CALIFORNIA COASTAL COMMISSION
South Coast Area Office
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Long Beach, CA 90802-4302
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Th8d

Filed:	2/14/16
180th Day:	8/12/16
Staff:	L. Roman-LB
Staff Report:	6/23/16
Hearing Date:	7/14/16

STAFF REPORT: CONSENT CALENDAR

Application No.:	**5-16-0045**
Applicant:	**City of Seal Beach**
Agent:	Bonterra/PSOMAS, Brad Blood, P.E.
Location:	Pacific Coast Hwy and 1st Street, Los Cerritos Wetlands, Seal Beach (Orange County)
Project Description:	Repair of an existing buried 18-inch diameter water pipeline consisting of excavation and shoring of an 8-ft. by 8-ft. hole in front of pipeline break to expose pipeline; excavation of two additional holes, one approximately fifteen feet westerly of pipe break and one approximately thirty feet easterly of the pipe break to identify exact pipe alignment; shoring of the hole scoured by escaping pressurized water in order to facilitate access to the pipeline; repair/replacement of damaged pipeline section and flush/clean repaired pipeline into storm drain system prior to backfilling of the three excavation areas, re-compaction and re-contouring to original elevation or lower and re-vegetation/restoration of disturbed areas within a public easement in the Los Cerritos Wetlands.
Staff Recommendation:	Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

The subject Coastal Development Permit (CDP) application is the follow-up CDP application to Emergency Permit G-5-15-0022 issued to the City of Seal Beach on November 18, 2015 for the repair of a ruptured section of a public water pipeline. The applicant is proposing to make permanent the work conducted under that emergency permit and is proposing a Restoration Plan that includes the re-vegetation/restoration of areas impacted by the pipeline rupture, per condition of approval of the emergency permit. The major issues of this staff report concerns adverse impacts to sensitive habitat.

Staff is recommending APPROVAL of the proposed project with one (1) special condition regarding: 1) conformance with proposed restoration plan.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program for the relevant area. The City of Seal Beach does not have a certified LCP. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act.

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APPENDICES

EXHIBITS

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the Coastal Development Permit Applications included in the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the 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 alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following 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

This permit is granted subject to the following special conditions:

1. **Conformance with Proposed Restoration Plan.** The applicant shall conform to the proposed Restoration Plan identified in the document dated January 13, 2016 and received in the Commission's office on January 15, 2016 titled *Proposed Restoration for the Hellman Ranch 18-inch Emergency Water Line Repair and Restoration, Seal Beach, California* included as Exhibit #2 of this staff report. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

IV. FINDINGS AND DECLARATIONS:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is located within a City of Seal Beach public easement within the Los Cerritos Wetlands at First Street, northeast of Pacific Coast Hwy, in the City of Seal Beach, Orange County (**Exhibit 1**). The property owner is the Los Cerritos Wetlands Authority (LCWA), a governmental entity developed in 2006 by a joint powers agreement of the State Coastal Conservancy, the Rivers and Mountains Conservancy, and the cities of Long Beach and Seal Beach to provide for a comprehensive program of acquisition, protection, conservation, restoration, maintenance and operation and environmental enhancement of the Los Cerritos Wetlands area. The site is currently zoned Open Space-Natural (OS-N) in the City of Seal Beach Zoning Code and developed with maintenance roads and minor oil operations.

The applicant proposes to make permanent development approved under Emergency Coastal Development Permit (CDP) #G-5-15-0022 (**Exhibit #2**) issued on November 18, 2015 for emergency repair of a ruptured 18-inch diameter public utility water pipeline and additionally, through this follow-up CDP, the applicant proposes restoration of the area to pre-emergency site conditions. The pipeline is buried 4-6 ft. below grade adjacent to a maintenance road that traverses the wetlands complex. **Exhibit 1, page #3** provides a site plan of the emergency work area. The water pipeline is one of two pipelines providing potable water to residents of the City of Seal Beach and is maintained by the City Public Works Department. The pipeline was shut off immediately after the pipe failure was discovered by City crews, leaving only one pipeline in operation to supply water to the entire city. Thus, the emergency coastal development permit was issued, allowing repair of the public water pipeline to ensure no disruption to essential public services. Development approved under the emergency CDP included:

- excavation and shoring of an 8-ft. by 8-ft. hole in front of the pipeline break to expose a large section of the pipeline;
- excavation of two additional exploratory holes, one approximately fifteen feet westerly of pipe break and one approximately thirty feet easterly of the pipe break to identify exact pipe alignment;
- shoring of the hole scoured by the escaping pressurized water at the time the pipeline failed in order to facilitate access to the pipeline (located between 4-6 ft. below grade);
- replacement of the damaged pipeline section;
- backfilling the three excavation areas and re-compaction and re-contouring of the disturbed area back to original elevation or lower; and
- flush/clean the repaired pipeline into the storm drain system to ensure elimination of brackish water from the water line pipe system prior to returning the pipeline to service.

Approval of the emergency permit was subject to special conditions requiring methods for erosion control around the project site during construction, minimization of disturbance to vegetation and habitat areas; prohibition of machinery or construction materials not essential to for emergency repair in vegetated areas; prohibition of construction staging activities, equipment and material storage in vegetation areas, wetland areas, and any other environmentally sensitive habitat area. Furthermore, conditions of approval required both pre- and post-construction biological surveys, biological monitoring during construction, and site restoration to pre-emergency conditions through the follow-up CDP.

The water pipeline repair was undertaken per the emergency CDP special conditions, the applicant submitted the required biological monitoring (**Exhibit #3**) and a proposed Restoration Plan (**Exhibit #4**) for the re-vegetation/restoration of a total of 1,200 sq. ft. project disturbance area is included in this follow-up CDP.

The applicant proposes and Special **Condition 1** requiries compliance with the submitted Restoration Plan. All emergency repair activities occurred in areas mapped as, ruderal, disturbed, and developed in the pre-construction biological surveys. Ruderal vegetation in the repair and restoration area was identified as primarily comprised of non-native, invasive plant species such as black mustard (*Brassica nigra*) and ripgut brome (*Bromus diandrus*) with sparse amount of native salt marsh plant species, including Parish's glasswort *(Arthrocnemum subterminale),* alkali heath *(Frankenia salina)* and Common Pickleweed *(Salicornia pacifica).* The Restoration Plan proposes to restore the disturbed area by application by hand of the salt marsh species Parish's glasswort and Common Pickleweed. Seed material is proposed to be collected from sources within the Los Cerritos Wetlands. As seed mix germination and establishment of plants will rely on seasonal rainfall, seed materials will be applied immediately following a significant rain event between October 31 and March 1. The restoration area is expected to achieve a native cover of 25% within one year of initial restoration activities. As the restoration of the 1,200 sq. ft. area disturbed by emergency repair activities, which is the subject of this CDP, is located in an area proposed to be re-graded and restored as part of future phases of a proposed comprehensive plan by the Los Cerritos Wetlands Authority (LCWA) to restore the entire wetlands complex, no additional monitoring of the restoration site is required under this CDP approval. **Exhibit #5** provides an overview of the LCWA restoration plan. The

Commission approved CDP 5-15-1393 at its March 2016 meeting for Phase 1 of that larger comprehensive restoration plan for the entire 540 acre Los Cerritos Wetlands complex. Phase 1 was restoration of a 24 acre parcel known as the Zedler Marsh. Future phases of that larger restoration plan will also require a coastal development permit.

B. HABITAT

The proposed development will have no significant adverse impact on adjacent habitat, recreation areas, or parks. Therefore, the Commission finds that the project conforms with Section 30240(b) of the Coastal Act.

C. DEVELOPMENT

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future improvements special condition must be imposed. As conditioned the development conforms with the Chapter 3 policies of the Coastal Act.

D. PUBLIC ACCESS

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

E. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These features include, but are not limited to, the appropriate management of equipment and construction materials, erosion control measures, and 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.

