

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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(562) 590-5071



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Filed: July 12, 2002  
49th Day: August 30, 2002  
180th Day: January 8, 2003  
Staff: ALB-LB **ALB**  
Staff Report: August 22, 2002  
Hearing Date: September 9-13, 2002  
Commission Action:

**STAFF REPORT: CONSENT CALENDAR**

**APPLICATION NUMBER:** 5-02-230

**APPLICANT:** Laguna Beach Unified School District and California State Parks

**AGENT:** Carl Neuhausen, Construction Project Administrator

**PROJECT LOCATION:** 8618 North Coast Highway, Laguna Beach, Crystal Cove State Park, Orange County

**PROJECT DESCRIPTION:** Installation of a sewage lift station and 6" force main on State Parks property adjacent to El Morro Elementary School

**LOCAL APPROVALS RECEIVED:** Adoption of Mitigated Negative Declaration by Laguna Beach Unified School District Board on May 28, 2002, Joint Development Agreement by CA State Parks on August 14, 2002, Sewer Service Approval by LAFCO on March 8, 2002, Sewer Service Approval by OCSD on March 27, 2002, Sewer Service Agreement approved by IRWD on July 22, 2002, and Approval of Encroachment Permit by Caltrans on August 8, 2002.

**SUBSTANTIVE FILE DOCUMENTS:** Crystal Cove Public Works Plan (PWP)

**SUMMARY OF STAFF RECOMMENDATION:**

Staff is recommending **APPROVAL** of the proposed project with two (2) special conditions, which require 1) submittal of a final planting plan demonstrating that only native and non-invasive plant species will be utilized to restore the area surrounding the equipment and 2) compliance with construction-related best management practices (BMPs). The major issues associated with this development are protection of habitat and park areas and water quality.

**LIST OF EXHIBITS:**

1. Vicinity Map
2. Proposed Sewer System
3. Site Plan
4. Project Plans

**STAFF RECOMMENDATION:**

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

**MOTION:**

*I move that the Commission approve CDP No. 5-02-230 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 **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

**II. STANDARD CONDITIONS:**

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**III. SPECIAL CONDITIONS:**

1. Submittal of Final Landscaping Plan
- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, a final plan for landscaping to screen the development from Pacific Coast Highway. The plan shall be prepared by a licensed landscape architect.
  1. The plan shall demonstrate that:
    - (a) all vegetation planted on the site will consist of native and/or non-invasive, drought-tolerant plants,
    - (b) all planting will be completed by within 60 days after completion of construction,
    - (c) all required plantings will be maintained in good growing conditions throughout the life of the project, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan, and
  2. The plan shall include, at a minimum, the following components:
    - (a) a map showing the type, size, and location of all plant materials that will be on the developed site, the irrigation system, topography of the developed site, and all other landscape features, and
    - (b) a schedule for installation of plants.
- B. 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 legally required.

2. 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 the storm drain system leading to the Pacific Ocean;
- (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
- (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 Upper Newport Bay 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 of outside the coastal zone, as proposed by the applicant.

**IV. FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

**A. PROJECT LOCATION AND DESCRIPTION**

The subject site is located on the inland side of Pacific Coast Highway, adjacent to El Morro Elementary School. El Morro Elementary School is located within an unincorporated portion of southwestern Orange County, south of the City of Newport Beach and north of the City of Laguna Beach (Exhibit 1 & 2). The site is located adjacent to and southeast of the Newport Coast Planned Community and is surrounded by Crystal Cove State Park. Public access and recreation opportunities are available at the State Park.

The Crystal Cove Public Works Plan (PWP) was approved by the Commission with conditions on May 20, 1982. Conditions were met on August 26, 1982. The PWP includes the Crystal Cove State Park General Plan, the On-Site Maintenance Plan and the Crystal Cove State Park Historic District Development and Public Use Plan. If a project is not included in the certified public works plan, then a coastal development permit from the Commission is required. In this case, the proposed project involves the installation of equipment that will allow conversion of the school's existing septic system to a sanitary sewer system. This type of project was not specifically addressed as part of the PWP; therefore, the project requires Commission approval.

