

CALIFORNIA COASTAL COMMISSION

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W11a

DATE: November 22, 2013

TO: Coastal Commissioners and Interested Persons

FROM: Alison Dettmer, Deputy Director
Robert S. Merrill, North Coast District Manager
Melissa B. Kraemer, Coastal Planner

SUBJECT: County of Del Norte Local Coastal Program Amendment
LCP-1-DNC-13-0210-1 (Airport Services Extension)
For the Commission meeting of December 11, 2013

SUMMARY OF STAFF RECOMMENDATION

Commission staff recommends that the Commission, upon completion of a public hearing, **certify** the requested LUP amendment **with one suggested modification**.

On July 12, 2013, the County of Del Norte submitted LCP Amendment Application No. LCP-1-DNC-13-210-1, which would amend the Del Norte County LCP Land Use Plan (LUP) to add an exception to the General Public Works Policy. The existing policy prohibits extension of urban services (water and sewer) beyond the urban-rural boundary, except for five specified instances. The proposed LUP amendment would add a sixth exception to the policy to allow for water and sewer infrastructure outside the urban-services boundary along Pebble Beach Drive to serve the Del Norte County Regional Airport located inside the urban services boundary. As proposed, the LUP amendment would allow for the extension of public utilities infrastructure beyond the urban services boundary, but solely to support the airport located inside the urban services boundary, with no lateral connections granted to any adjacent lands.

The Commission approved construction of a new terminal building with an associated on-site sewage disposal system and water system improvements at the airport in May of 2010 under coastal development permit A-1-DNC-09-048. The effect of the proposed LUP amendment would be to allow the Border Coast Regional Airport Authority (BCRAA), which operates and maintains the airport, to secure coastal development permitting approval to replace the previously designed and approved onsite sewage disposal system and 185,000 gallon water storage tank with municipal utilities. The BCRAA has determined that connecting to the public utilities is the best alternative for the long-term operation of the airport facility with respect to public health and firefighting capacity.

The proposed LUP text amendment includes language that would preclude growth inducement on nearby parcels by retaining the prohibition on connections to properties other than the airport proper. In addition, the County has provided information demonstrating that adequate reserve water and wastewater treatment services capacities exist so that the provision of such services to this development would not preclude service to previously authorized or planned-for growth in the County services area, especially with respect to other essential or priority uses enumerated in the Coastal Act.

The staff recommends that the Commission, upon completion of a public hearing, certify the proposed land use plan amendment request with one suggested modification. The suggested modification would ensure that the proposed sewer and water line extensions would be developed in a manner that avoids encroachment into environmentally sensitive habitat areas. A recent rare plant survey of the service line extension located populations of four different rare plant species along the length of proposed extension lines adjacent to Pebble Beach Drive. One means of avoiding encroachment into the ESHA would be to install the utility lines underneath the rare plant habitat using horizontal directional drilling as has been proposed by the BCRAA. The suggested modification would ensure consistency with Section 30240 of the Coastal Act by prohibiting the use of ESHA for the utility line extensions, a non-resource-dependent use prohibited under Section 30240, and protecting the ESHA against significant disruption of habitat values.

Commission staff has discussed the suggested modification with planning staff from the County of Del Norte. The County has indicated its receptiveness to a suggested modification that would include provisions to ensure the protection of ESHA consistent with the requirements of the Coastal Act.

The Commission's procedures require that if the Commission wishes to certify an amendment with modifications, the Commission must first deny the LCP amendment request as submitted, and then certify the amendment if modified as suggested incorporating the recommended changes. Therefore, staff recommends that the Commission, upon completion of the public hearing, deny the LCP amendment as submitted, and then certify the amendment if modified as suggested. **The appropriate motions and resolutions to adopt the staff recommendation are found on page 4.**

Deadline for Commission Action

On October 10, 2013, the Commission granted a one-year extension to the time limit for Commission action on the requested certification of County of Del Norte Local Coastal Program Amendment No. LCP-1-DNC-13-0210-1. The new date by which the Commission must act upon the amendment is October 24, 2014.

Additional Information

For additional information about the LCP Amendment, please contact Melissa Kraemer at the North Coast District Office at (707) 826-8950. Please mail correspondence to the Commission at the above address.

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APPENDICES

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EXHIBITS

Exhibit 1 – Regional location map

Exhibit 2 – Currently certified urban services boundaries

Exhibit 3 – Schematic plan for sewer and water line extensions

Exhibit 4 – Rare plant survey of area affected by proposed LUP amendment

Exhibit 5 – County Resolution

I. MOTIONS, RESOLUTIONS, AND SUGGESTED MODIFICATIONS

A. DENIAL OF LUP AMENDMENT NO. LCP-1-DNC-13-0210-1, AS SUBMITTED

Motion 1:

I move that the Commission certify Land Use Plan Amendment No. LCP-1-DNC-13-0210-1 as submitted by the County of Del Norte.

Staff recommends a **NO** vote. Following the staff recommendation will result in rejection of the Land Use Plan Amendment as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

Resolution 1 to deny certification of the land use plan amendment as submitted:

The Commission hereby denies certification of the Land Use Plan Amendment No. LCP-1-DNC-13-0210-1 as submitted by the County of Del Norte and adopts the findings set forth below on the grounds that the land use plan as amended does not meet the requirements of and is not in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment would not meet the requirements of the California Environmental Quality Act, as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse impacts on the environment that will result from certification of the Land Use Plan Amendment.

B. CERTIFICATION OF LUP AMENDMENT NO. LCP-1-DNC-13-0210-1, WITH SUGGESTED MODIFICATIONS:

Motion 2:

I move that the Commission certify Land Use Plan Amendment No. LCP-1-DNC-13-0210-1 for the County of Del Norte if it is modified as suggested in this staff report.

Staff recommends a **YES** vote. Passage of the motion will result in the certification of the land use plan amendment with suggested modifications and adoption of the following resolution and findings. The motion to certify with suggested modifications passes only upon an affirmative vote of the majority of the appointed Commissioners.

Resolution 2 to certify the land use plan amendment with suggested modifications:

The Commission hereby certifies Land Use Plan Amendment No. LCP-1-DNC-13-0210-1 for the County of Del Norte if modified as suggested and adopts the findings set forth below on the grounds that the Land Use Plan amendment with suggested modifications will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan amendment if modified as suggested 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 plan on the environment; or (2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Land Use Plan Amendment if modified.

C. SUGGESTED MODIFICATIONS

The attached **Exhibit 5** presents the complete section of the affected Land Use Plan policy, as proposed to be amended by the County. Shown below are the revised text deletions and additions proposed by the County in ~~single-strikeout~~ and single-underline, respectively. Text deletions and additions suggested by the Commission are formatted in ~~bold-double-strikethrough~~ and **double-underlined** text, respectively.

Suggested Modification 1: General Public Works Policy 1 of the County of Del Norte Land Use Plan (page 291) shall be modified as follows:

General Public Works LCP Policy

1. *There shall be no extension of urban services (water and sewer) beyond the urban-rural boundary as designated in the final certified land use plan. The only exceptions to this general policy shall be:*
 1. *The extension of water services beyond the Ship Ashore area;*
 2. *The alternate Crescent City water line from booster pump No. 1 to the urban area crossing Jordan Creek at Lake Earl Drive, southerly on Lake Earl Drive and into Northcrest Drive and the urban area;*
 3. *The extension of water service south of Crescent City approximately ½ mile to serve a pocket of visitor serving commercial development on Highway 101 which include an existing motel, restaurant, residence, shop and two vacant parcels (shown on page 3 of Assessors Parcel Book 115.);*
 4. *The extension of community services district water outside the Crescent City Urban Area to the Rural Neighborhood 2 units per acre density on the west side of Elk Valley Road at the Norris Street intersection;*
 5. *The extension of public water and public sewer services outside the Crescent City Urban Area to serve the Elk Valley Rancheria resort/casino project on the Martin Ranch property (APN 115-020-28.) and the adjoining two-acre parcel that was the former site of the Ocean Way Motel (APN 115-020-20.) This exception specifically confines the public utility extension to only those activities proposed on the Martin Ranch property (APN 115-020-28) and the former site of the Ocean Way Motel (APN 115-020-20) with no lateral connections granted to adjacent lands;*
 6. *The extension of public water and public sewer services along Pebble Beach Drive (between Hemlock Lane and Dale Rupert Road) to serve the Del Norte County Regional Airport. This exception allows for the extension of public utilities solely to the Airport with no lateral connections granted to any adjacent lands. **Development associated with the services extensions shall be undertaken in a manner (such as by horizontal directional drilling) that avoids encroachment into environmentally sensitive habitat areas and prevents impacts which would significantly degrade adjacent environmentally sensitive habitat areas.***

II. FINDINGS FOR DENIAL OF AMENDMENT LCP-1-DNC-13-0210-1 AS SUBMITTED AND APPROVAL IF MODIFIED AS SUGGESTED

The Commission hereby finds and declares as follows:

A. ANALYSIS CRITERIA

To approve the amendments to the Land Use Plan (LUP), the Commission must find the LUP, as amended, will remain consistent with the policies of Chapter 3 of the Coastal Act. As submitted, the proposed LUP amendment is not fully consistent with the policies of the Coastal Act, but if modified as suggested, will be consistent.

