

CALIFORNIA COASTAL COMMISSION

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



RECORD PACKET COPY

**Tu 11**

**DATE:** December 21, 2000  
**TO:** COASTAL COMMISSIONERS AND INTERESTED PARTIES  
**FROM:** MARK DELAPLAINE, FEDERAL CONSISTENCY SUPERVISOR  
**RE:** NEGATIVE DETERMINATIONS ISSUED BY EXECUTIVE DIRECTOR

**PROJECT #:** ND-053-00  
**APPLICANT:** Navy  
**LOCATION:** Naval Air Station, North Island, Coronado, San Diego Co.  
**PROJECT:** Construction of four fuel storage tanks  
**ACTION:** Concur  
**ACTION DATE:** 12/08/2000

**PROJECT #:** ND-103-00  
**APPLICANT:** Navy  
**LOCATION:** Naval Air Weapons Station, Point Mugu, Ventura Co.  
**PROJECT:** Automotive Hobby Shop  
**ACTION:** Concur  
**ACTION DATE:** 12/08/2000

**PROJECT #:** ND-104-00  
**APPLICANT:** National Park Service  
**LOCATION:** Channel Islands National Park, Anacapa Island, Ventura Co.  
**PROJECT:** Eradication of Black Rat  
**ACTION:** concur  
**ACTION DATE:** 11/24/2000

PROJECT #:	ND-116-00
APPLICANT:	Marine Corps
LOCATION:	Del Mar Boat Basin, Camp Pendelton Marine Corps Base, San Diego Co.
PROJECT:	Pier Removal
ACTION:	concur
ACTION DATE:	11/27/2000

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December 8, 2000

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

RE: **ND-53-00** Negative Determination, Navy, Fuel Storage Tanks (P-714), Naval Air Station  
North Island (NASNI), Coronado, San Diego Co.

Dear Ms. Rosenberry:

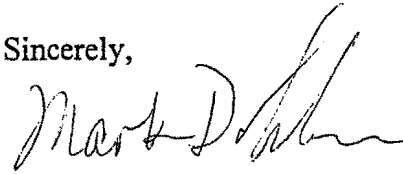
The Coastal Commission staff has received the above-referenced negative determination for the construction of four above-ground fuel storage tanks on the northwestern side of NASNI. The project includes the removal of six existing underground storage tanks (capacity: 2.76 million gallons), to be replaced with four above ground tanks (capacity: 2.268 million gallons), in compliance with State of California underground storage tank regulations. The tanks would be 200 ft. from the shoreline and would be placed in an L-shaped configuration. Each tank would be 54 ft. in diameter and 46 ft. high.

The project area is already paved, and the project would not affect any environmentally sensitive habitat. Because runoff at the tanks will be contained and routed through an oil-water separator, the Navy states the project will result in a decrease in impervious area draining to San Diego Bay. Best Management Practices have been incorporated into the project, and the project will reduce the risk of oil spills adversely affecting San Diego Bay. The Commission's Oil Spill Unit has reviewed the proposal and is satisfied that the Navy has included appropriate and necessary measures to protect against oil spills. Each tank would be surrounded by concrete secondary containment walls, with adequate capacity to contain the tank's contents (i.e., 110% containment capability, plus one ft. of freeboard). The tanks will rise above the surrounding buildings but will not obstruct public views of the Bay. In response to the Commission staff's request, the Navy has analyzed alternative locations and configurations that could further reduce the visibility

of the tanks. Due to a number of site constraints, we agree with your assessment that there is no less damaging feasible alternative, and that the Navy has minimized adverse effects on coastal public views.

In conclusion, 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,



(fer) PETER M. DOUGLAS  
Executive Director

cc: San Diego Area Office  
Department of Water Resources  
Governor's Washington D.C. Office  
City of Coronado  
1825 Strand Way  
Coronado, CA 92118-3099

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FAX (415) 904-5400



December 8, 2000

Capt. J.W. Rainwater  
Commanding Officer  
Naval Air Station Point Mugu  
ATTN: James Danza  
521 9<sup>th</sup> Street  
Point Mugu, CA 93042-5001

Subject: Negative Determination ND-103-00 (Construction of Automotive Hobby Shop, Naval Air Station, Point Mugu, Ventura County).