The school is currently served by a deteriorated, under-capacity septic system. To serve the school's long-term sewage disposal needs, Laguna Beach Unified School District (LBUSD) has entered into an agreement with California State Parks and the Irvine Ranch Water District

(IRWD) to convert the existing septic system to a sanitary sewer system. The initial sewer conversion work took place with the addition of new sanitary facilities as part of the Phase One building construction and modernization of the school site, approved by the County of Orange under their certified LCP for the area. The second phase of construction includes the addition of the proposed sewage lift station and force main. This phase of the project requires Commission approval, as it is located on State Park property, outside of the County certified area.

As shown in Exhibit 2, the LBUSD is proposing to install sanitary sewer improvements on State Parks property adjacent to El Morro Elementary School, immediately inland of Pacific Coast Highway. Specifically, the project involves the installation of a sewage lift station, meter vault, manhole and 6" diameter force main just beyond the school's playfield area (Exhibit 3). The new system will be maintained and operated by the IRWD and will connect to the Orange County Sanitation District (OCSD) gravity-operated 12" diameter trunk line facility near Reef Point, approximately ¼ mile upcoast. The proposed sewer improvements are sized to accommodate plans for the adjacent State Parks site to convert to a sanitary sewer system in the future. All proposed sewer equipment will be located belowground. A variety of trees, shrubs and vines will surround the proposed equipment.

**B. HABITAT, RECREATION AND PARK IMPACTS**

As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the project, as conditioned, conforms with Section 30240(b) of the Coastal Act.

**C. WATER QUALITY**

The proposed work will be occurring in a location where there is a potential for a discharge of polluted runoff from the project site into coastal waters. The storage or placement of construction material, debris, or waste in a location where it could be carried into coastal waters would result in an adverse effect on the marine environment. To reduce the potential for construction and post-construction related impacts on water quality, the Commission imposes special conditions requiring, but not limited to, the appropriate storage and handling of construction equipment and materials to minimize the potential of pollutants to enter coastal waters and for the use of on-going best management practices following construction. As conditioned, the Commission finds that the development conforms with Sections 30230 and 30231 of the Coastal Act.

