45 FREMONT STREET, SUITE 2000 FRANCISCO, CA 94105-2219 AND TOD (415) 904-5200





DATE:

March 20, 1997

TO:

COASTAL COMMISSIONERS AND INTERESTED PARTIES

FROM:

MARK DELAPLAINE, FEDERAL CONSISTENCY SUPERVISOR

RE:

NEGATIVE DETERMINATIONS ISSUED BY THE EXECUTIVE

DIRECTOR [Note: Executive Director decision letters are attached]

PROJECT #:

ND-004-97

APPLICANT:

Navy

LOCATION:

Naval Station, Long Beach

PROJECT:

Base Closure

ACTION:

Concur

ACTION DATE:

3/7/97

PROJECT #:

ND-007-97

APPLICANT:

Air Force

LOCATION:

Vandenberg Air Force Base

PROJECT:

Install ocean surveillance system

ACTION:

Concur

ACTION DATE:

3/4/97

PROJECT #:

ND-013-97

APPLICANT:

Corps of Engineers

LOCATION:

Main ship channel, San Francisco Bay

PROJECT:

600,000 cu. yds. of dredging; disposal at SF Bar site

ACTION:

Concur

ACTION DATE:

2/28/97

PROJECT #:

ND-014-97

APPLICANT:

Veterans Affairs

LOCATION:

San Francisco Department of Veterans Affairs Medical

Center

PROJECT:

10,000 square feet office addition atop an existing building

ACTION:

Concur

ACTION DATE:

3/6/97

PROJECT #: NE-015-97

APPLICANT: City and County of San Francisco

LOCATION: Lake Merced Boulevard, City and County of San Francisco

PROJECT: Curb lane widening

ACTION: No effect ACTION DATE: 2/24/97

PROJECT #: NE-016-97

APPLICANT: City and County of San Francisco

LOCATION: San Francisco coastal zone

PROJECT: Replace storm drain grates with bicycle-friendly gates

ACTION: No effect ACTION DATE: 2/24/97

PROJECT #: ND-018-97

APPLICANT: Navy

LOCATION: Santa Cruz Island

PROJECT: Pier repair
ACTION: Concur
ACTION DATE: 2/24/97

PROJECT #: NE-019-97

APPLICANT: City of San Buenaventura

LOCATION: Ventura River, City of San Buenaventura

PROJECT: Construction of a bike trail

ACTION: No effect ACTION DATE: 3/10/97

PROJECT #: ND-020-97

APPLICANT: Corps of Engineers
LOCATION: Surfside-Sunset Beach

PROJECT: Extension of time to complete beach replenishment project

ACTION: Concur ACTION DATE: 3/3/97

PROJECT #: ND-027-97 APPLICANT: Navy

LOCATION: Naval Submarine Base, Point Loma

PROJECT: Replacement of oily waste collection system

ACTION: Concur ACTION DATE: 3/7/97

PROJECT #:

ND-030-97

APPLICANT:

Corps of Engineers

LOCATION: PROJECT:

Santa Barbara Harbor Modifications to previous harbor dredging project

ACTION:

Concur

ACTION DATE:

3/13/97

45 FREMONT STREET, 3UITE 2000 SAN FRANCISCO, CA 94105-2219 VOICE AND TDD (415) 904-5200



March 7, 1997

Dan Muslin
Long Range Planning and Real Estate
Business Line Manager
Base Realignment and Closure Program Office
Southwest Division
Naval Facilities Engineering Command
1420 Kettner Blvd., Suite 507
San Diego, CA 92101-2404

Subject: Negative Determination ND-4-97 (Disposal and Reuse of Former Long Beach Naval Station, Los Angeles County).

Dear Mr. Muslin:

The Commission staff has reviewed your negative determination for disposal of the former Long Beach Naval Station, located on Terminal Island in the Port of Long Beach and Port of Los Angeles, Los Angeles County. Under the guidelines contained in the Defense Base Closure and Realignment Act (BRAC) of 1991, which mandated the federal closure and disposal of the Naval Station, the Navy proposes to transfer ownership of the 240-acre coastal facility to two local redevelopment authorities, the City of Long Beach and the City of Los Angeles. Operations at the Naval Station terminated in September 1994 and the Navy anticipates that the disposal process will be completed with a deed transfer to the City of Long Beach Harbor Department and the City of Los Angeles Harbor Department by 1999. After deed transfer, the two cities will be the exclusive property owners of those portions of the Naval Station within their jurisdictional boundaries. Until the deed transfers are completed, properties comprising the former Naval Station will be leased by the Navy to both cities for use by their harbor departments; several leases are currently in effect.

