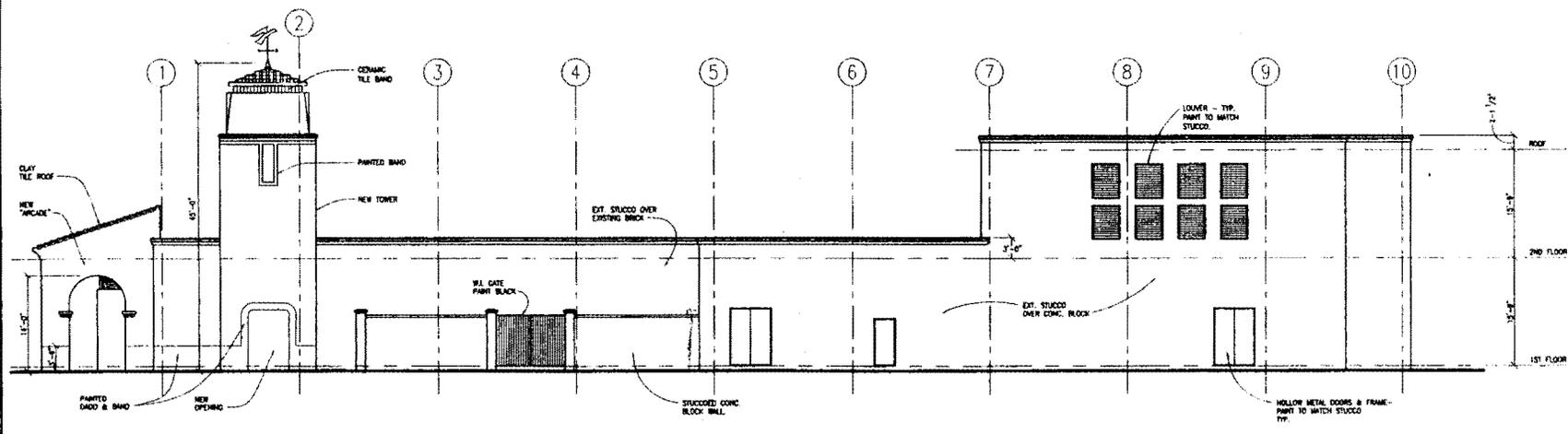
DATE: 01-26-01
 SHEET NO: 01-26-01
 SHEET TITLE: ROOF PLAN REVIEW

COASTAL COMMISSION
 5-01-284
 EXHIBIT # 3
 PAGE 7 OF 12



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

NOTE: EXTERIOR FINISH: WHITE "MISSION FRESH"
 STUCCO - BALLNOSE CORNICE & ROSES



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

ARCHITECTURE/
 PLANNING
 INTERIORS

315 WEST AVALON
 SUITE 200
 SAN CLEMENTE, CA 92672
 TEL: 949.441.1188

CONSULTANT:
DC Architects
 DOMINIQUE CHAVEZ ARCHITECTS INC.

PROJECT NO. 1400105

ISSUE #3 03-26-01
 SITE PLAN REVIEW

ISSUE #2 02-26-01
 SITE PLAN REVIEW

ISSUE #1 02-13-01
 ISSUE FOR CLIENT REVIEW

REVISIONS / AUTHORIZATIONS

NO.	REVISION / AUTHORIZATION	DATE	BY

PROPRIETARY, PACIFIC BELL INFORMATION
 MAY BE LEGAL USE OR REPRODUCTION OUTSIDE OF PACIFIC BELL
 UNDER THE PROVISIONS SET FORTH IN THE CALIFORNIA PUBLIC RECORDS ACT
 THIS INFORMATION MAY ONLY BE USED BY AUTHORIZED PERSONNEL OF
 THE LOCAL GOVERNMENT AGENCY IN CONNECTION WITH APPLICATION FOR
 PERMITS AND AUTHORIZATIONS FOR BUILDING, CONSTRUCTION, AND "IT
 COMING CHANGE"