**D. PUBLIC ACCESS**

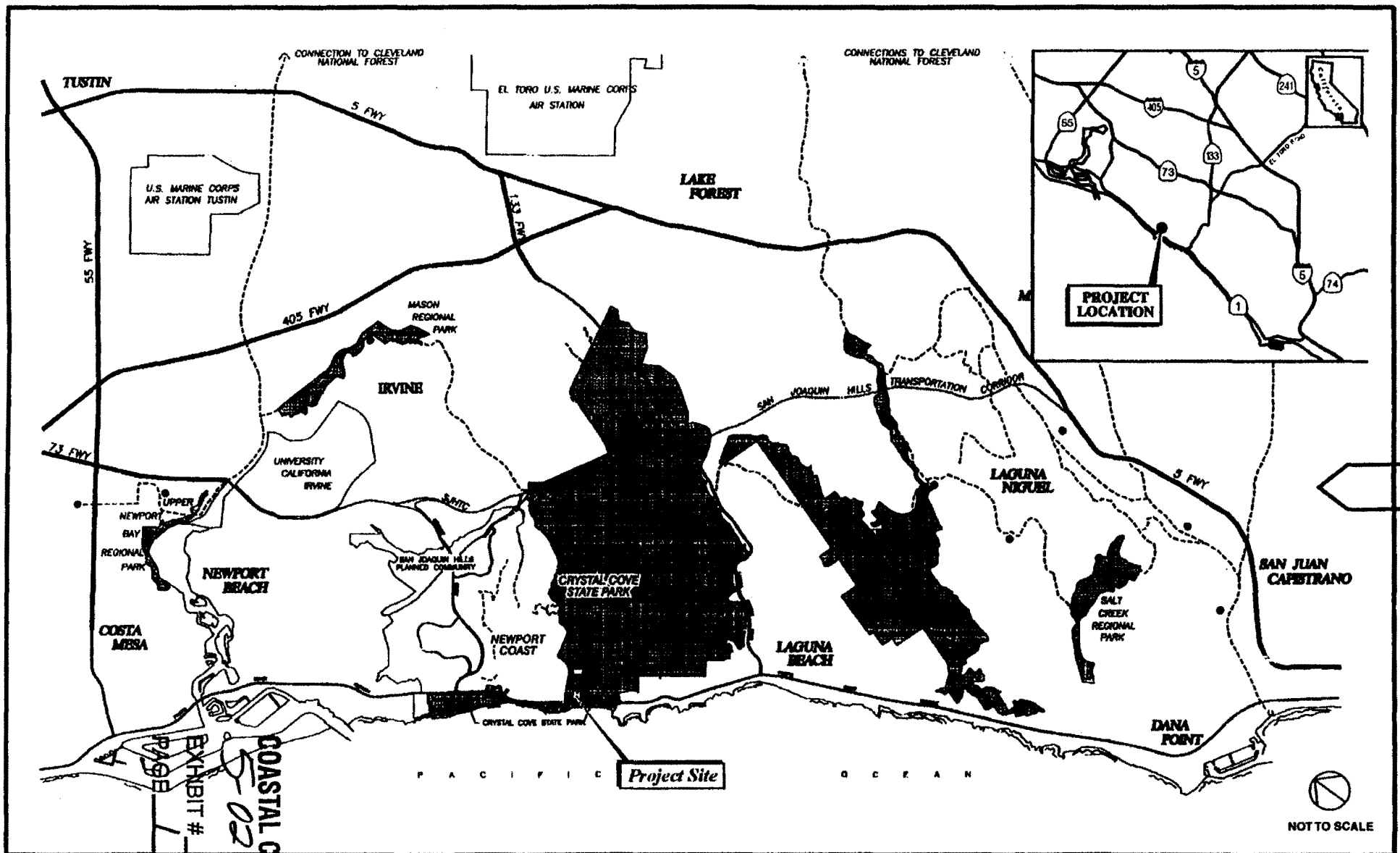
The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed, the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

**E. LOCAL COASTAL PROGRAM**

The Crystal Cove Public Works Plan (PWP) was approved by the Commission with conditions on May 20, 1982. Conditions were met on August 26, 1982. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Public Works Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

