

CALIFORNIA COASTAL COMMISSION

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

RECORD PACKET COPY

**TU 13****DATE: January 26, 2000****TO: COASTAL COMMISSIONERS AND INTERESTED PARTIES****FROM: MARK DELAPLAINE, FEDERAL CONSISTENCY SUPERVISOR****RE: NEGATIVE DETERMINATIONS ISSUED BY THE EXECUTIVE DIRECTOR**

PROJECT #:	ND-069-99
APPLICANT:	Army
LOCATION:	Fort Ord, Monterey Co.
PROJECT:	Demolition of Stilwell Hall
ACTION:	Object
ACTION DATE:	01/04/2000

PROJECT #:	NE-100-99
APPLICANT:	Level 3 Communications
LOCATION:	Between San Luis Obispo and Burbank, San Luis Obispo Co.
PROJECT:	Onshore fiber optics cable
ACTION:	No effect
ACTION DATE:	01/13/2000

PROJECT #:	ND-104-99
APPLICANT:	National Park Service
LOCATION:	Santa Cruz Island, Santa Barbara Co.
PROJECT:	Scorpion Sewage Disposal Project
ACTION:	Concur
ACTION DATE:	01/04/2000

PROJECT #:	ND-106-99
APPLICANT:	Coast Guard
LOCATION:	Channel Islands Harbor, Ventura Co.
PROJECT:	Replace an existing floating dock
ACTION:	Concur
ACTION DATE:	01/12/2000

PROJECT #:	ND-109-99
APPLICANT:	National Park Service
LOCATION:	Santa Rosa Island, Santa Barbara Co.
PROJECT:	Relocating 300 cubic yards of alluvium from north bank to south bank of Windmill Creek
ACTION:	Concur
ACTION DATE:	01/10/2000

PROJECT #:	NE-114-99
APPLICANT:	Vermont Village
LOCATION:	Vermont Village, Los Angeles
PROJECT:	Redevelopment of a regional Commercial Center
ACTION:	No effect
ACTION DATE:	01/06/2000

PROJECT #:	NE-001-00
APPLICANT:	Reliant Energy
LOCATION:	City of Oxnard, Ventura Co.
PROJECT:	Emergency dredging for intake channel for cooling water
ACTION:	No effect
ACTION DATE:	01/05/2000

PROJECT #:	ND-002-00
APPLICANT:	Army
LOCATION:	Moss Landing Harbor, Monterey Co.
PROJECT:	Army Reserve Exercise
ACTION:	Concur
ACTION DATE:	01/13/2000

PROJECT #:	ND-003-00
APPLICANT:	Navy
LOCATION:	Fiddler's Cove, Naval Amphibious Base, Coronado, San Diego Co.
PROJECT:	Construction of Marina Clubhouse
ACTION:	Concur
ACTION DATE:	01/13/2000

PROJECT #:	NE-007-00
APPLICANT:	Economic Resources Corp.
LOCATION:	Lynwood, Los Angeles Co.
PROJECT:	Retail service center
ACTION:	No effect
ACTION DATE:	01/13/2000

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January 4, 2000

James M. Willison
Department of the Army
Defense Language Institute Foreign language Center and Presidio of Monterey
Environmental and Natural Resources
P.O. Box 5004
Monterey, CA 93944-5004

Attn: Robert Guidi

RE: **ND-069-99**, Negative Determination for the demolition of Stilwell Hall,
Fort Ord, Monterey County.

Dear Mr. Willison:

The Coastal Commission staff has received and reviewed the above-referenced negative determination. The proposed project provides for removal of Stilwell Hall, which is located west of Highway 1 on the former army base, Fort Ord, Monterey County. The purpose of the demolition is to remove the structure before ongoing bluff erosion results in collapse of the building into Monterey Bay.