The Navy issued a Final Environmental Impact Statement for the disposal and reuse of the Naval Station in February 1997. The FEIS examined three reuse alternatives for the Naval Station: no action, a marine container terminal, and an intermodal railyard. Under both development alternatives, the Navy Mole would be used for a number of port-related

and water-dependent uses. In reviewing previous base disposal and reuse proposals submitted for consistency review under the negative determination process, the Commission staff commented on the proposed reuse alternatives, made preliminary determinations as to their consistency with Coastal Act policies, and noted that because the Commission would ultimately review the reuse plans through the LCP or port master plan amendment process, concurrence by staff with a negative determination for base disposal and reuse was appropriate. However, with regard to the former Long Beach Naval Station, the Commission has already taken several actions supporting the proposed disposal and reuse plan (described below). In addition, the Navy understands that should its future remediation and clean-up activities on the Naval Station hold the potential to affect the coastal zone, then additional federal consistency review of those activities would be necessary.

The Commission approved allowable land uses for a narrow strip of land on the west side of the Navy Mole within the Port of Los Angeles when it certified the Port's port master plan amendment No. 12 in April 1993 for construction of the Pier 400 navigation improvement project, which included a transportation corridor encompassing the subject property. The Seaside Avenue parcel in the Port of Los Angeles is currently designated for institutional (government) uses in the port master plan, and the Port is the coastal permitting authority for activities consistent with that designation. The parcel is currently vacant, except for utility, road, and railroad right-of-way crossings. Should non-institutional uses be proposed for this parcel in the future, the Commission would need to certify a port master plan amendment, which would then allow the Port to issue coastal development permits for these uses.

The Commission approved allowable land uses for that portion of the Naval Station located within the Port of Long Beach when it certified in July 1996 the Port's master plan amendment No. 9, which, in part, designated land uses for the Naval Station and the adjacent Naval Shipyard (jointly labeled the "Naval Complex") in anticipation of their ultimate transfer to the City and Port of Long Beach. However, the Commission retained coastal permitting jurisdiction for the Naval Complex, excepting the Navy Mole, until subsequent port master plan amendments are certified by the Commission for specific development projects on the Naval Complex. To that end, the Commission recently approved (with special conditions addressing protection of marine resources) two coastal development permits for construction of the Pier T container terminal on the former Naval Station property and in the adjacent waters of the West Basin.

In conclusion, the proposed disposal and reuse of the former Long Beach Naval Station will not adversely affect the coastal zone. The project will provide needed land for portand coastal-related activities within the jurisdictional boundaries of the Ports of Long Beach and Los Angeles. Past and future Commission action on port master plan amendments and/or coastal development permits for proposed reuse activities on the former Naval Station have and will continue to serve as the vehicle for ensuring that reuse activities are consistent with the policies of the California Coastal Management

Program. We therefore concur with your negative determination made pursuant to Section 15 CFR 930.35(d) of the NOAA implementing regulations. Please contact Larry Simon at (415) 904-5288 should you have any questions regarding this matter.

PETER M. DOOGLAS
Executive Director

cc: South Coast Area Office
NOAA Assistant Administrator
Assistant General Counsel Ocean Services
OCRM
Governor's Washington, D.C., Office
California Department of Water Resources
Port of Long Beach
Port of Los Angeles

ANCISCO, CA 94105-2219 AND TOD (415) 804-5200



March 4, 1997

Louis D. Van Mullem, JR., Col, USAF Chief, Environmental Management 30 SW/ET 806 13th. St. Suite 116 Vandenberg Air Force Base, CA 93437-5242

RE: ND-007-97, Negative Determination, Ocean Surveillance System, Point Conception, Vandenberg Air Force Base, Santa Barbara County

Dear Mr. Mullem:

The Commission has received the above referenced negative determination to install an ocean surveillance radar and associated electronic equipment at the Point Conception Coast Guard Lighthouse Station. The project is necessary to expand current radar coverage.

