

CALIFORNIA COASTAL COMMISSION

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



Filed: 3/5/03
49th Day: 4/23/03
180th Day: 9/01/03
Staff: AJP-LB
Staff Report: 4/15/03
Hearing Date: 5/6-9/03
Commission Action:

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RECORD PACKET COPY

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-03-093

APPLICANT: Los Angeles County Department of Public Works

PROJECT LOCATION: 16300 W. Pacific Coast Highway (Will Rogers State Beach Parking lot, in the City of Los Angeles.

PROJECT DESCRIPTION: Construction of a subterranean low flow diversion structure to divert low flow from the existing Los Angeles County Flood Control District reinforced concrete box storm drain to the existing 24-inch City of Los Angeles Coastal interceptor sanitary sewer that ultimately discharges to the Hyperion treatment plant.

SUBSTANTIVE FILE DOCUMENTS: 5-99-403, 5-00-413, 5-01-264, 5-01-353 (City of Los Angeles); 5-00-029(Los Angeles County)

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval with special conditions to ensure that water quality impacts, due to construction activity, are adequately mitigated.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. MOTION, STAFF RECOMMENDATION AND RESOLUTION FOR 5-03-093:

Staff recommends that the Commission make the following motion and adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit #5-03-093 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a permit, subject to the conditions below, for the proposed development, located between the first public road and the sea, and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California 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 alternative 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. 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 be subject to wave erosion and dispersion;
- (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of construction;
- (c) Best Management Practices (BMPs) designed to prevent spillage and/or runoff of construction related materials, sediment or contaminants associated with construction activity or any release of sewage, shall be implemented prior to the on-set of such activity. Selected BMPs shall be maintained in a functional condition throughout the duration of the project.
- (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 No. 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.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and Location

Construction of a subterranean low flow diversion structure to divert low flow from the existing Los Angeles County Flood Control District reinforced concrete box storm drain to the existing 24-inch City of Los Angeles Coastal interceptor sanitary sewer that ultimately discharges to the Hyperion treatment plant. An approximately 48-inch high control panel will be placed adjacent to the subterranean facility, between the parking lot and Pacific Coast Highway.

The proposed project is located south (seaward) of Pacific Coast Highway, in the beach parking lot within Will Rogers State Beach, in the City of Los Angeles. The 24-inch sanitary sewer is located on the inland side of Pacific Coast Highway. A 4-inch discharge line will be drilled underneath Pacific Coast Highway and connected to the sewer line.

Since construction will take place outside of the roadway traffic along Pacific Coast Highway will not be significantly disrupted. A lane along the roadway may need to be temporarily closed during construction activity along the inland side of the roadway, but traffic lanes in both directions will continue to operate. Construction activity within the parking lot will temporarily impact approximately 20 parking spaces within the 600 space public beach lot. However, construction will take place after Labor Day weekend during the non- summer period to minimize impacts to traffic and beach access.

The purpose of the proposed project is to meet the Santa Monica bay Beaches Dry Weather Bacteria Total Maximum Daily Loads requirements set by the California State Regional Water Quality Control Board. Currently, the dry weather runoff discharges directly to the ocean without any treatment. The diversion will take dry weather street runoff collected by the storm drain system to the City of Los Angeles' Hyperion Treatment plant for treatment.

B. 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, or any release of sewage, 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 32031 of the Coastal Act.