The proposed project raises two concerns that the Commission staff believes necessitates elevating the review of this project to a full consistency determination before the Commission. First, the building proposed for removal is a historic structure that the Department of Parks and Recreation has identified as a potential public recreational resource. State Parks has requested that the Army consider relocating the building so that it can be used as a visitor center and museum when the area is transferred to State Parks. It is the Commission staff's understanding that State Parks has agreed to provide additional money to support the relocation effort. Therefore, the Commission staff concludes that Stilwell Hall is a potential recreational resource and its demolition will prevent the realization of the recreational benefits this resource can provide.

The second issue of concern is the proposal to remove the building without removing the existing rock revetment, which the Army incrementally constructed to protect Stilwell Hall. This particularly extensive mass of boulders affects coastal resources by altering natural shoreline processes including changing shoreline erosion patterns and modifying local sand supply. Another way in which the immense rock revetment impacts coastal resources, is that—especially in winter and during high tides—it completely blocks public access along the beach. Even in the summer season, it is an obstacle that must be circumvented by a

January 4, 2000

ND-069-99

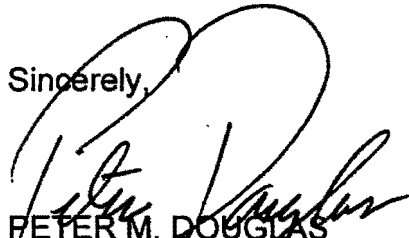
Page 2

strenuous climb up a steep bluff face. For the less nimble, on a rising winter tide it could create a hazard by trapping the unwary against the bluff face. Likewise, a hazard exists from persons attempting to scramble over the unstable boulder mass. During the Oregon-Mexico Coastwalk in August 1996, the expedition found that this was the only physical obstacle to a continuous beach walk from Moss Landing to Monterey—a distance of more than 14 miles. Finally, the revetment substantially degrades the visual character of a most spectacular sweep of California coastline.

The purpose of this revetment is to protect Stilwell Hall. If Stilwell Hall were not there, the Army would not have constructed the revetment. Therefore, the revetment is an integral part of Stilwell Hall. In other words, the rocks are only there because of the structure, and thus should be removed as an integral and a significant part of the structure. Partial demolition of Stilwell Hall (i.e. removal of the building without removing the revetment) perpetuates negative effects to shoreline processes, public access along the shoreline, and visual resources of the area.

Therefore, the Coastal Commission staff concludes that the proposed project will affect resources of the coastal zone. We, therefore, object to the negative determination made pursuant to 15 C.F.R. Section 930.35(d). If you have any questions, please contact James R. Raives of the Coastal Commission staff at (415) 904-5292.

Sincerely,



PETER M. DOUGLAS
Executive Director

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

PMD/JRR

January 4, 2000

ND-069-99

Page 3

Additional cc:

Congressman Sam Farr

Assemblymember Fred Keeley

Senator Bruce McPherson

Rusty Areias, Director of California Department of Parks and Recreation

Nancy Wright, Chief Deputy Director, Parks and Recreation



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January 13, 2000

Elisha Back
Level 3 Communications
6689 Owens Dr., Suite A
Pleasanton, CA 94588

RE: **NE-100-99**, No-Effects Determination, Level 3 Communications
Fiber Optic Cable, Ventura County

Dear Ms. Back:

The Coastal Commission has reviewed the above-referenced no-effects determination for the installation of fiber-optic cable in San Luis Obispo, Santa Barbara, and Ventura County. The cable is primarily proposed to be located within existing highway or railroad rights of way. Because of its large geographic length and the fact that it is located within a number of local government coastal development permitting jurisdictions (as well as outside the coastal zone and on federal land), our review of this project for federal consistency purposes has been segmented. On November 30, 1999, we concurred with portions of the project outside the coastal zone (see waiver number JUR-99-022). The segment that is the subject of this letter is the portion within the coastal development permitting jurisdiction of Ventura County. The County's permit is appealable to the Coastal Commission.