B. AMENDMENT DESCRIPTION

The proposed LUP amendment (**Exhibit 5**) involves a text change to General Public Works Policy No. 1 of the County of Del Norte Land Use Plan (LUP) as follows (proposed deleted text is shown in ~~single-strikeout~~ font; new language appears in single-underlined text font:

General Public Works LCP Policy

1. *There shall be no extension of urban services (water and sewer) beyond the urban-rural boundary as designated in the final certified land use plan. The only exceptions to this general policy shall be:*
 1. *The extension of water services beyond the Ship Ashore area;*
 2. *The alternate Crescent City water line from booster pump No. 1 to the urban area crossing Jordan Creek at Lake Earl Drive, southerly on Lake Earl Drive and into Northcrest Drive and the urban area;*
 3. *The extension of water service south of Crescent City approximately 1/2 mile to serve a pocket of visitor serving commercial development on Highway 101 which include an existing motel, restaurant, residence, shop and two vacant parcels (shown on page 3 of Assessors Parcel Book 115.);*
 4. *The extension of community services district water outside the Crescent City Urban Area to the Rural Neighborhood 2 units per acre density on the west side of Elk Valley Road at the Norris Street intersection;*
 5. *The extension of public water and public sewer services outside the Crescent City Urban Area to serve the Elk Valley Rancheria resort/casino project on the Martin Ranch property (APN 115-020-28.) and the adjoining two-acre parcel that was the former site of the Ocean Way Motel (APN 115-020-20.) This exception specifically confines the public utility extension to only those activities proposed on the Martin Ranch property (APN 115-020-28) and the former site of the Ocean Way Motel (APN 115-020-20) with no lateral connections granted to adjacent lands.*

6. *The extension of public water and public sewer services along Pebble Beach Drive to serve the Del Norte County Regional Airport. This exception allows for the extension of public utilities solely to the Airport with no lateral connections granted to any adjacent lands.*

C. ENVIRONMENTAL SETTING AND BACKGROUND

The effect of the proposed LUP amendment would be to allow the Border Coast Regional Airport Authority (BCRAA), which operates and maintains the Del Norte County Regional Airport near Point Saint George, to secure coastal development permitting approval to replace a previously designed and approved onsite sewage disposal system and 185,000 gallon water storage tank with municipal utilities. The Commission approved construction of a new terminal building with an associated on-site sewage disposal system and water system improvements at the airport in May of 2010 under coastal development permit A-1-DNC-09-048. Since approval of the permit, the BCRAA has determined that connecting to the public utilities is the best alternative for the long-term operation of the airport facility with respect to public health and firefighting capacity. The sewer and water lines would be extended for approximately 0.8-mile from the Crescent City lift station on Pebble Beach Drive, north within the Pebble Beach Drive alignment to the intersection with Washington Blvd. and Dale Rupert Drive (**Exhibits 1-3**).

The above-cited LUP policy to be amended states that public services, such as water and sewer, cannot be extended outside of the County's designated Urban Services Boundary unless specifically excepted from this restriction by the policy. While the Airport is located within the urban services area, as seen in **Exhibit 2**, portions of Pebble Beach Drive are not. The proposed LUP amendment would add a sixth exception to the policy to allow for water and sewer extensions outside the urban-rural boundary along Pebble Beach Drive to serve the Airport that is located within the urban services area.

The portion of Pebble Beach Drive within the project area is predominantly undeveloped. Pebble Beach Drive is the first public road paralleling the sea in this area. To the west is Pebble Beach, a publicly recreational beach. To the east is grazing land utilized in conjunction with the McNamara Ranch as well as large segments of wetlands areas associated with Marhoffer Creek. Residential uses dominate the east side of Pebble Beach Drive south of the project area. North of Washington Blvd., on Dale Rupert Road, uses generally are related to the airport (e.g., FedEx sorting facility, various aircraft hangars, air ambulance stations, weather station, car rental, etc.).

The proposed amendment is being undertaken pursuant to the requirements of Section 21.12.040 of the Del Norte County Local Coastal Program Zoning Enabling Ordinance (LCPZEO), which limits the authorization of new development to those consistent with the legal framework of the LCP, namely the policies of the Land Use Plan (LUP) and the development regulations set forth in the zoning designations, other chapters of the LCPZEO, and related portions of the County Code that comprise the LCP's Implementation Plan (IP). In this case, before a coastal development/grading permit for constructing water and sewer lines within the public street right of way may be authorized as being consistent with the LCP, the LUP general public works policy prohibiting such extensions beyond the Urban Services Boundary must first be amended. Instead of amending the land use plan maps to include the route of the extension lines along Pebble Beach Drive to the airport property within the Urban Services boundary, the County has

chosen to resolve the issue by adding a new exception to the services prohibition list, identifying a sixth geographic location to which extraterritorial service extensions would be permitted.

D. PROTECTION OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Coastal Act Section 30107.5 defines “environmentally sensitive habitat area as:

... any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Coastal Act Section 30240 states as follows:

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*

- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

The proposed amendment is intended to provide for the extension of community services to the Del Norte County Regional Airport. Due to documented occurrences of several rare plant species in the area,¹ the BCRAA commissioned a botanical survey along the 0.8-mile community services extension route that would be facilitated by the proposed LUP amendment (GHD 2013, **Exhibit 4**). The survey found four different rare plant species growing along the length of the proposed extension routes adjacent to Pebble Beach Drive.²

The BCRAA proposes to install the sewer line extension along an alignment two feet west of the western fog line of Pebble Beach Drive and install the water line extension along an alignment two feet east of the eastern fog line (off pavement in both cases), potentially using directional drilling with drill pits established every 500 to 700 feet along the proposed alignments. As the recent rare plant survey of the area revealed that environmentally sensitive rare plant habitat occurs throughout the service line extension corridor along both sides of the road, the proposed LUP amendment as submitted does not ensure that the service line extensions would be developed in a manner that avoids encroachment into ESHA. The installation of sewer and water lines is not for a resource dependent use allowable within ESHA and could cause significant disruption of habitat values. Therefore, the amendment as proposed is inconsistent with Section 30240 of the Coastal Act and must be denied. However, the Commission finds that if the

¹ E.g., California Natural Diversity Database, California Department of Fish and Wildlife, Biogeographic Data Branch. 2013. RareFind 3, (government edition, v3.1.1). CDFW, Sacramento, CA.

² *Lathyrus japonicus* (seaside pea), *Oenothera wolfii* (Wolf’s evening primrose), *Phacelia argentea* (sand dune phacelia), and *Sidalcea malviflora* ssp. *patula* (Siskiyou checkerbloom).

amendment is modified to include provisions to protect ESHA, the LUP amendment could be found consistent with Section 30240.

As mentioned above, the BCRAA has proposed to use horizontal directional drilling to enable the utility lines to be installed underneath the rare plant habitat without disrupting the habitat. If such methods are utilized to avoid encroachment of the utility line installations into the rare plant habitat, the project would be consistent with 30240(a), as it would avoid placement of a non-resource dependent use in the ESHA and would prevent significant disruption of the habitat. Such sewer and water line installation outside of the ESHA would be consistent with Section 30240(b) if the development were performed in a manner that would prevent impacts that would significantly degrade the adjacent rare plant habitat. Therefore, the Commission recommends Suggested Modification No. 1, below.

Suggested Modification 1: General Public Works Policy 1 of the County of Del Norte Land Use Plan (page 291) shall be modified as follows (revised text deletions and additions proposed by the County are shown in ~~single-strikeout~~ and single-underline, respectively; text deletions and additions suggested by the Commission are formatted in ~~bold-double-strikethrough~~ and **double-underlined** text, respectively.):

General Public Works LCP Policy

1. *There shall be no extension of urban services (water and sewer) beyond the urban-rural boundary as designated in the final certified land use plan. The only exceptions to this general policy shall be:*
 1. *The extension of water services beyond the Ship Ashore area;*
 2. *The alternate Crescent City water line from booster pump No. 1 to the urban area crossing Jordan Creek at Lake Earl Drive, southerly on Lake Earl Drive and into Northcrest Drive and the urban area;*
 3. *The extension of water service south of Crescent City approximately ½ mile to serve a pocket of visitor serving commercial development on Highway 101 which include an existing motel, restaurant, residence, shop and two vacant parcels (shown on page 3 of Assessors Parcel Book 115.);*
 4. *The extension of community services district water outside the Crescent City Urban Area to the Rural Neighborhood 2 units per acre density on the west side of Elk Valley Road at the Norris Street intersection;*
 5. *The extension of public water and public sewer services outside the Crescent City Urban Area to serve the Elk Valley Rancheria resort/casino project on the Martin Ranch property (APN 115-020-28.) and the adjoining two-acre parcel that was the former site of the Ocean Way Motel (APN 115-020-20.) This exception specifically confines the public utility extension to only those activities proposed on the Martin Ranch property (APN 115-020-28) and the former site of the Ocean Way Motel (APN 115-020-20) with no lateral connections granted to adjacent lands;*

6. *The extension of public water and public sewer services along Pebble Beach Drive (between Hemlock Lane and Dale Rupert Road) to serve the Del Norte County Regional Airport. This exception allows for the extension of public utilities solely to the Airport with no lateral connections granted to any adjacent lands. **Development associated with the services extensions shall be undertaken in a manner (such as by horizontal directional drilling) that avoids encroachment into environmentally sensitive habitat areas and prevents impacts which would significantly degrade adjacent environmentally sensitive habitat areas.***

The Commission notes that the future installation of sewer and water lines to the airport facilitated by the LCP amendment as modified will require the review and approval of coastal development permits by Del Norte County. As part of the review of the CDP, the County will need to satisfy the requirements of CEQA for the review of the environmental effects of the project. The County's action on the coastal development permits will also likely be appealable to the Commission pursuant to Section 30603 of the Coastal Act, as the development may constitute major public works facilities, and the route of the sewer and water lines may extend between the sea and the first public road paralleling the sea, or within 300 feet of the inland extent of a beach or the top of the seaward face of a coastal bluff, or within 100 feet of wetlands.

In conclusion, the LUP amendment as submitted is inconsistent with the policies of the Coastal Act protecting environmentally sensitive habitat areas and must be denied. As modified, however, the proposed LUP amendment is consistent with Section 30240, as encroachment into ESHA would be prohibited, ESHA would be protected against significant disruption of habitat values, and development adjacent to ESHA would be required to prevent impacts that would significantly degrade the ESHA.

E. EXPANDED PUBLIC WORKS FACILITIES

Coastal Act Section 30254 states, in applicable part:

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division... Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

As discussed above, the area that would be affected by the proposed LCP amendment includes area outside of the Urban Services Boundary as designated on the certified land use plan map (see **Exhibit 2**).

Coastal Act Section 30254 state in part that public works facilities be expanded only if they have been designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions the Coastal Act. As discussed above, the sewer and water line extensions that would be accommodated by the proposed LUP amendment would serve a new airport terminal building at the Del Norte County Regional Airport. The Commission approved construction of the new terminal building in May of 2010 under CDP A-1-DNC-09-048. In addition, the LUP amendment as proposed would allow for the extension of public utilities infrastructure beyond the urban services boundary only to support a location inside the urban services area, with no lateral connections allowed to any adjacent lands. Therefore, the Commission finds that the amendment to the LUP's general public works policy, as adjusted by Suggested Modification No. 1, would be consistent with Coastal Act Section 30254 insofar as the subject expansion of public works facilities have been designed to accommodate needs generated by development or uses permitted consistent with the provisions the Coastal Act.