C. Access

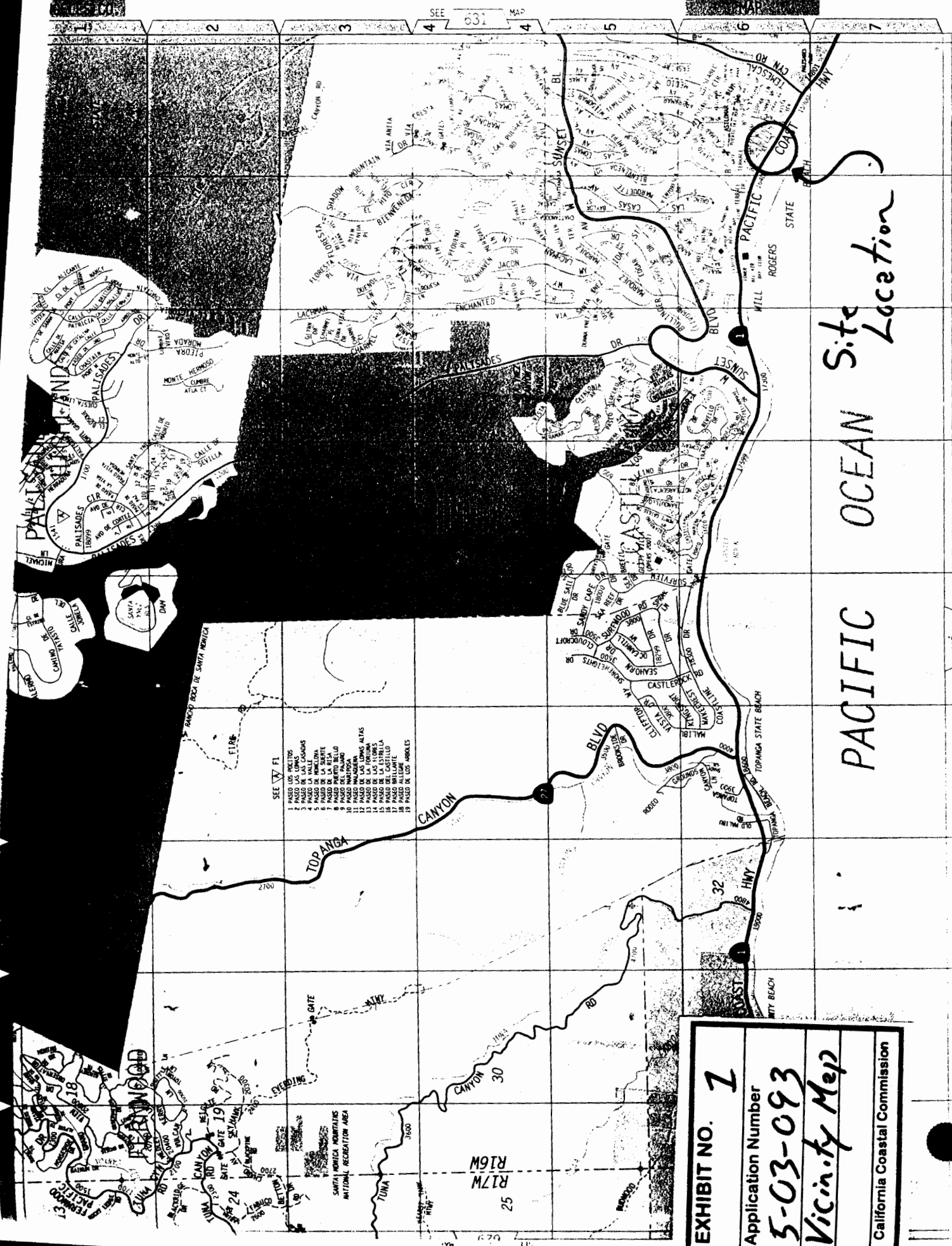
The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

D. Local Coastal Program

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Playa Del Rey /Airport area of the City of Los Angeles has neither a certified LCP nor a certified Land Use Plan. As conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. 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 of the Coastal Act.

E. California Environmental Quality Act

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that 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.