Dear Capt. Rainwater:

The Coastal Commission staff has received the above-referenced negative determination for the proposed construction of an automotive hobby shop at the Naval Air Station (NAS), Point Mugu. The project site is located approximately 175 yards inland of the coastal zone boundary, adjacent to the existing gas station, car wash, and commissary building in a developed area of the NAS, which is excluded from the coastal zone. The proposed hobby shop (a facility for military personnel to repair and service their private vehicles) would replace an existing facility slated for demolition due to its severely dilapidated condition and its location next to the base's child care center, library, and chapel. A park will eventually be constructed on the site after the facility is demolished. The proposed one-acre project site is presently vacant and would include an automotive shop building with four interior service bays and supporting work space, and, exterior to the building, 20 covered service bays, 15 long-term parking spaces, a paint booth, two sand storage spaces, steam cleaning and welding areas, and a hazardous material/waste storage area. The proposed location is consistent with the NAS Base Master Plan, which calls for relocating the shop to a site within the NAS Community Service Area, adjacent to the gas station and car wash, and within walking distance of the barracks.

The Navy examined five alternative sites for the hobby shop facility at the NAS, and also considered using the existing Auto Hobby Shop at the Port Hueneme naval facility. The four NAS alternatives that were rejected are inconsistent with the NAS Base Master Plan and would generate significant adverse impacts on existing land uses. Use of the Port Hueneme facility was found to be impractical due to the nine-mile distance from the NAS.

Water quality protection is incorporated into the design of the facility. All service bays will be covered, and notice will be posted that any automotive work that exposes grease, oil, or other hazardous substances must be performed in the covered service bays. Runoff from the facility

will be collected by a series of drains and directed to the northwest corner of the site; here flows will be diverted into a newly-constructed, soft-bottom grassy swale extending 260 feet along the entire northwest side of the site. This swale is designed to provide a passive system of pollutant capture and treatment by allowing runoff to slow down and pollutants to settle out before runoff exits the swale and enters the Oxnard Drainage Ditch #2 southwest of the site. NAS best management practices for water quality protection, enforcement of the posted guidelines on automotive work at the facility, and regular maintenance and cleaning of the facility and the grassy swale are incorporated into the project. As a result, the project is not expected to generate adverse effects on water quality at or adjacent to the site.

The majority of the project site is located in jurisdictional wetlands, as determined and delineated by the U.S. Army Corps of Engineers and U.S. Environmental Protection Agency in April 1994. A Corps of Engineers field visit to the site in November 1999 confirmed the 1994 delineation. The subject wetland is hydrologically isolated, has no tidal connection, and is surrounded by uplands and roadways. No surface water enters the wetland except for rainfall and overflow from the Oxnard Drainage District Ditch #2 during an extreme flood event. Vegetation on the site consists of annual grasses intermixed with alkali heath, pickleweed, and saltgrass. No "listed" species occupy the project site or lands immediately adjacent to the site. During the latter part of their breeding season, endangered California least terns do forage on the Oxnard Drainage Ditch #2 located just south of the project site. The subject wetland is not feasibly restorable due to its isolation and distance from tidal waters and its location in a developed area of the NAS. Approximately 4,500 cu.yds. of imported fill would be placed on the site as a part of the development plan. Mitigation for the proposed elimination of one acre of wetland would be provided by restoring wetlands at the Point Mugu Laguna Road Wetland Restoration Project at a ratio of 3:1.

