

**CALIFORNIA COASTAL COMMISSION**

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

Permit Application No. **5-05-185**

June 23, 2005

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**W3c****RECORD PACKET COPY****ADMINISTRATIVE PERMIT****APPLICANT:** Los Angeles County Department of Public Works (Josh Svensson)**PROJECT****DESCRIPTION:** Excavate and remove contaminated soil and underground fuel storage tank.**LOCATION:** 101 S. Golden Shore Avenue, City of Long Beach, Los Angeles County.**EXECUTIVE DIRECTOR'S DETERMINATION:** The findings for this determination, and for any special conditions, appear on subsequent pages.

**NOTE:** P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

**Wednesday, July 13, 2005, 9:00 a.m.****Catamaran Resort Hotel**

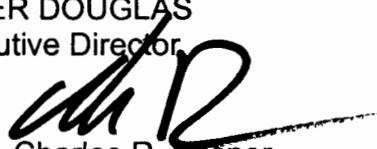
3999 Mission Blvd.

**San Diego, CA 92109****IMPORTANT** - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

**BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.**

PETER DOUGLAS  
Executive Director

By:   
Charles R. Fosner  
Title: Coastal Program Analyst

**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 term or 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.

**SPECIAL CONDITIONS:** See Pages Four and Five.

**EXECUTIVE DIRECTOR'S DETERMINATION (continued):**

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

**FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:**

**A. Project Description**

The applicant proposes to excavate and remove a one thousand gallon underground fuel storage tank where diesel fuel was stored for powering the stormwater pumps housed within the Los Angeles County Seaside Pump Station near downtown Long Beach. The fuel tank is no longer needed since new natural gas powered pumps will soon replace the old diesel-powered pumps housed within the 2,500 square foot pump station building.

The project site is on State Tidelands within the City of Long Beach, on the east bank of the Los Angeles River Estuary, immediately north of the Golden Shore Marine Reserve, a

protected wetland (Exhibit #2). The access road to the project site goes through the Golden Shore Recreational Vehicle Resort situated on the eastern side of the pump station (Exhibit #4). All of the proposed work, including stock piles of the excavated material (approximately one hundred cubic yards) will occur on the paved surface within the fenced area immediately west of the pump station building (Exhibit #3). No work is proposed within fifty feet of the water. The proposed project will not interfere with public access along the Los Angeles River bike path that runs along the western and southern sides of the pump station, separating the facility from the estuary and the Golden Shore Marine Reserve. The old fuel tank, pipes and any contaminated soil will be disposed of at an approved hazardous materials facility.

The County has provided the following detailed project description, as well as a list of Best Management Practices (BMPs) that will be implemented in order to prevent adverse impacts to water quality:

*(Staff Note: The "project special provisions" booklet is not attached to this staff report).*

"We are requesting a Coastal Development Permit for the removal of a 1,000 gallon underground storage tank used to store diesel fuel. The contractor performing the work will be required to carefully meet all requirements of the City of Long Beach Bureau of Environmental Health and the City of Long Beach Fire Department, as detailed in the tabbed "Required Permits and Licenses" portion of the attached project special provisions. These requirements include that the tank be cleaned in place or removed as hazardous material, and that all contaminated material, including rinsate, piping, and soil be "manifested", handled, stored and disposed of as hazardous waste. The work must be supervised by a Long Beach Fire Department Inspector, the tank must be certified clean and vapor free by a certified Marine Chemist, and all contaminated soil must be removed per City of Long Beach requirements. Any soil excavated as part of the removal of the underground storage tank will be considered contaminated until proven otherwise by certified laboratory analysis. The work site must be fenced for the duration of the work, and all stockpiles of soil shall be covered with continuous plastic sheeting, joined at the seams and securely anchored to prevent any exposure to the atmosphere. These requirements are all clearly stated in the aforementioned project special provisions. In addition to the requirements specific to the underground storage tank removal, all work to be done must be in compliance with the project Best Management Practices (BMPs) as listed on pages G-9 and G-10 of the special provisions."

## **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 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. As conditioned, the Commission finds that the development conforms with Sections 30230 and 32031 of the Coastal Act.

**C. Habitat**

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

**D. Recreational Marine Resources**

The proposed development, as conditioned, does not interfere with public recreational use of coastal resources. The proposed development, as conditioned, protects coastal areas suited for recreational activities. Therefore, the Commission finds that the proposed development, as conditioned, is in conformity with Sections 30210 through 30214 and Sections 30220 through 30223 of the Coastal Act regarding the promotion of public recreational opportunities.