- SEE V F1
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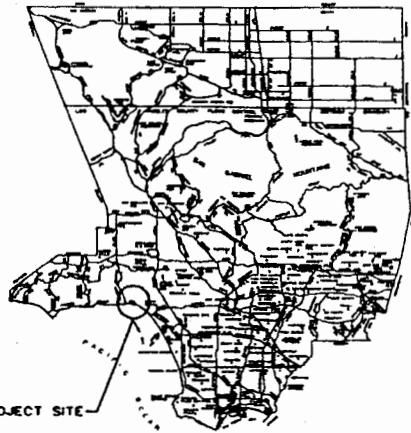
EXHIBIT NO.	1
Application Number	5-03-093
Vicinity Map	Vicinity Map
California Coastal Commission	

PACIFIC OCEAN
Site Location

SEE V1 MAP

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

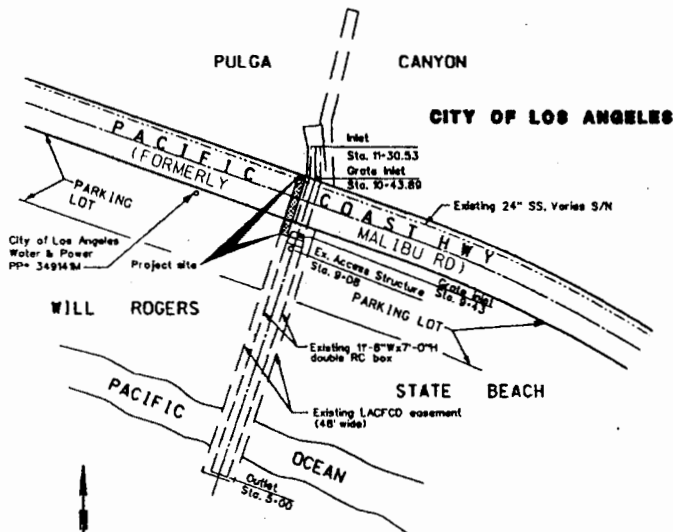
PROJECT NO. 501 LOW FLOW DIVERSION AT PULGA



PROJECT SITE

Thomas Bros. Pgs. 630 HZ

LOCATION MAP



LOCATION MAP
NOT TO SCALE

INDEX TO PROJECT PLANS

Sheet No.	Description
1	TITLE SHEET
2	GENERAL NOTES, INDEX TO STANDARD PLANS, STRUCTURAL NOTES
3	PLAN & PROFILE
4	STRUCTURAL DETAILS
5	LIFT STATION DETAILS
6	PUMP CONTROL SCHEMATIC AND PANEL ENCLOSURE DETAIL

UTILITIES

Power.....Department of Water & Power, City of Los Angeles
Sewer.....City of Los Angeles Sanitation District
Water.....City of Los Angeles Department of Parks and Recreation
Water.....Los Angeles County Water Works District No. 29

REFERENCES

PULGA CANYON (1958).....DWG. NO. 275-501-D2
SURVEY PWFB 1212 PGS 211-214, 22-24

Los Angeles County
Department of Public Works
The Information Shown Herein is
PRELIMINARY
and Subject to Change

SHEET NO. 222
 PROJECT NO. 501
 COUNTY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF STREETS AND HIGHWAYS
 1212 PULGA CANYON SURVEY
 11-15-81
 11-15-81
 11-15-81