F. LOCAL COASTAL PROGRAM

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The permit may only be issued if the Commission finds that the proposed development is in conformity with Chapter Three of the Coastal Act and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program, which conforms with Section 30604 of the Coastal Act.

The City of Seal Beach has neither a certified LCP nor a certified Land Use Plan. On July 28, 1983, the Commission denied the City of Seal Beach Land Use Plan (LUP) as submitted and certified it with suggested modifications. The City did not act on the suggested modifications within six months from the date of Commission action. Therefore, pursuant to Section 13537(b) of the California Code of Regulations, the Commission's certification of the land use plan with suggested modifications expired. The LUP has not been resubmitted for certification since that time. The proposed development, as conditioned, is consistent with the Chapter Three policies of the Coastal Act. Therefore, the Executive Director finds that approval of the proposed development, as conditioned, would not prejudice the ability of the City to prepare a certified coastal program consistent with the Chapter 3 policies of the Coastal Act.

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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.

The City of Seal Beach is the lead agency responsible for CEQA review. As determined by the City, this project is categorically exempt from CEQA as a Section 15301 Class 1 subsection (b) exemption (i.e., existing facilities of publicly owned utilities). As conditioned, there are no additional feasible alternatives or additional feasible mitigation measures available which will substantially lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified possible impacts, is consistent with CEQA and the policies of the Coastal Act.

APPENDIX A

SUBSTANTIVE FILE DOCUMENTS

1) Bonterra PSOMAS, January 4, 2016, "Summary of the Pre-Construction and Post-Construction Biological Surveys and Biological Monitoring for the Hellman Ranch 18-inch Emergency Water Line Replacement Project located in Seal Beach, California"

2) Bonterra PSOMAS, January 13, 2016, "Proposed Restoration for the Hellman Ranch 18-inch Emergency Water Line Repair and Restoration, Seal Beach, California"

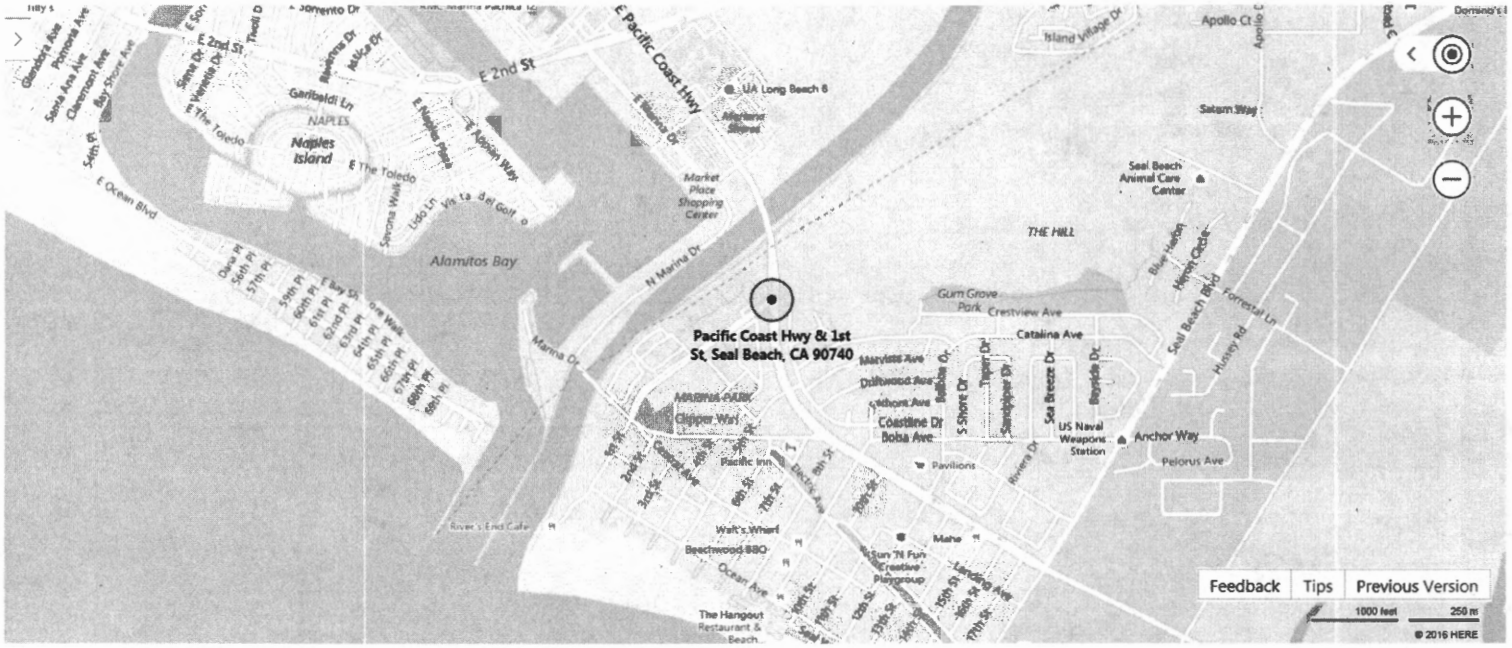

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EXHIBIT # 1
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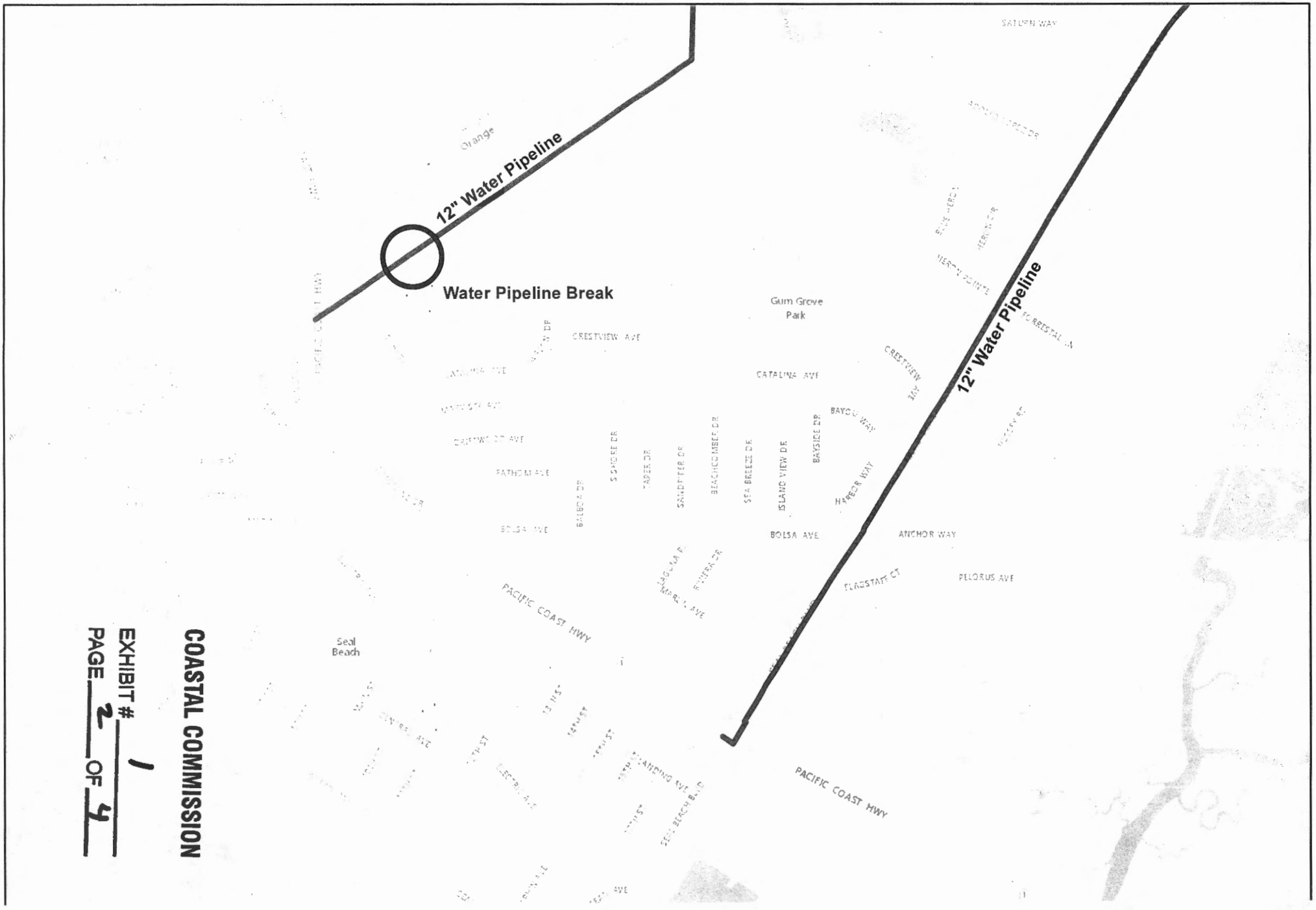
Vicinity Map
City of Seal Beach