Section 30254 also directs that in cases of limited public works facilities availability, priority should be given to certain classes of development and uses over other forms of development, specifically "*coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses.*" The Commission finds there are no limitations to the municipal water and wastewater treatment systems for which provisions of such services to the airport would preclude similar provision of services to the other essential or priority development and use types enumerated in Section 30254. As discussed below, the City of Crescent City's domestic water supply system and wastewater collection and treatments both have adequate reserve capacity to serve the airport development without precluding services to other essential or priority types of development and uses. Furthermore, the extension of public utilities to the airport will not result in cumulative impacts that would detrimentally affect coastal resources, as the LUP amendment as proposed limits service line extensions outside the service area to support the airport property located inside the service area and only with no lateral connections.

The Crescent City Water System's source of supply is the Smith River. Through a series of Ranney collector wells, up to approximately 5.2 million gallons of potable water is allocated to be pumped daily through the municipal transmission system for filtration and chemical treatments for distribution through the City's delivery system grid and to the various community service district entities in the unincorporated but urbanized areas surrounding the City. Current water demand for the city and outlying served areas comprises approximately 3.7 million gallons per day (3.7 mgd). Based on continuation of the historical one percent annual growth rate, it would take 35 years for the water system to reach its maximum allocated volume without service being provided to the airport. The estimated 300 gallons per day (0.0003 mgd) anticipated for the airport would have a negligible effect on the water system reserve capacity. Therefore, the Commission finds that expansion of the domestic water supply public works facilities to serve the airport located inside the urban service area would not preclude water services to other essential and priority types of development and uses as required by Section 30254.

With regard to sewerage, according to information from the County and the Crescent City Public Works Department, the airport is anticipated to generate approximately two "single family

residence equivalents” of wastewater treatment demand. Based on 2005 data,³ over 800 wastewater treatment connections would remain available in the Crescent City Regional Wastewater Treatment Facility’s system above and beyond that needed to serve planned-for growth in its urban service area. In addition, in 2007, the Commission authorized further improvements to the treatment works to meet anticipated growth identified under the County’s and City’s 2003 General Plan/LCP updates through the year 2027 (see CDP 1-07-002, LCP Amendment DNC-MAJ-2-03, and CRC-MAJ-1-03). In addition to the first phase improvements, due to the increases in plant’s through-put efficiencies with respect to aerobic digestion volumetric limitations and outfall flow constrictions, additional processing capacity can be achieved through future phase improvements to the existing treatment works and in-flow/infiltration upgrades to the collection system if growth rates were to exceed that anticipated for the facility’s 20-year planning period.⁴ Thus, the Commission similarly finds that that expansion of the wastewater collection and treatment public works facilities to serve the airport would not preclude water services to other essential and priority types of development and uses, as required by Section 30254.

Finally, Coastal Act Section 30254 requires that new and expanded public works facilities do not induce development inconsistent with the Coastal Act. Such inconsistent development could include the inducement of premature or discontinuous growth patterns in the area that an extension of sewer and water lines could facilitate and the conversion of adjoining agricultural lands for development of nonagricultural uses that would otherwise be infeasible to develop for a lack of such services. However, the proposed amendment to the urban services rural extensions limitations would be confined to providing connections only to the airport located inside the urban services area and specifically states that there shall be “*no lateral connections granted to any adjacent lands.*” This limitation will preclude the approval of CDPs for lateral connections to the adjacent lands and thus the extension of urban services that would be facilitated by this amendment will not induce growth inconsistent with Coastal Act policies.

Therefore, the Commission finds the amendment as modified is consistent with Section 30254 of the Coastal Act with respect to ensuring that the provision of community services the amendment would facilitate is appropriately limited in its scope so as not to induce new development inconsistent with the Coastal Act.

III. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

In addition to making a finding that the amendment is in full compliance with the Coastal Act, the Commission must make a finding consistent with Section 21080.5 of the Public Resources Code. Section 21080.5(d)(2)(A) of the Public Resources Code requires that the Commission not approve or adopt an LCP:

³ See findings beginning on page 18 in <http://documents.coastal.ca.gov/reports/2011/6/F10a-6-2011.pdf>

⁴ The Commission notes that any such subsequent future phase improvements that resulted in treatment capacity exceeding that authorized by CDP 1-07-002 first would require securing a permit amendment of that authorization. See Special Condition 1 on pages 8-9: <http://documents.coastal.ca.gov/reports/2007/5/F13d-5-2007.pdf>.

...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effects which the activity may have on the environment.

As part of their local action on the subject LCP amendment on May 1, 2013, the County Planning Commission adopted a Negative Declaration subject to the California Environmental Quality Act implementation guidelines (14 CCR §§15000), determining the subject LCP amendment to have included features which would reduce adverse impacts to less than significant levels (SCH No. 2013032068). A Notice of Determination was subsequently filed with the County Clerk-Recorder on May 7, 2013.

As discussed in the findings above, hereby incorporated herein by reference, the amendment request with the incorporation of the suggested modifications is consistent with the California Coastal Act. There are no other feasible alternatives or mitigation measures available which would substantially lessen any significant adverse effects which the activity may have on the environment. The Commission finds that approval of the LCP amendment with the incorporation of the suggested modifications will not result in significant environmental effects within the meaning of the California Environmental Quality Act.

**APPENDIX A:
SUBSTANTIVE FILE DOCUMENTS**

Application File for LCP-1-DNC-13-0210-1

Memorandum from GHD environmental scientist Stephanie Klein to James Bernard dated August 19, 2013 regarding “Final Special-Status Plant Species Survey and Mapping for BCRAA Terminal Sewer/Water Project” (Job No. 84101/29/32).

CDP File A-1-DNC-09-048 (BCRAA)

CDP File 1-07-002 (City of Crescent City)

LCP Amendment File DNC-MAJ-2-03

LCP Amendment File CRC-MAJ-1-03

LCP Amendment File DNC-MAJ-1-10

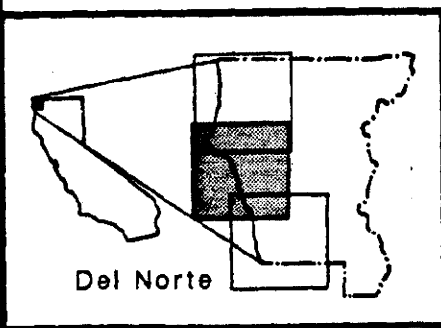
County of Del Norte Local Coastal Program

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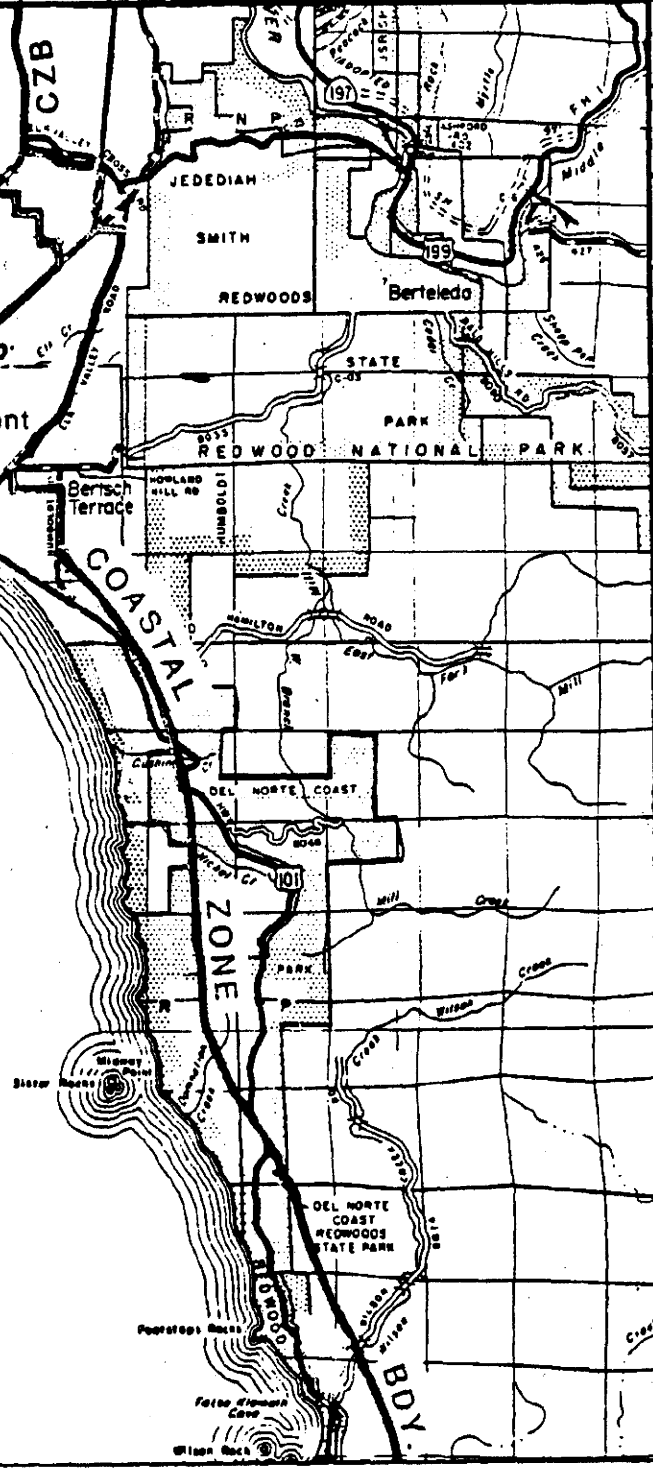
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Approximate area
affected by the
proposed LUP
amendment

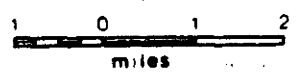
EXHIBIT NO. 1
APPLICATION NO.
LCP-1-DNC-13-0210-1
(Airport Services Extension)
REGIONAL LOCATION MAP