**F. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



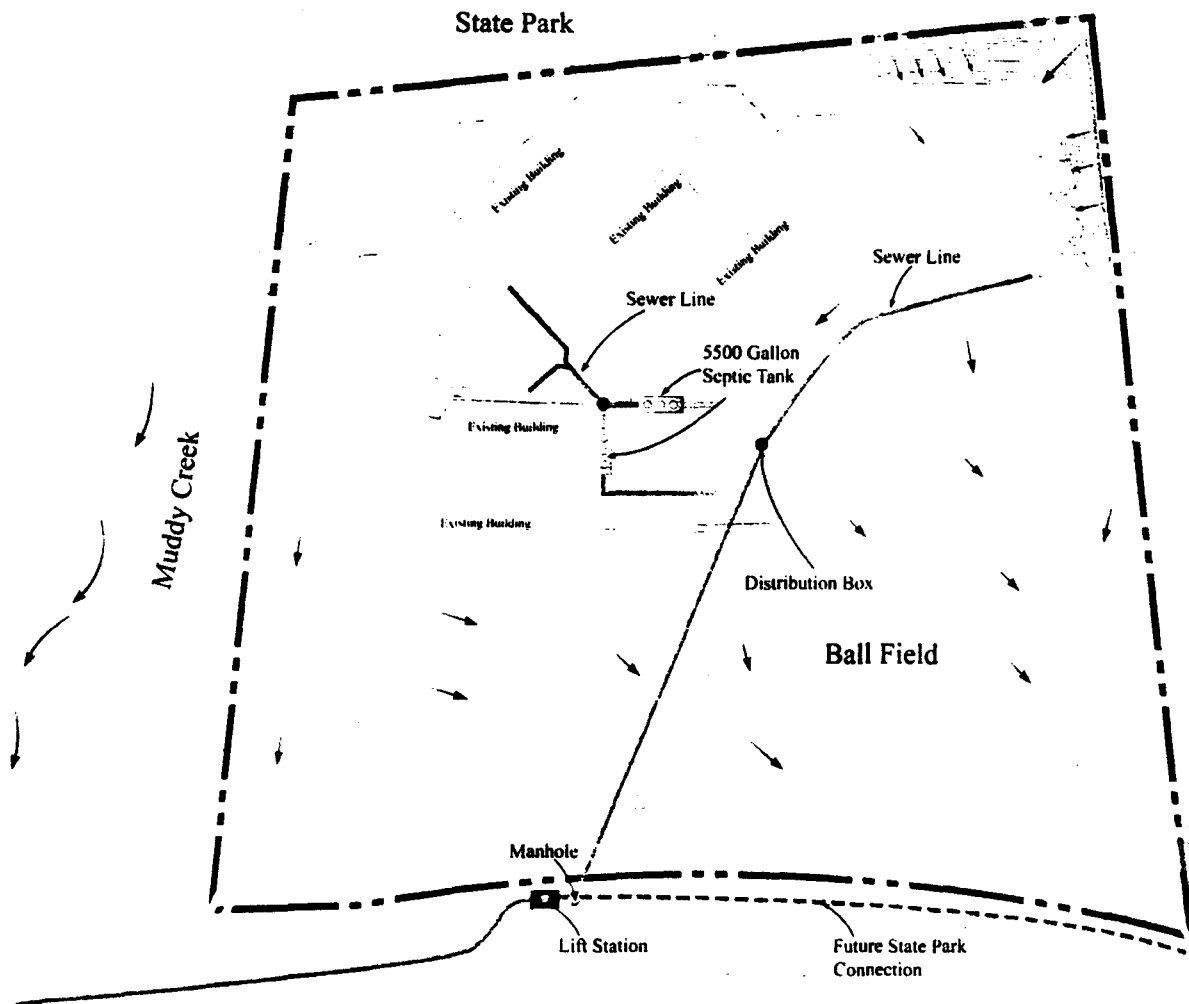
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Laguna Beach Unified School District  
El Morro Elementary School Improvement Project - Initial Study

**Figure 1**  
**VICINITY MAP**

COASTAL COMMISSION  
EXHIBIT # 1  
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EXHIBIT # 2