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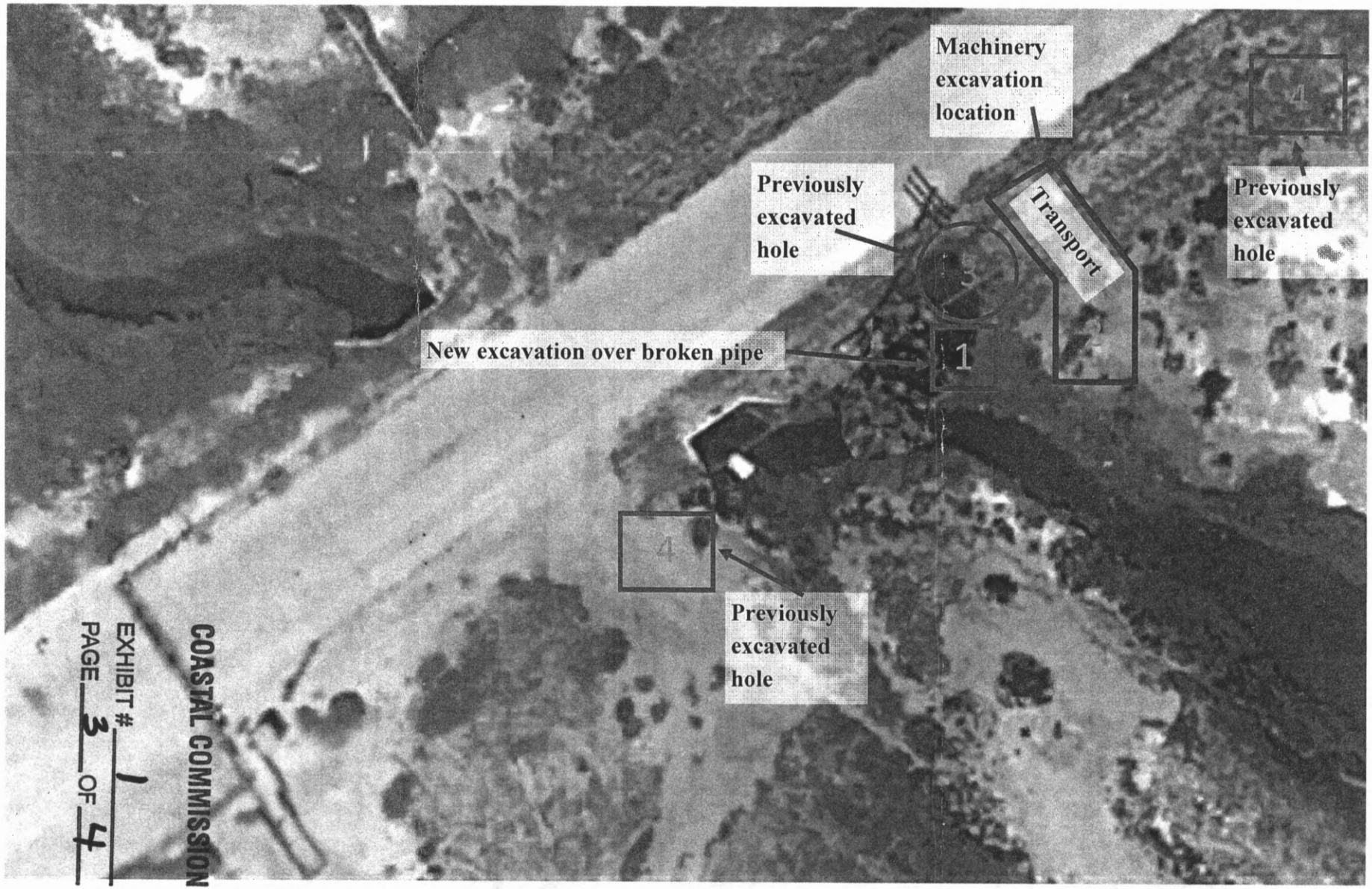
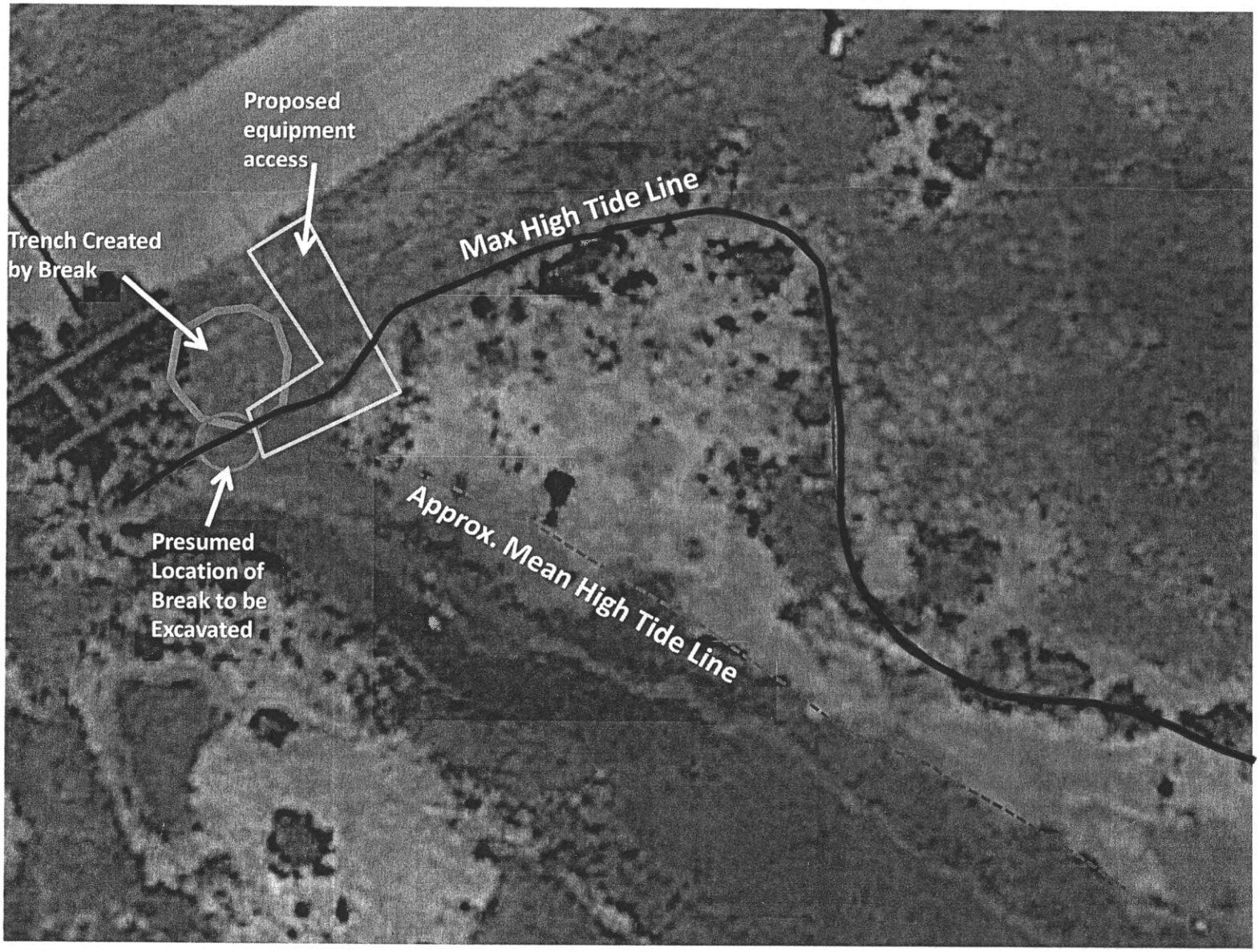
Seal Beach Water Project
Location of Waterline Break





