

**CALIFORNIA COASTAL COMMISSION**

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**T 3b**

Filed: 9/18/06  
49th Day: 11/06/06  
180th Day: 3/17/06  
Staff: Al Padilla-LB  
Staff Report: 11/20/06  
Hearing Date: 12/13-15/06  
Commission Action:

**STAFF REPORT: CONSENT CALENDAR**

**APPLICATION NUMBER:** 5-06-364

**APPLICANT:** Sempra Energy Utilities

**PROJECT LOCATION:** Engery Storage Facility, between Culver Boulevard and Cabora Road, Playa del Rey

**PROJECT DESCRIPTION:** Drilling of two 400-foot deep 10-inch diameter wells to house cathodic protection anodes, with trenches for electrical lines, to protect existing underground pipelines from corrosion.

**LOCAL APPROVALS RECEIVED:** City of Los Angeles Approval in Concept No. ZA 2006-8051

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**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the proposed project with a special condition requiring: 1) storage of construction material and debris removal. As conditioned, the project can be found consistent with the Chapter three policies of the Coastal Act.

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## **I. STAFF RECOMMENDATION:**

Staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application:

**MOTION:** *I move that the Commission approve coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all permits included on the consent calendar. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

## **RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a permit, subject to the conditions below, for the proposed development 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. Debris Mitigation and Removal of Construction Debris

**A) PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT,** the applicant shall submit for the review and approval of the Executive Director, a Construction Best Management Practices Plan for the construction project site, prepared by a licensed professional, and shall incorporate erosion, sediment, and chemical control Best Management Practices (BMPs) designed to minimize to the maximum extent practicable the adverse impacts associated with construction to receiving waters. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

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

**B)** The permittee shall undertake development in accordance with the plans and construction schedule approved by the Executive Director pursuant to this condition. Any proposed changes to the approved plans or construction schedule shall be reported to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

### IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

#### **A. Project Description and Location**

The applicant proposes to drill two 400-foot deep, 10-inch diameter wells to house cathodic protection anodes, with trenches for electrical lines, which connect to the cathodic protection rectifier, to protect existing underground pipelines from corrosion. The walls of each well will be lined with bentonite to support the sides. Once the cathodic

protection equipment is placed within the wells, the wells will be filled with coke breeze and capped with gravel and cement grout.

The applicant, Sempra Energy Utilities, will replace existing surface well anodes with deep well anodes to provide enhanced cathodic protection of the underground pipelines within their gas storage facility. The current cathodic protection devices need to be upgraded with deeper well anodes to improve protection of the existing pipelines.

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

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

Coke breeze, which will be used as a fill material, is a fine coke processed from coal and is considered a chemically neutral material. It is commonly used as a fill material for cathodic protection wells to enhance conductivity and will not pose a risk to the surrounding area. The coke breeze will be delivered in sacks by truck and poured or pumped into each well. The coke breeze and other construction materials will not be piled or stored in the open on-site. All excavated material will be contained on site and hauled to a proper disposal site outside of the Coastal Zone. Any ground water displaced will be pumped into baker trucks and properly disposed of outside of the Coastal Zone.

The proposed project is located within the fenced area of the Playa del Rey Storage Facility in the community of Playa del Rey, in the City of Los Angeles. The Facility is located south of Culver Boulevard and just north of the City's public works service road, Cabora Road, which is located at the base of the Westchester Bluffs, in the area that is known as Area B of the Ballona Wetlands. The two proposed well areas will be within the developed property of the storage facility. The two well sites are developed with asphalt and decomposed granite gravel, with non-native grasses and ice plant. A drilling rig will be used to drill the wells.

Coastal Commission staff discussed the proposed project with the Department of Fish and Game, and Regional Water Quality Control Board and they both have indicated that the proposed project will not have an adverse impact on the surrounding area.