LEASING / INFORMATION

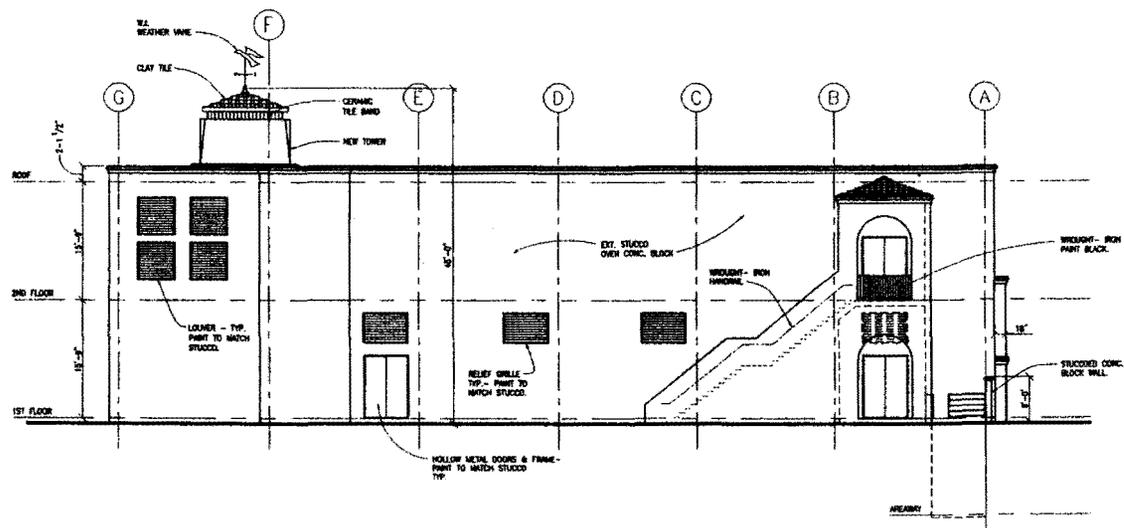
PACIFIC BELL

BUILDING ADDITION
 401 CALLE DE LOS MOLINOS
 SAN CLEMENTE, CALIFORNIA
 SN# 12 APN #690-011-3 LE176

ELEVATIONS
 ARCHITECTURAL

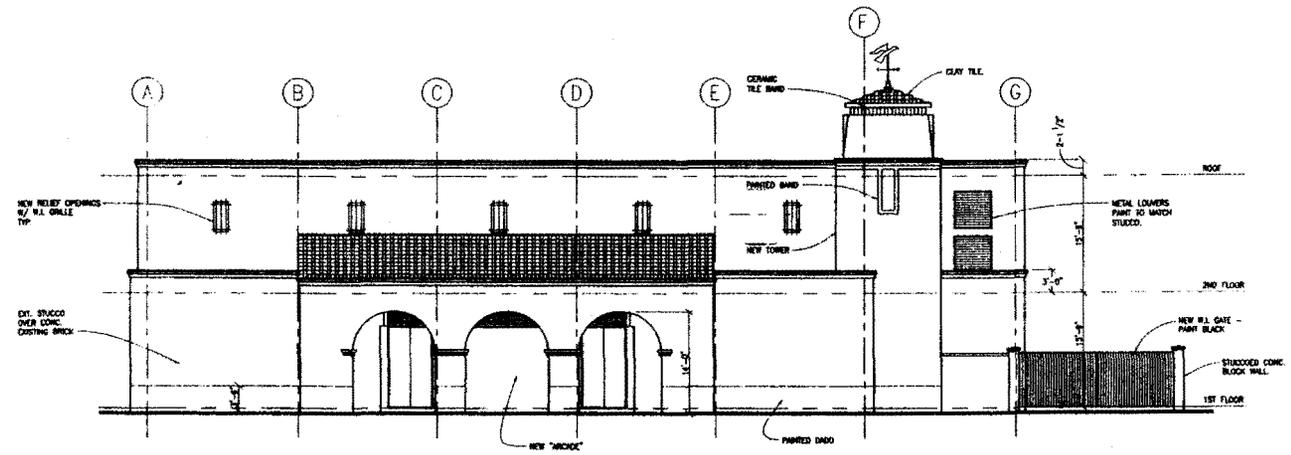
DATE: 3-28-01 SCALE: AS SHOWN
 DRAWN BY: MCR CHECKED BY: CSC
 SHEET NO. 12 OF 12 BUILDING NO.
 PROJECT NO. 1400105
 AUTHORIZATION SIGNATURE: SWCLCA12-01-1299-46 720

COASTAL COMMISSION
 5-01-284
 EXHIBIT # 3
 PAGE 8 OF 12



WEST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: EXTERIOR FINISH WHITE "MISSION FRESH"
STUCCO - BALANCE CORNERS & COLES.



EAST ELEVATION
SCALE: 1/8" = 1'-0"

CONSULTANT:
 DC Architects ARCHITECTURE/PLANNING/INTERIOR
 115 NORTH AVENUE, SUITE 100, SAN CLEMENTE, CA 92672
 TEL: 949.441.1100 FAX: 949.441.1105

PROJECT NO.: A0105

ISSUE #3 03-26-01
 SITE PLAN REVIEW

ISSUE #2 02-26-01
 SITE PLAN REVIEW

ISSUE #1 02-13-01
 ISSUE FOR CLIENT REVIEW

REVISIONS / AUTHORIZATIONS

NO.	REVISION / AUTHORIZATION	DATE	BY

PROPRIETARY PACIFIC BELL INFORMATION
 NOT FOR CONSTRUCTION OR RECONSTRUCTION OUTSIDE OF PACIFIC BELL
 LENDER PARTICIPATION AGREEMENT IN THE CALIFORNIA PUBLIC UTILITY
 UTILITIES INFORMATION AND NOT TO BE USED BY AUTHORIZED PARTICIPANTS OF
 THE LOCAL EXCHANGE AREA(S) IN CONNECTION WITH APPLICATION FOR
 PERMITS AND AUTHORIZATION FOR CONSTRUCTION, CONSTRUCTION AND FOR
 FINANCING PURPOSES.