COASTAL COMMISSION

EXHIBIT # 1

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CALIFORNIA COASTAL COMMISSION
South Coast Area Office
200 Oceangate, Suite 1000
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(562) 590-5071

EMERGENCY PERMIT

COASTAL COMMISSION

EXHIBIT # 2
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NOVEMBER 18, 2015

EMERGENCY PERMIT: G-5-15-0022

APPLICANT: **City of Seal Beach,** c/o David Spitz, P.E.
211 Eighth Street, Seal Beach, CA 90740

LOCATION: First Street, northeast of Pacific Coast Hwy within City of Seal Beach easement in the Los Cerritos Wetlands on Hellman Ranch, Seal Beach, Orange County

EMERGENCY WORK PROPOSED:

Water pipeline (18-inch diameter) repair consisting of excavation and shoring of an 8-feet by 8-feet hole in front of pipeline break to expose pipeline in order to determine extent and nature of failure which caused burst; and excavation of two additional holes, one approximately fifteen feet westerly of pipe break and one approximately thirty feet easterly of the pipe break dug in order to identify pipeline alignment. Shoring of the hole scoured by escaping pressurized water in order to facilitate access to the water pipeline (located between four to six feet below grade). Repair or replace damaged pipeline section. Backfilling of the three holes (exposed pipeline areas) with material from the three excavated holes that exposed the pipeline, 90% soil compaction, and re-contour to original elevation or lower to the maximum extent possible (imported clean sand material may be used only in the lower depths of each hole around the pipe). Excavation of nearby soils to backfill the holes is NOT requested. Lastly, flush/clean pipeline into storm drain system before and after repair work to ensure elimination of all brackish water from water line pipe system.

This letter constitutes approval of the emergency work you or your representative has requested, as modified herein, to be done at the location listed above. I understand from the information submitted that an unexpected occurrence in the form of a public water pipeline break/failure requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

(a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;

(b) Public comment on the proposed emergency action has been reviewed if time allows; and,

(c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the attached conditions.

Sincerely,
Charles Lester
Executive Director

By: Sherilyn Sarb
Title: Deputy Director

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.

2. Only that work specifically described above and as specifically conditioned herein, and for the specific property listed above, is authorized. Any additional work requires separate authorization from the Executive Director and/or by an approved coastal development permit.

3. The work authorized by this permit must be completed by December 17, 2015.

4. Within sixty (60) days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit with the Coastal Commission to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 270 days of the date of this permit unless this deadline is extended or waived in writing by the Director for good cause.

5. Methods for erosion control shall be maintained around the project site during construction.

6. Disturbance to vegetation and habitat areas shall be minimized.

7. Machinery or construction materials not essential for emergency repair are prohibited at all times in areas with vegetation.

8. Construction staging activities and equipment and materials storage areas shall not be located in vegetation areas, wetland areas or in any other environmentally sensitive habitat area. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. 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.

9. No excavation of native soils for the purpose of backfilling previously excavated areas is permitted. Clean sand may be imported only to cover/cushion the water pipe (below grade), and the previously excavated material shall be used to backfill the three excavated holes.

10. Pre-construction Biological Survey. Prior to commencement of any development authorized under this Emergency Coastal Development Permit, the applicant shall complete a pre-construction biological survey to identify flora and fauna (e.g., *Frankenia salina* and *Salicornia pacifica*) that may be impacted by the proposed development. The survey shall include

photographs of all vegetation areas where any work, access or other disturbance will occur. The applicant shall submit the survey for the review and approval by the Executive Director within thirty (30) days after completion of the survey.

11. Post-construction Biological Survey. Within five days of completion of the development authorized under this Emergency Coastal Development Permit, the applicant shall complete a post-construction biological survey to identify any impacts that occurred to the flora and fauna identified in the pre- construction Biological Survey. The survey shall include photographs of all vegetation areas where any work, access or other disturbance occurred. The applicant shall submit the survey for the review and approval by the Executive Director within thirty (30) days after completion of the survey.

    If any sensitive habitat has been impacted by work at the subject site addressing the identified emergency, the applicant will be required to restore the area to pre-emergency conditions. Additional mitigation may be required. Approval for the site restoration and/or implementation of a mitigation plan shall occur through the follow-up coastal development permit. Any other habitat impacts shall be mitigated as outlined through the follow-up coastal development permit.

12. Biological Monitoring. An appropriately trained biologist shall monitor the proposed development for disturbance to sensitive species or habitat area. Daily monitoring shall occur during construction which could significantly impact biological resources such as excavation. Based on field observations, the biologist shall advise the applicant regarding methods to minimize or avoid significant impacts which could occur upon sensitive species or habitat areas. Such methods may include but are not limited to use of sound attenuation measures and/or delaying or temporarily stopping work until such time that the risks to any sensitive wetland/avian species that may be present are minimized or avoided.

13. Public Rights. The approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.

14. In exercising this permit, the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.

15. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California State Lands Commission, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and/or the U.S. Army Corps of Engineers.

Condition Four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. As required by the conditions of this Emergency Permit, a Coastal Development Permit must be obtained to have the work become permanent development. A regular coastal development permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages.

FAILURE TO A) SUBMIT A FOLLOW-UP COASTAL DEVELOPMENT PERMIT APPLICATION THAT SATISFIES THE REQUIREMENTS OF SECTION 13053.5 OF THE CALIFORNIA CODE OF REGULATIONS BY THE DATE SPECIFIED BY THIS PERMIT, OR AS EXTENDED THROUGH CORRESPONDENCE, OR B) REMOVE THE EMERGENCY WORK (IF REQUIRED BY THIS EMERGENCY PERMIT) BY THE DATE SPECIFIED BY THIS PERMIT, WILL CONSTITUTE A KNOWING AND INTENTIONAL VIOLATION OF THE COASTAL ACT AND MAY RESULT IN FORMAL ENFORCEMENT ACTION BY THE COMMISSION.

THIS FORMAL ACTION COULD INCLUDE A RECORDATION OF A NOTICE OF VIOLATION ON YOUR PROPERTY PURSUANT TO SECTION 30812; THE ISSUANCE OF A CEASE AND DESIST ORDER AND/OR RESTORATION ORDER; AND/OR A CIVIL LAWSUIT, WHICH MAY RESULT IN THE IMPOSITION OF MONETARY PENALTIES, INCLUDING DAILY PENALTIES OF UP TO $15,000 PER VIOLATION PER DAY UNDER SECTION 30820(B), AND OTHER APPLICABLE PENALTIES AND OTHER RELIEF PURSUANT TO CHAPTER 9 OF THE COASTAL ACT.

If you have any questions about the provisions of this emergency permit, please call the Commission office in Long Beach (562) 590-5071.