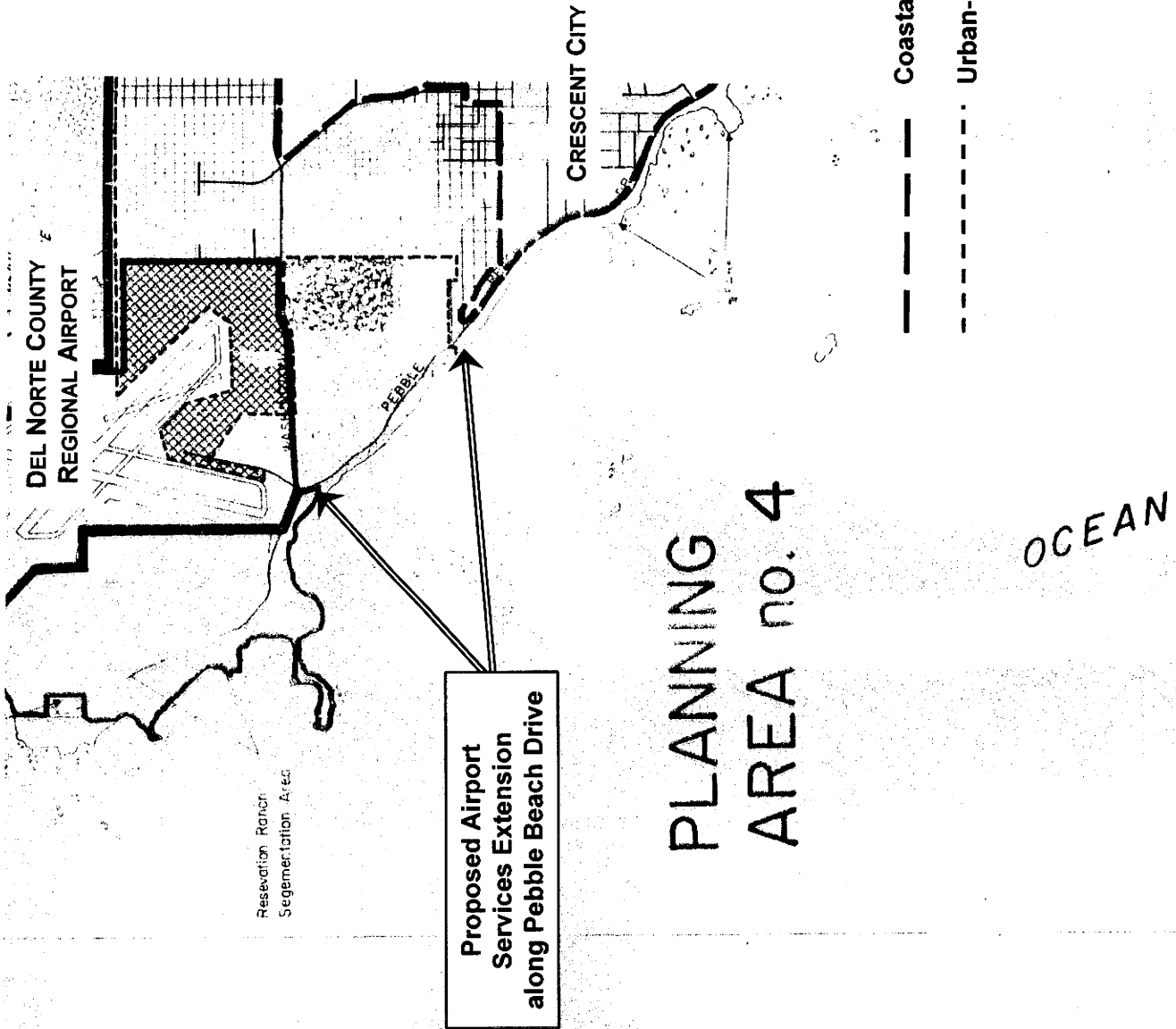
Del Norte



LOCATION MAP



County of Del Norte



**PLANNING
AREA no. 4**

**Proposed Airport
Services Extension
along Pebble Beach Drive**

- Coastal Zone boundary
- · - Urban-Rural boundary

OCEAN

EXHIBIT NO. 2
APPLICATION NO.
 LCP-1-DNC-13-0210-1
 (Airport Services Extension)
**CURRENTLY CERTIFIED URBAN
 SERVICES BOUNDARIES**



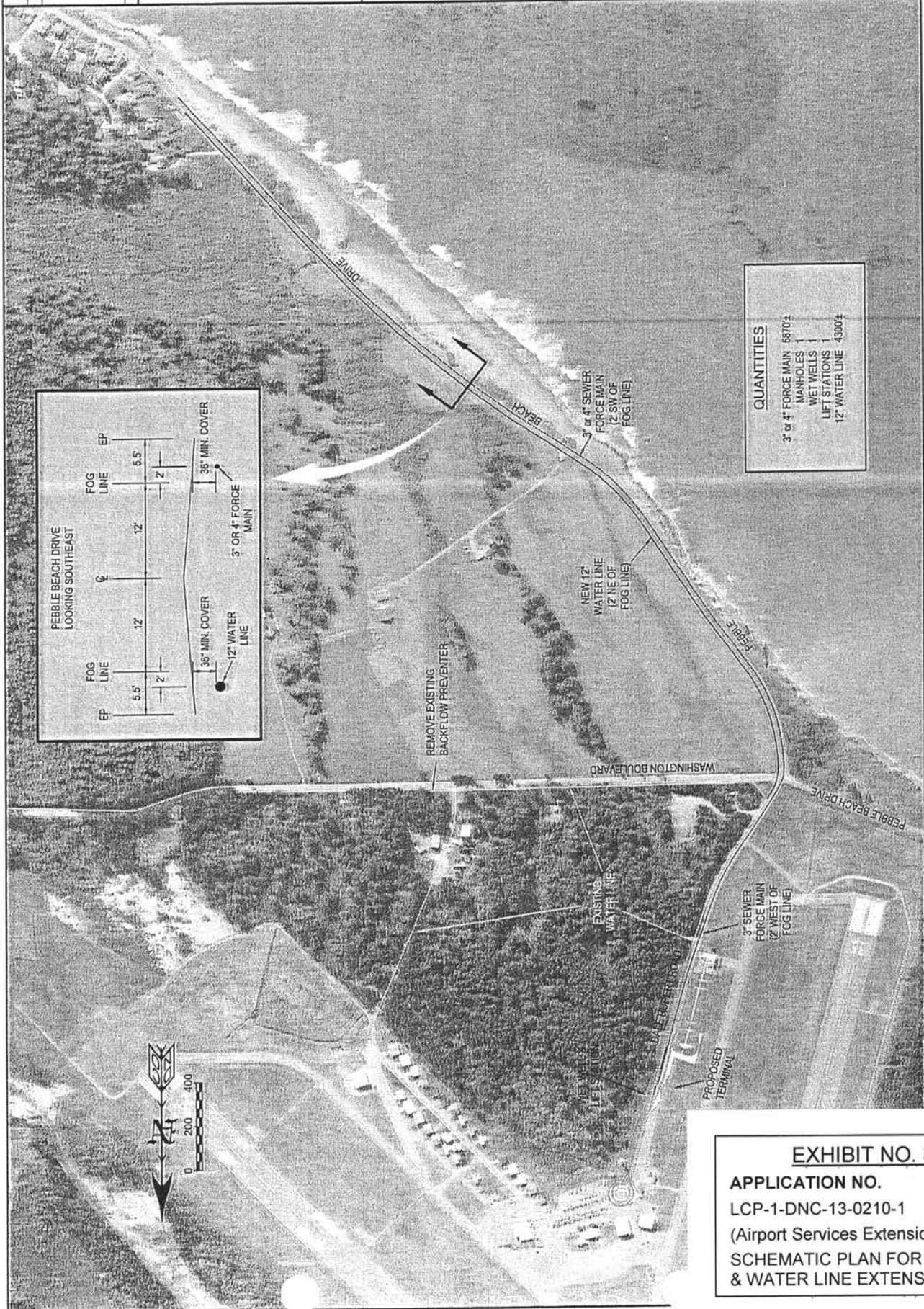
Approved by:
 Airport Authority Board,
 David Finigan, Chairperson
 Approved by:
 James D. Bernard
 Airport Director
 Drawn by:
 Elizabeth H. Hill
 Number:
 Date:
 August 30, 2012

Sheet 1 of 4

SEWER AND WATER LINES
 SCHEMATIC PLAN FOR
 JACK McNAMARA FIELD
 REGIONAL AIRPORT
 DEL NORTE COUNTY
 SERVICING

County of Del Norte
 Engineering & Surveying Division
 981 "H" STREET, SUITE 110
 Crescent City, CA 95531
 Ph. (707) 464-7229
 Fax 465-0340

| No. | REVISION | BY | DATE |
|-----|----------|----|------|
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QUANTITIES

3" or 4" FORCE MAIN 5870±
 MANHOLES 1
 WET WELLS 1
 LIFT STATIONS 1
 12" WATER LINE 4300±

EXHIBIT NO. 3
APPLICATION NO.
 LCP-1-DNC-13-0210-1
 (Airport Services Extension)
SCHEMATIC PLAN FOR SEWER & WATER LINE EXTENSIONS

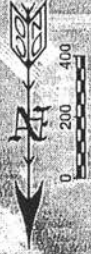
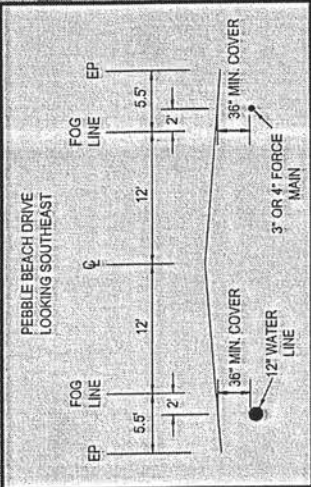




EXHIBIT NO. 4
APPLICATION NO. LCP-1-DNC-13-0210-1
(Airport Services Extension)
RARE PLANT SURVEY OF AREA
AFFECTED BY LUP AMENDMENT (1
of 19)

Memorandum

RECEIVED

AUG 21 2013

CALIFORNIA
COASTAL COMMISSION

19 August 2013

| | | | |
|---------|--|---------|--------------|
| To | James Bernard | | |
| Copy to | Misha Schwarz, GHD Inc. | | |
| From | Stephanie Klein, Environmental Scientist (GHD Inc.) | Tel | 707.443.8326 |
| Subject | FINAL Special-Status Plant Species Survey and Mapping for BCRAA Terminal Sewer/Water Project | Job no. | 84101/29/32 |

1 Background

On May 24, June 5, June 25, and July 18, 2013 special-status species plant surveys and mapping was conducted along the edge of pavement adjacent to proposed BCRAA Terminal Sewer/Water Alignment Project alignment. The sewer and water lines are proposed to be extended approximately 0.8 mile from the Crescent City lift station on Pebble Beach Drive, north within Pebble Beach Drive alignment to the intersection with Washington Boulevard (and Dale Rupert Drive). A vicinity map shows the location of the sewer and waterlines within the proposed project area (Figure 1).