PAGE 1 OF 1



NOT TO SCALE

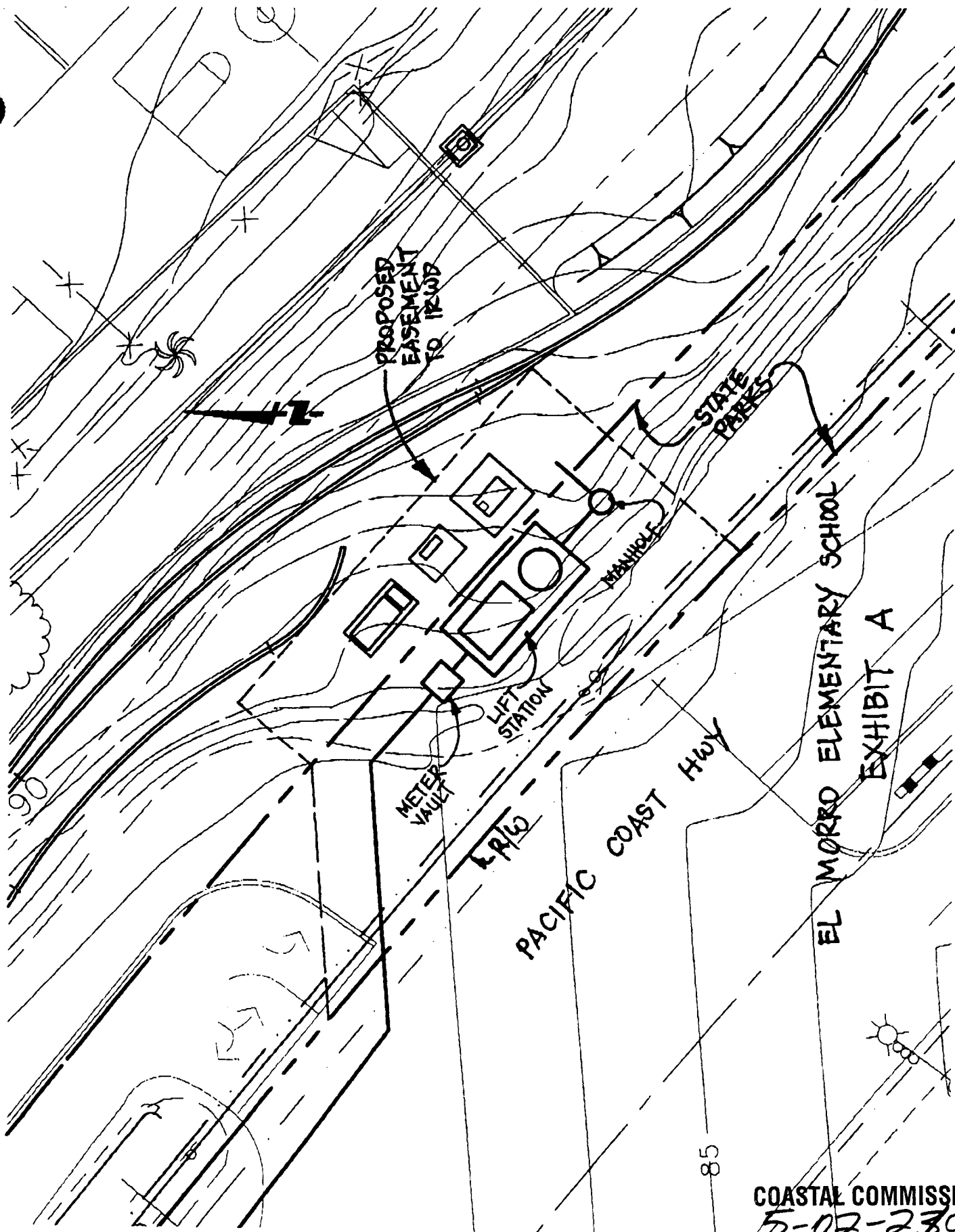
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**PROPOSED SEWER SYSTEM**

Laguna Beach Unified School District  
El Morro Elementary School Improvement Project - Initial Study