**E. Public Access**

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

**F. Local Coastal Program**

A coastal development permit is required from the Commission for the proposed development because it is located within the Commission's area of original jurisdiction. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The City of Long Beach certified LCP is advisory in nature and may provide guidance. The Commission certified the City of Long Beach LCP on July 22, 1980. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified LCP for the area.

**G. California Environmental Quality Act (CEQA)**

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.

**SPECIAL CONDITIONS:**

**1. Permit Compliance**

All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions. Any deviation from the approved plans must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required.

**2. Disposal of Hazardous Materials**

In order to prevent the discharge of contaminated runoff into the adjacent wetland or water bodies, no washing or rinsing of the excavated materials is permitted at the site. The fuel tank, pipes and any contaminated soil shall be removed from the project site and disposed of at an approved hazardous materials facility as soon as possible after excavation and testing.

**3. Construction Responsibilities (BMPs)**

- a) No construction materials, equipment, debris, or waste will be placed or stored where it may be subject to wind, or rain erosion and dispersion.
- b) Stabilize any stockpiled fill with plastic covers or other appropriate cover, and close and stabilize open trenches as soon as possible.
- c) Place sand bags around drainage inlets to prevent runoff/sediment transport into the storm drain system.
- d) Construction debris and sediment shall be properly contained and secured on site with BMPs or removed from construction areas each day that construction occurs to prevent the accumulation and/or unintended transport of sediment and other debris by wind, rain or tracking.
- e) Spill prevention and control measures shall be implemented to ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. It shall be located as far away from the receiving waters and storm drain inlets as possible.
- f) Prior to final inspection of the proposed project, the applicant shall ensure that no gasoline, lubricant, or other petroleum-based product was deposited on the surface. If such residues are discovered, the residues and all contaminated sand shall be reported to the Executive Director in order to determine if the removal and disposal of the contaminated matter shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

**4. Public Access along the Waterway**

The proposed project shall not interfere with public access and use of the Los Angeles River bike path that runs along the western and southern sides of the project site.

**ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:**

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

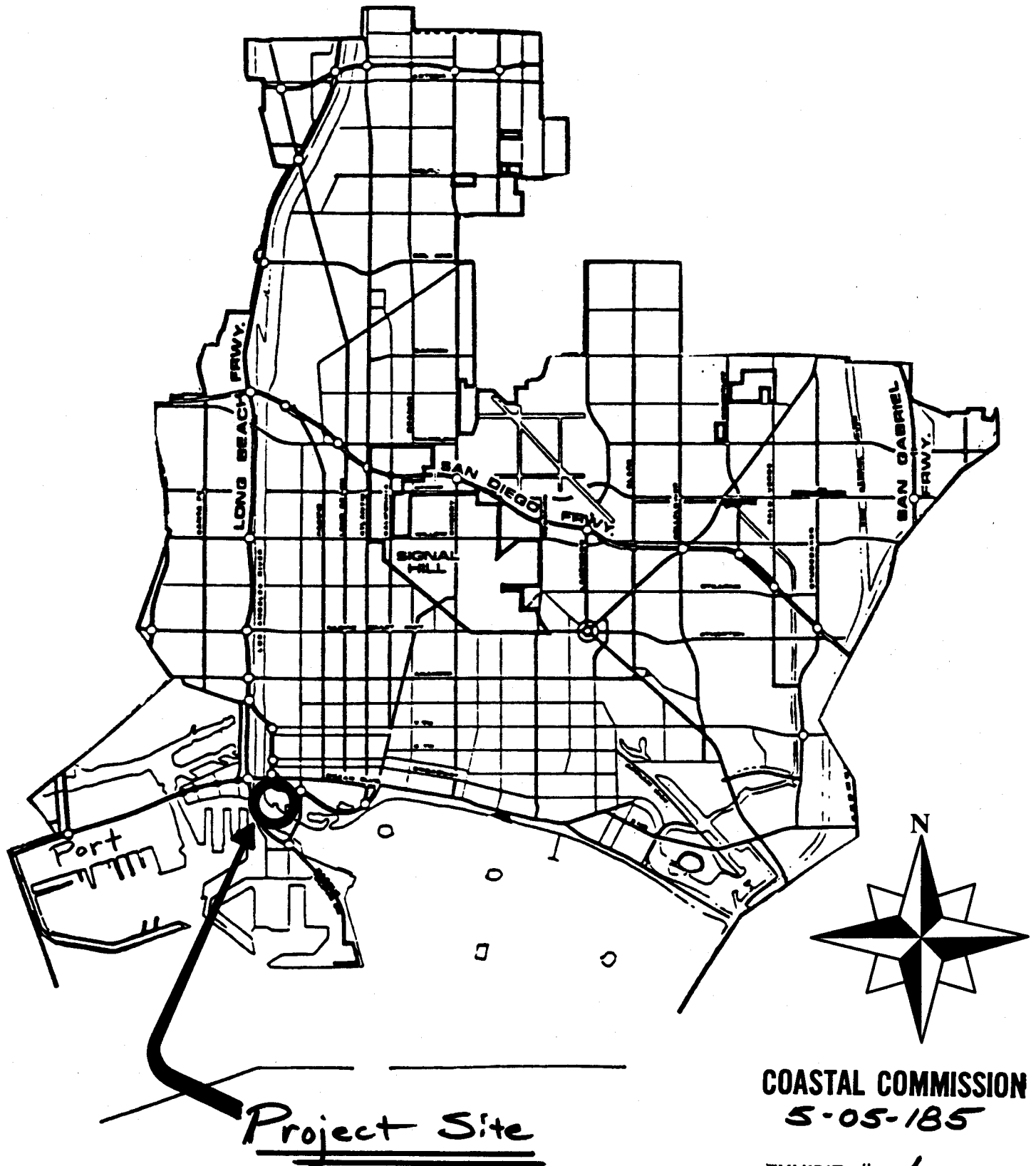
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Applicant's Signature

