

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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Long Beach, CA 90802-4302  
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Filed: 11/24/10  
49th Day: 1/12/11  
180th Day: 5/23/11  
Staff: Al Padilla-LB  
Staff Report: 1/18/11  
Hearing Date: 2/9-11/11  
Commission Action:

# W4a

**STAFF REPORT: CONSENT CALENDAR**

**APPLICATION NUMBER:** 5-10-280

**APPLICANT:** City of Los Angeles Department of Public Works

**PROJECT LOCATION:** Temescal Canyon Road, Temescal Canyon Park, northeast of Temescal Canyon Road/Pacific Coast Highway intersection, Pacific Palisades, City of Los Angeles.

**PROJECT DESCRIPTION:** Construction of an underground best management water quality stormwater diversion system consisting of a 24 foot deep by 14 foot long by 14 foot wide stormwater diversion structure; dry-weather return diversion structure; hydrodynamic separator; an approximately 1.25 million gallon stormwater detention tank; two above ground electrical cabinets. Project will also include the demolition and construction of a 330 square foot ADA compliant restroom facility; replace playground equipment; and restore site. Best Management Practices will be implemented during construction.

**LOCAL APPROVALS RECEIVED:** Los Angeles City Coastal Development Permit No. 10-02

**SUBSTANTIVE FILE DOCUMENTS:** Mitigated Negative Declaration/Initial Study for Temescal Canyon Park Stormwater Best Management Practices Project, September 2009.

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**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the proposed development with two special conditions regarding: 1) stockpiling, staging, avoidance of siltation, and erosion control; 2) location of debris disposal site.

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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 on which the Commission voted on the application. 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. Stockpiling, Staging Avoidance of Siltation, and Erosion Control.

A. Prior to issuance of a coastal development permit the applicant shall agree in writing that the final plans shall minimize construction impacts of the project and that all contracts and other written materials shall include the requirements listed below. The applicant shall further agree that the final plans shall identify acceptable locations for stockpiling and staging of materials; plans for control of erosion, stockpiled earth from trenches, and cement; as well as plans for the disposal of construction materials. The plans shall contain the following:

- 1) A delineation of the areas to be disturbed by grading or construction activities including any temporary trenches, staging and stockpile areas.
- 2) The plan shall include source control Best Management Practices as part of a written plan designed to control dust, concrete, demolition pavement or pipe removed during construction, and/ or construction materials, and standards for interim control and for clean up. All sediment waste and debris should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill. Contractors and City Inspectors shall monitor and contain oil or fuel leaks from vehicles and equipment.
- 3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: filling or covering all holes/trenches in roadways such that traffic can continue to pass over disturbed areas, stabilization of all stockpiled fill, disturbed soils and trenches with shoring, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. These temporary erosion control measures shall be monitored and maintained at least on a weekly basis until grading or construction operations resume.

B. Prior to commencement of construction the applicant and its contractor(s) shall provide final plans and plan notes that conform with the requirements of item A above for the review and approval of the Executive Director. No work shall take place until the Executive Director approves the plans in writing.

C. Conformance with plans. All work shall take place consistent with the plans submitted in compliance with A above.

#### 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. The contractor shall be notified of this condition.

#### **IV. FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

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

The City of Los Angeles is proposing a stormwater best management practices project that will consist of the construction of an underground 24 foot deep by 14 foot long by 14 foot wide stormwater diversion structure; dry-weather return diversion structure; hydrodynamic separator; an approximately 1.25 million gallon stormwater detention tank; installation of two 6 foot long by 2 foot wide by 6 foot high above ground electrical cabinets; demolition of an existing restroom facility and construction of a new 330 square foot Americans with Disabilities Act (ADA) compliant restroom facility; replacement of playground equipment; and restoration of the site.

The proposed project will result in improving water quality and will support the City's efforts to comply with current and future stormwater regulations for Santa Monica Bay beaches, including the Santa Monica Bay Beaches Wet Weather Bacteria Total maximum Daily Load (TMDL). The TMDL, adopted by the Los Angeles Regional Water Quality Control Board (RWQCB) includes a number of interim compliance goals that began in the fall of 2009. To improve water quality and address these compliance needs, the City implemented several projects to reduce the amount of bacteria-laden stormwater runoff that drains into Santa Monica Bay. The proposed Temescal Canyon Park Stormwater Best Management Practices Project is one of these projects. The proposed project focuses on TMDL compliance by diverting portions of the wet-weather flow from the storm drain in Temescal Canyon Road through a diversion pipe to a system that would screen trash, sediment, and oil and grease, and then go to an underground stormwater detention tank (approximately 1.25 million gallons capacity). Stormwater stored in the tank would be held for approximately seventy-two hours following a storm event, and then pumped at a controlled rate from the tank into a force main and ultimately to the Hyperion Treatment Plant.