Although the proposed project is located inland of and will not affect the coastal zone, the Navy is nevertheless mitigating the wetland fill associated with the project in conjunction with obtaining a Corps of Engineers Section 404 permit. In 1997 the Navy completed construction of the Point Mugu Laguna Road Wetland Restoration Project, which restored and enhanced approximately 35 acres of tidal wetlands at the former Point Mugu Public Works yard, an upland site north of Mugu Lagoon. The project returned tidal flows to the site, created mudflat, creek, and salt marsh habitat, and developed two nesting islands for the endangered California least tern; the habitats are functioning and the Navy is monitoring the site using accepted wetland restoration success criteria.

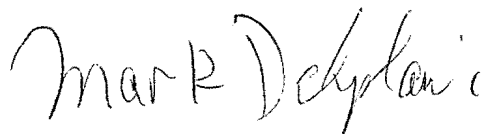
While the Navy has not yet established a formal wetland mitigation bank for this site under the Corps of Engineers' mitigation bank guidelines, the Navy is coordinating with the Corps regarding placing this restoration site into the Corps' mitigation bank program. In the interim, the NAS's Public Works Planning Branch maintains a record of Navy development projects at the Point Mugu complex utilizing the mitigation credits established by the Laguna Road Restoration Project. In the subject proposal, the Navy proposes to mitigate the one acre of project wetlands to be filled for construction of the auto hobby shop at a ratio of 3:1, thereby using three acres of mitigation credits from the Laguna Road Restoration Project. The Laguna

Road project contains sufficient credits to accommodate the three acres of mitigation credits associated with the proposed auto hobby shop.

The proposed development is similar to wetland fill outlined in 1999 and 1996 negative determinations submitted by the Navy for circulation, recreation, and residential improvements at NAS. In ND-2-99, the Navy proposed filling 1.4 acres of degraded and isolated wetlands to create a gravel-surfaced parking lot located one-third mile inland of the coastal zone boundary in a developed area of NAS. In ND-40-96, the Navy proposed filling 3.03 acres of degraded and isolated wetlands for recreation facility improvements at a site two-thirds of a mile inland of the coastal zone. The Executive Director concurred with both negative determinations after determining that the subject wetland parcels were not restorable due to their degraded condition, their tidal and hydrologic isolation, the surrounding intensity of development, because they did not support coastal zone species such as birds, fish, or other marine organisms that migrate through the coastal zone, and because mitigation through the creation of new tidal wetlands at NAS were incorporated into the projects.

The Executive Director believes it is appropriate to concur with the subject negative determination for the same reasons. The Commission staff agrees with the Navy that the one-acre project site is located outside the coastal zone because it is on federal land (which is excluded from the coastal zone) and is inland of the coastal zone boundary, and that the proposed project would not adversely affect wetlands, water quality, or other marine habitat and resources within the coastal zone. We therefore **concur** with the 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,



PETER M. DOUGLAS  
Executive Director

cc: South Central Coast District Office  
U.S. Army Corps of Engineers, Ventura  
California Department of Water Resources  
Governor's Washington, D.C., Office





## CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000  
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November 24, 2000

Tim J. Setnicka  
National Park Service  
Channel Islands National Park  
1901 Spinnaker Drive  
Ventura, CA 93001

Attn: Steve Ortega

RE: **ND-104-00**, Negative Determination for the Eradication of Black Rats  
on Anacapa Island, Channel Islands National Park.

Dear Mr. Setnicka:

The Coastal Commission staff has received and reviewed the above-referenced negative determination. The National Park Service (Service) proposes to use a rodenticide to eradicate black rats on Anacapa Island, Channel Islands National Park. Specifically, the Service proposes to use the rodenticide Brodifacoum, an anticoagulant, applied to bait pellets. The Service will spread the pellets through aerial and hand dispersal methods. The Service bases its eradication methods on other successful eradication activities on other islands.

The proposed project will benefit habitat resources of the coastal zone, because the eradication of black rats, a non-indigenous species, will protect sensitive sea and shore birds, including Xantus' Murrelet, Ashy Storm-Petrel, and California Brown Pelicans. The successful eradication of rats on Anacapa Island will benefit seabirds. Specifically, there is substantial evidence that the black rat is adversely affecting breeding success of the Xantus' Murrelet, a state species of concern, on populations on the island. The murrelet only use a small portion of the nesting habitat available to it on the island in areas not accessible to rats. Additionally, most of the bird nests on the island show evidence of rat predation. The eradication of the rat from the island will benefit this species and other sensitive birds and mammals. Therefore, the proposed project will benefit this coastal resource.