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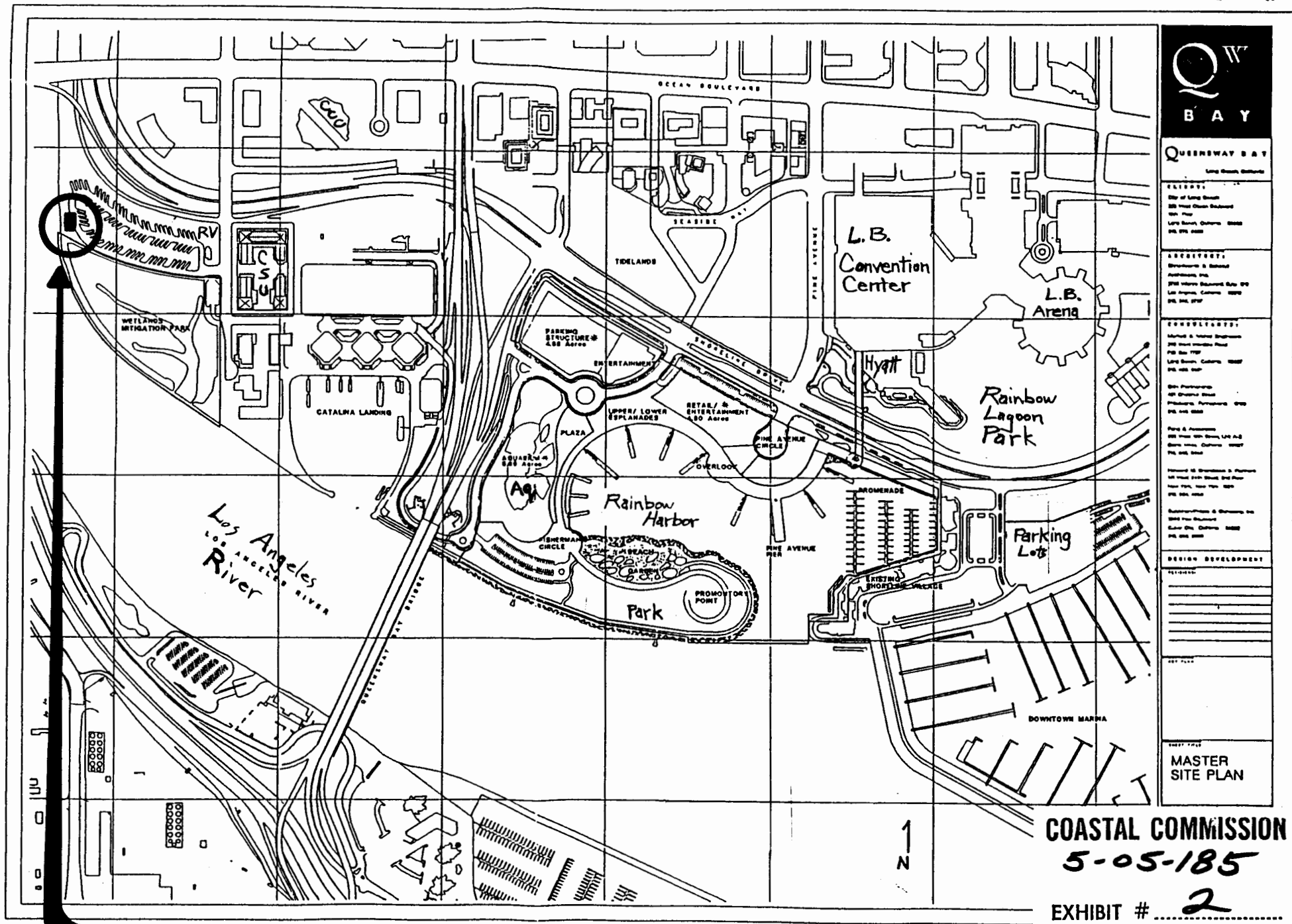
Date of Signing