On December 16, 1999, the County approved the project with conditions. County conditions (which also incorporate measures incorporated into the project by the applicant, include provisions for surveying and protecting sensitive biological resources, avoiding archaeological impacts, and minimizing access and recreation-related traffic impacts. The biological measures include: additional pre-construction surveying for sensitive resources, use of least damaging measures (including using bridge attachments, tunneling using directional boring under river mouths and stream crossings, and implementing the least disrupting equipment for cable installation), revegetation and restoration of disturbed areas, avoiding sensitive wildlife periods (March-July), and implementation of erosion and sedimentation controls and applicable best management practices.

For this segment of the project the Coastal Commission declines to assert federal consistency jurisdiction, due to the fact that: (1) this project is located in an area where it has received a County-issued coastal development permit; and (2) no appeals were filed

of the County's permit; and (3) as conditioned and with the measures incorporated into it, the proposed fiber optic cable installation along this project segment does not raise significant concerns over protection of coastal resources.

Please note that this letter only covers Ventura County segments; we are still reviewing the stream crossings within other areas of the coastal zone for this project (including those on Vandenberg Air Force Base).

With these considerations, we **agree** with your "No Effects" letter and your conclusion that no consistency certification needs to be submitted for this segment of the project. If you have questions, please contact Mark Delaplaine, federal consistency supervisor, at (415) 904-5289.

Sincerely,

Mark Delaplaine
(for) PETER M. DOUGLAS
Executive Director

cc: Ventura Area Office
Army Corps, Ventura Field Office (Tiffany Welch)

100-99 fiber opt vent

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January 4, 2000

Tim J. Setnicka
Superintendent
Channel Islands National Park
1901 Spinnaker Drive
Ventura, CA 93001-4354

Subject: ND-104-99 (Scorpion Valley Sewage Disposal System, Santa Cruz Island, Channel Islands National Park)

Dear Mr. ~~Setnicka~~ *Setnicka*:

The Coastal Commission staff has received and reviewed the above-referenced negative determination and the accompanying Draft Decision Notice and Finding of No Significant Impact. The National Park Service (NPS) proposes to install a new sewage disposal system in Scorpion Valley on the eastern end of Santa Cruz Island (which is federal land). The system is comprised of two elements: (1) an upper valley collection and disposal system, and (2) a lower valley (Scorpion Ranch) collection system. The first element includes a buried 4,500-gallon holding tank adjacent to public toilet No. 3; a buried 8,500-gallon septic tank below the holding tank located adjacent to the lower campground directly below the NPS temporary housing site on the alluvial floodplain terrace; a buried, gravity-flow discharge pipe connecting the two tanks; and two leach fields extending out from the septic tank, each with six 96-foot-long leachlines. Sewage from the NPS housing units would enter the holding tank via gravity flow; sewage from the four public vault toilets located throughout the valley would be periodically pumped out and transported via truck to the holding tank. The effluent discharge from the septic tank will be diverted to one of the two leach fields; alternating use of the leach fields is planned to enhance the efficiency and useful life of the fields. The second element includes installation of a 1000-gallon septic holding tank adjacent to the bunkhouse at the Scorpion Ranch complex at the lower end of the valley. This tank will be periodically pumped out and transported via truck to the upper valley holding tank for disposal into the leach fields.

The NPS proposes to undertake the proposed project because the existing sewage disposal system in Scorpion Valley is antiquated (open pit toilets and open septic pits), unpermitted (does not meet current Santa Barbara County Environmental Health Code specifications), undersized, overutilized, and in poor operating condition. The NPS currently brings a septic tank truck from the mainland to the island via a NPS landing craft boat approximately twice a month, pumps

sewage from visitor and housing toilets into the truck, and transports the sewage back to the mainland for disposal. The visitor demands on this system have increased over time and the NPS expects increasing public use of this relatively accessible area of Santa Cruz Island. The increasing amounts of sewage that will be generated on the island would require an increase in the number of costly sewage removal trips to the mainland. As a result, the NPS proposes to dispose sewage waste in Scorpion Valley through the construction of the proposed project. The NPS considered and eliminated a number of alternatives to the proposed project, including a larger single system in the lower valley, a plan that included a leach field adjacent to the Scorpion Ranch holding tank, alternate locations in and out of the valley, and continued sewage transport to the mainland. The NPS selected the proposed site based on its ability to serve as the hub for all sewage waste generated within Scorpion Valley. Site suitability criteria included: (1) the ability to utilize gravity and existing roadways to move effluent; (2) a large enough site to accommodate leach lines and maintain minimum distances to stream channels and water wells; and (3) a site that would minimize impacts to cultural and historical resources.