Enclosures: Project Site Plan
Acceptance Form

cc: Local Planning Department(s)

BonTerra PSOMAS

Balancing the Natural and Built Environment

COASTAL COMMISSION

EXHIBIT # 3
PAGE 1 OF 6

January 4, 2016

David Spitz
City of Seal Beach
211 Eighth Street
Seal Beach, California 90740

VIA EMAIL
DSpitz@SealBeachCA.gov

Subject: Summary of the Pre-Construction and Post-Construction Biological Surveys and Biological Monitoring for the Hellman Ranch 18-Inch Emergency Water Line Replacement Project Located in Seal Beach, California

Dear Mr. Spitz:

This Letter Report summarizes the results of the pre-construction and post-construction biological surveys as well as biological monitoring conducted for the Hellman Ranch 18-Inch Emergency Water Line Replacement Project site (hereinafter referred to as "the project site") located in the City of Seal Beach, California. The purpose of the pre-construction and post-construction surveys was to document the existing conditions on the project site as well as any potential impacts to sensitive biological resources (e.g., alkali heath [*Frankenia salina*] and pickleweed [*Salicornia pacifica*]) resulting from construction activities. The survey area for the pre-construction and post-construction surveys consisted of the pipeline alignment plus a 250-foot buffer on either side of the alignment. These biological surveys and monitoring were conducted in compliance with the requirements of California Coastal Commission's (CCC's) Emergency Permit G-5-15-0022 dated November 18, 2015.

PROJECT LOCATION AND DESCRIPTION

The project site is located along First Street, on the northeast side of Pacific Coast Highway in the City of Seal Beach and within an easement in the Los Cerritos Wetlands on Hellman Ranch. The project site is located on the U.S. Geological Survey's Seal Beach and Los Alamitos 7.5-minute topographic quadrangles. The project site is linear with flat topography and its elevation is approximately 10 to 15 feet above mean sea level. Surrounding land uses include residential and open space (i.e., Los Cerritos Wetlands).

The project involved the emergency repair of an existing 18-inch water pipeline. Before the pipeline was repaired, the line was flushed into an adjacent storm drain to eliminate brackish water from the pipeline system. Construction activities took place in 3 locations, which included the excavation and shoring of an 8-foot by 8-foot hole in front of the pipeline break and the excavation of 2 additional holes: 1 approximately 15 feet west of the pipeline break and 1 approximately 30 feet east of the pipeline break, which were dug in order to identify the pipeline alignment. Once the pipeline break was repaired, the line was flushed again to ensure that there were no additional leaks and/or breaks in the line and that no brackish water remained within the system. All three holes were then backfilled. Imported clean sand was used in the lower depths of each hole around the pipe. The remaining portions of each hole were backfilled using the existing excavated material from each hole. Each hole was backfilled with a 90 percent compaction and recontoured to the original elevations or lower.

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PRE-CONSTRUCTION SURVEY

Senior Biologist Lindsay Messett conducted the pre-construction survey on December 9, 2015. The survey was performed by walking the entire survey area and using binoculars to survey areas that were inaccessible. The weather conditions during the survey were suitable for wildlife activity and consisted of mostly clear skies and mild temperatures with calm conditions. All wildlife and plant species observed or detected in the survey area were recorded, including notable observations of special status species.

A total of seven vegetation types and other areas are present in the survey area, including ruderal, salt flat, southern coastal salt marsh, open water, disturbed, developed/disturbed, and developed/ornamental areas. Specifically, the three work locations for the water pipeline repair include ruderal, disturbed, and developed/ornamental areas. Ruderal vegetation in the survey area is primarily comprised of non-native, invasive plant species such as black mustard (*Brassica nigra*) and ripgut brome (*Bromus diandrus*) with a sparse amount of native salt marsh plant species, including alkali heath and pickleweed. The disturbed areas in the survey area are comprised of graded areas with gravel. These areas primarily lacks vegetation, but does contain sparse ruderal species such as the ones listed previously. The developed/ornamental areas in the survey area include a paved road located immediately adjacent to the work areas and associated ornamental vegetation (i.e., palm trees). Site photographs were taken and are included as Exhibit 1.

BIOLOGICAL MONITORING

Upon completion of the pre-construction survey, Ms. Messett conducted biological monitoring on the project site on December 9, 10, and 11, 2015. Ms. Messett coordinated with the City and the contractor regarding the construction schedule to ensure that activities would avoid impacts to sensitive biological resources to the extent possible. Monitoring typically began at approximately 7:30 AM and was completed by approximately 3:30 PM. A summary of each day's monitoring activities is included below.

December 9, 2015. Ms. Messett arrived on site at approximately 7:20 AM and met with David Spitz with the City of Seal Beach. Mr. Spitz walked through the project site with Ms. Messett and informed her of the project's background. Ms. Messett monitored all construction activities and provided guidance to the contractor regarding ways to minimize or avoid impacts to sensitive biological resources in the vicinity of the project site. Sensitive marsh habitat located immediately adjacent to the project site, which included plant species such as alkali heath and pickleweed, was pointed out to the crew. These areas were avoided to the greatest extent feasible. Work activities included the excavation of the hole in front of the pipeline break and the repair of the broken pipe. Work activities were completed for the day at approximately 3:00 PM.

December 10, 2015. Ms. Messett arrived on site at approximately 7:30 AM and monitored all construction activities during the day. She continued to provide guidance to the contractor regarding ways to minimize or avoid impacts to sensitive biological resources in the vicinity of the project site and reminded the crew of the sensitive marsh habitat located immediately adjacent to the project site. Work activities included the finalization of the pipe repair, the flushing of the pipeline, and the backfilling of the three excavated holes. Work activities were completed for the day at approximately 3:30 PM.

December 11, 2015. Ms. Messett arrived on site at approximately 7:30 AM and monitored all construction activities during the day. She continued to provide guidance to the contractor regarding ways to minimize or avoid impacts to sensitive biological resources in the vicinity of the project site and reminded the crew to avoid the sensitive marsh habitat located immediately adjacent to the project site. Work activities included backfilling and compacting the three excavated holes and recontouring the work areas. All work activities were completed and all construction materials were removed from the project site at approximately 1:30 PM.

POST-CONSTRUCTION SURVEY

Upon completion of all construction activities, Ms. Messett conducted the post-construction survey on December 11, 2015. The survey was performed by walking the entire survey area, using binoculars to survey areas that were inaccessible. The weather conditions during the survey were suitable for wildlife activity and consisted of mostly clear skies and mild temperatures with calm conditions. All wildlife and plant species observed or detected in the survey area were recorded, including notable observations of special status species and any impacts to the surrounding area. A small amount (approximately ten to fifteen individuals) of alkali heath and pickleweed was impacted by the placement of excavated soil during construction activities. Given the small size of the impact area and the abundance of these two species immediately adjacent to the work areas, this impact is not considered significant and the area is expected to fully recover to pre-construction conditions on its own. Site photographs were taken and are included as Exhibit 2.

SUMMARY

Ms. Messett conducted pre- and post-construction surveys as well as biological monitoring on the project site on December 9, 10, and 11, 2015. Per CCC Emergency Permit G-5-15-0022, in order to avoid permanent impacts to the surrounding native habitat and associated plant and wildlife species present on the project site resulting from the emergency water pipeline repair, the work areas shall be restored to pre-emergency conditions. Additionally, approval for the site restoration and/or implementation of a mitigation plan shall occur through the follow-up coastal development permit.

BonTerra Psomas appreciates the opportunity to assist you on this project. If you have any questions or comments, please contact Brad Blood at (714) 751-7373.

