

Fresh & Easy Neighborhood Market, Waiver

800 Pacific Coast Highway, Seal Beach, Orange County

Permit/LCP #: Waiver# 5-11-199

Analyst: Fernie Sy, South Coast District (Long Beach)

Hearing Date: October 5, 2011

Hearing Result: Approved

Applicant/Project Name: Fresh & East Market

Project Location: 800 Pacific Coast Highway (PCH), Seal Beach, Orange County, CA.

Project Status:

Construction Complete? Yes

Condition Compliance Complete? Yes

Recommend Enforcement? No.

Recommend Follow up? Yes, low priority.

Project Description: No staff report for Waiver Permits. This waiver is included in the Deputy Directors Report for October 2011, item 6 under De Minimis Waivers; this report can be found at: <http://documents.coastal.ca.gov/reports/2011/10/W19-s-10-2011.pdf>

Demolition of an existing 1,762 square foot, one-story Jack-In-The-Box restaurant, and construction of a 4,320 square foot, one-story Fresh & Easy Neighborhood Market; with twenty-one (21) parking spaces provided on site. The building is approximately 23-feet in height above finished grade. Grading consisted of 1,300 cubic yards of cut for recompaction, which will balance on site. Drainage from the surface water sheet flow will be directed onto permeable areas (bio-swale and porous pavement) before entering the main storm drain system.

Site Changes Description:

Prior site conditions:

- The site falls completely within the existing Commercial Development Zone, along Pacific Coast Highway (PCH), in Seal Beach, CA.
- The site had been developed as a Jack-in-the-Box drive-through restaurant, and was mostly impervious.
- The existing parking areas and driveways consisted of Asphalt concrete.

New site conditions:

- A larger structure was developed (from 1,762 sqft fast food restaurant to a 4,320 sqft market), increasing the impervious area associated with the building.
- The project includes 3,748 sqft of driveways and 21 parking stalls; including one handicapped stall, and once "clean air vehicle" stall [Photo 12].
- Porous concrete pavement was used for the parking, driveway and loading areas, totaling 21.5% of the total project area.
- Landscaped areas are increased to be 12.9% of the property, totaling 2,244 sqft.
- All parking, driveway, and loading areas are graded so that they flow to vegetated 'wetland' treatment areas along PCH and 8th Street.
- A slot drain is placed crossing the main entryway from PCH to capture any surface runoff from the driveway and from the sidewalk along PCH. This drain then directs flows to the wetland vegetated areas to the east and west of the driveway.

- All building downspouts are directly connected to unpaved and vegetated areas along 8th Street, or to a 'rain garden' area along the rear of the building; which absorbs flows from the alley to 8th Street.
- The trash area, a standard commercial dumpster, is now enclosed and no trash from the site is exposed to weather or wind, to be blown away, or accessible for scavenging by the public.

Staff report

No staff report is required for a Waiver Permit.

Contacted local government representative?: No.

Contacted owner's representative?: No. Publically accessible site.

Table 1. Contact Log:

DATE (2012)	PERSON	ROLE	SUBJECT	COMMENTS
05 May	Fernie Sy	CCC analyst	Introduce project, provide project details and WQMP.	Development approved as a Waiver due to the merits of the WQ BMPs

WQ issues: Parking lot and loading zone runoff, loose trash from business.

Water quality permit conditions:

No conditions were included in the Waiver Permit.

Water quality reports:

A Water Quality Management Plan was submitted prior to the issuance of the Coastal Development Permit, 8/17/11, which provided further descriptions of the BMPs utilized, the infiltration and vegetated filtration mechanisms specifically designed to remove vehicular contaminants and other typical urban runoff pollutants more efficiently than a standard silt and grease trap at two points nearest as possible to the storm water line discharge into the storm drain system or the ocean. The WQMP accounted for the following: BMP descriptions, inspection & Maintenance Responsibilities for the BMPs, and educational materials utilized.

Site Visit: Staff: Tamara Doan Date: May 10, 2012

Observations:

Construction of new "Fresh & Easy Market" structure, associated driveways, parking areas and vegetated infiltration areas; including curbs and gutters, installation of storm drain inlets (completed winter 2012).