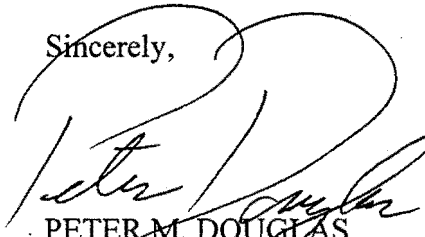
The proposed project could potentially affect cultural resources and environmentally sensitive habitat. The NPS reports that while Scorpion Valley is rich in both prehistoric and historic resources, preliminary archeological testing indicates that the project will not generate adverse effects on cultural resources. Nevertheless, the NPS has incorporated the following mitigation measures into the project to ensure that cultural resources are protected: (1) additional pre-construction investigation by NPS archeologists of areas to be affected by the project; (2) the preparation of a data recovery plan for review and approval by the State Historic Preservation Officer (SHPO) if unexpected adverse project effects are identified during the pre-construction investigation; and (3) the presence of an archeological monitor during all ground disturbance activities, with the authority to halt all project excavation in the immediate area where human remains or significant cultural resources are identified, and to initiate consultation with a culturally affiliated Native American Indian tribe and SHPO regarding the disposition of identified human remains and/or cultural materials.

The Scorpion Ranch complex is located within the active channel of Scorpion Creek, as modified and maintained by the NPS. However, the proposed sewage holding tank at Scorpion Ranch would be installed immediately adjacent to the existing bunkhouse and would not affect any environmentally sensitive habitat. Installation of the upper Scorpion Valley holding tank, septic tank, and leach fields will occur on the alluvial floodplain of Scorpion Creek (an ephemeral stream) but not within or adjacent to the active channel. The soil to be disturbed is typical coarse alluvium that is stratified in various size classes ranging from very fine sands to small cobbles. No established vegetation, either native or alien, would be disturbed by project construction at either location. The U.S. Fish and Wildlife Service determined that the project raises no threatened or endangered species issues. The Central Coast Regional Water Quality Control Board's Coastal Basin Plan requires that the distance between the bottom of the leach line trench and groundwater be five feet, given the percolation rates at the site of the proposed leach field. The NPS determined that the proposed project would not violate that standard, even during periods of fluctuating groundwater caused by winter storm and flood events in the valley. Groundwater test holes will be constructed adjacent to the leach lines to monitor groundwater levels, and a shut-off valve will be placed between the septic tank and the leach lines. Should

groundwater come within five feet of the bottom of the leach lines, the valve will be closed and effluent will not be discharged into the leachfield until groundwater recedes. In addition, the holding and septic tanks will be strapped and anchored to the ground to ensure they do not become buoyant during periods of high ground/floodwater, and they will have water-tight lids to ensure that effluent remains isolated from ground/floodwater. The NPS will continue to monitor the quality of the water obtained from its well in Scorpion Valley after completion of the project to ensure that operation of the sewage disposal system does not adversely affect the domestic water supply of the valley.

In conclusion, the Coastal Commission staff **agrees** that the proposed sewage collection and disposal system for east Santa Cruz Island will protect water quality in Scorpion Valley from the effects of the existing, inadequate sewage system and will not adversely affect coastal zone resources. We therefore **concur** with your negative determination made pursuant to 15 CFR Section 930.35(d) of the NOAA implementing regulations. Please contact Larry Simon of the Coastal Commission staff at (415) 904-5288 should you have any questions regarding this matter.