The project will remove about half of an existing radio beacon tower install the proposed radar and antenna (18W x 24H x 12D inches and 96W x 6H x 6D inches, respectively) on top of the tower. Cabling will be strung between the tower and an existing building which will house the electronic equipment. No trenching or digging will occur. The proposed project is located at an existing developed site, and will not negatively affect the scenic quality of the area from the water or shoreline.

We agree that this project will have not affect any resources of the coastal zone; we therefore concur with your negative determination made pursuant to Section 15 CFR 930.35(d) of the NOAA implementing regulations. Please contact Tania Pollak at (415) 904-5297 if you have any questions.

Executive Director

cc: Jim Johnston, Vandenburg Air Force Base South Central Coast Area Office NOAA Assistant Counsel for Ocean Services OCRM California Department of Water Resources Governors Washington D.C. Office

45 FREMONT STREET, SUITE 2000 SAM FRANCISCO, CA 94105-2219 AND TOD (415) 904-5200



February 28, 1997

Peter E. LaCivita, Chief Environmental Planning Division San Francisco District, Corps of Engineers, 333 Market Street San Francisco, CA 94105-2197

RE: **ND-13-97** Negative Determination, Maintenance dredging with nearshore disposal at SF-8, Main ship channel, San Francisco Bay

Dear Mr. LaCivita:

The Coastal Commission has received the above-referenced negative determination for the maintenance dredging of the San Francisco Bay Main Ship Channel, with disposal at the historically used San Francisco Bar Dredged Material Disposal Site. This site, named SF-8, is located 2.8 miles offshore (west) of the Point Lobos/Cliff House area in northwestern San Francisco. The dredging quantity would be approximately 600,000 cu. yds. Dredging would commence in early April and would take about 25 days to complete. We have concurred with numerous similar dredging projects and use of this site for disposal of the predominantly sandy material, in consistency determination CD-2-87-A and negative determinations ND-12-88, ND-4-93, ND-4-95 and, most recently, ND-26-96.

Under the federal consistency regulations (Section 930.35(d)), a negative determination can be submitted for an activity "which is the same as or similar to activities for which consistency determinations have been prepared in the past." This project is similar to the above-referenced consistency determination and negative determinations with which we previously concurred.

In conclusion, the Coastal Commission staff <u>agrees</u> that the proposed project will not adversely affect coastal zone resources and is similar to previously concurred with projects. We, therefore, <u>concur</u> with the negative determination made pursuant to 15 C.F.R. Section 930.35(d). If you have any questions, please contact Mark Delaplaine of the Coastal Commission staff at (415) 904-5289.

100/04

Executive Director

cc: North Coast Area Office

OCRM

NOAA Assistant Administrator

Assistant General Counsel for Ocean Services

Department of Water Resources Governor's Washington D.C. Office

PMD/ ND01397.DOC





45 FREMONT STREET, SUITE 2000 RANCISCO, CA 94105-2219 AND TDD (415) 904-5200



March 6, 1997

Lawrence Stewart
Medical Center Director
Department of Veterans Affairs
4150 Clement Street
San Francisco, CA 94121

Re: ND-14-97 Negative Determination, Addition to District Counsel Office Building (B210), San Francisco Fort Miley Veterans Administration (VA) Medical Center

Dear Mr. Stewart:

The Coastal Commission staff has received the above negative determination for the construction of a 10,000 sq. ft., 2-story addition to the existing District Counsel Office Building at the Fort Miley Veterans Administration (VA) Medical Center in San Francisco. The project is an addition to an existing 10,000 sq. ft., 2-story building, for which the Commission concurred with a previous VA consistency determination (CD-26-91). Based on historic concerns over VA expansion, which has raised issues over the effects of intensification on recreation, parking, and public views, the VA worked closely with concerned area residents and the People for a Golden Gate National Recreation Area in designing this project. The VA states:

The ... offices ... are being relocated from existing space and the vacated space will be backfilled by existing services from around the Medical Center. This move is necessitated by reallocating space to accommodate the needs of the previously proposed Neurosciences Project. As that project will not be pursued, our current proposal is a joint agreement amongst the neighborhood associations as well as local and national governmental agencies.