Sincerely,
BonTerra Psomas

Brad Blood, PhD
Senior Biologist/Environmental Scientist

Lindsay A. Messett
Senior Biologist

Enclosures: Exhibits 1 and 2

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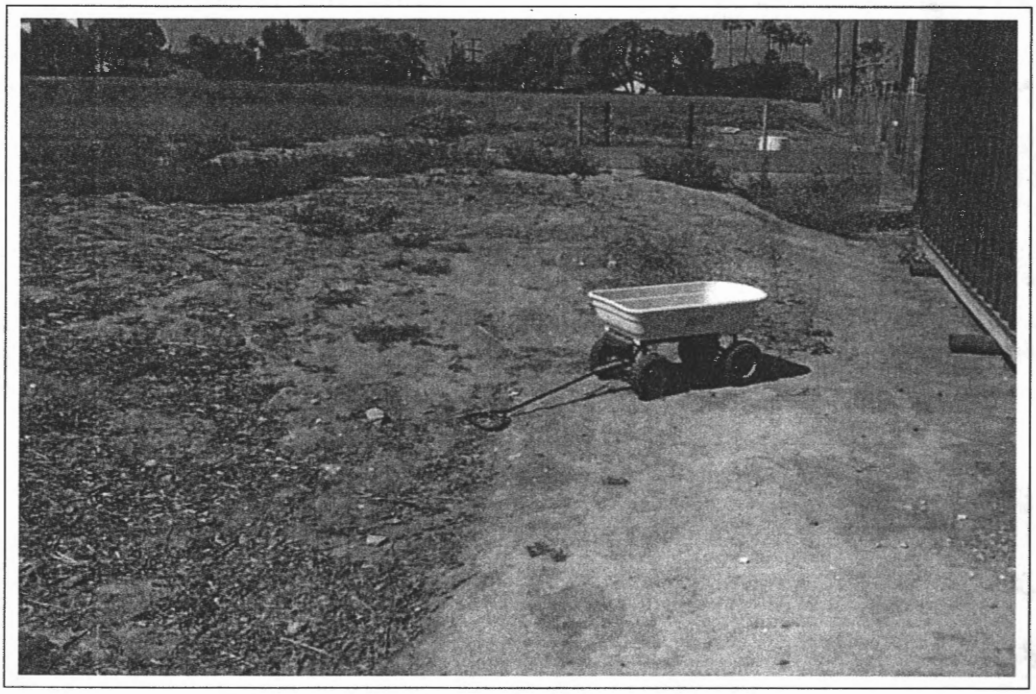
Representative site photograph looking northeast, depicting ruderal vegetation and developed/ornamental areas present in the three work areas during the pre-construction survey.



Representative site photograph looking southwest, depicting a disturbed area present in one of the three work areas during the pre-construction survey.

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Pre-Construction Survey Site Photos

Exhibit 1

Hellman Ranch 18-inch Water Line Replacement Project

BonTerra PSOMAS

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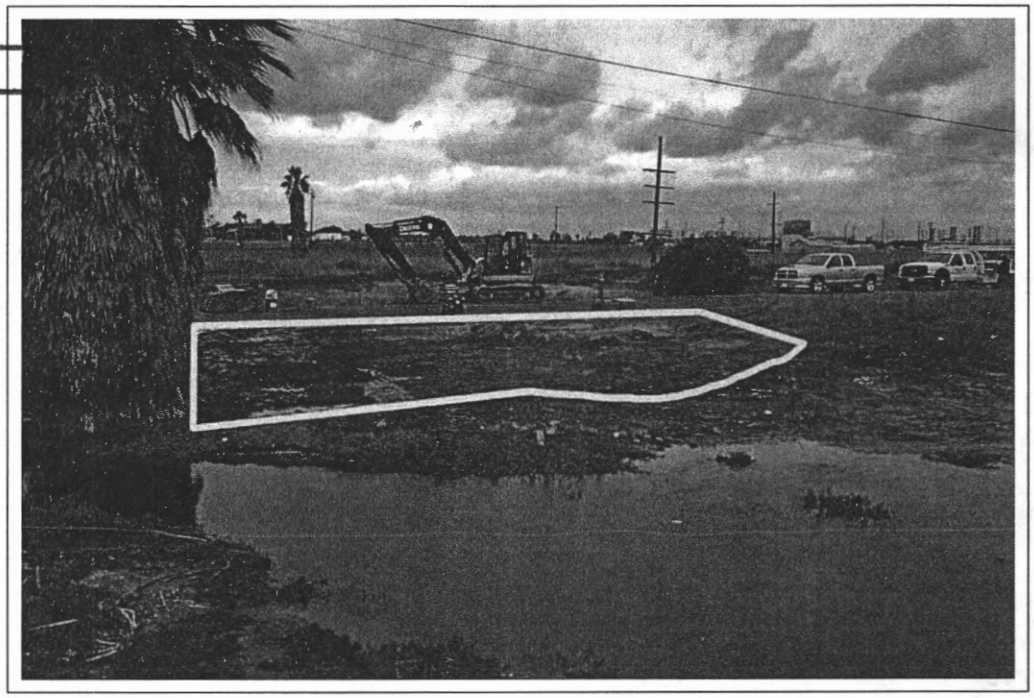
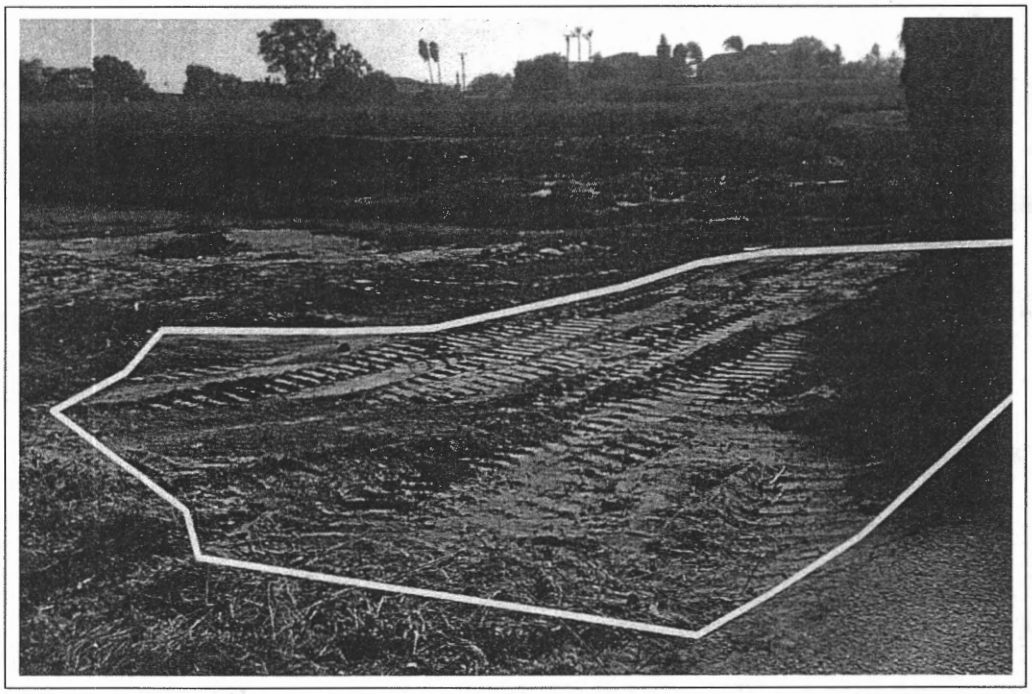


Representative site photograph depicting the post-construction area of the water pipeline repair location looking north (area outlined).



Representative site photograph depicting the post-construction area of the water pipeline repair location looking south (area outlined).