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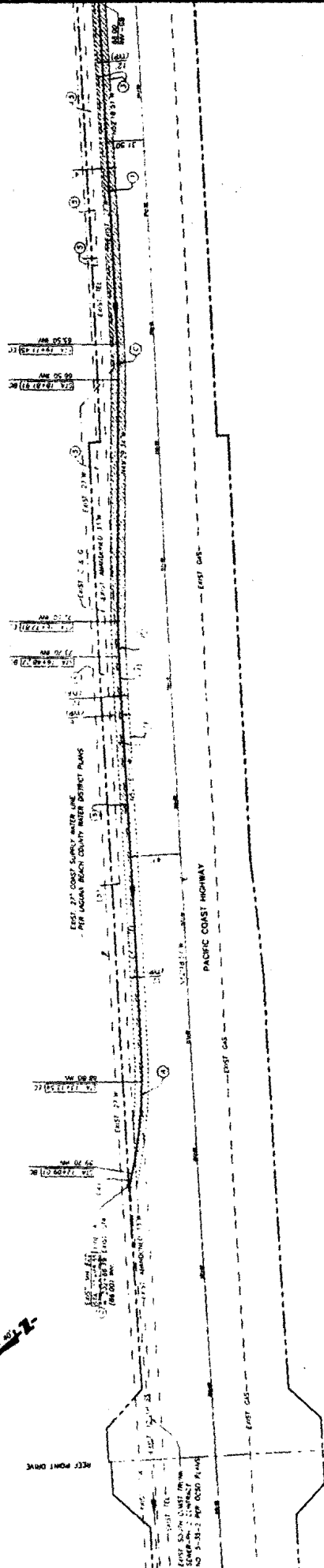
EXHIBIT # 3

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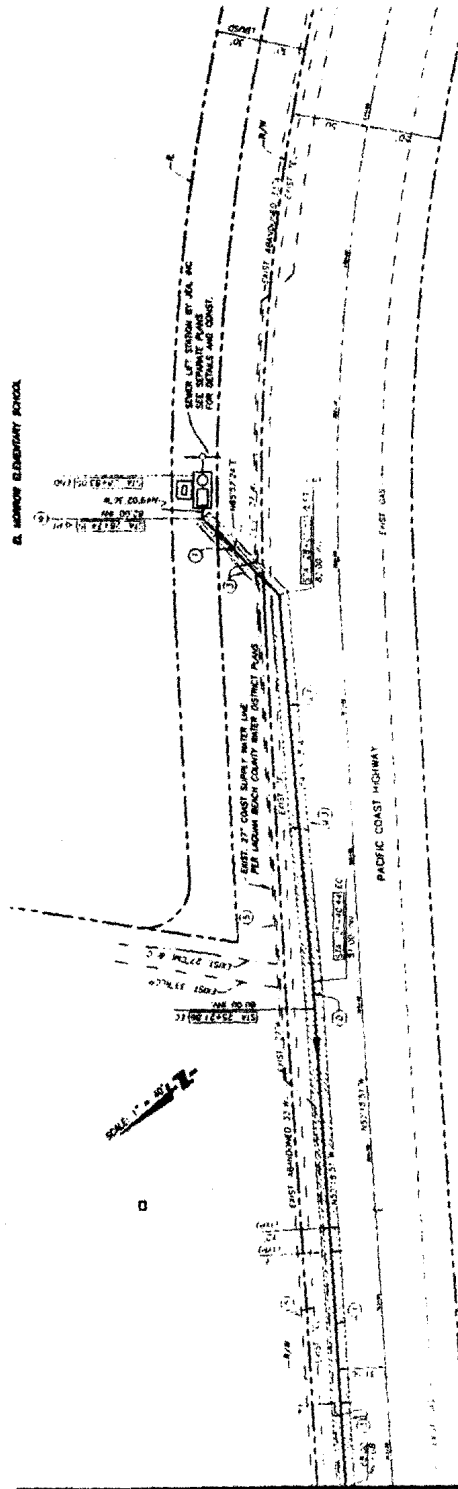
MATCHLINE



CONSTRUCTION NOTES

1. CONTRACTOR TO PROVIDE SINK FORCE MAIN AND RECORD THE ROAD TO 5-3
2. CONTRACTOR TO EXISTING MANHOLE
3. SINK FORCE MAIN AND REPLACE A. PAVING WITH SINK FORCE
4. SINK FORCE MAIN AND REPLACE LUB AND COVER JACK TO DRIVE
5. PAVEMENT-IN-PLACE
6. INSTALL 15-18" PVC COOR RING