The project will not adversely affect public views, as it will be lower than an adjacent 8-story existing building and it will not affect the VA Center's existing skyline. The project will not generate new parking needs, but is rather a realignment of existing uses at the Center.

In conclusion, we agree that this addition will not affect any resources of the coastal zone. We therefore concur with your negative determination made pursuant to Section 15 CFR 930.35(d) of the NOAA implementing regulations. Please contact Mark Delaplaine at (415) 904-5289 if you have questions.

/ 1

Executive Director

cc: North Coast Area Office

NOAA

Assistant Counsel for Ocean Services

OCRM

California Department of Water Resources

Governors Washington D.C. Office

People for a GGNRA

National Park Service

Congresswoman Nancy Pelosi

PMD/MPD/mcr

45 FREMONT, SUITE 2000 FRANCISCO, CA 94105-2219 ICE AND TDD (415) 904-5200



February 24, 1997

Bond M. Yee
Bureau Chief, Traffic
Attn: Peter Tannen
Traffic Engineering Division
City and County of San Francisco
25 Van Ness Ave., Suite 345
San Francisco, CA 94102-4576

Re:

NE-15-97 No Effects Determination, City of San Francisco, Curb Widening, Lake Merced, San Francisco

Dear Mr. Yee:

The Coastal Commission has received the City of San Francisco's "No Effects" Determination for the above-referenced project. The project consists of minor widening of Lake Merced Boulevard, adjacent to Lake Merced, and between Winston Dr. and Sunset Blvd., in San Francisco. The maximum width of the widening would be 5 ft. The purpose of the widening is to better facilitate bicycle traffic along the road. The City has determined that the project is exempt from local government coastal development permit requirements.

The City also states that the minor widening project would not adversely affect coastal resources. We <u>agree</u> with the City's "No Effects" letter and are informing the City that no consistency certification needs to be submitted for this project. If you have questions, please contact Mark Delaplaine, federal consistency supervisor, at (415) 904-5289.

Sincerely,

PETER DOUGLAS

Executive Director

cc: North Coast Area Office OCRM Assistant Counsel for Ocean Services Governor's Washington D.C. Office NOAA Assistant Administrator Dept. of Water Resources

1966p

45 FREMONT, SUITE 2000 SAN FRANCISCO, CA 94105-2219 VOICE AND TDD (415) 904-5200



February 24, 1997

Bond M. Yee
Bureau Chief, Traffic
Attn: Peter Tannen
Traffic Engineering Division
City and County of San Francisco
25 Van Ness Ave., Suite 345
San Francisco, CA 94102-4576

Re:

NE-16-97 No Effects Determination, City of San Francisco, Catch Basin Grate Improvements, Various Locations, San Francisco

Dear Mr. Yee:

The Coastal Commission has received the City of San Francisco's "No Effects" Determination for the above-referenced project. The project consists of modifications to catch basin grates in various locations in San Francisco. The purpose of the modifications to facilitate bicycle traffic by orienting the grates so bicycle wheels will not get caught in the grates. The City has determined that the project is exempt from local government coastal development permit requirements.

The City also states that the project would not adversely affect coastal resources. We <u>agree</u> with the City's "No Effects" letter and are informing the City that no consistency certification needs to be submitted for this project. If you have questions, please contact Mark Delaplaine, federal consistency supervisor, at (415) 904-5289.

Sincerely,

PETER DOUGLAS
Executive Director

cc: North Coast Area Office OCRM Assistant Counsel for O

Assistant Counsel for Ocean Services Governor's Washington D.C. Office NOAA Assistant Administrator Dept. of Water Resources

1966p

45 FREMONT STREET, SUITE 2000 FRANCISCO, CA 94105-2219 SE AND TDD (415) 904-5200



February 24, 1997

Vivian Goo Naval Air Weapons Station, Point Mugu Public Works Department 521 19th Street Point Mugu, CA 93042-5001

Attn: Jim Danza

RE: ND-018-97, Negative Determination, Modification of previous negative determination for pier repair, Santa Cruz Island, Santa Barbara County

Dear Ms. Goo:

The Coastal Commission has received the above-referenced negative determination for modifications to a previously-concurred-with negative determination for the repair of an existing pier on the north side of Santa Cruz Island, Santa Barbara County. The modifications consist of increasing the number of piles to be replaced, from 13 to 34, and repairing 28 additional piles. The modifications do not raise any issues with respect to coastal zone resources that were not already addressed in the previous negative determination (ND-53-93).