# City of Long Beach



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EXHIBIT # 1  
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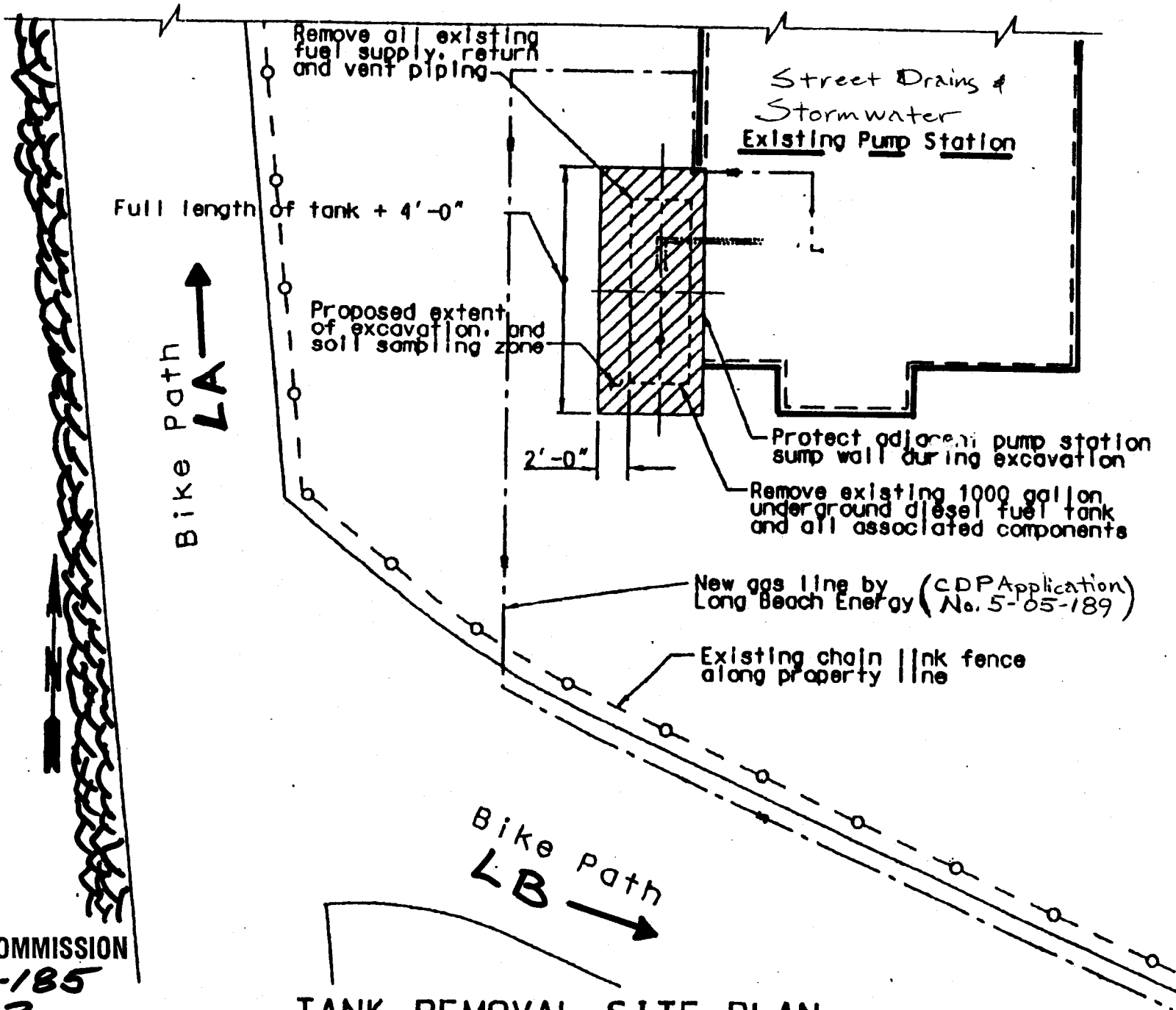


