

CALIFORNIA COASTAL COMMISSION

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

Permit Application No. **5-08-120**

June 19, 2008

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**Th4c****ADMINISTRATIVE PERMIT****APPLICANT:** City of Los Angeles Department of Public Works**PROJECT DESCRIPTION:** Installation of a compressed natural gas (CNG) fueling facility in an existing City maintenance yard.**LOCATION:** 2000 Abbot Kinney Boulevard, Venice, City of Los Angeles, Los Angeles Co.**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:

Thursday, July 10, 2008, 9:00 a.m.
San Luis Obispo County Government Center
Board of Supervisors Chambers
1055 Monterey Street
San Luis Obispo, CA 93408

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. Posner
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 Page Four.

STAFF NOTE: Pursuant to Section 30601 of the Coastal Act, any major public works project or major energy facility that receives a local coastal development permit from the local government pursuant to the provisions of Coastal Act Section 30600(b) must also obtain a "dual" coastal development permit from the Coastal Commission. The City of Los Angeles Public Works Department approved Local Coastal Development Permit No. 07-05 for the proposed project on March 25, 2008, after a public hearing on March 5, 2008. In this case, the proposed development requires a "dual" coastal development permit issued by the Commission by nature of the proposed CNG fueling station being a major public works facility. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The City of Los Angeles certified Land Use Plan (LUP) for Venice is advisory in nature and may provide guidance.

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 proposed project involves the installation of a compressed natural gas (CNG) fueling facility in an existing City maintenance yard in Venice (See Exhibits). The proposed fueling facility is for City vehicles only (e.g., street sweepers); it is not a public fuel station. The proposed facility will allow for both slow filling (several hours) and fast filling (few minutes) of City vehicles with CNG. The oil house, an existing facility used for storing and dispensing gasoline and oil in the City maintenance yard, will be demolished to make space for the proposed CNG fueling facility.

The City states that the purpose of the proposed project is to meet the South Coast Air Quality Management District's requirement (1190 Series Fleet Rules) that public fleet operators replace high-emission vehicles (e.g., those using diesel and gasoline) with low-emission vehicles (e.g., those using CNG).

Components of the proposed fueling facility include: three CNG storage vessels, an incoming gas meter, a gas dryer to remove moisture from incoming gas, a gas compressor with a control panel to regulate flow of compressed gas, a dual-hose fuel dispenser and high-pressure piping, electrical control panels, manual and automatic safety systems that provide instant shut-down capabilities and reporting, and concrete barriers and bollards to prevent damage to components by vehicles (Exhibit #3).

The existing City maintenance yard where the project is proposed is situated in an established industrial area in southeast Venice, about one-half mile inland of the beach (Exhibit #2). The land use designation for the site, as set forth in the certified City of Los Angeles land Use Plan (LUP) for Venice, is Limited Industry. The industrial zone is surrounded by residential neighborhoods (Exhibit #2).

The proposed project has been reviewed and approved by the City of Los Angeles Department of Public Works, and it will not: a) obstruct public views to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. Therefore, the proposed project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals.

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 discharged into coastal waters would result in an adverse effect on the marine environment. To reduce the potential for 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 30231 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. Public Access and Recreation

The proposed development, as conditioned, does not interfere with public recreational use of coastal resources, and will not have any new adverse impact on public access to the coast or to nearby recreational facilities. 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, Sections 30220 through 30224, and Section 30252 of the Coastal Act regarding the protection of public access and the promotion of public recreational opportunities.

E. Local Coastal Program

A coastal development permit is required from the Commission because the proposed development is a major public works facility. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The City of Los Angeles certified Land Use Plan (LUP) for Venice is advisory in nature and may provide guidance. The Commission certified the City of Los Angeles LUP for Venice on June 14, 2001. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified LUP for the area.

F. 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 – Oil House Demolition

In order to prevent the discharge of contaminated runoff into 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 and Debris Removal

By acceptance of this permit, the permittee agrees that the permitted development shall be conducted in a manner that protects water quality pursuant to the implementation of the following (BMPs) Best Management Practices.

- a) No construction materials, demolition 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) Erosion control/sedimentation Best Management Practices (BMPs) 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.
- d) 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.
- e) Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
- f) Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than fifty feet away from all stormdrains, open ditches and surface waters.
- g) All trash generated by construction activities within the project area shall be disposed of at the end of each day, or as soon as possible.
- h) All grading and excavation areas shall be properly covered and sandbags and/or ditches shall be used to prevent runoff from leaving the site, and measures to control erosion must be implemented at the end of each day's work.