The purpose of this investigation was to map presence of special-status plant species and to document the approximate number of individuals for each occurrence observed along the proposed project alignment. Project elements will be within limits of existing pavement and permanent and temporary construction activities are not anticipated off the edge of pavement. Project staging/stockpile areas are proposed to be located on existing disturbed areas (i.e. asphalt or gravel turnouts). The results of this botanical survey documents locations of special-status plant species adjacent to proposed project footprint and can be used to avoid impacts to adjacent special-status plant populations.

The sewer line is proposed be installed approximately two feet southwest of the Pebble Beach Drive west fog line. The sewer line will generally parallel the alignment of Pebble Beach Drive. The approximately three to four inch force main will be installed by directional drilling from drill pits established approximately every 500-700 feet along the proposed sewer main alignment. Drill pits will be approximately 10 feet wide by 20 feet long. Directional drilling will occur over the existing culverts along Pebble Beach Drive. A six inch gravity line will carry waste water from the four inch force main line across Pebble Beach Drive to the existing lift station. The six inch line will be installed by trenching from east to west across Pebble Beach Drive. A new 12 inch diameter water line will be established in association with the project to convey municipally supplied water to the new terminal and associated facilities. The water line will be installed underground approximately two feet northeast of the eastern Pebble Beach Drive fog line. The alignment of the water line will generally parallel Pebble Beach Drive and Dale Rupert Road. The new water line will connect to an existing municipal line approximately 70 feet northwest of the Pebble Beach Pump Station. Similar construction techniques will be used for the water lines as discussed above for the sewer force main.

84101/29/32//FINAL_Rare Plant Memo_Terminal Sewer

GHD Inc.
718 Third Street Eureka CA 95501 USA
T 1 707 443 8326 F 1 707 444 8330 E eureka@ghd.com W www.ghd.com

1.1 Location

Del Norte County Regional Airport, Jack McNamara Field (CEC), is located in Del Norte County adjacent to the Pacific Ocean, approximately two miles northwest of downtown Crescent City and approximately 20 miles south of the California/Oregon border. From U.S. Highway 101, CEC Terminal Sewer/Water project is accessed via West Washington Boulevard where it intersects with Pebble Beach Drive (and Dale Rupert Drive to the east that leads to CEC). The project terminus is located approximately 0.8 miles south of the intersection at the Crescent City Lift Station on Pebble Beach Drive (Figures 1 and 2).

1.2 Regulatory Setting

Special-status plant species include those listed as endangered, threatened, or as candidate species by U.S. Fish and Wildlife Service (USFWS) under the U.S. Endangered Species Act (ESA) or by the California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act (CESA). Plant species on the California Native Plant Society's (CNPS) California Rare Plant Ranking (CRPR) lists 1A, 1B, 2A, and 2B are considered eligible for state listing as Endangered or Threatened pursuant to the California Fish and Game Code and CDFW has oversight of these special-status plant species as a trustee agency of CEQA. CRPR list 1A, 1B, 2A, and 2B species should be considered as part of the CEQA process as they meet the definition of Threatened or Endangered under Sections 2062 and 2067 of the California Fish and Game Code (Andre et. al. 2010). CRPR List 3 and 4 plants do not have formal protection under CEQA. CDFW publishes and periodically updates lists of special plants which include for the most part the CNPS-listed species.

2 Methods

2.1 Project Study Boundary

The Project Biologists worked in coordination with the Project Engineer and the Applicant, to develop the limits of the study area. The study area surveyed includes:

- 10 foot offset from edge of pavement within Pebble Beach Drive public right-of-way from the proposed sewer alignment on each side of Pebble Beach Drive (north - south), from the Crescent City Lift Station approximately 4242 linear feet north to W. Washington Boulevard.
- 5 foot study boundary around the Crescent City Lift Station infrastructure.
- Areas adjacent to the project site are not included in the PSB based on property ownership and access.

The project study boundary (PSB), and project elements including the proposed 12 inch water main and proposed sanitary sewer force main is presented in Figure 2. For the purposes of this memorandum, the rare plant survey boundary started at the Crescent City Lift Station and terminated at the intersection of Pebble Beach Drive and West Washington Boulevard.

2.2 Research Methods

The initial analysis of the PSB consisted of review of existing environmental literature and data, including the *California Natural Diversity Database* (CNDDDB) [CDFW 2013]; the California Native Plant Society's (CNPS) *Inventory of Rare and Endangered Vascular Plants* (CNPS 2013); and lists of special-status species and natural communities that may occur in the project area as provided by the U.S. Fish and Wildlife Service (USFWS) [USFWS, 2013]. CalFlora database in conjunction with the Jepson Herbarium database was also consulted for site specific species cross reference of rare plant occurrences documented in the project vicinity. Topographic maps, aerial photography maps, Calflora *What Grows Here* database were consulted prior to and during the survey to determine potential sensitive species occurrence. When available, Geographic Information System (GIS) data was overlaid with the PSB.

The California Department of Fish and Wildlife (CDFW) and CNPS recommend that the buffer be a minimum of 9 USGS quadrangles with the survey area located in the central quad. The list also contains other taxa that may occur in the project area whose habitat is suitable if the project is within or near the known range of the species. The assessment area was defined as the USGS 7.5' quadrangles in which the project is located (Crescent City) as well as adjacent quads (Childs Hill, Sister Rocks, Hiouchi, High Divide, and Smith River). The CNPS Inventory was also queried for CRPR List 3 and 4 species known to occur within the county, although those species lists are not presented here. The queries yielded 56 sensitive species known to occur in the assessment area. Of these species, six have a moderate to high probability of occurring within the PSB. Within the assessment area, three sensitive plant communities are documented according to the CNDDDB (2013).

2.3 Survey and Mapping Methods

Surveys to determine the presence of special-status plant species (listed as rare, threatened, endangered, or candidate for rare, threatened, or endangered species listing under the state or federal Endangered Species Acts, CNPS, or of local importance) were conducted at the appropriate blooming or active period for each species. U.S. Fish & Wildlife Service (USFWS) and/or other resources agencies were contacted to verify that botanical surveys were being conducted at an appropriate time of year to allow for the micro-variations that occur in climate and bloom period for specific species on a year-to-year basis. Additionally, reference site(s) were viewed where target plant species are known to occur to verify the species was visible and blooming at the time of surveys. Data collection of listed plant communities and/or individual plants within the PSB was mapped using a Trimble Global Positioning System (GPS) unit (sub-meter accuracy) that operates with GIS software.

The surveys were conducted following *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* by the California Natural Resource Agency (CDFG 2009) and *General Rare Plant Survey Guidelines by the Endangered Species Recovery Program* (USFWS 2002). A controlled, seasonally appropriate survey was conducted that sampled the identified potential habitat. The survey was high in coverage (95-100%). Plants were identified to the lowest taxonomic level (genus or

species) necessary for rare plant identification. Nomenclature follows the Jepson Manual (Baldwin et al 2012).

3 Results

After conducting research methods described above, and contacting botanists knowledgeable of the project area, it was determined that there are six California Rare Plant Rank (CRPR) species with moderate to high potential to occur in the PSB (Table 1). Further, there two species which are known to inhabit, or are in close proximity to the PSB, per CalFlora.

Table 1 Special status plant species with potential to occur in the PSB

| | | | | |
|--|-------------------------|------|--|---------|
| <i>Hesperevax sparsiflora</i> var. <i>brevifolia</i> | short-leaved evax | 1B.2 | Coastal bluff scrub (sandy), coastal dunes | Mar-Jun |
| <i>Lathyrus japonicus</i> | seaside pea | 2.1 | Coastal dunes | Mar-Aug |
| <i>Oenothera wolfii</i> | Wolf's evening primrose | 1B.1 | Coastal bluff. Coastal dunes, coastal prairie, lower montaneconiferous forest/sandy, usually mesic | May-Oct |
| <i>Phacelia argentea</i> | sand dune phacelia | 1B.1 | Coastal dunes | Jun-Aug |
| <i>Sidalcea malviflora</i> ssp. <i>patula</i> | Siskiyou checkerbloom | 1B.2 | Often roadcuts, coastal bluffscrub, coastal prairie, North Coast coniferous forests | May-Aug |
| <i>Viola langsdorffii</i> | Langsdorf's violet | 2.1 | Bogs and fens (coastal) | May-Jul |

FEDERAL--U.S. Fish and Wildlife Service (USFWS)

FE - Federal Endangered

FT - Federal Threatened

FC - Federal Candidate for listing

FSC - United States Fish and Wildlife Service Federal Species of Special Concern

STATE--California Department of Fish and Wildlife (CDFW)

SE - State Endangered

ST - State Threatened

CSC - CDFW Species of Special Concern

SLC - Species of Local Concern

CFP - California Fully Protected Species

California Native Plant Society (CNPS) Rare Plant Ranks

1A- Presumed Extirpated in California and either Rare or extinct elsewhere

1B - Rare, Threatened, or Endangered in California and elsewhere

2 - Rare, Threatened or Endangered in California, but more common elsewhere

- 2A- Plants Presumed Extirpated in California, but more common elsewhere
 - 2B- Plants Rare, Threatened, or Endangered in California, but more common elsewhere
 - 3 - Review List (more information needed)
 - 4 - Watch List (limited distribution in California)
- Threat Ranks:
- _0.1 Seriously threatened in California
 - _0.2 Moderately threatened in California
 - _0.3 Not very threatened in California
-

On May 24, June 5, June 25, and July 18 2013 the PSB was surveyed in an effort to determine if special-status plant species are present adjacent to the proposed new sewer/water alignment. To evaluate which species of *Oenothera* is present within the PSB, an additional survey was conducted by Cara Scott (GHD Botanist) on July 18, 2013. The PSB was evaluated by walking the proposed alignment looking for the presence of the target special-status plants with likelihood to occur in project vicinity (Table 1). Surveys were conducted by Stephanie Klein (GHD Environmental Scientist), Lia Webb (GHD Ecologist), and Cara Scott (GHD Botanist), all qualified to survey and identify the target plant species. A total of 11 field hours were spent surveying the PSB.