The proposed project area is part of the Santa Monica Bay Watershed and consists of a drainage area of approximately 1,600 acres. The project is located in the immediate vicinity of Temescal Canyon Park, northeast of the Temescal Canyon Road and Pacific Coast highway (PCH) intersection in the Pacific Palisades Community Plan area of the City of Los Angeles. The proposed improvements would be located along PCH, on Temescal Canyon Road, and within Temescal Canyon Park, an approximately 36 acre City park that extends over  $\frac{3}{4}$  miles along both sides of Temescal Canyon Road from PCH. The Park consists of hardscaped and landscaped areas, including playground equipment, shade structures, benches, restroom facilities, and open lawn areas.

The proposed below grade 1.25 million gallon tank will be located in an open lawn area of the park and where the existing playground equipment is located. Once completed the lawn area and playground equipment will be restored. All project facilities will be below grade or at grade, such as access hatches and grated vents, except for the two electrical utility boxes which will be located along Temescal Canyon Road adjacent to the park. The location of the electrical utility boxes are along Temescal Canyon Road, and over 800 feet from PCH. Because of the curves of the Temescal Canyon Road, the utility boxes will not be visible from PCH or the beach and will not interfere with beach views from Temescal Canyon Road.

Excavated areas will be backfilled and ground cover installed within the park after the placement of the underground stormwater detention tank and associated structures. Best Management Practices will be implemented during construction.

During construction vehicle traffic along Temescal Canyon Road will continue in both directions. Traffic mitigation measures will be incorporated during construction to minimize temporary traffic impacts.

#### **B. Access**

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

#### **C. Water Quality**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters during construction. The development, as proposed and as conditioned (Special Condition No. 1), incorporates design features to minimize 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, reducing runoff through the use of permeable surfaces, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Furthermore, at this time the applicant has not designated a disposal site for the excavated material. Special Condition No. 2 ensures the proper disposal of the material. 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.

#### **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 Pacific Palisades 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 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**

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

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



EXHIBIT NO. *I*  
 Application Number  
*5-10-280*  
 Vicinity Map  
 California Coastal Commission