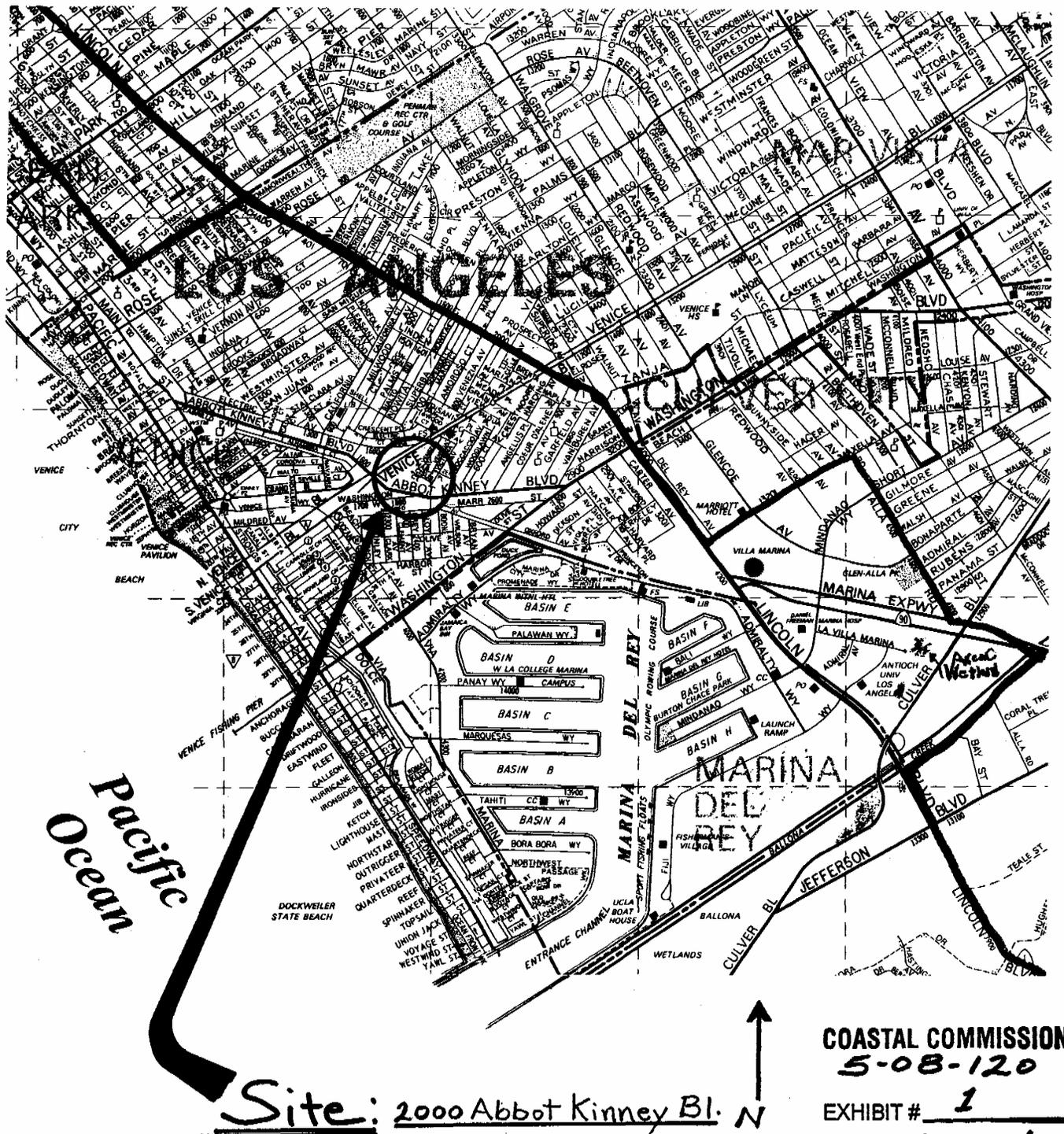
ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