PACIFIC BELL

BUILDING ADDITION
 401 CALLE DE LOS MOLINOS
 SAN CLEMENTE, CALIFORNIA
 SNCL12 APN #690-011-3 LE176

ELEVATIONS ARCHITECTURAL

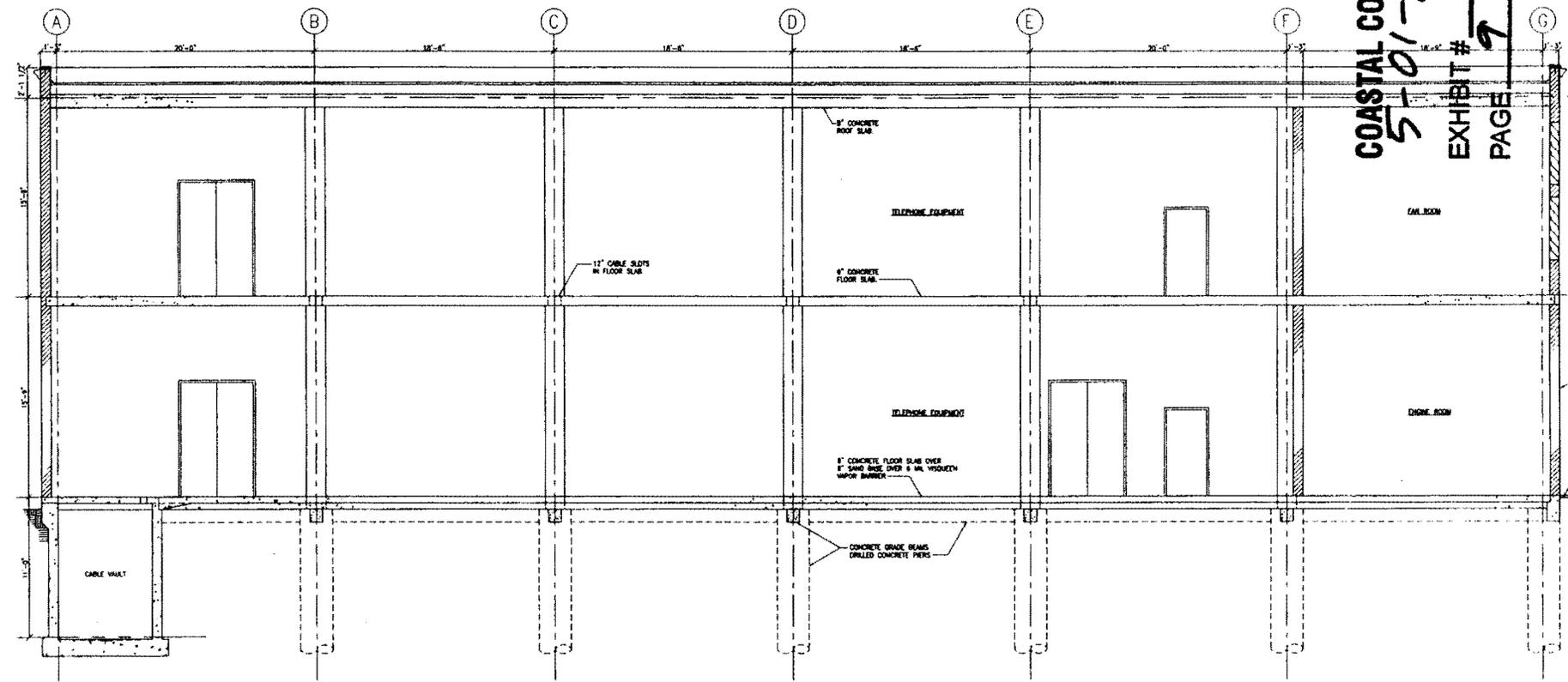
DATE: 3-26-01 **SHEET AS SHOWN**

LE1338E **DESIGNED BY:** MDR **CHECKED BY:** OSC

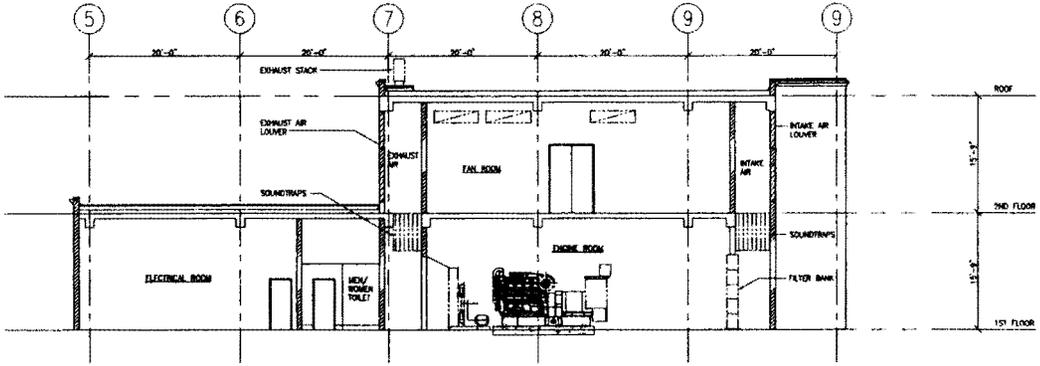
DATE: 3-26-01 **SHEET:** 8 **TOTAL SHEETS:** 12

AUTHORIZATION SIGNATURE: SNCL12-01-1299-A7 **720**

COASTAL COMMISSION
 5-01-284
 EXHIBIT # 3
 PAGE 9 OF 12



1 BUILDING CROSS SECTION - LOOKING WEST
 SCALE 1/4" = 1'-0"



2 ENGINE ROOM SECTION (REF. 1ST FLR PLAN)
 SCALE 1/8" = 1'-0"

CONSULTANT:
DC
 ARCHITECTURE/
 PLANNING/
 INTERIORS

115 WEST WILKIE
 SUITE 100
 SAN CLEMENTE, CA 92673
 (949) 440-1100
 FAX (949) 440-1101

PROJECT:
 BUILDING ADDITION
 SAN CLEMENTE, CALIFORNIA

ISSUE # 1 02-26-01
 SITE PLAN REVIEW

REVISIONS / AUTHORIZATIONS		
NO.	DESCRIPTION / AUTHORIZATION	DATE

PROPRIETARY PACIFIC BELL INFORMATION
 NOT FOR GENERAL USE OR DISCLOSURE OUTSIDE OF PACIFIC BELL
 UNDER EXEMPTIONS SET FORTH IN THE CALIFORNIA PUBLIC RECORDS ACT.
 THIS INFORMATION MAY ONLY BE USED BY AUTHORIZED PERSONNEL OF
 THE LOCAL GOVERNMENT AGENCY IN CONNECTION WITH APPLICATION FOR
 PERMITS AND AUTHORIZATIONS FOR REPAIRS, CONSTRUCTION AND/OR
 OTHER CHANGES.

DRAWINGS PREPARED FOR
PACIFIC BELL

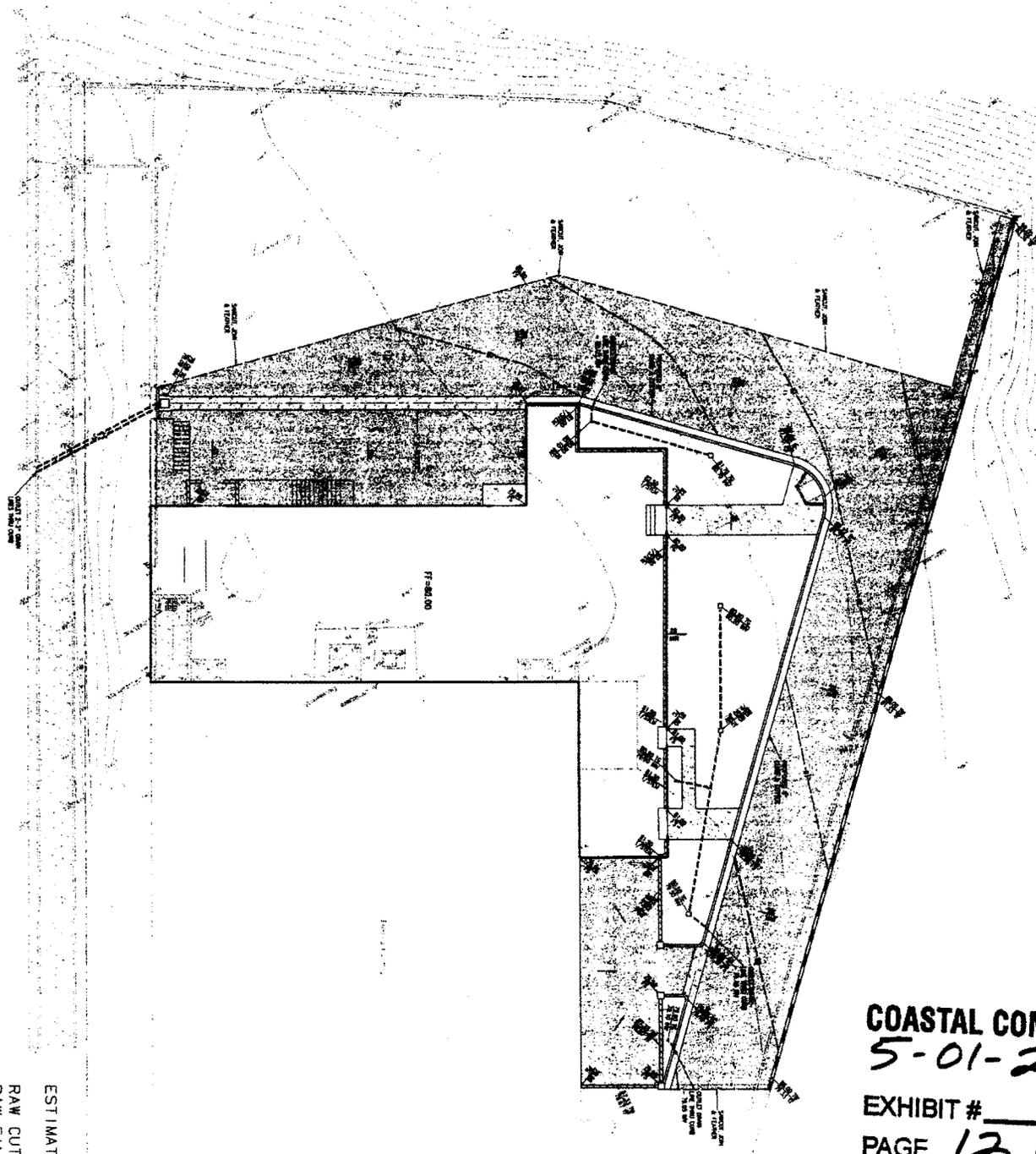
PROJECT BY:
BUILDING ADDITION
 401 CALLE DE LOS MOLINOS
 SAN CLEMENTE, CALIFORNIA