Sincerely,



PETER M. DOUGLAS
Executive Director

cc: South Central Coast District Office
California Department of Water Resources
Governor's Washington, D.C., Office

G/land use/federal consistency/negative determination/1999/nd-104-99



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January 10, 2000

Tim J. Setnicka
Superintendent
Channel Islands National Park
1901 Spinnaker Drive
Ventura, CA 93001-4354

Subject: ND-109-99 (Relocation of alluvium in Windmill Creek, Santa Rosa Island,
Channel Islands National Park).

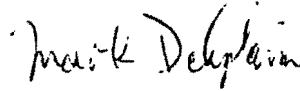
Dear Mr. Setnicka:

The Coastal Commission staff has received and reviewed the above-referenced negative determination for emergency flood protection in Windmill Creek on Santa Rosa Island, which is federal land within Channel Islands National Park. In February 1998 the National Park Service (NPS) relocated 300 cubic yards of alluvium from the north bank to the south bank of Windmill Creek in order to protect infrastructure on the south bank threatened by floodwaters and erosion generated by El Nino storm events that occurred throughout the winter of 1997-98. The NPS received a Corps of Engineers Regional General Permit #52 for this emergency action and was required to provide documentation to the Corps that the activity is consistent with the Federal Coastal Zone Management Act. However, the NPS inadvertently failed to submit a negative determination to the Commission until November 1999.

The NPS states in its negative determination that the project site on Windmill Creek is a highly entrenched, bedrock controlled streambed, which experiences lateral streambank erosion during flood events. However, immediately downstream is a healthy riparian area that dissipates floodwater energy and traps sediment before the stream reaches the Pacific Ocean. The NPS reports that the bank stabilization work on February 2, 1998, did not result in a significant increase in sediment reaching the coastal zone. In addition, because the project site is located in a side canyon to Bechers Bay (a primary visitor destination site on the island), it is not visible from the shoreline or the adjacent marine terrace. The project did not adversely affect any environmentally sensitive or endangered species habitat. Finally, because the project site is so highly unstable, the NPS has decided to relocate some of the existing infrastructure from this site and to stabilize some of the streambanks using hard control and bioengineered stabilization techniques. This activity will be the subject of a future federal consistency submittal to the Commission.

In conclusion, the Coastal Commission staff agrees that the emergency flood protection work undertaken in February 1998 in Windmill Creek on Santa Rosa Island did not adversely affect coastal zone resources. We therefore concur with your negative determination made pursuant to 15 CFR Section 930.35(d) of the NOAA implementing regulations. Please contact Larry Simon of the Coastal Commission staff at (415) 904-5288 should you have any questions regarding this matter.

Sincerely,



(for) PETER M. DOUGLAS
Executive Director

cc: South Central Coast District Office
California Department of Water Resources
Governor's Washington, D.C., Office

G/land use/federal consistency/negative determination/1999/nd-104-99

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January 6, 2000

Marian K. Penny
Project Manager
Vermont Village Community Development Corporation, Inc.
7901 South Vermont Avenue
Los Angeles, CA 90044

Subject: NE-114-99 (Vermont Village Plaza, City of Los Angeles).

Dear Ms. Penny:

The Coastal Commission staff reviewed your submittal dated November 22, 1999, and submits the following comments. The proposed renovation of the Vermont Village Plaza to provide office space for medical, educational, and employment services will occur at a location nine miles inland of the coastal zone and will not affect coastal zone resources. The proposed activity does **not** require a consistency certification pursuant to Section 15 CFR 930.50. Please contact Larry Simon of the Coastal Commission staff at (415) 904-5288 should you have any questions regarding this matter.

Sincerely,

A handwritten signature in cursive script that reads "Peter M. Douglas".