Of these six species, five were mapped along the alignment. Sand dune phacelia (*Phacelia argentea*; CRPR 1B.1), Siskiyou checkerbloom (*Sidalcea malviflora ssp. patula*; CRPR 1B.2), seaside pea (*Lathyrus japonicus*; CRPR 2.1), and evening primrose (*Oenothera sp.*) were observed during the protocol level survey (Figure Set 3). In addition to these special-statuses plant species, 12 individuals of western dog-violet (*Viola adunca ssp. adunca*), a host plant (but not special-status plant) for the endangered Oregon silverspot butterfly, were observed and mapped.

Although the Wolf's evening primrose has a bloom period May through October, the primrose plants observed in the field were not flowering at the time of the initial field surveys. Wolf's evening primrose has been previously documented on the west side of Pebble Beach Drive (Dewoody et al, 2008). Additionally, there are also documented occurrences of the non-native garden escape, *Oenothera glazioviana*. These two species hybridize. During the time of May survey, the *Oenothera* plants observed were not flowering. Without the flower to aide in distinguishing this species, it is very difficult to discern whether the species type observed is the rare variety, a non-native variety, or a hybrid of the two, and/or if multiple varieties exist. Through personal communications with David Imper, primrose species are thought to be hybridizing quickly. Further, it is believed that the plants on the eastern side of Pebble Beach Drive have a higher likelihood of being the hybrid and the occurrences mapped on the west side of Pebble Beach Drive are likely a combination of both the native and hybrid. Therefore, a conservative survey approach was utilized, and each primrose plant observed (non-blooming) during the initial May plant survey was mapped and those results are included herein (Figure 4 Set 3). Using this approach, there were approximately 450 individuals of primrose mapped throughout the PSB with absolute plant cover ranging from less than 1% up to 50% absolute plant cover occurring near the Crescent City lift station.

To evaluate which species of *Oenothera* is present within the PSB, an additional survey was conducted by Cara Scott (GHD Botanist) on July 18, 2013. Scott observed the *Oenothera* plants found by Webb and Klein

to have floral characters of *Oenothera wolfii*, (Wolf's evening primrose), a CRPR Listed 1B.1 plant. These characters include stigmas that do not exceed the stamens and petals that are < 25 mm long and do not overlap. The blooming *Oenothera wolfii* occurrences were found growing on the dunes or along the roadside bluff on the west side of Pebble Beach Drive. One occurrence was found on the east side of Pebble Beach Drive growing near an agricultural field.

Approximately 160 beach pea plants (*Lathyrus japonica*) were observed towards the northern portion of the PSB alignment on the west side of Pebble Beach drive (Figure 3.2). This plant typically had a cover class of 75% or greater. Approximately 900 individuals of sand dune phacelia (*Phacelia argentea*) were mapped towards the middle of the PSB alignment with approximately 25-75% absolute plant cover (Figure 3.3). Approximately 30 Siskiyou checkerbloom (*Sidalcea malviflora* ssp. *patula*) individuals were observed having approximately 5-25% cover in the areas where it was mapped (Figure 3.4). There were some areas where the checkerbloom was interspersed in the primrose, displayed on Figure 3.4 with magenta cross hatch pattern over yellow. Lastly, there were approximately 12 western blue violets observed and mapped towards the southern end of the PSB (Figures 3.4 & 3.5). These plants were found to have sparse cover (less than 1%) and were seldom occurrences.

Table 2 presents a summary of each special-status plant species observed and the approximate number of individuals observed.

Table 2 Special status plant results

| | | |
|---|-----------------------|-----|
| | | |
| <i>Lathyrus japonicas</i> (CRPR 2.1) | seaside pea | 160 |
| <i>Oenothera sp.</i> | primrose | 450 |
| <i>Phacelia argentea</i> (CRPR 1B.1) | sand dune phacelia | 900 |
| <i>Sidalcea malviflora ssp. patula</i> (CRPR 1B.2) | Siskiyou checkerbloom | 30 |
| <i>Viola adunca ssp. adunca</i> | Western dog violet | 12 |

4 Conclusion

The purpose of this survey was to identify and map California Rare Plant Rank (CRPR) plants adjacent to the proposed Terminal sewer alignment. While this survey identified several CRPR species, the proposed project including footprint and staging is confined to the existing asphalt/paved areas of Pebble Beach Drive and paved/gravel turnouts. Therefore, no permanent or temporary impacts should occur to any special-status plant species presented in this memo by the implementation of the proposed project. This survey effort and reporting is intended to help guide the design and construction of the project in a manner which avoids impacts to plant species described herein.

5 References

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<http://www.fws.gov/arcata/specieslist/search.asp>.

USFWS 2002. *General Rare Plant Survey Guidelines by the Endangered Species Recovery Program*.

Table 2 Species list of plants within project boundary

| Scientific Name | Common Name |
|--|-------------------------|
| TREES | |
| <i>Morella californica</i> | wax myrtle |
| <i>Pinus contorta</i> ssp. <i>contorta</i> | beach pine |
| <i>Salix hookeriana</i> | Hooker's willow |
| <i>Salix</i> sp. | willow |
| SHRUBS | |
| <i>Baccharis pilularis</i> | coyote brush |
| <i>Gaultheria shallon</i> | salal |
| <i>Lonicera involucrata</i> ssp. <i>ledebourii</i> | black twinberry |
| <i>Rubus armeniacus</i> | Himalayan blackberry |
| <i>Rubus ursinus</i> | California blackberry |
| <i>Vaccinium ovatum</i> | evergreen huckleberry |
| HERBACEOUS | |
| <i>Abronia latifolia</i> | yellow sand-verbena |
| <i>Achillea millefolium</i> | common yarrow |
| <i>Ambrosia chamissonis</i> | beach bur |
| <i>Ammophila arenaria</i> | European beachgrass |
| <i>Anthoxanthum odoratum</i> | sweet vernal grass |
| <i>Armeria maritima</i> spp. <i>californica</i> | sea pink |
| <i>Avena</i> sp. | oat grass |
| <i>Bellis perennis</i> | English daisy |
| <i>Briza maxima</i> | large rattlesnake grass |
| <i>Bromus diandrus</i> | ripgut grass |
| <i>Cakile edentula</i> | American searocket |
| <i>Calystegia soldanella</i> | beach morning glory |
| <i>Carex obnupta</i> | slough sedge |
| <i>Carpobrotus edulis</i> | ice plant |
| <i>Cynosurus echinatus</i> | hedgehog dogtail grass |
| <i>Dactylis glomerata</i> | orchardgrass |
| <i>Daucus carota</i> | Queen Anne's lace |
| <i>Equisetum arvense</i> | common horsetail |

| Scientific Name | Common Name |
|--|--------------------------------|
| <i>Equisetum hyemale</i> ssp. <i>affine</i> | common scouring rush |
| <i>Erigeron glaucus</i> | seaside daisy |
| <i>Festuca arundinacea</i> | tall fescue |
| <i>Fragaria chiloensis</i> | beach strawberry |
| <i>Galium</i> sp. | bedstraw |
| <i>Geranium dissectum</i> | cut-leaved geranium |
| <i>Gnaphalium palustre</i> | lowland cudweed |
| <i>Grindelia stricta</i> | gum plant |
| <i>Holcus lanatus</i> | common velvet grass |
| <i>Hypochaeris radicata</i> | hairy cat's-ear |
| <i>Iris</i> sp. | iris |
| <i>Juncus effusus</i> ssp. <i>pacificus</i> | common rush |
| <i>Juncus lesueurii</i> | salt rush |
| <i>Lolium perenne</i> | perennial ryegrass |
| <i>Lotus corniculatus</i> | birdfoot trefoil |
| <i>Lotus</i> sp. | lotus |
| <i>Lupinus littoralis</i> | seashore lupine |
| <i>Marah oreganus</i> | wild cucumber |
| <i>Matricaria discoidea</i> | pineapple weed |
| <i>Oenothera wolfii</i> (CRPR 1B.1) | Wolf's evening primrose |
| <i>Parentucellia viscosa</i> | yellow parentucellia |
| <i>Plantago lanceolata</i> | English plantain |
| <i>Plantago major</i> | common plantain |
| <i>Poa annua</i> | annual bluegrass |
| <i>Polystichum munitum</i> | sword fern |
| <i>Potentilla anserina</i> ssp. <i>pacifica</i> | pacific silverweed |
| <i>Prunella vulgaris</i> | self-heal |
| <i>Pteridium aquilinum</i> var. <i>pubescens</i> | bracken fern |
| <i>Ranunculus repens</i> | buttercup |
| <i>Raphanus sativus</i> | wild radish |
| <i>Rumex acetosella</i> | sheep sorrel |
| <i>Rumex crispus</i> | curly dock |
| <i>Sedum divergens</i> | spreading stonecrop |
| <i>Sidalcea malviflora</i> ssp. <i>patula</i> (CRPR 1B.2) | Siskiyou checkerbloom |

| Scientific Name | Common Name |
|--|---------------------------|
| <i>Sisyrinchium bellum</i> | blue-eyed-grass |
| <i>Tanacetum bipinnatum</i> | dune tansy |
| <i>Trifolium pratense</i> | red clover |
| <i>Trifolium repens</i> | white clover |
| <i>Vicia gigantea</i> | giant vetch |
| <i>Vicia sativa</i> spp. <i>sativa</i> | spring vetch |
| <i>Viola adunca</i> ssp. <i>adunca</i> (OSB host) | western dog violet |
| <i>Viola langsdorfii</i> (CRPR 2B.1) | Langsdorf's violet |



- Terminal Project Boundary
- Airport Boundary
- Major Roads
- Local Roads

Paper Size ANSIA
0 0.25 0.5
Miles
Map Projection: Lambert Conformal Conic
Horizontal Datum: North American 1983
Grid: NAD 1983 StatePlane California I FIPS 0401 Feet