SNCL12 APN #690-011-3 LE17E

SECTION
 ARCHITECTURAL

DESIGNED BY: [Signature]	DATE: 2-24-01	SCALE: AS SHOWN
DRAWN BY: [Signature]	CHECKED BY: [Signature]	
SHEET 11 OF 11	PROJECT NO: 01-1299-AB	720

AVRINDA PICO



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ESTIMATED EARTHWORK:
 RAW CUT: 350 CY
 RAW FILL: 50 CY
 EXPORT: 300 CY

PRELIMINARY GRADING PLAN

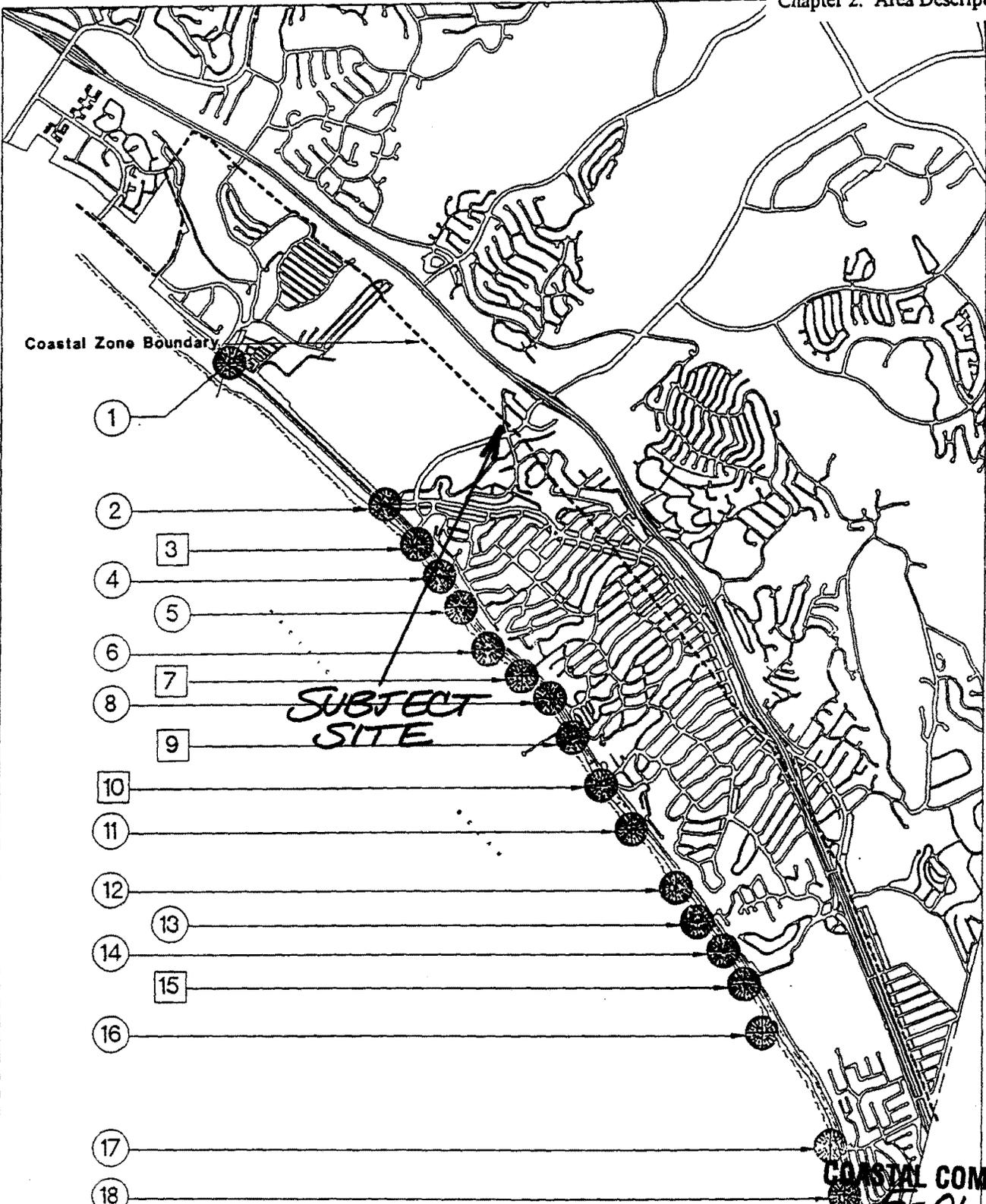
TOAL ENGINEERING, INC.