EL MORRO ELEMENTARY SCHOOL



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MATCHLINE

NO.	DATE	DESCRIPTION
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EXHIBIT # 4

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PROJECT		SHEET	
IRVINE RANCH WATER DISTRICT		2	
SEWER IMPROVEMENT PLAN			
FOR			
EL MORRO ELEMENTARY SCHOOL			
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01/10/02		01/10/02	
BY		BY	
J. S. S. S.		J. S. S. S.	
CHECKED BY		CHECKED BY	
J. S. S. S.		J. S. S. S.	
APPROVED BY		APPROVED BY	
J. S. S. S.		J. S. S. S.	
DATE		DATE	
01/10/02		01/10/02	
BY		BY	
J. S. S. S.		J. S. S. S.	
CHECKED BY		CHECKED BY	
J. S. S. S.		J. S. S. S.	
APPROVED BY		APPROVED BY	
J. S. S. S.		J. S. S. S.	

# CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITIES
1	1" DIA. STEEL PIPE, 10' LONG, FOR CABLE SUPPORT	1 EA
2	1" DIA. STEEL PIPE, 10' LONG, FOR CABLE SUPPORT	1 EA
3	1" DIA. STEEL PIPE, 10' LONG, FOR CABLE SUPPORT	1 EA
4	1" DIA. STEEL PIPE, 10' LONG, FOR CABLE SUPPORT	1 EA
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97	1" DIA. STEEL PIPE, 10' LONG, FOR CABLE SUPPORT	1 EA
98	1" DIA. STEEL PIPE, 10' LONG, FOR CABLE SUPPORT	1 EA
99	1" DIA. STEEL PIPE, 10' LONG, FOR CABLE SUPPORT	1 EA
100	1" DIA. STEEL PIPE, 10' LONG, FOR CABLE SUPPORT	1 EA

SITE PLAN  
SCALE 1"=40'

## SITE PLAN CONSTRUCTION NOTES

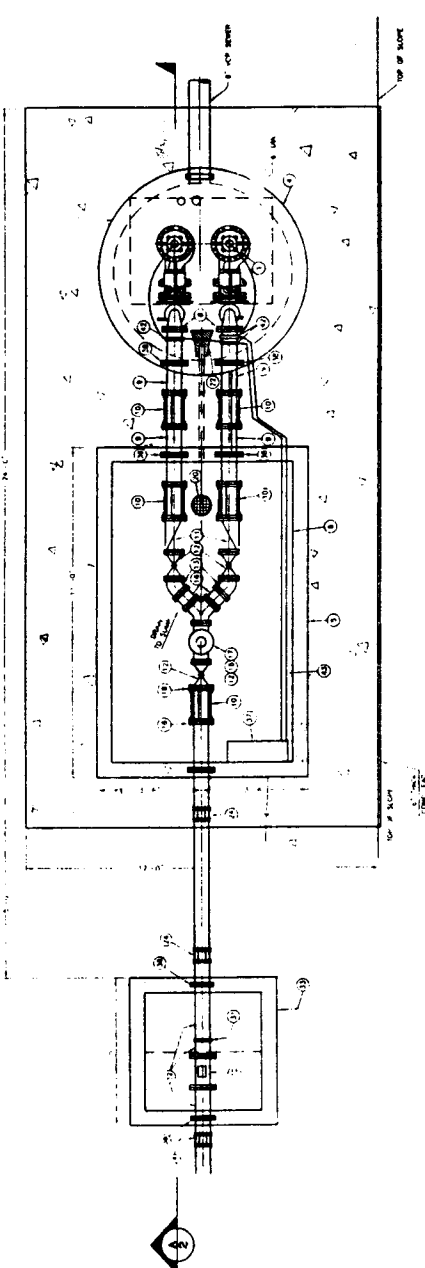
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