Border Coast Regional Airport Authority
Terminal Replacement Project EIR Addendum III
Job Number: 8410129.30
Revision: A
Date: 13 Aug 2013

Vicinity Map Figure 1

G:\11984 BorderCoastRegionalAirportAuth\BCRAA_GIS\Map\Figures\TerminalSewer_Water_CEQ\Addendum\Memo\F1_Vicinity.mxd 48 Third Street Eureka, CA 95501 T 707 443 8326 F 707 444 8330 E eureka@ghd.com W www.ghd.com

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Data source: ESRI: StreetMap, Created by amshows



- Terminal Sanitary Sewer/Water Project Boundary
- Rare Plant Survey Boundary
- Proposed Water Main
- Proposed Sanitary Sewer Main
Gravity and Force Main

Paper Size 8.5" x 11" (ANSI A)
 0 100 200 300 400 500
 Feet
 Map Projection: Lambert Conformal Conic
 Horizontal Datum: North American 1983
 Grid: NAD 1983 StatePlane California I FIPS 0401 Feet



Border Coast Regional Airport Authority | Job Number | 8410129.30
 Terminal Replacement Project EIR Addendum III | Revision | A
 | Date | 13 Aug 2013

**Proposed Sanitary Sewer
and Water Lines**




Figure 2

© 111984 BorderCoastRegionalAirportAuth\BCRAA_GIS\Maps\Figures\TerminalSewer_Water_CEQ\Addendum\Memo\F2_ProjectBoundary.mxd
 © 2012. While every care has been taken to prepare this map, GHD and BCRAA make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and cannot accept liability and responsibility of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred by any party as a result of the map being inaccurate, incomplete or unsuitable in any way and for any reason.
 Data source: NAIP Aerial, 2012 (1 meter resolution); GHD: Terminal Boundary, 2012. Created by amshows



Terminal Sanitary Sewer/Water Project
Boundary - Rare Plant Survey

Plant Survey

-  *Phacelia argentea*
-  *Viola adunca*
-  *Oenothera sp.*



Lathyrus japonicus



Oenothera sp.



Phacelia argentea

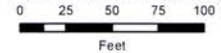


Sidalcea malviflora ssp. patula



Oenothera sp. occurs with Sidalcea malviflora ssp. patula

Paper Size 8.5" x 11" (ANSI A)



Map Projection: Lambert Conformal Conic

Horizontal Datum: North American 1983

Grid: NAD 1983 StatePlane California I FIPS 0401 Feet



Border Coast Regional Airport Authority
Terminal Replacement Project EIR Addendum III

Job Number 8410129.30
Revision A
Date 13 Aug 2013

Rare Plant Survey
Pebble Beach Rd

Figure 3.1

718 Third Street Eureka CA 95501 USA T 707 443 8326 F 707 444 8330 E eureka@ghd.com W www.ghd.com

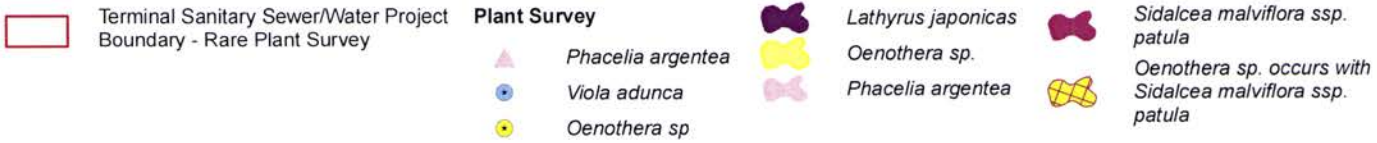
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Data source: NAIP Aerial, 2012 (1 meter resolution); GHD: Terminal Boundary, 2012. Created by amshows



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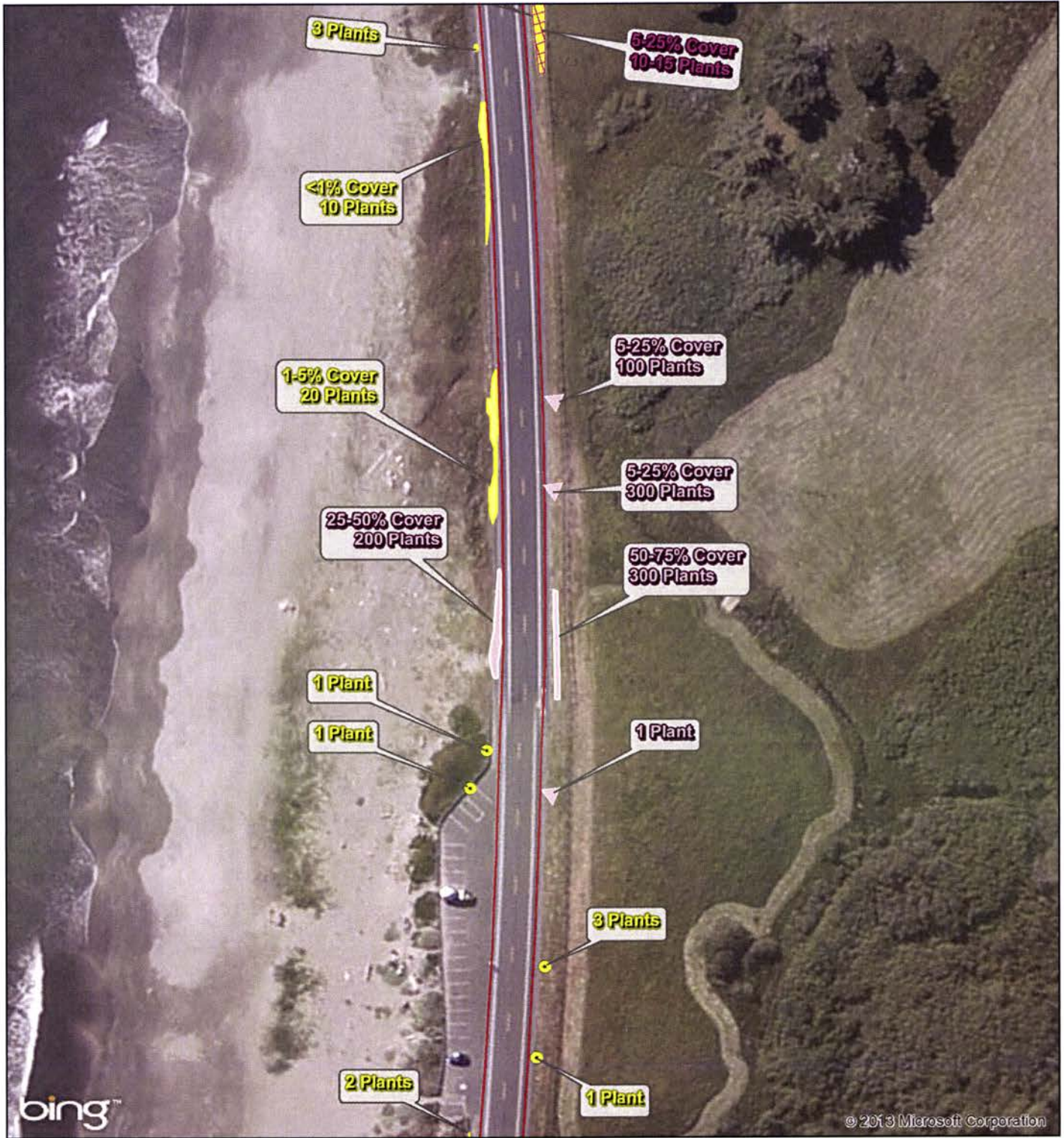
Border Coast Regional Airport Authority
Terminal Replacement Project EIR Addendum III

Job Number 8410129.30
Revision A
Date 13 Aug 2013

Rare Plant Survey
Pebble Beach Rd

Figure 3.2

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Data source: NAIP Aerial, 2012 (1 meter resolution); GHD: Terminal Boundary, 2012. Created by amshows



Terminal Sanitary Sewer/Water Project Boundary - Rare Plant Survey

Plant Survey

- Phacelia argentea*
- Viola adunca*
- Oenothera sp.*

- Lathyrus japonicus*
- Oenothera sp.*
- Phacelia argentea*

- Sidalcea malviflora ssp. patula*
- Oenothera sp. occurs with Sidalcea malviflora ssp. patula*

Paper Size 8.5" x 11" (ANSI A)
 0 25 50 75 100
 Feet
 Map Projection: Lambert Conformal Conic
 Horizontal Datum: North American 1983
 Grid: NAD 1983 StatePlane California 1 FIPS 0401 Feet



Border Coast Regional Airport Authority
 Terminal Replacement Project EIR Addendum III
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 Date 13 Aug 2013

Rare Plant Survey
 Pebble Beach Rd

Figure 3.3

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 Data source: NAIP Aerial, 2012 (1 meter resolution); GHD: Terminal Boundary, 2012. Created by amshows



Terminal Sanitary Sewer/Water Project Boundary - Rare Plant Survey

Plant Survey

- ▲ *Phacelia argentea*
- *Viola adunca*
- *Oenothera sp.*

- *Lathyrus japonicus*
- *Oenothera sp.*
- *Phacelia argentea*

- *Sidalcea malviflora ssp. patula*
- *Oenothera sp. occurs with Sidalcea malviflora ssp. patula*

Paper Size 8.5" x 11" (ANSI A)
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 Feet
 Map Projection: Lambert Conformal Conic
 Horizontal Datum: North American 1983
 Grid: NAD 1983 StatePlane California I FIPS 0401 Feet