Because of the timing, method, and nature of the eradication and other mitigation measures, the proposed activity will not adversely affect water quality, habitat, or public recreational resources of the coastal zone. The Service proposes to apply the rodenticide during the fall season, when there are no nesting birds on the island and when most migratory birds have left the island. The rodenticide will be placed in a bait pellet designed to attract rats. The Service's research indicates

that terrestrial birds will not be significantly attracted to the bait. Even if a few individuals consume the bait, it will not have a significant effect on any of the species that inhabit the island. The sea and shore birds on the island are mostly carnivorous and feed offshore and will not likely feed on the bait.

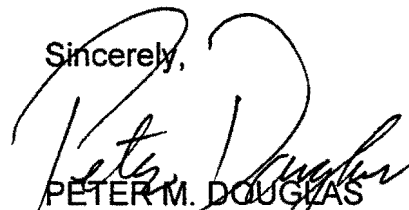
The rodenticide will not directly affect marine mammals because those animals are carnivorous and are not likely to eat the grain-based bait. The only native species likely to be adversely affected by the rodenticide is a native mouse. In order to mitigate this impact, the Service proposes to capture a significant portion of this species and protect them from the rodenticide and re-release them after completion of the eradication program. The Service proposes to protect the wildlife on the island from secondary exposure (consumption of poisoned rats) by monitoring the island and removing rat carcasses.

The monitoring will continue until no carcasses are found for five consecutive days. The project is not likely to affect water quality resources because the pellets will dissolve quickly in water and the rodenticide will not bind to the water molecules and will breakdown to its component chemicals, mostly carbon and hydrogen. Additionally, the rodenticide will not affect invertebrates because the anticoagulant will not work on these organisms. As an added protection against and habitat effects from the program, the Service will monitor the wildlife on the island and if monitoring indicates an unexpected impact, the Service will re-evaluate the program and redesign it to avoid any unexpected impacts.

Finally, the proposed project will not affect recreational use of the coastal zone, because the Service proposes to conduct the eradication during the fall, when visitation is low and proposes to publish and post warnings about the program.

In conclusion, the Coastal Commission staff **agrees** that the proposed project will not adversely affect coastal zone resources. We, therefore, **concur** with the negative determination made pursuant to 15 CFR. 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: South Central Coast Area Office

PMD/JRR

## CALIFORNIA COASTAL COMMISSION

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November 27, 2000

S. W. Norquist, Head  
Natural Resources Department  
Assistant Chief of Staff  
Environmental Security  
U.S. Marine Corps  
Box 555010  
Camp Pendleton Marine Corps Base  
Camp Pendleton, CA 92055-5010

Attn: Patricia Martinez, Richard R. Riddle

RE: **ND-116-00** Negative Determination, U.S. Marine Corps, Causeway/Pier Removal, Del Mar Boat Basin, Camp Pendleton Marine Corps Base, San Diego Co.

Dear S. W. Norquist:

We have received your negative determination for the removal of an existing, collapsed, small concrete causeway in the Del Mar Boat Basin on Camp Pendleton. The project would include excavating the concrete causeway, removal of the causeway, recycling any steel removed, and removal of all debris. The project site is not located near any environmentally sensitive habitat areas, including eelgrass beds. Water quality will be protected by use of a containment boom during removal, and monitoring water quality throughout the project. The project will not affect public access or public views, and the project will benefit Marine Corps recreation and watercraft use.

Therefore, we **agree** that the proposed project will not affect any coastal zone resources, and we **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,

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

(for) PETER M. DOUGLAS  
Executive Director

cc: San Diego Area Office  
California Department of Water Resources  
Governors Washington D.C. Office