Civil Engineers, Land Planners, Land Surveyors
 120 Avenida Mariposa
 San Clemente, Calif. 92672
 Ph. (949)492-8288 Fax. (949)492-8625 E-mail "toal@toal-engineering.com"

DATE OF SCALE	DATE	BY	CHK
A. SCALE	1"=40'	DM	
T. SCALE	1"=200'	DM	
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

PRELIMINARY GRADING PLAN
 POR. LOT 54, BLOCK 4, TRACT 795
 SAN CLEMENTE, CALIFORNIA

PREPARED FOR: GEORGE CRANE



<input type="checkbox"/> Primary Access		<input type="radio"/> Secondary Access	
ESTRELLA-NORTH	1 - POCHE	PRESIDIO-CENTRAL	10 - T- STREET
	2 - CAPISTRANO SHORES		11 - BOCA DEL CANON
	3 - NORTH BEACH		12 - LOST WINDS
PICO-PALIZADA	4 - DJE COURT		13 - RIVIERA
	5 - EL PORTAL		14 - MONTALVO
	6 - MARIPOSA		15 - AVE CALAFIA
	7 - LINDA LANE PARK	CALAFIA-SOUTH	16 - SAN CLEMENTE STATE PARK
PRESIDIO-CENTRAL	8 - CORTO LANE		17 - AVE DE LAS PALMERAS
	9 - MUNICIPAL PIER		18 - CALLE ARIANA

COASTAL COMMISSION
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 PAGE 1 OF 1

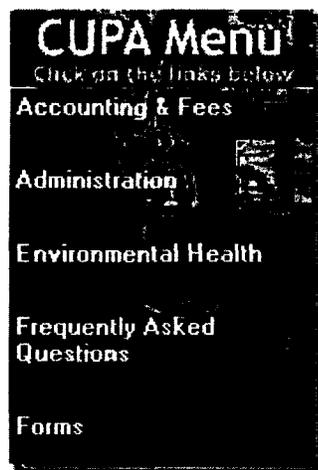


FIGURE 2-5



**CITY OF SAN CLEMENTE
COASTAL ACCESS POINTS**

Health Care Agency | Regulatory Health Services | Environmental Health



CUPA
Environmental Health
Division
 2009 East Edinger Avenue
 Santa Ana, CA 92705

Voice (714) 667-3600
 Fax (714) 568-5116

Underground Storage Tank Inspection Program

Certified Unified Program Agency (CUPA)

The Environmental Health Division oversees the Underground Storage Tank Inspection Program in Orange County with the exception of the following cities: **Anaheim, Fullerton, Orange and Santa Ana**. The purpose of this program is to ensure that hazardous materials stored in underground tanks are not released into the groundwater and/or the environment. Specialists from the County and cities inspect underground storage tanks (USTs), monitoring equipment, and inventory records of UST systems to ensure that the systems comply with applicable laws and regulations

UST Owner/Operator Responsibilities

- Obtain a Permit to Operate a UST system and pay an annual fee to operate USTs used to store hazardous substances.
- Comply with construction and monitoring requirements for new USTs.
- Install and operate monitoring systems for existing USTs.
- Report and cleanup all unauthorized releases from USTs.
- Ensure that each tank in use meets the 1998 upgrade requirements.

Repair, Removal and Installation of UST's

CUPA staff oversees the installation, repair and removal of USTs through the plan check process. Plan submittal is required for the following activities:

- New installations
- Piping repair/upgrade
- Cathodic protection

COASTAL COMMISSION

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EXHIBIT # 5

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- Bladder insertions
- Boring for monitoring wells
- Sump installations
- Dispenser containment modifications/installations
- Replacement installation of both leak detection monitoring box and probes
- Overfill prevention
- Spill containment
- Positive shut down device

For specific information regarding Underground Storage Tanks, please contact the Specialist in charge of your area. [Click here](#) for a Hazardous Waste Specialist in your area.

[HCA Home](#) | [Accessibility](#) | [Directory](#) | [Environmental Health](#) | [CUPA Home](#)

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Send comments to [HCA Public Information](#)
last updated: August 28th, 2001



HEALTH CARE AGENCY ENVIRONMENTAL HEALTH

GUIDELINES FOR THE REMOVAL OF AN UNDERGROUND STORAGE TANK

A Facility Modification Application must be submitted to the Environmental Health Division before any underground storage tank and/or product lines may be legally closed. Applications may be obtained in person, or by calling the Environmental Health Division at (714) 667-3600.

1. Applicant submits Facility Modification Application, four sets of plans and closure fee to the Environmental Health Division at the above address. Plans must include:
 - a. Site location and plot plan identifying existing structures, utilities, and all underground storage tanks. Identify the underground tanks to be closed.
 - b. The size of the underground storage tanks to be closed and the types of hazardous materials or waste which have been stored in the tanks.
 - c. When an underground storage tank or any part of an underground storage tank is to be disposed of, the owner must document to the local agency that proper disposal has been completed. This documentation shall be submitted within the time frame specified by the Environmental Health Division.
 - d. An owner of an underground storage tank or any part thereof that is destined for a specific reuse shall advise the Environmental Health Division, within 5 days, of:
 - i. The name of the new owner of the underground storage tank;
 - ii. Name of the new operator;
 - iii. The location of use; and
 - iv. Nature of use.
2. Applicant must apply for closure and/or excavation permit(s) from the city or County Fire Department and the South Coast Air Quality Management District (AQMD) for their approval.
3. Prior to removal of tanks and/or piping, the applicant must provide a 48-hour notice to the Environmental Health Division for an onsite inspection. This inspection involves observation of the intact tanks, piping and associate equipment, after the overburden is removed.
4. Applicant must provide 48 hours notice to the Environmental Health Division and the city or County Fire Department for an on-site inspection of the tank removal.
5. Owners of underground storage tanks proposing to remove the underground storage tank shall comply with applicable provisions of Chapter 6.7, Division 20, of the Health and Safety Code and the following:

- a. All residual liquid, solids, or sludges from the underground storage tank and/or product lines shall be removed and disposed of as hazardous waste. A copy of all uniform hazardous waste manifests, signed by the receiving State permitted facility, used for the disposal of the waste shall be forwarded to the Environmental Health Division.
 - b. If the underground storage tank contained a hazardous substance that could produce flammable vapors at standard temperature and pressure, then the underground storage tank shall be inerted to levels that shall preclude explosion or to such lower levels as may be required by the local fire department. (Note: A representative from the appropriate fire department must be present prior to initiating this procedure.)
 - c. All piping associated with the underground storage tank shall be removed and disposed of unless removal might damage structures or other pipes that are being used and that are contained in a common trench, in which case the piping to be closed shall be emptied of all contents and capped.
6. The owner of the underground storage tank shall demonstrate to the satisfaction of the Environmental Health Division that no unauthorized release has occurred. This demonstration shall be based on sensory observations, monitoring equipment readings, soil sample analysis and/or water sample analysis. Sampling will be performed during or immediately after closure activities. Samples will also be taken from the excavations of any tanks and/or pipelines removed. The samples will be analyzed for the hazardous substance and its constituents. Environmental Health Division staff must be on-site to direct this sampling. Based on field observations and investigations, a site mitigation proposal for remediation may be required.
 7. The owner of the underground storage tank must provide a minimum of six thin-walled stainless steel or brass cylinder sample holders that are at least three inches long by one inch in diameter that have been prepared for sampling by the laboratory doing the analysis or the project consultant. Fitted polyethylene caps, labels, plastic bags and Teflon sheets or aluminum foil must be provided with the cylinders. When a sample is collected, each end of the cylinder should first be covered with a Teflon sheet or, if Teflon is not available, aluminum foil. Next, the ends of the cylinder should be capped; an identifying label should be attached to the cylinder; and, the cylinder should be placed in a plastic bag to avoid water damage to the label. The tank owner must also provide a cooler or ice chest with ice in order to chill the samples immediately after sampling. It is the tank owner's responsibility to arrange for a State Certified Laboratory to analyze the samples. The tank owner must arrange to have the samples transported to the laboratory immediately after sampling. A written report of the analytical results, attached to the white copy of the Chain of Custody Form, must be mailed by the laboratory to the Environmental Health Division.
 8. Soil samples collected at diesel or gasoline storage sites must be analyzed for total petroleum hydrocarbons (TPH) using the California Department of Health Services TPH Method (specific for gasoline, diesel or both) and EPA Method 8021B for benzene, toluene, ethylbenzene, xylenes (BTEX) and MtBE. At gasoline storage sites, the sample with the highest MtBE concentration must also be analyzed by EPA Method 8260 (full scan), including all gasoline oxygenates. (Note: In lieu of first analyzing all samples by EPA Method 8021B and then the highest by EPA Method 8260 (full scan), including all gasoline oxygenates analysis of all samples by EPA Method 8260 (full scan) including all gasoline oxygenates may be substituted.) At diesel storage sites, the sample with the highest TPH and/or MtBE concentration must be analyzed by EPA Method 8260 (full scan), including all gasoline oxygenates. Soil samples at waste oil storage sites must be analyzed for total recoverable petroleum hydrocarbons (TRPH) using EPA Method 418.1 and EPA Method 8260 (full scan), including all gasoline oxygenates.
 9. The owner of the underground tank should provide site security to prevent unauthorized public access into excavated areas. This security may include temporary fencing or a twenty-four (24) hour guard.
 10. The owner of the underground tank shall have equipment on-site available to control any vapor emissions. The equipment may include bulldozers to backfill excavations and/or tarps to cover contaminated soil.

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11. Section 7058.7 of the Business and Professions Code requires contractor licensing for any work of improvement on, installation of, or removal of USTs if the aggregate costs of such work is \$300.00 or more. This includes upgrading USTs with interior linings and coatings, or retrofitting with a new primary containment system with interstitial monitoring such as bladders.

Under current Contractors State License Board policy only those contractors holding one of the following classifications are properly licensed to contract solely for the installation, removal, and/or improvement of underground storage tanks:

- **Plumbing Contractors (C-36)** - Plumbing contractors may work on any underground storage tank that provides a service to a building. This includes storage tanks for service stations. Any other type of underground storage tank may only be worked on by a General Engineering Contractor (A).
 - **Limited Specialty Contractors (C61/D40)** - Service station equipment contractors may work on fuel underground storage tanks at service stations or any other site where storage capacity does not exceed 20,000 gallons.
 - **General Engineering Contractors (A)** - General engineering contractors may work on underground storage tanks for any purpose whatsoever at any location.
 - **General Building Contractors (B)** - General building contractors may work on underground storage tanks only if such work is performed under contract to construct or remodel a building that houses people, animals, or chattels, and the work involves the use of three or more unrelated trades.
12. In accordance with the provisions of Business and professions Code Section 7058.7, a contractor who does not hold a Hazardous Substance Removal Certification issued by the Contractors State License Board shall not submit a bid or contract for the installation or removal of underground storage tanks covered above. Prime contractors are not exempt from the certification requirement even if the installation/removal work is being performed by a subcontractor that holds the certification.
13. As a condition of plan approval, a copy of both the Contractor License and Hazardous Substance Removal Certification issued by the State License Board must be received by this office before any work begins.

The removal is completed only after successful compliance with the above requirements. If you have any questions or need additional information, please contact the Underground Tank Program at (714) 667-3600.

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HEALTH CARE AGENCY **RECEIVED**
South Coast Region
ENVIRONMENTAL HEALTH DEC 14 2001

CALIFORNIA
COASTAL COMMISSION

GUIDELINES FOR INSTALLATION OF NEW UNDERGROUND STORAGE TANKS

1. The installation of all underground storage tanks used for the storage of hazardous substances (e.g., solvents, motor vehicle fuels, waste oil) must be approved by the Environmental Health Division.
2. Applicant submits four (4) sets of plans, a completed Facility Modification Application, and the Plan Check fee to the Environmental Health Division at the above address.
3. The application and plans are reviewed and approved or requested to be modified.
4. The plans for the proposed installation shall include the required information and shall be in compliance with State Law and Regulations (Chapter 6.7, California Health and Safety Code, and Title 23, California Code of Regulations). A complete copy of the laws and regulations can be obtained by calling the State Water Resources Control Board at (916) 227-4332.
5. The Environmental Health Division may require that plans be prepared or reviewed by a registered professional engineer or corrosion engineer if certain aspects of the installation are determined to require special consideration.
6. When plans are approved, three (3) sets are stamped and returned to the applicant.
7. Applicant submits plans to the city or County Fire Department, the city building department or the Orange County Environmental Management Agency (if applicable), and the Air Quality Management District for their approval.
8. Applicant must provide at least 48 hours notice to Environmental Health and the city or County Fire Department for an on-site inspection of the installation to be conducted. Installation inspections include holiday tests, pressure tests, and a final installation inspection prior to backfilling.
9. Underground storage tanks with listed corrosion resistant materials, non-metallic reinforced plastic coatings, composite, or equivalent systems must be holiday tested prior to installation.
10. Before installation, the underground storage tank must be tested for tightness at the site in accordance with the Manufacturer's Guidelines. If there are no guidelines, the primary and secondary containment must be tested with air pressure between 3-5 psi for a minimum of 30 minutes. In lieu of the above, an equivalent differential pressure test, expressed in inches of mercury vacuum, in the interstitial space of the secondary containment is acceptable.