*Project Location*  
*Pacific Ocean*

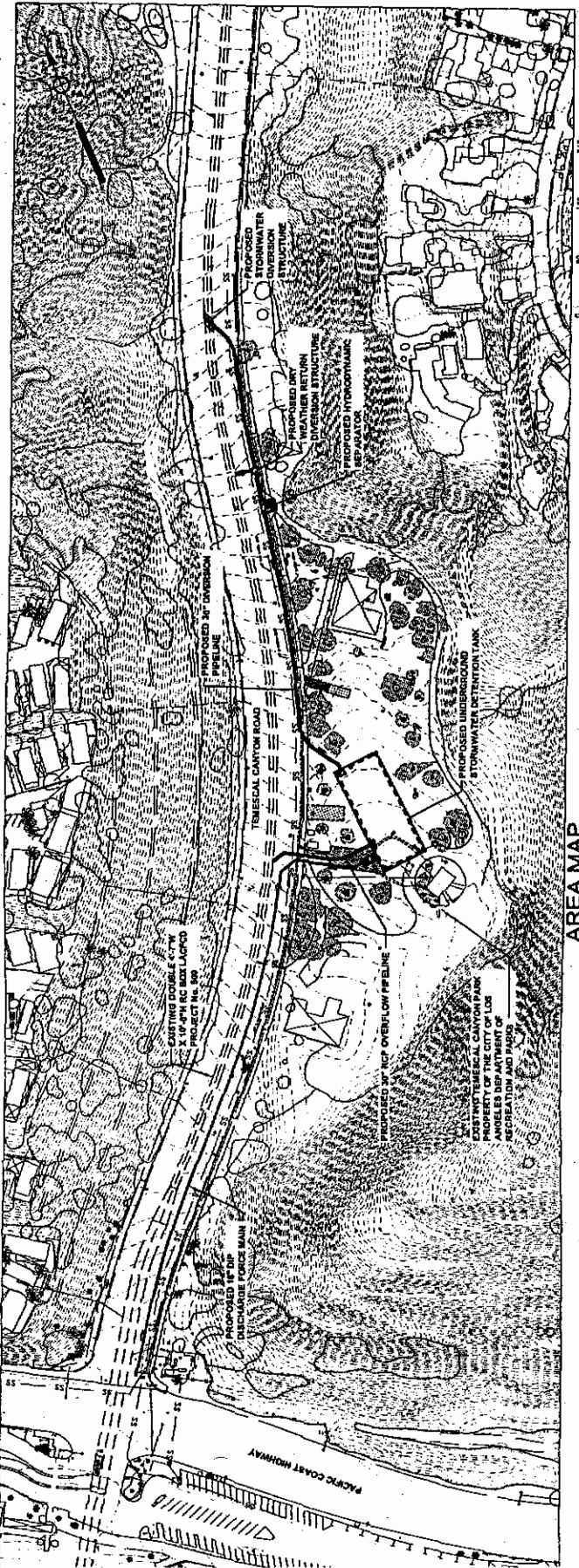
SEE INSET MAP PAGE 49

B C D E  
 1 2 3 4 5 6  
 SEE 49 MAP

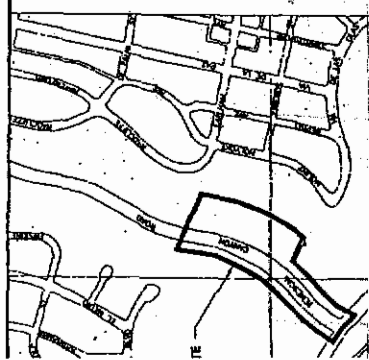
SEE 47 MAP

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**TEMESCAL CANYON PARK STORMWATER BMP PROJECT - PHASE I**



**AREA MAP**  
SCALE: 1" = 30'



**RECEIVED**  
Environmental Group  
South Coast Region  
NOV 24 2010  
DEPARTMENT OF RECREATION & PARKS  
CALIFORNIA COASTAL COMMISSION  
LANDSCAPE ARCHITECT II

**PROPOSITION 'O' BOND PROGRAM**  
KENDRICK OKUDA  
PROGRAM MANAGER

PROJECT MANAGEMENT	PROJECT DESIGN	CONSTRUCTION MANAGEMENT	SUPPORT SERVICES
<b>CANDELAIO FLORES</b> PROJECT MANAGER <b>JOANNA TESORO</b> PROJECT ENGINEER	<b>METCALF &amp; EDDY / AECOM</b> <b>ASHOK DHINDRA, P.E.</b> SENIOR VICE PRESIDENT CIVIL <b>TIMOTHY JOYCE, P.E.</b> PROJECT MANAGER STRUCTURAL: <b>RONALD FIORE, P.E.</b> DEPARTMENT DISCIPLINE MANAGER MECHANICAL: <b>PAUL MULLTON, P.E.</b> TECHNICAL LEADER ELECTRICAL: <b>YASSER EL-KHAYAT, P.E.</b> ELECTRICAL ENGINEER	<b>STRUCTURAL:</b> <b>BEYAZ AND PATEL</b> <b>SUBHASH PATEL, P.E.</b> GEOTECHNICAL: <b>RUNITO &amp; MOORE</b> CONSULTING GEOTECHNICAL, C.E.G. SENIOR PROJECT GEOLOGIST LANDSCAPE: <b>EDAW / AECOM</b> <b>JAMES CURTIS, A.S.A.</b> SENIOR ASSOCIATE TRAFFIC: <b>DIMIN HARRIS / AECOM</b> <b>CARMEN GENDUSA, P.E.</b> SURVEY: <b>WAGNER ENGINEERING &amp; SURVEY, INC.</b> <b>STEPHANIE WAGNER, L.S.</b>	<b>ENVIRONMENTAL GROUP</b> <b>ARA KARBALIAN</b> GROUP MANAGER <b>MARIA MARTIN</b> ENVIRONMENTAL SUPERVISOR DEPARTMENT OF RECREATION & PARKS <b>SUE GORNEY</b> LANDSCAPE ARCHITECT II

METCALF & EDDY / AECOM

**EXHIBIT NO. 2**

Application Number  
**5-10-280**

**Site Plan**

California Coastal Commission

100% SUBMITTAL PRELIMINARY COPY DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____ SHEET NO.: _____ TOTAL SHEETS: _____ PROJECT NO.: _____ DRAWING NO.: _____	DEPARTMENT OF PUBLIC WORKS GARY LEE MOORE, P.E. CITY ENGINEER ACCEPTED BY: _____ DATE: _____	CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS TITLE PAGE WITH VICINITY MAP AREA MAP TEMESCAL CANYON PARK STORMWATER BMP PROJECT - PHASE I LOS ANGELES, CA
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**100% SUBMITTAL**  
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DATE: \_\_\_\_\_