BMP #	Description	Observations *	Grade */ Follow Up
1	Paved areas are porous to allow for infiltration	The majority of all paved areas were constructed with 4" of porous concrete. There was one small area (approx, 2 parking spaces) constructed of traditional PCC, which covered the power, water/sewer infrastructure, as were the curbs and new sidewalks constructed around the building and along PCH and 8 th Street. [Photo 1]	A

BMP #	Description	Observations *	Grade */ Follow Up
2	Paved areas are connected to vegetated infiltration areas	All parking and driveway areas were graded so they drained to the vegetated swale areas. The drain inlets along PCH were directed to vegetated areas along the sidewalk. [Photos 2-7] The side loading area (along a service alley) were graded to the rear corner so they would flow into a 'rain garden' which consisted of a cobble 'stream' and wetland grasses and plants along the side of the project building and the adjacent property's cinderblock wall [Photo 6-7]. This area was continuous across the property, from the alley to the sidewalk in/outlet on 8 th Street. A small amount of water was observed in the driveway area during the visit, which was flowing toward the slot drain. [Photo 4]	A
3	Structure downspouts (roof/building runoff) is connected to vegetated infiltration areas	Downspouts from the building were observed along 8 th Street and at the rear of the building. As well, there were 'cooling unit discharge' drains (from the refrigerators inside the market, per market staff) which were also connected so as to discharge to the rear vegetated area. The PCH (front) 'wetland' and the rear 'rain garden' vegetated areas both contained appropriate plants which were all healthy and well tended. The 8 th Street landscaped area along the side of the building had fewer plants and was appropriately mulched. No areas showed signs of erosion or drying to date; however this site visit was conducted within less than six months of installation. [Photo 9-10]	A
4	Trash collection areas are enclosed	The commercial dumpster was housed in a secure, weather protected, structure which prevented exposure to rain or wind, or to scavenging by the public. There was however no visible connection to any drain or sanitary sewer connection for liquid discharges from the dumpster. [Photo 8]	B
<p>Grades in relation to CCC and RWQCB requirements: A - Clearly Exceeds Reqts.; B- Clearly Meets Reqts.; C - Appears to Meet Reqts. (Need Info); D - Does Not Appear to Meet Reqts. (Need Info); F - Clearly Does Not Meet Reqts. (Consider Enforcement)</p> <p>Follow up (details for follow up in the Comments Section: None required; Date by which follow up is recommended; Enforcement recommended; Other.</p> <p>* Observations include Plan Review information for inaccessible areas of the project.</p>			

Discussion/Comments

Construction is complete for this project. All post-construction BMPs were in-place and functioning effectively. The developed site was improved significantly. Driveways, parking and loading areas, and surrounding sidewalks and vegetated infiltration areas were all observed. The location of the vegetated areas per the plan diagrams were identified and seemed to be in good working order.

Follow up recommended?: Yes. As this site was newly installed, it would be good to review this site again in 1-2 years to observe success and functionality over time.

Project Status:

Construction Complete? Yes

Recommend Enforcement? No.

Condition Compliance Complete? Yes

Recommend Follow up? Yes, low priority.

Seal Beach Fresh & Easy Market Parking Lot Photos:



Photo 1.
Fresh & Easy Market porous concrete parking lot
(view north to 8th Street; parallel to PCH).



Photo 2.
Any surface runoff that does not percolate through the porous concrete of the parking lot freely drains into a grassed wetland area (view looking east toward PCH).



Photo 3.
The parking lot is graded so that all surface runoff from to driveway and areas under parked cars is directed to vegetated areas for infiltration.



Photo 4.
Any surface water leaving the property via the driveway, or flowing from the public sidewalk toward the property will drop into a slot drain and then be deflected to the grassed areas to the left and right of the PCH Entrance (view from sidewalk on PCH to 8th Street).

Fresh & Easy Market Loading, Trash and Rear Rain Garden Areas:



Photo 5.
This loading area on the alley is graded so it drains to a vegetated bioswale, or 'rain garden,' area behind the building (towards the upper left of this photo). The alley itself predominantly drains to the municipal storm drain system on PCH.



Photo 6.
There are inlets for flows from the truck parking area and the alley overflow to enter the vegetated area behind the building.



Photo 7.
The rear 'rain garden' or bioswale infiltration area is continuous between the alley and 8th Street; when saturated it can also overflow out to the streets and the municipal storm drain system.



Photo 8.
Trash dumpsters are stored in an enclosed area along the alley. No trash was observed on the ground at the property during the site visit. No drain for liquid discharges was observed.

Miscellaneous Site Photos:



Photo 9.
Downspouts along the rear of the building have been directed to vegetated areas for infiltration.



Photo 10.
Downspouts along 8th Street have been directed to vegetated areas for infiltration.



Photo 11.
The refrigerator and cooling units from inside the building have had the condensation discharge points routed to the bioswale at the rear of the building.



Photo 12.
One parking space, nearest the store entry, has been dedicated to clean air vehicles.