11. All new primary piping and secondary containment systems shall be tested for tightness after the installation in accordance with the Manufacturer's Guidelines. Primary pressurized piping shall be tested for tightness hydrostatically at 150 percent of design operating pressure or pneumatically at 110 percent of design operating pressure. If the calculated test pressure for pressurized piping is less than 40 psi, 40 psi shall be used as the test pressure. Suction and gravity flow piping shall be tested in accordance with the manufacturer's guidelines. In all cases, the pressure shall be maintained for a minimum of 30 minutes and all joints shall be soap tested. A failed test, as evidenced by the presence of bubbles, shall require appropriate repairs and retesting. If there are no manufacturer's guidelines, secondary containment systems shall be tested using an applicable method specified in an industry code or engineering standard. Suction piping and gravity flow piping which cannot be isolated from the tank shall be tested after installation in conjunction with an overfilled volumetric tank integrity test.
12. After installation but before the underground storage tank(s) is/are placed in service, the underground storage tank(s) shall be tested in operating condition using a tank integrity test that complies with the performance standards specified in Section 2643.1, Title 23, of the California Code of Regulations (CCR) and has been approved by the State Water Resources Control Board.
13. All underground storage tanks shall be installed according to a code of practice developed in accordance with voluntary consensus standards and the manufacturer's written installation instructions. The owner or their agents shall certify that the underground storage tank is installed in accordance with requirements specified in the underground storage tank regulations. Specific requirements are outlined in the owner certification section below. The designated agent must be identified in writing prior to the installation.
14. All underground storage tanks subject to flotation shall be anchored using methods specified by the manufacturer or, if none exist, best engineering judgment.

The following is a summary of the information which should be included on plans which are submitted to Environmental Health. The laws and regulations should be referenced for complete information.

- A. Design and Construction Requirements for New Underground Storage Tanks (Basic Provisions)
 1. All new underground storage tanks including associated piping used for the storage of hazardous substances shall have primary and secondary containment. Primary containment shall be product-tight. Secondary containment may be manufactured as an integral part of the primary containment or it may be constructed as a separate containment system.
 2. The design and construction of all primary containment including any integral secondary containment system, shall be approved by an independent testing organization in accordance with industry codes, voluntary consensus standards, or engineering standards. All other components used to construct the primary containment system, such as special accessories, fittings, coatings or linings, monitoring systems and level controls used to form the underground storage tank system shall also be approved by an independent testing organization. This requirement became effective on July 1, 1991 for underground storage tanks; January 1, 1992 for piping; and shall be effective on January 1, 1995 for all other

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components. The exterior surface of underground storage tanks shall bear a marking, code stamp, or label showing the following minimum information.

- (1) Engineering standard used;
 - (2) Nominal diameter in feet;
 - (3) Nominal capacity in gallons;
 - (4) Degree of secondary containment;
 - (5) Useable capacity in gallons;
 - (6) Design pressure in psig;
 - (7) Maximum operating temperature in degrees Fahrenheit;
 - (8) Construction materials;
 - (9) Year manufactured; and
 - (10) Identity of manufacturer.
3. A primary containment system with or without an integral secondary containment system shall have wear plates (striker plates) installed, center to center, below all accessible openings. The plates shall be made of steel or other appropriate material if steel is not compatible with the hazardous substance stored. The width of the plate shall be at least eight inches on each side, or shall be equal to the area of the accessible opening or guide tube, whichever is larger. The thickness of the steel plate shall be at least 1/8 inch and those made of other materials shall be of sufficient thickness to provide equivalent protection. The plate, if under 1/4 inch thick, shall be rolled to the contours of the underground storage tank and all plates shall be bonded or tack welded in place. A drop tube-mounted bottom protector may fulfill this requirement.
4. A secondary containment system which is not an integral part of primary containment shall be designed and constructed according to an engineering specification approved by a state registered professional engineer or according to a nationally recognized industry code or engineering standard. The engineering specification shall include the construction procedures. Materials used to construct the secondary containment system shall have sufficient thickness, density, and corrosion resistance to prevent structural weakening or damage to the secondary containment system as a result of contact with any released hazardous substance. Consult the regulations for the requirements that apply to these secondary containment systems.
5. The secondary containment system shall be constructed to contain at least the following volumes:
- (A) One hundred percent of the usable capacity of the primary containment system where only one primary container is within the secondary containment system.
 - (B) In the case of multiple primary containers within a single secondary containment system, the secondary containment system shall be large enough to contain 150 percent of the volume of the largest primary container within it, or 10 percent of the aggregate internal volume of all primary containers within the secondary containment system, whichever is greater.

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When all primary containers are completely enclosed within the secondary containment system, the restrictions do not apply.

6. If the secondary containment system is open to rainfall, it shall be constructed to accommodate the volume of precipitation which could enter the secondary containment system during a 24-hour, 25-year storm in addition to the volume specified above.
7. Laminated, coated, or clad materials shall be considered a single wall and do not fulfill the requirements of both primary and secondary containment.
8. Underground storage tanks with integral secondary containment systems, which satisfy the construction requirements, fulfill the volumetric requirements for secondary containment specified above.
9. Underground storage tanks with secondary containment systems shall be designed and installed so that any loss of a hazardous substance from the primary containment will be detected by an interstitial monitoring device or method.

TANK INFORMATION - PRIMARY CONTAINMENT

1. Identify construction material and composition. All tanks must be chemically compatible with material being stored. All underground storage tank systems installed must be cathodically protected.
2. Identify the volume of the primary container.
3. Identify the manufacturer of the primary containment.
4. Special installation instructions, such as anchoring for high groundwater, are required to be identified on the plans.
5. Identify the manufacture of the monitoring system and its location..

SECONDARY CONTAINMENT

1. Specify the type of secondary containment to be used (e.g., double wall tank, impermeable liner, etc.).
2. Indicate the volume of secondary containment system (not required for double wall tanks).
3. Membrane liner and other secondary containment systems must meet the specification requirements outlined in Section 2631, Title 23, CCR.
4. Include a compatibility statement for the secondary containment material with the product to be stored. Include a compatibility statement for the concrete sealant, if applicable.
5. Indicate that the proposed slope of the secondary containment, if applicable, will direct a leak to a monitoring well (sump).