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EXHIBIT # 2  
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Project Site - See Exhibit #3

Los Angeles River



TANK REMOVAL SITE PLAN

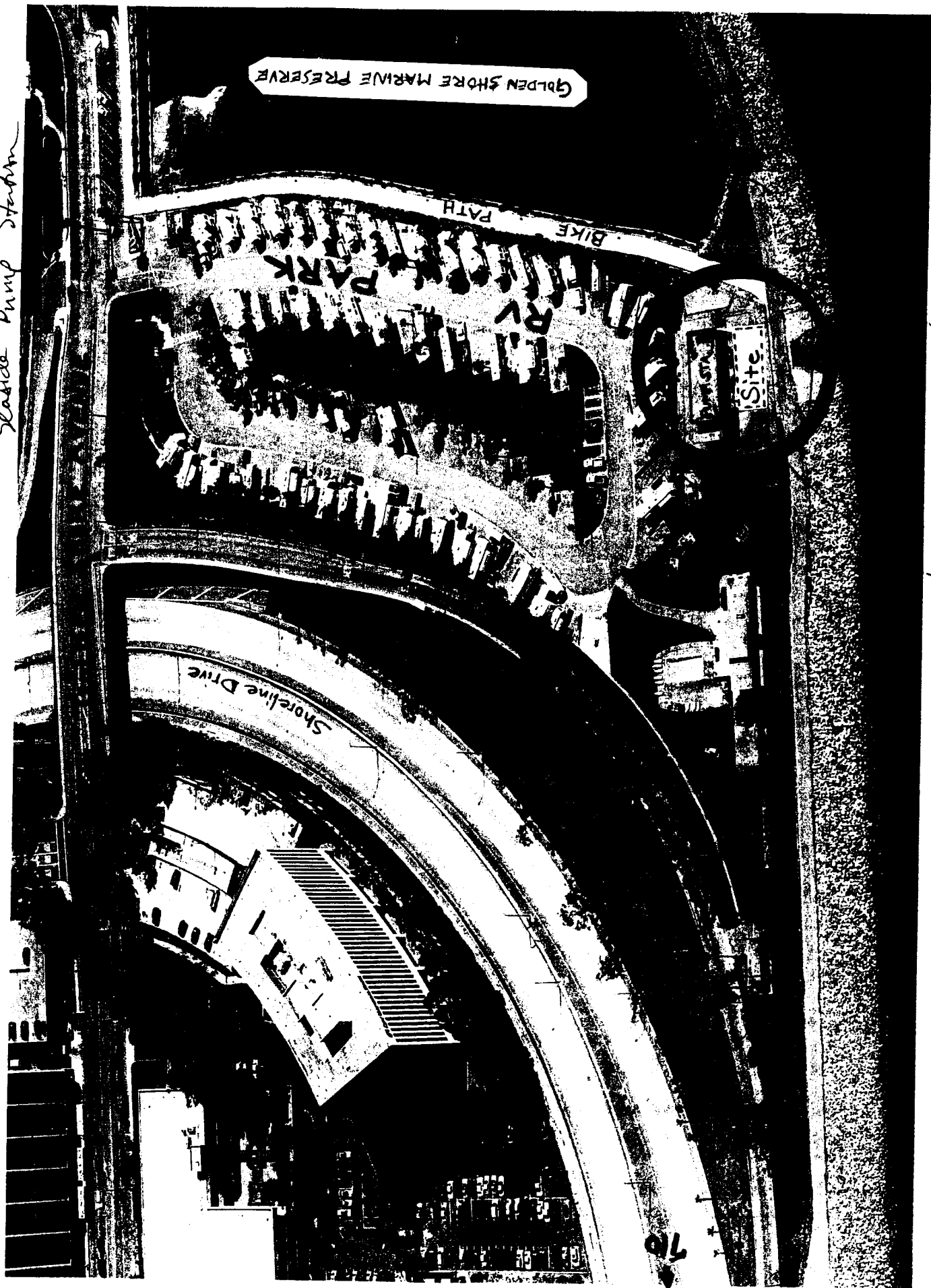
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EXHIBIT # 3

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Seaside Pump Station



N. →

Exhibit #4