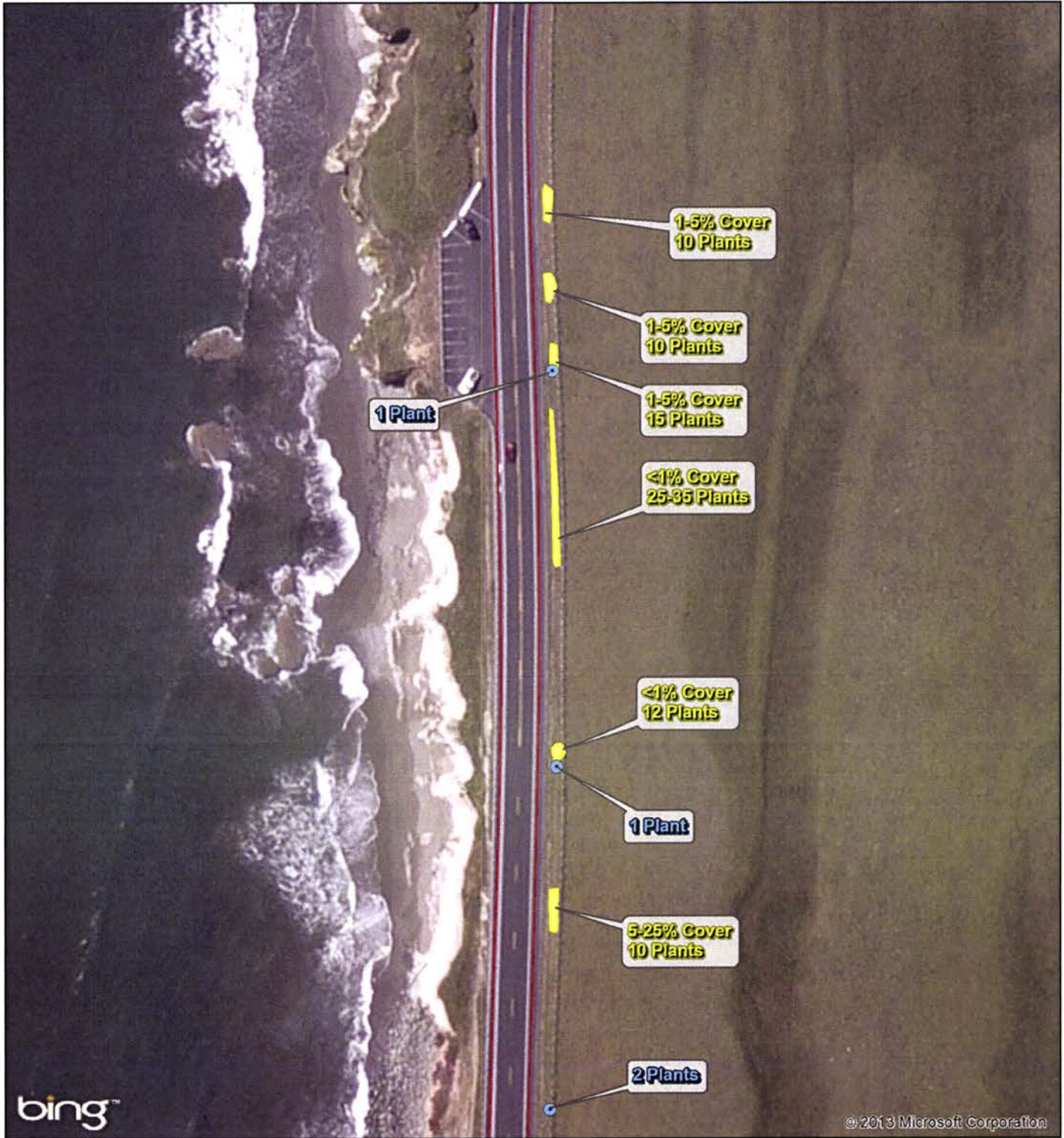


Border Coast Regional Airport Authority Job Number 8410129.30
 Terminal Replacement Project EIR Addendum III Revision A
 Date 13 Aug 2013

**Rare Plant Survey
 Pebble Beach Rd**

Figure 3.4

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Terminal Sanitary Sewer/Water Project Boundary - Rare Plant Survey

Plant Survey

- ▲ *Phacelia argentea*
- *Viola adunca*
- *Oenothera sp.*

- *Lathyrus japonicas*
- *Oenothera sp.*
- *Phacelia argentea*

- *Sidalcea malviflora ssp. patula*
- *Oenothera sp. occurs with Sidalcea malviflora ssp. patula*

Paper Size 8.5" x 11" (ANSI A)
0 25 50 75 100
Feet



Map Projection: Lambert Conformal Conic
Horizontal Datum: North American 1983
Grid: NAD 1983 StatePlane California I FIPS 0401 Feet

Border Coast Regional Airport Authority
Terminal Replacement Project EIR Addendum III

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Revision A
Date 13 Aug 2013

Rare Plant Survey
Pebble Beach Rd




Figure 3.5




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Data source: NAIP Aerial, 2012 (1 meter resolution), GHD: Terminal Boundary, 2012. Created by amshows





Terminal Sanitary Sewer/Water Project Boundary - Rare Plant Survey

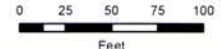
Plant Survey

-  *Phacelia argentea*
-  *Viola adunca*
-  *Oenothera sp.*

-  *Lathyrus japonicus*
-  *Oenothera sp.*
-  *Phacelia argentea*

-  *Sidalcea malviflora ssp. patula*
-  *Oenothera sp. occurs with Sidalcea malviflora ssp. patula*

Paper Size 8.5" x 11" (ANSI A)



Map Projection: Lambert Conformal Conic
Horizontal Datum: North American 1983
Grid: NAD 1983 StatePlane California I FIPS 0401 Feet



Border Coast Regional Airport Authority
Terminal Replacement Project EIR Addendum III

Job Number: 8410129.30
Revision: A
Date: 13 Aug 2013

Rare Plant Survey
Pebble Beach Rd

Figure 3.6

718 Third Street Eureka CA 95501 USA T 707 443 8326 F 707 444 8330 E eureka@ghd.com W www.ghd.com

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Data source: NAIP Aerial, 2012 (1 meter resolution), GHD Terminal Boundary, 2012. Created by amshows



**Board of Supervisors
County of Del Norte
State of California**

RESOLUTION NO. 2013 - 020

**A Resolution of the Del Norte County Board of Supervisors Approving a
Land Use Plan Text Amendment of the Del Norte County Local Coastal Program**

WHEREAS, the adopted General Plan and Local Coastal Program of the County of Del Norte provide for an amendment process.

WHEREAS, the Border Coast Regional Airport Authority has petitioned for a Land Use Plan Amendment to Local Coastal Program General Public Works Policy.

WHEREAS, this amendment has been reviewed and processed and is intended to be carried out in manner fully consistent with the provisions of the California Coastal Act and the Del Norte County Local Coastal Program.

WHEREAS, a Mitigated Negative Declaration (SCH #2013032068) was adopted for this project pursuant to the California Environmental Quality Act.

WHEREAS, public officials and agencies, civic organizations, and citizens have been consulted on and have advised the County Planning Commission on said proposed amendments in duly noticed public hearings pursuant to Sections 65353 of the Government Code, and the Planning Commission has sent out their written recommendation to the Board pursuant to Section 65354 of the Government Code.

WHEREAS, this Board has noticed the public hearing, as required by Section 65355 and 65856 of the Government Code, on the proposed amendment, a hearing at which the amendment was explained and comments invited from persons in attendance.

WHEREAS, this amendment shall take effect and be enforced thirty (30) days after approval by the California Coastal Commission.

NOW THEREFORE, BE IT RESOLVED the Board of Supervisors of the County of Del Norte, State of California do hereby approve the changes to the text of the Del Norte County Local Coastal Program Public Works Policy (see Exhibit A).

EXHIBIT NO. 5
APPLICATION NO.
LCP-1-DNC-13-0210-1
(Airport Services Extension)
COUNTY RESOLUTION (1 of 3)

BE IT FURTHER RESOLVED, that this adopted Resolution be submitted to the California Coastal Commission along with whatever other application materials may be required for the Coastal Commission to process this amendment.

BE IT FURTHER RESOLVED, that by submission of such changes to the Coastal Commission for certification, the Board of Supervisors is requesting the subject amendment be identified as requiring rapid and expeditious action.

PASSED AND ADOPTED this 28th day of May, 2013 by the following polled vote:

AYES: Supervisors Gitlin, Supervisor Hemmingsen, Supervisor Sullivan
Supervisor McClure & Supervisor Finigan.

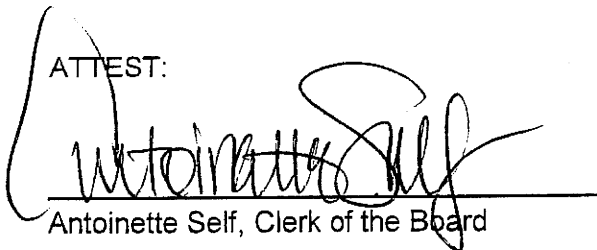
NOES: None.

ABSENT: None.



Michael Sullivan, Chair of the Board

ATTEST:


Antoinette Self, Clerk of the Board

Date: 5/28/13

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

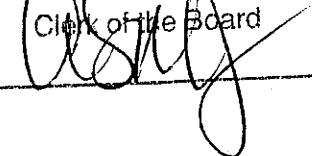
By: 
Clerk of the Board

Exhibit A

Del Norte County LCP, General Public Works Policy, Pg. 291 (*Proposed text amendment in **bold type***)

1. There shall be no extension of urban services (water and sewer) beyond the urban-rural boundary as designated in the final certified land use plan. The only exceptions to this general policy shall be:

1. the extension of water services beyond the Ship Ashore area;
2. the alternative Crescent City water line from booster pump No. 1 to the urban area crossing Jordan Creek at Lake Earl Drive, southerly on Lake Earl Drive and into Northcrest Drive and the urban area;
3. the extension of water service south of Crescent City approximately 1/2 mile to serve a pocket of visitor serving commercial development on Highway 101 which include an existing motel, restaurant, residence, shop, and two vacant parcels (shown on page 3 of the Assessors Park Book 115.);
4. the extension of community services district water outside of the Crescent City Urban Area to the Rural Neighborhood 2 units per acre density on the west side of Elk Valley Road at the Norris Avenue intersection.
5. The extension of public water and public sewer services outside the Crescent City Urban Area to serve the Elk Valley Rancheria resort/casino project on the Martin Ranch property (APN 115-020-28) and the adjoining two-acre parcel that was the former site of the Ocean Way Motel (APN 115-020-20). The proposed text amendment specifically confines the public utility extension to only those activities proposed on the Martin Ranch property (APN 115-020-28) and the former site of the Ocean Way Motel (APN 115-020-20) with no lateral connections granted to adjacent lands.
6. **The extension of public water and public sewer services along Pebble Beach Drive (between Hemlock Lane and Dale Rupert Road) to serve the Del Norte County Regional Airport. This exception allows for the extension of public utilities solely to the Airport with no lateral connections granted to any adjacent lands.**