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Post-Construction Survey Site Photographs

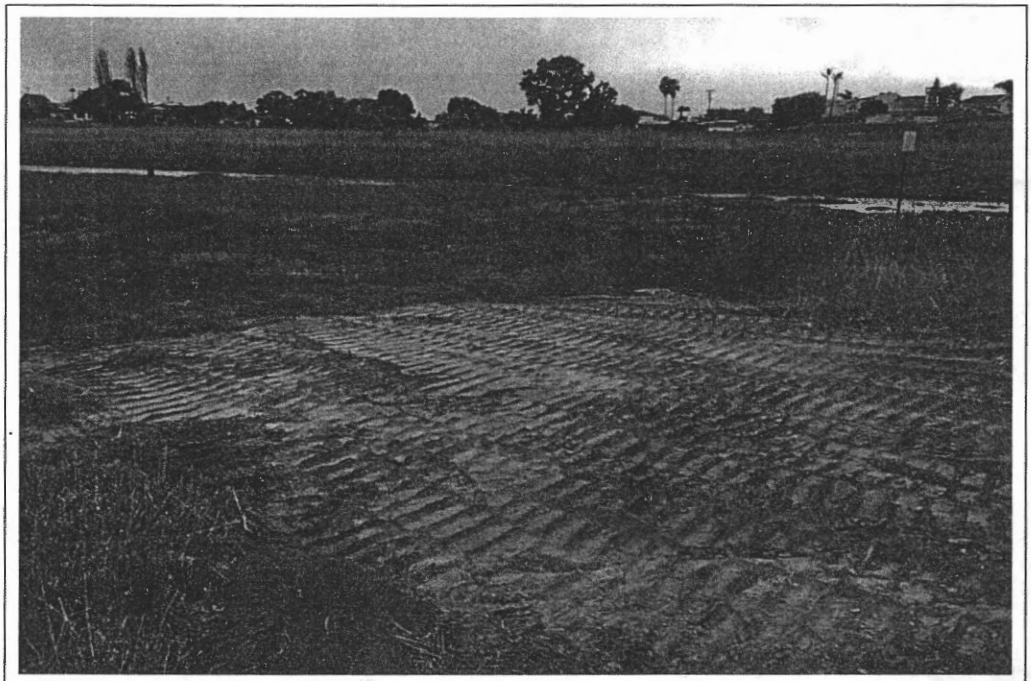
Exhibit 2

Hellman Ranch 18-inch Water Line Replacement Project

BonTerra PSOMAS

(12/23/2015 JAZ) R:\Projects\SEA_SealBea\J0006\Graphics\Bio\PostCon\ex2_SP1.pdf

Representative site photograph depicting the post-construction area around the hole dug south of the water pipeline repair.



Representative site photograph depicting the post-construction area around the hole dug north of the water pipeline repair.

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Post-Construction Survey Site Photographs

Exhibit 2

Hellman Ranch 18-inch Water Line Replacement Project

BonTerra PSOMAS

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BonTerra
PSOMAS

Balancing the Natural and Built Environment

January 13, 2016

COASTAL COMMISSION

EXHIBIT # 4
PAGE 1 OF 4

David Spitz
City of Seal Beach
211 Eighth Street
Seal Beach, California 90740

VIA EMAIL
DSpitz@SealBeachCA.gov

Subject: Proposed Restoration for the Hellman Ranch 18-Inch Emergency Water Line Repair and Restoration, Seal Beach, California.

Dear Mr. Spitz:

This letter provides a brief summary of the proposed restoration of temporary disturbance areas associated with the Emergency Water Line Repair and Restoration in compliance with Condition No. 11 of California Coastal Commission Emergency Permit No. G-5-15-022.

PROJECT DESCRIPTION

The repair and restoration site is located along First Street, on the northeast side of Pacific Coast Highway in the City of Seal Beach, and within an easement in the Los Cerritos Wetlands on Hellman Ranch (Exhibit 1). The repair and restoration site is located on the U.S. Geological Survey's Seal Beach and Los Alamitos 7.5-minute topographic quadrangles. The repair and restoration site is linear with flat topography and its elevation is approximately 10 to 15 feet above mean sea level. Surrounding land uses include residential and open space (i.e., Los Cerritos Wetlands).

The repair involved the emergency repair of an existing 18-inch water pipeline. Before the pipeline was repaired, the line was flushed into an adjacent city sewer to eliminate brackish water from the pipeline system. Construction activities took place in 3 locations, which included the excavation and shoring of an 8-foot by 8-foot pit in front of the pipeline break (the active repair site) and the excavation of 2 additional pits: 1 approximately 15 feet west of the pipeline break and 1 approximately 30 feet east of the pipeline break, which were dug in order to identify the pipeline alignment. The total disturbance area associated with pipeline break repair and related access activities at the central excavation location consisted of a 1,200 square foot area (Exhibit 2). The total disturbance area associated with the two alignment pits was 400 square feet (200 square feet at each pit). Once the pipeline break was repaired, the line was flushed again to ensure that there were no additional leaks and/or breaks in the line and that no brackish water remained within the system. All three holes were then backfilled. Imported clean sand was used in the lower depths of each hole around the pipe. The remaining portions of each hole were backfilled using the existing excavated material from each hole. Each hole was backfilled with a 90 percent compaction and re-contoured to the original elevations or lower.

RESTORATION OF TEMPORARY DISTURBANCE AREAS

As described in the January 4, 2016 *Summary of the Pre-Construction and Post-Construction Biological Surveys and Biological Monitoring for the Hellman Ranch 18-Inch Emergency Water Line Replacement Project* letter, all project activities occurred in areas mapped as ruderal, disturbed, and developed/ornamental. Ruderal vegetation in the repair and restoration area is

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primarily comprised of non-native, invasive plant species such as black mustard (*Brassica nigra*) and ripgut brome (*Bromus diandrus*) with a sparse amount of native salt marsh plant species, including Parish's glasswort (*Arthrocnemum subterminale*), alkali heath (*Frankenia salina*) and pickleweed (*Salicornia pacifica*). The disturbed areas in the repair and restoration rea are comprised of graded areas with gravel. These areas primarily lack vegetation, but do contain sparse ruderal species such as the ones listed previously. The developed/ornamental areas in the project area include a paved road located immediately adjacent to the work areas and associated ornamental vegetation (i.e., palm trees).

Restoration activities will only occur at the central, 1,200 square foot pipeline break excavation/disturbance area shown on Exhibit 2. As noted above, each hole was backfilled and re-contoured to the original elevation or lower. Final restoration of the central disturbance area will consist of the application by hand of the salt marsh species listed in Table 1. Seed materials will be collected from sources within the Los Cerritos Wetlands conservation area. As seed mix germination and establishment will rely on seasonal rainfall, seed materials will be applied immediately following a significant rain event between October 31 and March 1. Seed materials will be lightly raked into the soil to a depth of ¼ inch to ⅜ inch. The mixture will be broadcast in such a manner as to provide even coverage throughout the disturbance area.

TABLE 1
SEED MIX

Common Name	Botanical Name	lbs/acre
Parish's glasswort	*Arthrocnemum subterminale*	2.0
Common Pickleweed	*Salicornia pacifica*	2.0
lbs: pounds.		

The restoration area will achieve a native cover of 25 percent within one year of initial restoration activities. Note that the repair and restoration area is located in an area that will be re-graded and restored as part of a large-scale tidal restoration project undertaken by the Los Cerritos Wetlands Authority in the future.