We therefore <u>concur</u> with your negative determination for these modifications made pursuant to 15 C.F.R. Section 930.35(d). If you have any questions, please contact Mark Delaplaine of the Coastal Commission staff at (415) 904-5289.

Sincerely

PETER M. DOUGLAS

Executive Director

cc: South Central Coast Area Office

OCRM

NOAA Assistant Administrator

Assistant General Counsel for Ocean Services

Department of Water Resources Governor's Washington DC Office

RANCISCO, CA 94105-2219 AND TOD (415) 904-8200



March 10, 1997

City of San Buenaventura c/o Boyle Engineering Attn: Jay T. Spurgin, P.E. 5851 Thille St., Suite 201 Ventura, CA 93003

RE: **NE-19-97** No-Effects Determination, Construction of bike trail along the Ventura River, City of San Buenaventura, Ventura County

Dear Mr. Spurgin:

The Coastal Commission has received and reviewed the above-referenced no-effects determination for the construction of a bike trail along the Ventura River, in the City of San Buenaventura. The 5-mile long trail will be located within the previous railroad right-of-way sold by Southern Pacific to the City. The trail will parallel the river and will be a 28 ft. wide, multi-use trail, available for use by pedestrians, bicyclists, and equestrians. Construction is scheduled to begin July 1997 and last approximately 6 months.

Due to historic damage and deterioration of railroad crossings of tributaries to the Ventura River, the trail improvements will need to include three stream crossings, all outside the coastal zone. The first will be across Weldon Canyon, and will consist of replacing a concrete channel with a similar structure. The second will be across Canada Larga, where an existing bridge will be replaced with a new, 115 ft. long, free-span bridge. This crossing will include placement of 50 ft. of armor stone along the channel sides. The third crossing will replace an earthen channel (just upstream from an existing concrete channel) with a concrete channel, similar to the Weldon Canyon crossing. Stream crossing construction improvements will not occur during the rainy season, and all areas where vegetation is removed during such construction activities will be revegetated. No construction will occur within the Ventura River. Sedimentationreducing plans will be prepared by the construction contractor and an NPDES (National Pollutant Discharge and Elimination System) permit will be required from the RWQCB (Regional Water Quality Control Board) for the project. With these measures, the project will not increase downstream erosion and sedimentation, or otherwise adversely affect water quality or sensitive habitat in the coastal zone. The project will benefit access and recreation to and within the coastal zone by providing additional trail access to the coast from inland areas.

In conclusion, the Coastal Commission staff <u>agrees</u> that the proposed project will not adversely affect coastal zone resources. We therefore <u>concur</u> with this no-effects determination made pursuant to 15 C.F.R. Section 930.50. If you have any questions, please contact Mark Delaplaine of the Coastal Commission staff at (415) 904-5289.

31,000,01,

Executive Director

cc:

Ventura Area Office

OCRM

NOAA Assistant Administrator

Assistant General Counsel for Ocean Services

Department of Water Resources Governor's Washington D.C. Office Dave Castanon, Corps of Engineers RWQCB, Los Angeles Region

PMD/ NE01997.DOC

45 FREMONT STREET, SUITE 2000 FRANCISCO, CA 94105-2219 E AND TDD (415) 904-5200



March 3, 1997

Robert S. Joe Los Angeles District U.S. Army Corps of Engineers Planning Division P.O. Box 2711 Los Angeles, CA 90053-2325

Attn: Russ Kaiser

RE: **ND-020-97** Negative Determination, Army Corps of Engineers, Modification to previously-concurred-with negative determination (ND-58-95) for an extension of time to complete beach replenishment project, Surfside-Sunset Beach, Orange County

Dear Mr. Joe:

The Coastal Commission has reviewed the above-referenced negative determination for an extension of time to enable the Corps of Engineers to complete its beach replenishment project at Surfside-Sunset Beach. We have concurred with negative determinations for previous time extensions during past episodes of Sunset-Surfside beach replenishment projects performed by the Corps (see CD-40-89, CD-2-90, CD-34-90 and CD-52-90). The time extension requested by the Corps would allow the project to proceed into the post-March time period, up until mid-April. Furthermore, because the Commission itself (as opposed to the Executive Director) has never formally authorized post-March beach disposal at this beach, and because the Corps anticipates the project will exceed the mid-April time period requested in this negative determination, the Corps has agreed to submit a consistency determination for any extensions beyond mid-April. We expect to receive that consistency determination in time for the Commission to review it at its April 8-11, 1997, meeting in Huntington Beach.