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

Applicant's Signature

Date of Signing

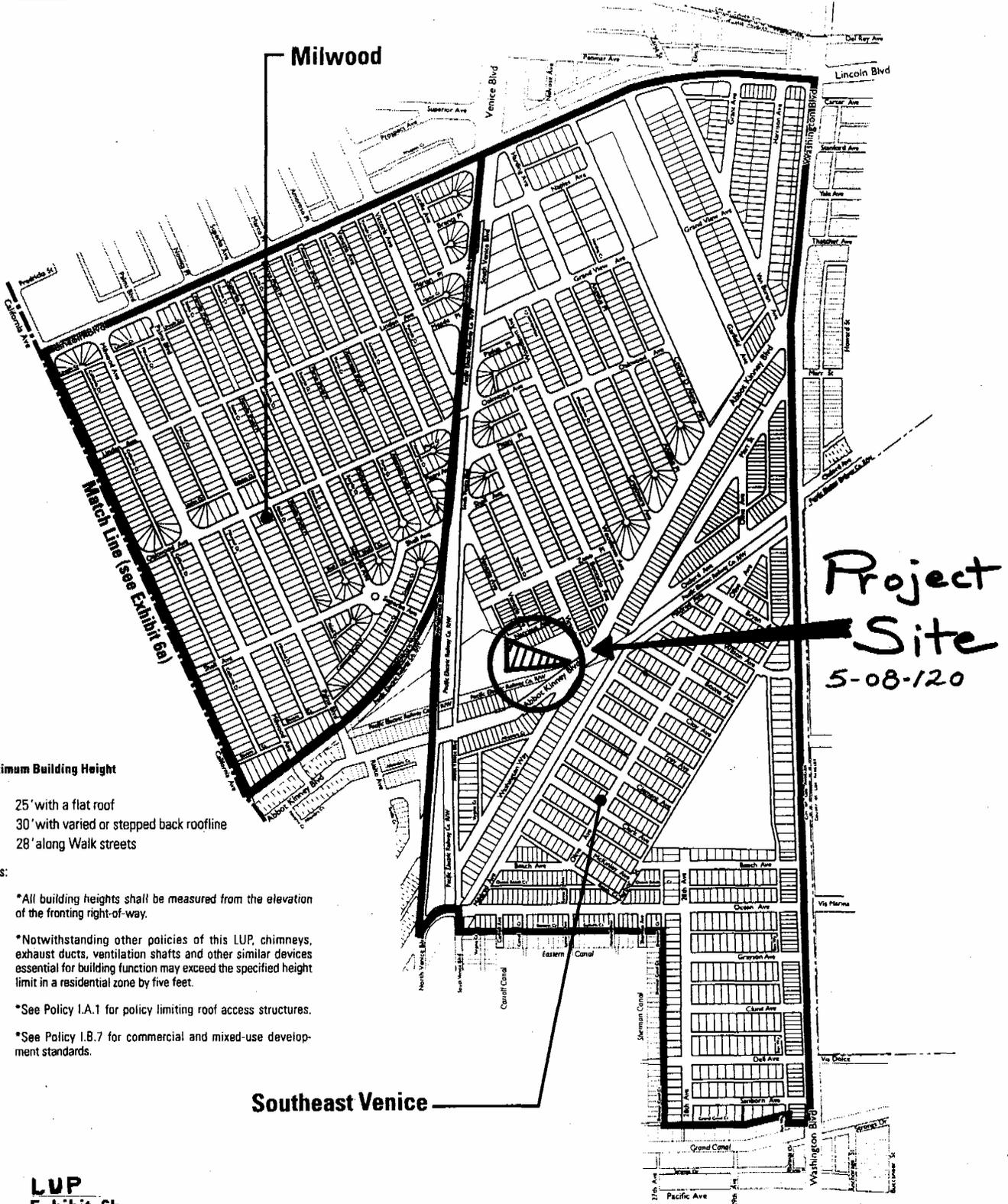
VENICE, CA



COASTAL COMMISSION
5-08-120

EXHIBIT # 1

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Maximum Building Height

- 25' with a flat roof
- 30' with varied or stepped back roofline
- 28' along Walk streets

Notes:

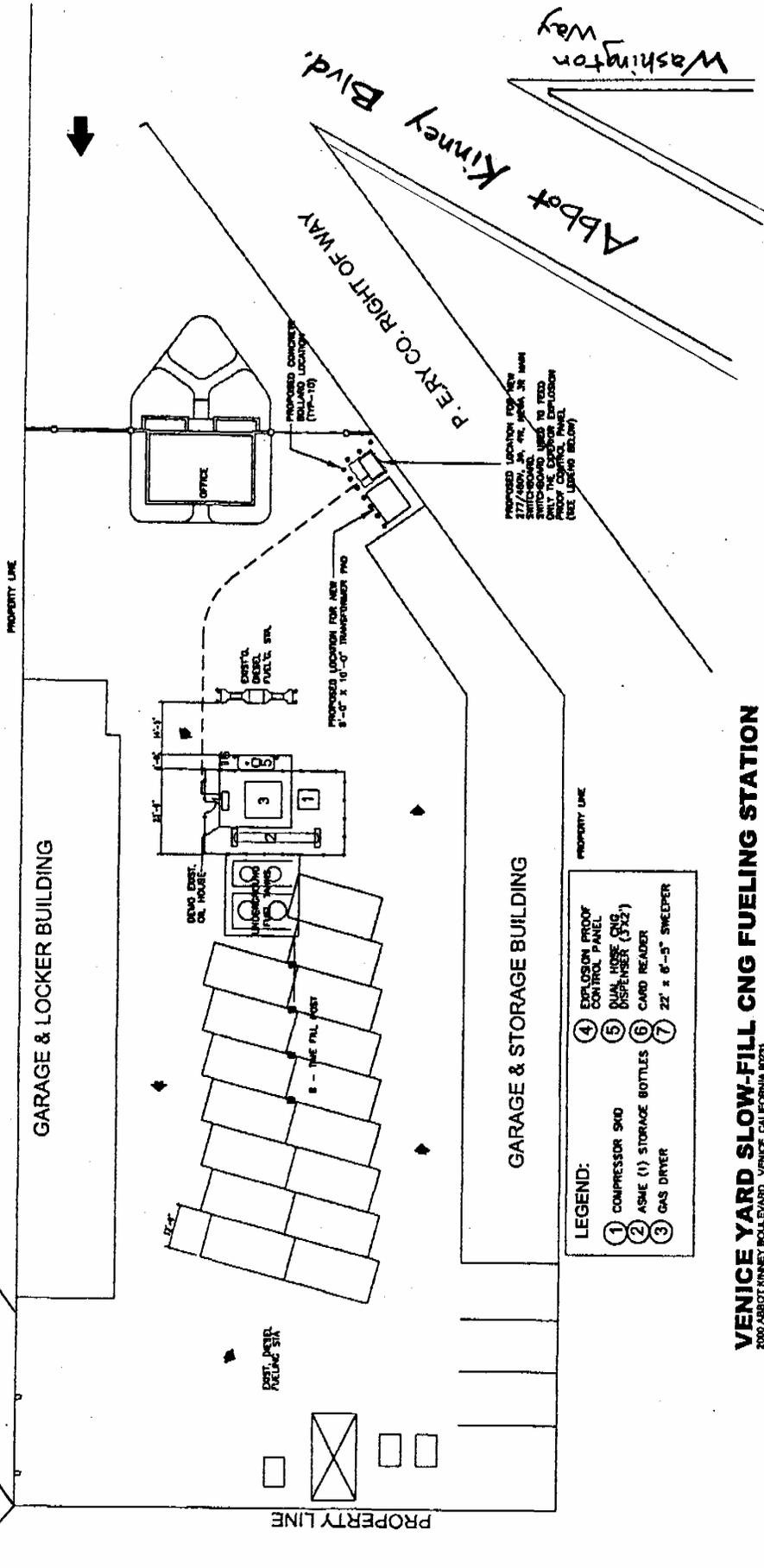
- *All building heights shall be measured from the elevation of the fronting right-of-way.
- *Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.
- *See Policy I.A.1 for policy limiting roof access structures.
- *See Policy I.B.7 for commercial and mixed-use development standards.

**LUP
Exhibit 6b**

Subarea: Oakwood • Milwood • Southeast Venice

N
 Not to Scale
 EXHIBIT # 2
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Marcus Crt.



- LEGEND:**
- ① COMPRESSOR SKID
 - ② ASHE (1) STORAGE BOTTLES
 - ③ GAS DRYER
 - ④ EXPLOSION PROOF CONTROL PANEL
 - ⑤ GUN HOUSE (CNG DISPENSER (325))
 - ⑥ CARD READER
 - ⑦ 22' x 6'-5" SWEEPER

VENICE YARD SLOW-FILL CNG FUELING STATION
 2000 ABBOT KINNEY BOULEVARD, VENICE, CALIFORNIA 90221

SITE PLAN