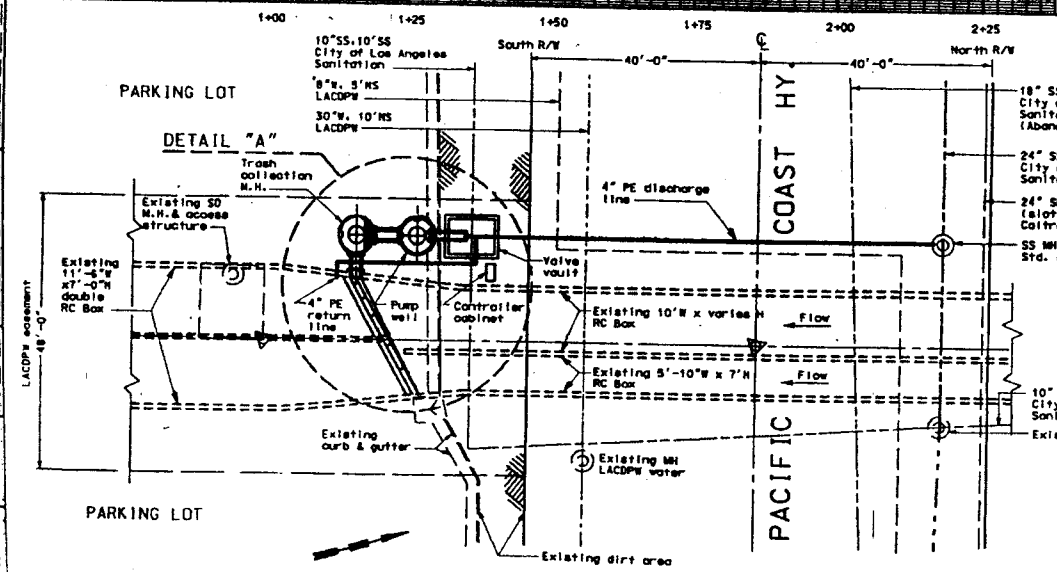
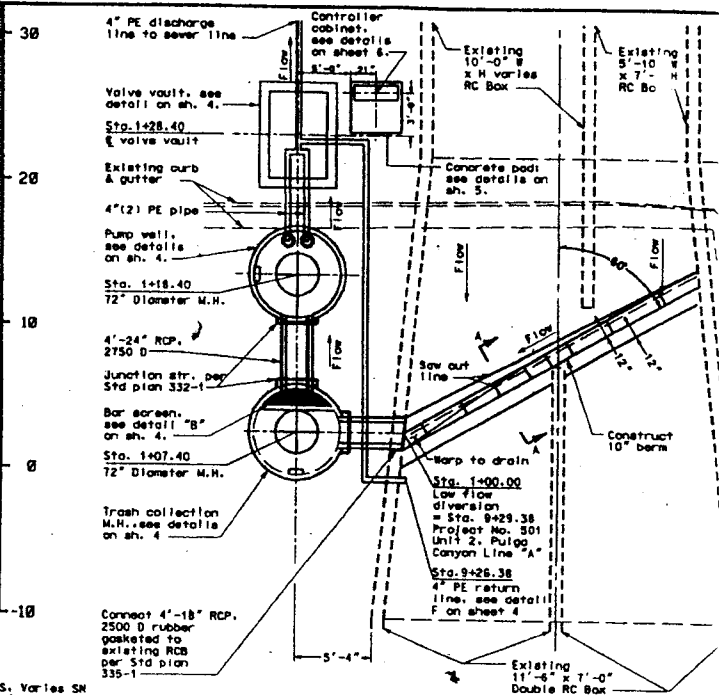
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 MAR 5 1982
 CALIFORNIA
 COASTAL COMMISSION

TWO DAYS BEFORE YOU BID CALL USA TOLL FREE 1-800-227-2600	APPROVED UNDER A POWER OF ATTORNEY OF PUBLIC WORKS BY: _____ DATE: _____ ASSISTANT COMMISSIONER	_____ _____ _____ _____
	SUBMITTED BY: _____ DATE: _____ BY: _____ DATE: _____	_____ _____ _____ _____

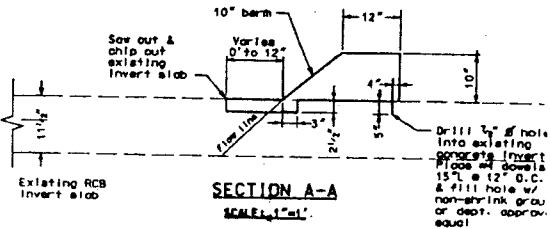


EXHIBIT NO. 2 Application Number 5-03-093 Location Map By: _____ Effective Date: _____ California Coastal Commission
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Scale: HOR. 1"=10'
VERT. 1"=3'



San Antonio County
Department of Public Works
The Information Shown Herein is
PRELIMINARY
Subject to Change



PLAN
SCALE: 1"=10'

DATE	NO.	DESCRIPTION



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

EXHIBIT NO. 3

Application Number
5-03-093

Project Plan

By: _____

EFFECTIVE Date: _____

California Coastal Com