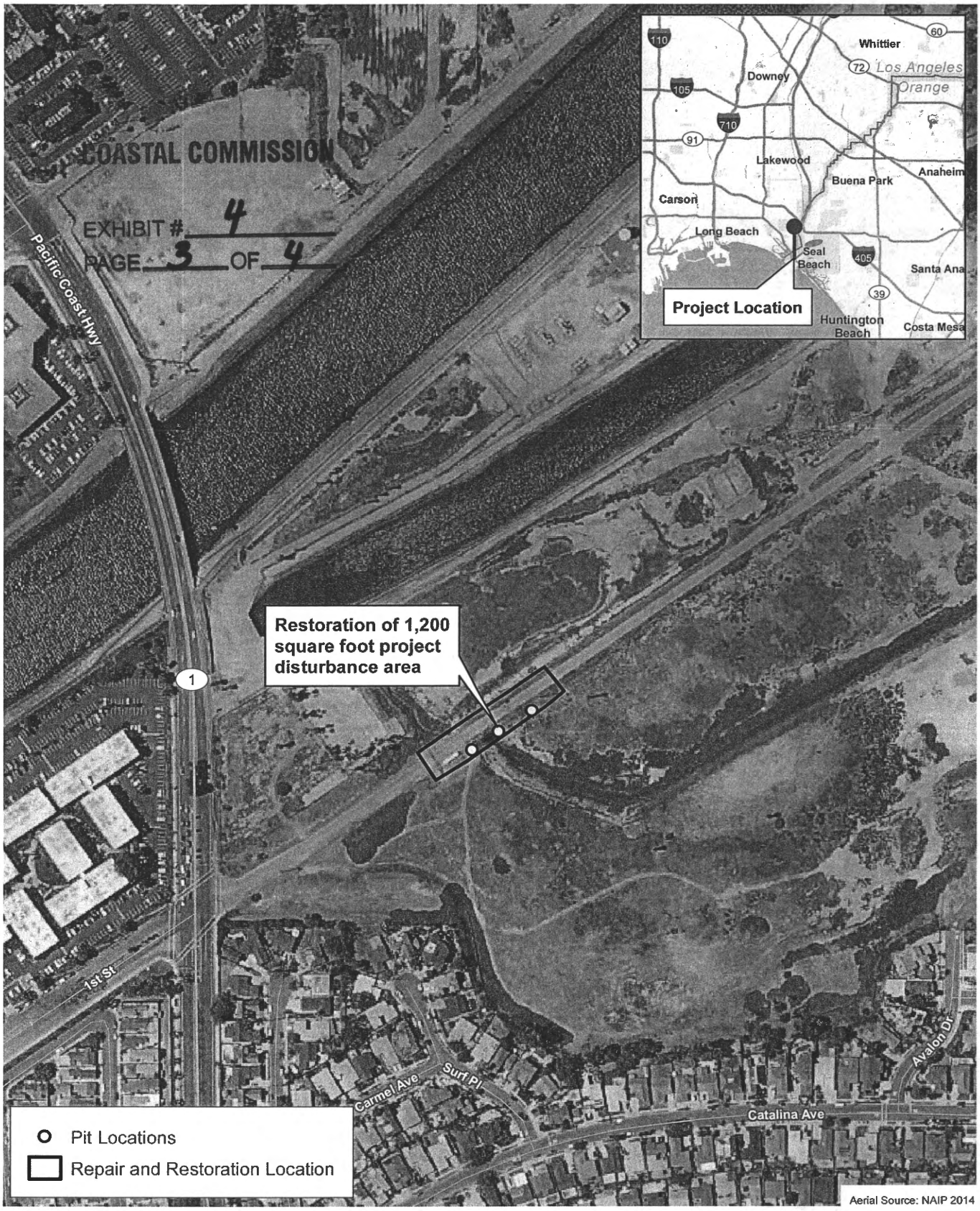
The disturbance area is expected to fully recover to pre-construction conditions and achieve the percent cover requirement based the small size of the impact area, the abundance of salt marsh species, including alkali heath and pickleweed, immediately adjacent to the work area, and the application of the supplemental species listed in Table 1. BonTerra Psomas appreciates the opportunity to assist you on this project. If you have any questions or comments, please contact Brad Blood or Melissa Howe at (714) 751-7373.

Sincerely,
BonTerra Psomas

Brad R. Blood, PhD
Senior Biologist/Environmental Scientist

Melissa A. Howe
Vice President

Enclosures: Exhibits 1 and 2



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Repair Location Map

Exhibit 1

Hellman Ranch Emergency Water Line Repair and Restoration

N W E S

400 200 0 400 Feet

BonTerra PSOMAS

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Restoration of Temporary Disturbance Area

Exhibit 2

Hellman Ranch Emergency Water Line Repair and Restoration

N W E S

50 25 0 50 Feet

BonTerra PSOMAS

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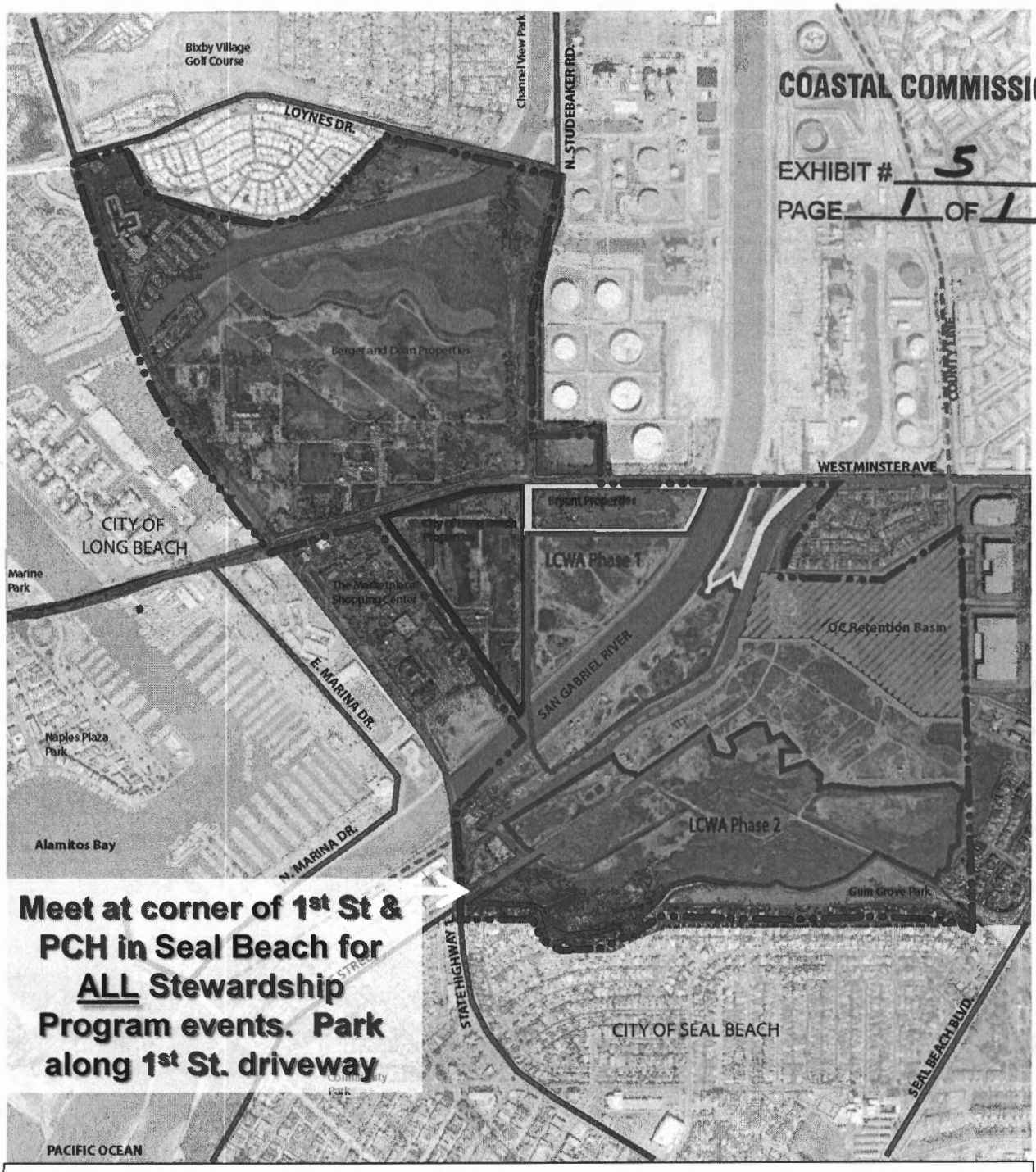
COASTAL COMMISSION

EXHIBIT # 5

PAGE 1 OF 1



Meet at corner of 1st St & PCH in Seal Beach for ALL Stewardship Program events. Park along 1st St. driveway

LEGEND

- Los Cerritos Wetlands Complex
- LCWA Properties
- Bryant
- State Lands Commission
- LA County DWP
- Hellman
- Berger and Dean
- County Line
- Parks
- OC Retention Basin
- Roads
- City Of Long Beach
- Water bodies

June 2010

LOS CERRITOS WETLANDS AUTHORITY

Los Cerritos Wetlands Area

SCALE 1"=400'

0 400 1000

N