Concerning this negative determination to allow the project to proceed until mid-April, the request does not raise issues not previously addressed by the Commission in past actions and does not raise the potential for adverse effects to marine or other coastal resources. The project itself benefits coastal access and recreation by nourishing public beaches. In conclusion, the Coastal Commission staff **agrees** that the proposed project will not adversely affect coastal zone resources, and we therefore **concur** with the negative determination made pursuant to 15 C.F.R. Section 930.35(d). If you have any questions, please contact Mark Delaplaine of the Coastal Commission staff at (415) 904-5289.

PETER M. DOUGLA

Executive Director

Sincere

cc:

South Coast Area Office

OCRM

NOAA Assistant Administrator

Assistant General Counsel for Ocean Services

Department of Water Resources

Governor's Washington D.C. Office

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45 FREMONT STREET, SUITE 2000 AN FRANCISCO, CA 94105-2219 ICE AND TDD (415) 904-5200



March 7, 1997

Pete Barbot Department of the Navy, Southwest Division Naval Facilities Engineering Command Planning and Real Estate Department 1220 Pacific Highway San Diego, CA 92132-5190

RE: ND-27-97 Negative Determination, U.S. Navy, Oily Waste System Replacement, Naval Submarine Base, Point Loma, San Diego

Dear Mr. Barbot:

The Coastal Commission staff has received the above-referenced negative determination for the replacement of the Navy's oily waste distribution system on the east side of the Point Loma, at Piers 5000, 5002 and 5003, at the Naval Submarine Base in San Diego. The project consist of replacing the existing single walled cast iron pipeline system with a double walled pipeline system, and installing lining and a leak detection system within the existing underground load equalization tank. The project will improve coastal resources by reducing the threat of an oil spill. The project will not result in any additional piles or bay fill, and construction activities will not adversely affect marine resources. We agree with the Navy that this project will not adversely affect any coastal zone resources. We therefore concur with your negative determination for this project made pursuant to Section 15 CFR 930.35(d) of the NOAA implementing regulations. Please contact Mark Delaplaine at (415) 904-5289 if you have questions.

Executive Director

San Diego Area Office NOAA Assistant Counsel for Ocean Services **OCRM** California Department of Water Resources Governors Washington D.C. Office Army Corps of Engineers (David Zoutendyk)

45 FREMONT STREET, SUITE 2000 SAN FRANCISCO, CA 94105-2219 VOICE AND TDD (415) 904-5200



March 13, 1997

Robert Joe, Chief Planning Division U.S. Army Corps of Engineers Los Angeles District P.O. Box 2711 Los Angeles, CA 90053-2325

RE: ND-30-97 Negative Determination, Army Corps, Modifications to Santa Barbara Harbor Dredging

Dear Mr. Joe:

The Coastal Commission staff has received the above-referenced negative determination for the modification of a previously-concurred-with consistency determination for the maintenance dredging of Santa Barbara Harbor. The Commission previously authorized the Army Corps to dredge Santa Barbara Harbor, with disposal of the sandy material to be used for beach replenishment, in CD-32-93. The modification proposed by the Army Corps is to place up to 20,000 cu. yds. of additional material on the beach, to cover an exposed section of disposal pipeline and enhance beach recreation.

Under the federal consistency regulations a negative determination can be submitted for an activity "which is the same as or similar to activities for which consistency determinations have been prepared in the past." The impacts of dredging, as modified in this proposal, remain unchanged compared to the previously-concurred-with project. We therefore concur with your negative determination for the revised project made pursuant to Section 15 CFR 930.35(d) of the NOAA implementing regulations. Please contact Mark Delaplaine at (415) 904-5289 if you have Sincerely,

Mark Punt

(for) proquestions.

Executive Director

cc: Ventura Area Office **NOAA**

Assistant Counsel for Ocean Services

OCRM