**B. Water Quality**

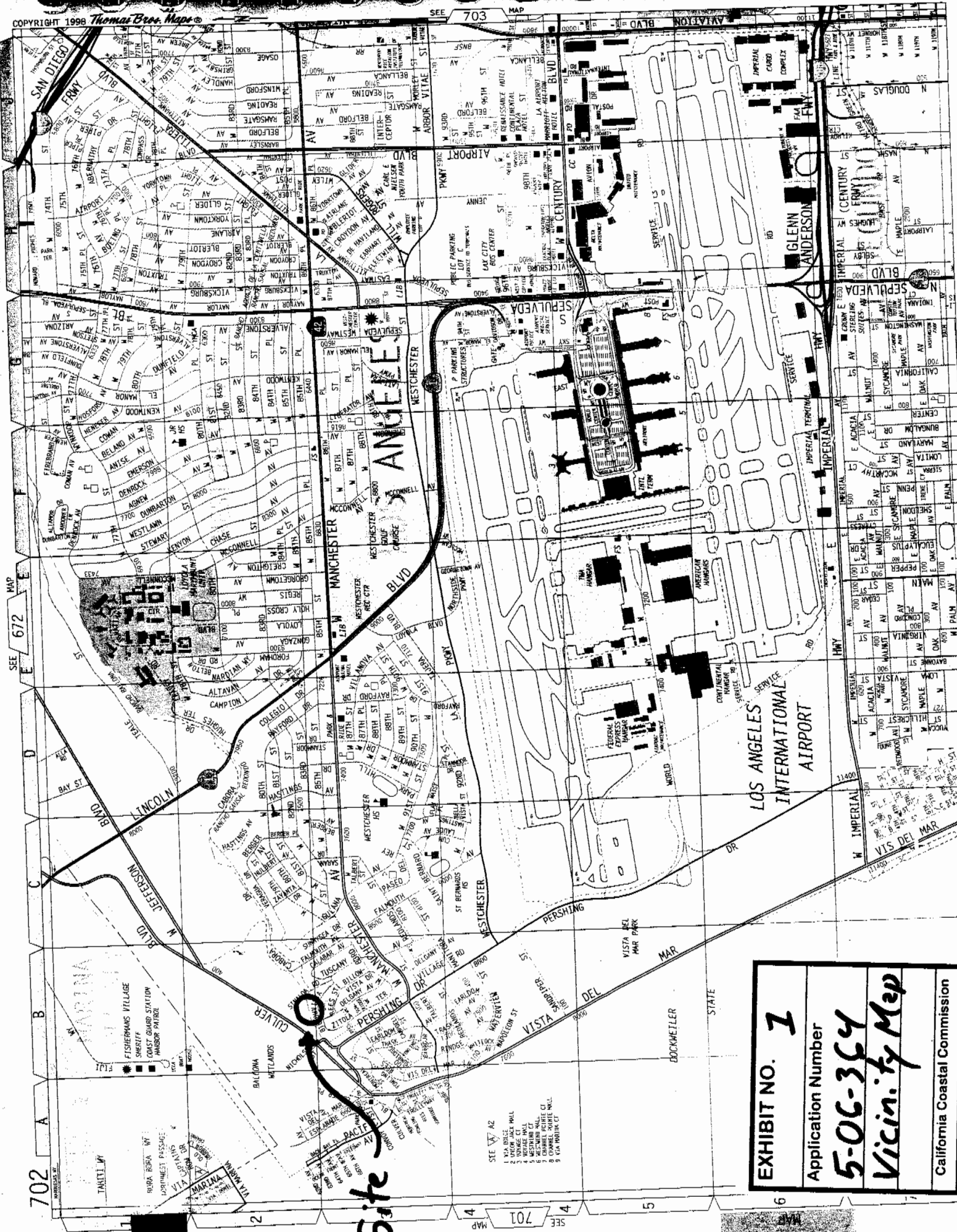
The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. Furthermore, uncontrolled runoff from the project site and the percolation of water could also affect the structural stability of bluffs and hillsides. To address these concerns, the development, as proposed and as conditioned, incorporates design features to minimize the infiltration of water and the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

**C. 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 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. The proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project 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.