(for) PETER M. DOUGLAS
Executive Director

cc: South Coast District Office
California Department of Water Resources
Governor's Washington, D.C., Office

CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000
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January 5, 2000

Richard Parsons
RWP Dredging Management
2271 Los Encinos Rd.
Ojai, CA 93023

RE: NE-001-00, No-Effects Determination, Maintenance dredging, Mandalay
Generating Station, Oxnard, Ventura County

Dear Mr. Parsons:

The Coastal Commission has reviewed the above-referenced no-effects determination for the emergency removal of 8,000 cu. yds. of sediment from the cooling water intake at the Edison Canal, north of Wooley Rd. at the Mandalay Generating Station in Oxnard. The dredging is needed as soon as possible to avoid plant shutdowns during low tide conditions. Sediment analysis shows the material is too fine grained to be useful for beach replenishment, although the material does not contain elevated levels of contaminants. The material will be dewatered and placed at an upland site on the north side of the plant, a site which has previously been disturbed by deposition of clean sediments. Turbidity would be minimized by the plant's filtering system as the cooling water passes through the plant.

The Commission staff agrees that the proposed project will not adversely affect coastal zone resources. We, therefore, concur with the 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.

Sincerely,

A handwritten signature in black ink that reads "Mark Delaplaine".

(VOC)

PETER M. DOUGLAS
Executive Director

cc: Ventura Area Office
Department of Water Resources
Governor's Washington D.C. Office
Corps of Engineers, Ventura Field Office (Bruce Henderson - 200000406-BAH)

CALIFORNIA COASTAL COMMISSION

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January 13, 2000

Lt. Gail Fisher
Department of the Army
483d Transportation Battalion
2400 Engineer Rd.
Oakland, CA 94607


RE: ND-002-00 Negative Determination, U.S. Army Reserves, One-day military exercise,
Moss Landing, Monterey Co.

Dear Lt. Fisher:

The Coastal Commission staff has received the above-referenced negative determination for a one day military training exercise scheduled for February 5, 2000. The exercise consists of transporting vehicles by ships with offloading capabilities from a starting point within San Francisco Bay to Moss Landing, and off-loading army transport vehicles (HMMWVs) onto the beach and up a ramp. The activity includes grading the beach by bulldozing sand to form a ramp, and putting up a temporary tent in the event of inclement weather. The landing area has been previously disturbed and does not contain environmentally sensitive habitat. The sand will be redistributed to its former condition at the completion of the exercise. The activity will take place before the beginning of the snowy plover nesting season and before any significant numbers of gray whales have arrived as far north as Monterey (peak period for northward migration is March-April). The Marine Corps has performed similar military maneuvers of this nature in the Monterey Bay area.

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 proposed exercise is similar to several Marine Corps one-day landing exercises in the Monterey Bay area for which we have concurred with negative determinations (CD-67-88, CD-67-90, and ND-73-92). (In addition, the exercise is significantly *different* than the Marine Corps "Urban Warfare" exercise for which we objected to a negative determination.) 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 any questions.

Sincerely,


(for) PETER M. DOUGLAS
Executive Director

cc: Santa Cruz Area Office
California Department of Water Resources
Governors Washington D.C. Office



CALIFORNIA COASTAL COMMISSION

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January 13, 2000

Ann Rosenberry
Long Range Planning/
Real Estate Team Leader
South Bay Area Focus Team, Southwest Division
Department of the Navy
Naval Facilities Engineering Command
2585 Callagan Hwy, Bldg. 99
San Diego, CA 92136-5198

RE: ND-003-00 Negative Determination, U.S. Navy, Fiddler's Cove Marina Clubhouse,
Naval Amphibious Base, Coronado, San Diego Co.

Dear Ms. Rosenberry:

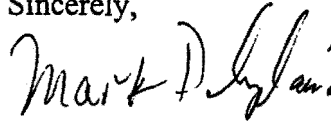
On November 14, 1997, we objected to your previously-submitted negative determination for the above-referenced project, the construction of a clubhouse in Fiddler's Cove, on the east side of the Silver Strand Peninsula (ND-124-97). Our previous objection had been based on lack of information; and we had requested more detailed site plans (including depiction of height, architectural features, precise location, color treatment, and landscaping details). Our objection letter also indicated we would be open to considering a resubmittal as a negative determination, as long as the Navy provided the requested the information and provided the City of Coronado the opportunity to review and comment on the plans.