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**ENGINEERING**

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

**TEDESCAL CANYON PARK STORMWATER BMP PROJECT - PHASE I**

**SITE PLAN**

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

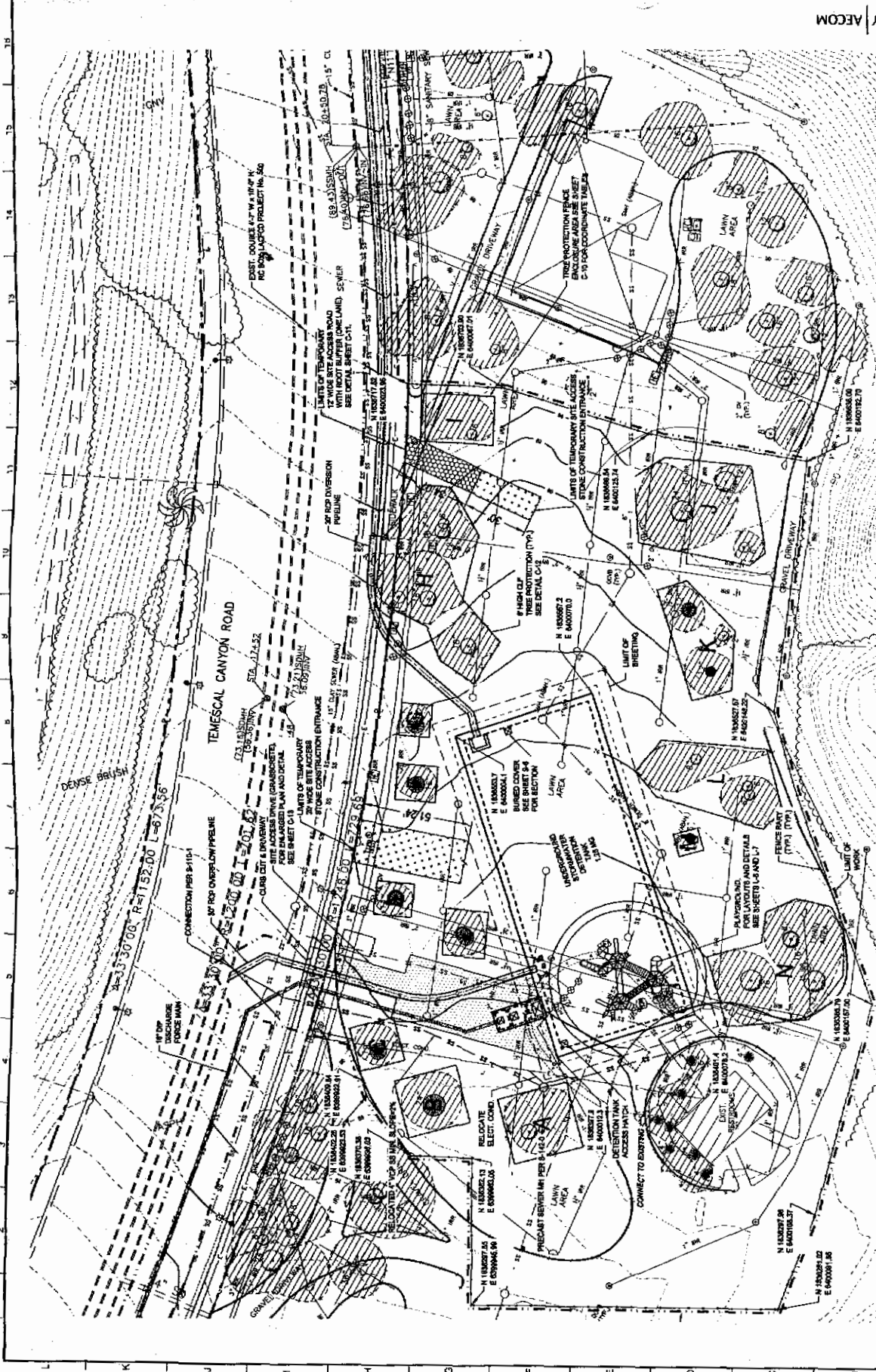
**EXHIBIT NO. 3**

**Application Number**

**5-10-280**

**Park Site Plan**

California Coastal Commission



- NOTES:**
1. FOR NOTES TO CONSTRUCTION, SEE SHEET E-3 FOR LEGEND AND ABBREVIATIONS, SEE SHEET C-1. THE COORDINATES SHOWN ON THE PLAN INDICATE THE OUTSIDE FACE OF THE DETENTION TANK.
  2. SITE GRADING SHALL CONSIST OF RESTORATION OF PRECONSTRUCTION GRADES. FINAL GRADING SHOWN AS BOLD CONTOURS ON THIS SHEET.
  3. 6" HIGH CHAINLINK FENCE TREE PROTECTION ENCLOSURE SHALL BE CONSTRUCTED CONCRETE. SEE SHEET C-10 FOR FENCE COORDINATES.