COASTAL COMMISSION

5-02-230

EXHIBIT # 4

PAGE 2 OF 4



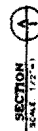
PLAN VIEW  
SECTION A-A

PRELIMINARY

NOV 7 2002

MAR 5 2003

<b>JOHN EGAN &amp; ASSOCIATES, INC.</b> Consulting Engineers 25815 Business Center Dr., Suite A Redwood, CA 94061 (415) 886 0878 (415) 799 8644		<b>J E A</b>	
PROJECT: IRVINE RANCH WATER DISTRICT EL MORO ELEMENTARY SCHOOL SEWAGE LIFT STATION MECHANICAL PLAN & SECTIONS		DATE: 11/7/02 DRAWN: JEA CHECKED: JEA APPROVED: JEA	
CLIENT: IRVINE RANCH WATER DISTRICT PROJECT NO.: 5-02-230		SHEET NO.: 2 OF 4 DATE: 11/7/02	



IRVINE RANCH WATER DISTRICT	DATE
EL MORO ELEMENTARY SCHOOL	MS
SEWAGE LIFT STATION	NO. 1
MECHANICAL SECTIONS	DATE
	TIME
	BY

PLANS PREPARED AT REQUEST OF  
 IRVINE RANCH WATER DISTRICT



**JOHN EDAN & ASSOCIATES, INC.**  
Consulting Engineers  
25814 Business Center Dr., Suite A  
Redlands, Co. 92374  
(909) 799-8944

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100-443887-100

[illegible][illegible]

REVISED	DATE	BY

[illegible][illegible]

F-1

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VOLUNTARY SURRENDER  
FOLLOWING SET FREE DETAIL

(X) [ ]

NOTES

77° 46"  
RANGE 800  
DIRECTION C.  
DETAILED

POST LOCATION DETAIL 2

[E-1]

Diagram of a pile foundation showing a vertical pile with a horizontal plate at the top. The pile is labeled with numbers 1 through 5, corresponding to a list of specifications on the right.



1. 8" LALLY STEEL PIPE  
(12" HORIZONTAL WALL)  
FILLED WITH CONCRETE
2. MAXIMUM RAIL (BOSS MAN) ON 1/2  
IN 1/2 IN RAIL STANDARDS BEAR  
(5' x 1/2")
3. 5' LALLY PIPE (12" ON PILE)
4. SPECIAL CHAIRS BY ARMY  
APPROVAL

[illegible]

- 1 LINE VOLTAGE TERMINALS BLOCK
- 2 MOTOR CIRCUIT BREAKERS
- 3 TRANSFORMER CIRCUIT BREAKERS
- 4 SA FUSES & POWER FAN RELAYS
- 5 MOTOR & FAN DELAY RELAYS
- 6 MOTOR & FAN START RELAYS
- 7 CONTROL & TIME DELAY RELAYS
- 8 TELETYPE TERMINALS
- 9 PUMP ACTIVATION
- 10 MOTOR STARTERS
- 11 INSTRUMENT RELAY TERMINALS
- 12 MOTOR CONTROL TERMINALS

[illegible]

COASTAL COMMISSION  
5-02-230  
EXHIBIT # 4  
PAGE 4 OF 4

REVISIONS			SUBJECT _____ DATE _____		<div>J E A</div> <div>JOHN EGAN &amp; ASSOCIATES, INC. Consulting Engineers 25814 Business Center Dr., Suite A Redlands, Ca. 92374 (909) 809-1878 (909) 799-9844</div>	 IRVINE RANCH WATER DISTRICT	PLANS PREPARED AT REQUEST OF _____		IRVINE RANCH WATER DISTRICT EL MORO ELEMENTARY SCHOOL		DWG NO. _____
											SHEET NO. _____ OF _____
			SCALE _____						SEWAGE LIFT STATION ELECTRICAL PLAN MOTOR CONTROL CENTER		
			DRAWN BY _____	CHECKED BY _____							
			DESIGNED BY _____								