The Navy has now submitted these details in its revised negative determination, which shows the project to be a one-story, 6,800 sq. ft., nautical theme building, with appropriate landscaping to reduce visual impacts. The project would be within the footprint of existing buildings to be removed. The Navy has also coordinated with the City of Coronado, which has reviewed the plans and determined them compatible with City guidelines. Upon reviewing these revised, more specific plans, we agree with the Navy that the project would not adversely any scenic coastal public views and would, in fact, improve the visual amenities of the project area because it would include removal of several unsightly structures.

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With this additional information, the Coastal Commission staff agrees with your conclusion that the proposed project will not adversely affect coastal zone resources. 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.

Sincerely,



(for)

PETER M. DOUGLAS
Executive Director

cc: San Diego Area Office
Department of Water Resources
Governor's Washington D.C. Office

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45 FREMONT, SUITE 2000
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January 12, 2000

Captain J.T. Peck
Facilities Design and Construction Center Pacific
U.S. Coast Guard
ATTN: John Vogel
Federal Building
915 Second Avenue
Seattle, WA 98174-1011

Subject: Negative Determination ND-106-99 (Replacement of Floating Docks at Coast Guard Station Channel Islands Harbor, Oxnard, Ventura County)

Dear Captain Peck:

The Coastal Commission staff has received and reviewed the above-referenced negative determination for replacing floating docks at Coast Guard Station Channel Islands Harbor in Oxnard, Ventura County. The existing floats are creosote-treated wooden structures in poor condition which provide berths for up to four Coast Guard vessels. The Coast Guard proposes to install concrete floats (encasing a polystyrene core) that will closely follow the current U-shaped dock alignment, but with a seventeen percent increase in dock surface area as compared to the existing footprint in order to provide a slightly larger, and safer, inner berth for two Coast Guard vessels. The waters at the Coast Guard station berthing area do not support marine vegetation and the additional shading to be generated by the increase in dock surface area will not affect the biological productivity of the waters at and adjacent to the facility. In addition, the proposed project would not affect public access, scenic views, or other coastal zone resources.

In conclusion, the Coastal Commission staff **agrees** that no adverse impact to coastal resources will result from the project, and we therefore **concur** with your negative determination made pursuant to 15 CFR Section 930.35(d) of the NOAA implementing regulations. Please contact Larry Simon of the Commission staff at (415) 904-5288 should you have any questions regarding this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Peter M. Douglas".

(for) PETER M. DOUGLAS
Executive Director

ND-106-99 (U.S. Coast G d)
Page 2

cc: South Central Coast Area Office
California Department of Water Resources
Governor's Washington, D.C., Office

G/land use/federal consistency/negative determination/1999/nd-106-99

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January 13, 2000

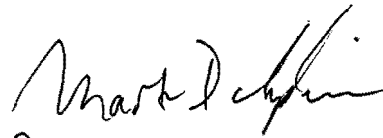
Richard P. McNish
Project Manager
Economic Resources Corp.
2800 Lynwood Way
Lynwood, CA 90262

Subject: **NE-007-00**, No Effects Determination, Economic Resources Corp.,
Retail Service Center, Lynwood, Los Angeles Co.

Dear Mr. McNish:

The Coastal Commission staff reviewed your submittal dated September 30, 1999 (which we only received yesterday by FAX). The proposed development of a 18,000 sq. ft. retail service center, located west of Harbor freeway, south of downtown Los Angeles, at Broadway and 51st St., would be located well inland of the coastal zone and would not affect coastal zone resources. The proposed activity does **not** require a consistency certification pursuant to Section 15 CFR 930.50. Please contact Mark Delaplaine of the Coastal Commission staff at (415) 904-5289 should you have any questions regarding this matter.

Sincerely,


(for) PETER M. DOUGLAS
Executive Director

cc: South Coast District Office
California Department of Water Resources
Governor's Washington, D.C., Office