**D. California Environmental Quality Act.**

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 submitted, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



Site

EXHIBIT NO. 1
Application Number
5-06-364
Vicinity Map
California Coastal Commission

- SEE AZ
- 1 VIA BOLGE
  - 2 UPPER JACK HILL
  - 3 LOWER JACK HILL
  - 4 MESA HILL
  - 5 WESTERN CL
  - 6 EASTERN CL
  - 7 CHANNEL PRICIE CT
  - 8 CHANNEL PRICIE HILL
  - 9 VIA PRICIE CT

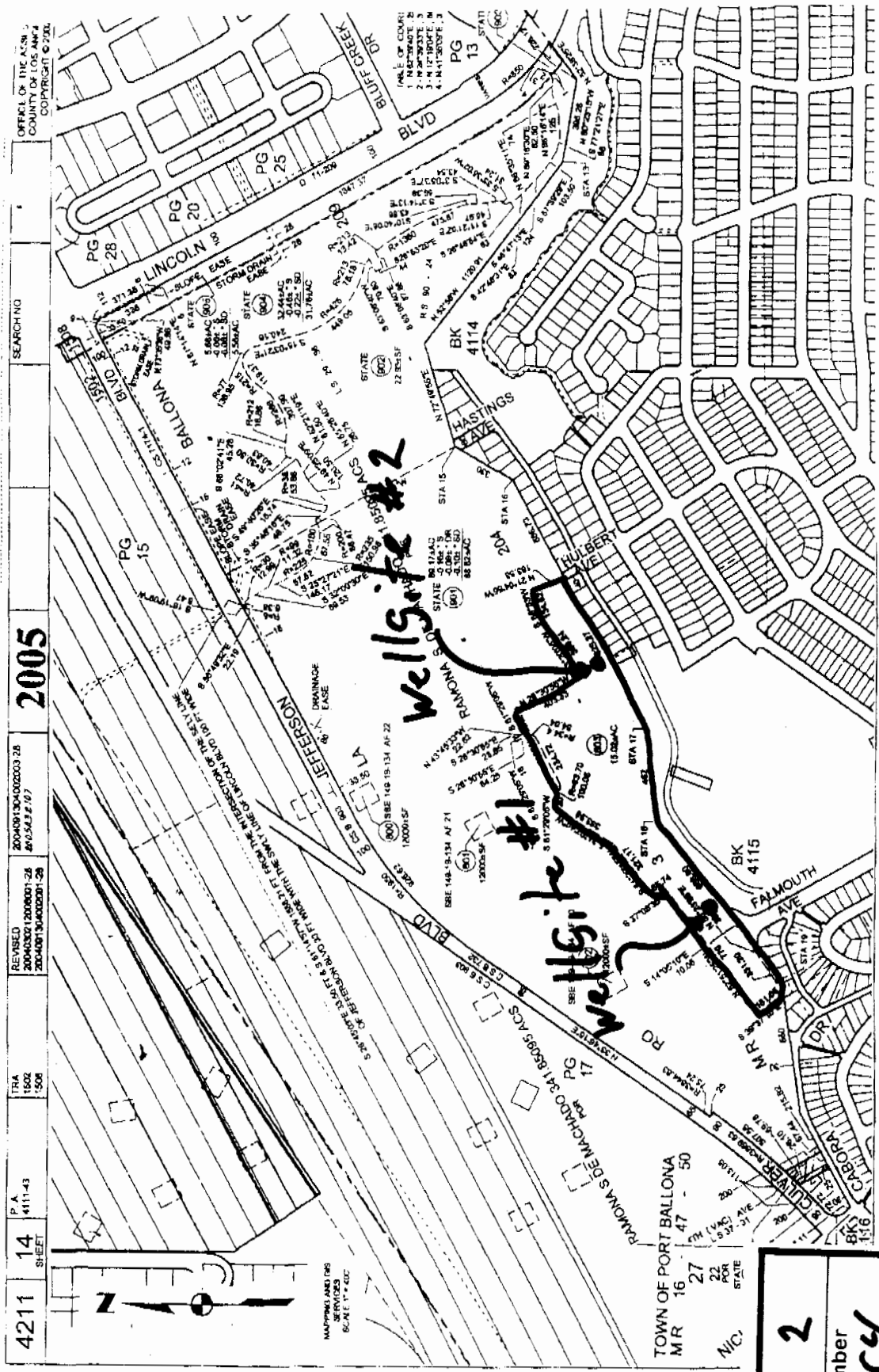
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SEE 701 MAP

View Enlarged Map

View Printing Instructions

County of Los Angeles Rick Auerbach, Assessor



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COUNTY OF LOS ANGELES  
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**EXHIBIT NO. 2**