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6. Identify manufacturer of secondary containment (not required for double wall tanks).
7. Special installation instructions, when required, are to be included on the plans (e.g., the annulus must be vented).
8. Backfill in liner systems must be free of sharp objects or protrusions and must follow the manufacturer's specifications. Identify the backfill material to be used. All primary containers and piping in contact with backfill must be protected against corrosion.
9. Any alternative methods of construction for motor vehicle fuels only, must follow the provisions specified in Section 2633, Title 23, CCR.

PIPING SYSTEM

1. All primary piping with secondary containment must be continuously monitored. Tank riser piping, vent lines, and vapor return lines are generally exempt from this requirement provided that the tank system is equipped and designed so as to prevent product from standing in these lines. Ball check valves with a high level alarm or an automatic shut off device can be used to meet this requirement. Any tank not equipped with overfill protection equipment will be required to have secondary containment on all piping and be continuously monitored.
2. Suction piping is exempt from secondary containment requirements if the piping is designed, constructed, and installed as follows:
 - (A) The below-grade piping operates at less than atmospheric pressure (suction piping);
 - (B) The below-grade piping is sloped so that the contents of the pipe will drain back into the storage tank if the suction is released (gravity-flow piping);
 - (C) No valves or pumps are installed below grade in the suction line. Only one check valve is located directly below and as close as practical to the suction pump;
 - (D) An inspection method is provided which readily demonstrates compliance with (A) through (C) above.
3. Primary piping in contact with hazardous substances under normal operating conditions shall be installed inside a secondary containment system which may be a secondary pipe, vault, or a lined trench. All secondary containment systems shall be sloped so that all releases will flow to a collection sump located at the low point of the underground piping.
4. Lined trench systems used as part of a secondary containment system shall be designed and constructed according to a code of practice or engineering standard approved by a state registered professional engineer. See the regulations for the Complete Installation and Construction requirements.
5. Identify the construction material of the piping and the secondary containment system.
6. Identify the manufacturer of the piping system and leak detector.

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7. Include a statement of the compatibility of the piping material with hazardous substance to be stored.
8. Indicate the proposed slope of the piping to direct a leak to a low point/sump for monitoring.
9. Special installation instructions, when required, are to be included on the plans (e.g., field installed cathodic protection systems).
10. All corrodible underground piping, if in direct contact with backfill material, shall be protected against corrosion. Piping constructed of fiberglass-reinforced plastic, steel with cathodic protection, or steel isolated from direct contact with backfill, fulfills this corrosion protection requirement. Cathodic protection shall meet the requirements of section 2635(a)(2), Title 23, CCR.

MONITORING SYSTEM

1. Identify the type, manufacturer, detection capabilities, and location of the monitoring system to be installed.
2. Provide information indicating the monitor can detect the stored substance.
3. A continuous monitor, capable of detecting standing liquid, vapor, or a loss of pressure and activating an audible and visual alarm is required for all double wall tanks.
4. All other underground storage tank systems shall be installed with a system that is capable of detecting the entry of the stored substance in the primary containment into the secondary containment utilizing one of the methods specified in Section 2632, Title 23, CCR.

SURFACE COVER

1. Indicate the surface cover for the excavation to be used. The cover must extend at least one foot beyond each boundary of the original excavation. The cover shall be asphalt, reinforce concrete or an equivalent material which is sloped to drainways leading away from the excavation.
2. Double wall tanks are exempt from this requirement.

OVERFILL/OVERFLOW PROTECTION

All underground storage tanks shall be equipped with a spill container and an overfill prevention system as follows:

1. The spill container must be designed to collect any hazardous substances spilled during tank filling operations to prevent the hazardous substance from entering the subsurface environment. The spill container must meet the following requirements:
 - A. The exterior wall must be protected from galvanic corrosion if made of metal.
 - B. It must have at least a minimum capacity of five gallons (19 liters).

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- C. It must have a drain valve which allows drainage of the collected spill into the primary container or provide a means to keep the container empty.
2. The overfill prevention system shall not allow for manual override and shall meet one of the following requirements:
 - A. Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or
 - B. Restrict delivery of flow to the tank at least 30 minutes prior to tank overfill, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity, and provide audible alarm sounds at least five minutes prior to overfill; or
 - C. Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent full.
 - D. Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling.

OWNER CERTIFICATION

For all installations of new underground tanks and piping, owners or their agents are required to certify, on forms provided by this Agency, that the installation of the underground storage tanks and piping meets all of the following conditions:

1. The installer has been adequately trained and certified by the tank and piping manufacturers.
2. The installer has been certified or licensed by the Contractors State License Board.
3. The underground storage tank, any primary piping, and any secondary containment system was installed in accordance with an industry code of practice developed in accordance with voluntary consensus standards and any manufacturer's written installation instruction.
4. All work listed in the manufacturer's installation checklist has been completed.
5. The installation has been inspected and approved by the local agency, or, if required by the local agency, inspected and certified by a registered professional engineer who has education in and experience with underground storage tank system installations/modifications.

This certification shall be made on a "Certificate of Compliance for Underground Storage Tanks Installation Form C." You can obtain this form by calling the Underground Storage Tank Program at (714) 667-3600.

CONTRACTOR REQUIREMENTS

1. Section 7058.7 of the Business and Professions Code requires contractor licensing for any improvement, installation and/or removal of UST's if the aggregate costs of such work is \$300.00 or more. This includes upgrading UST's with interior linings and coatings, or retrofitting with a new primary containment system with interstitial monitoring.

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2. Under current Contractors State License Board policy, only those contractors holding the following classifications are properly licensed to contract solely for the installation, removal, and/or modification of underground storage tanks:
 - General Engineering Contractors (A) – General engineering contractors may work on underground storage tanks for any purpose whatsoever at any location.
 - Hazardous substance certification – A contractor shall not install or remove an underground storage tank unless the contractor has passed the hazardous substance certification examination.
3. The contractor should be aware that they are subject to all laws and regulations enforced by California Occupational Safety and Health Administration (Cal-OSHA).
4. In accordance with the provisions of the Business and Professions Code, Section 7058.7, a contractor shall not install or remove an underground storage tank unless the contractor has passed the hazardous substance certification examination developed pursuant to this section. However, a contractor who is not certified may bid on or contract for the installation or removal of an underground tank, as long as the work is performed by a contractor who is certified pursuant to this section.
5. As a condition of plan approval, a copy of both the General Engineering Contractors (A) and hazardous substance certification issued by the California State License Board must be received by this office before any work begins.

The installation is complete only after successful compliance with the above requirements. If you have any questions or need additional information, please contact the Underground Storage Tank program at (714) 667-3600.

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