Application Number  
**5-06-364**

**Parcel Map**  
**Well Locations**

California Coastal Commission

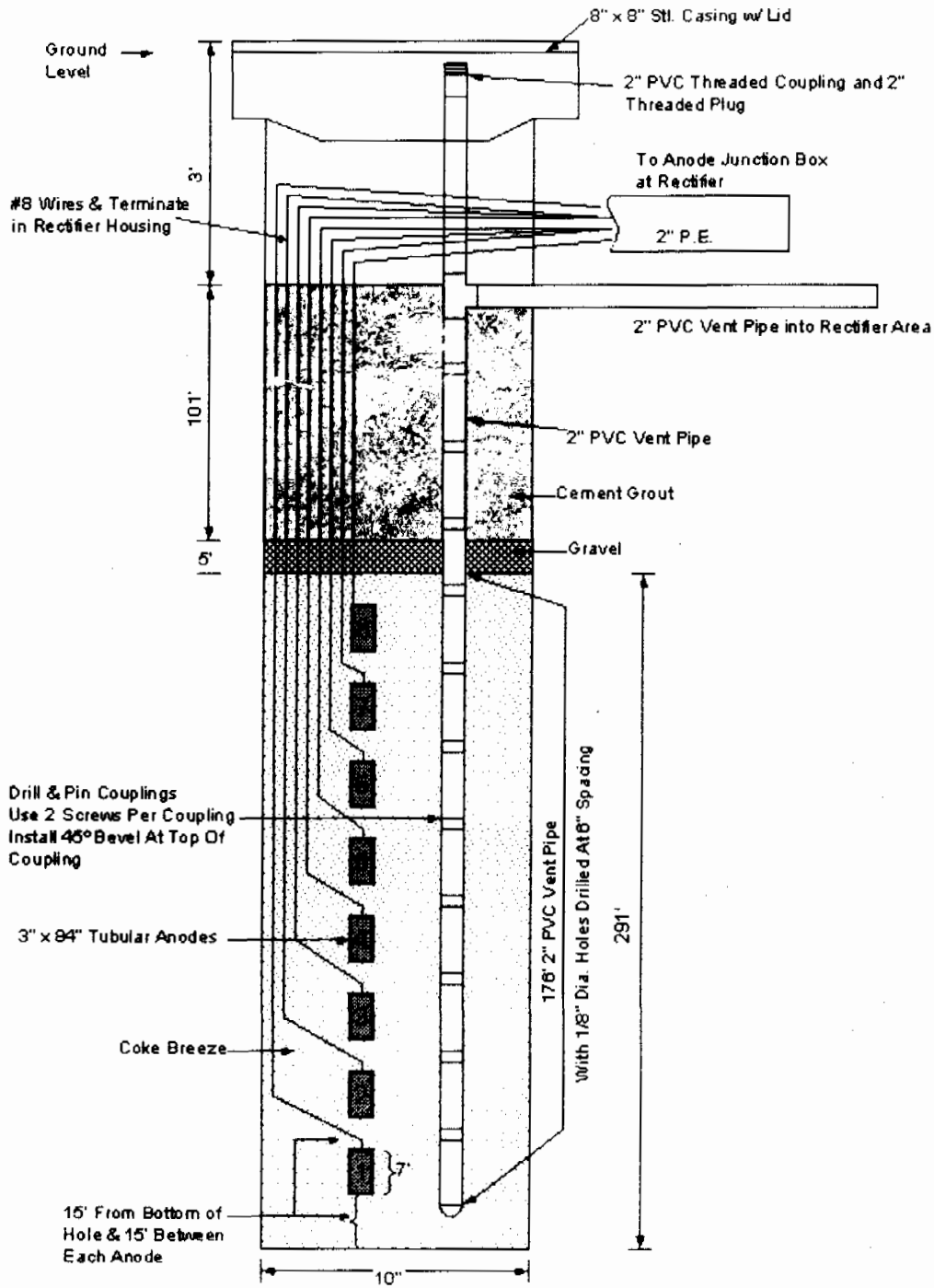


Figure 3: Deep Well Anode Schematic.

EXHIBIT NO. 3
Application Number 5-06-364
Well Schematic
California Coastal Commission