

**CALIFORNIA COASTAL COMMISSION**

45 FREMONT, SUITE 2000  
 SAN FRANCISCO, CA 94105-2219  
 VOICE AND TDD (415) 904-5200  
 FAX (415) 904-5400

**W 12****ENERGY, OCEAN RESOURCES, AND FEDERAL CONSISTENCY DIVISION REPORT**

FOR THE

NOVEMBER 12, 2014 MEETING OF THE CALIFORNIA COASTAL COMMISSION

**TO: Commissioners and Interested Parties**

**FROM: Alison Dettmer, Deputy Director**  
**Energy, Ocean Resources & Federal Consistency**

**IMMATERIAL AMENDMENT**

APPLICANT	PROJECT	LOCATION
<b>E-09-004-A6</b> Municipal Water District of Orange County (MWDOC)	Extend the operation of the existing desalination test facility to May 31, 2019 to allow further groundwater monitoring, pumping and testing as needed.	Doheny State Beach Orange County

**DE MINIMIS WAIVERS**

APPLICANT	PROJECT	LOCATION
<b>9-13-0219-W</b> Ultramar Wilmington Refinery	Install within an existing refinery facility a 35-megawatt cogeneration unit.	Ultramar Wilmington Refinery, City of Los Angeles
<b>9-14-1738-W</b> Pacific Gas and Electric Company	Destroy 20 groundwater monitoring wells on the grounds of the Morro Bay Power Plant (MBPP).	Morro Bay San Luis Obispo County
<b>9-14-1774-W</b> Southern California Edison Company	Install nine (9) temporary modular office trailers and a single bathroom facility within an existing paved parking lot at the San Onofre Nuclear Generating Station.	San Onofre Nuclear Generating Station (SONGS) San Diego County



**NEGATIVE DETERMINATIONS**

APPLICANT	PROJECT	LOCATION
<b>ND-0035-14</b> U.S. Air Force	Space X Dragon In-Flight Abort Test and Falcon Landing Action: <b>Concur, 10/13/2014</b>	Space Launch Complex 4 Vandenberg Air Force Base Santa Barbara County
<b>ND-0036-14</b> Golden Gate National Recreation Area	Sand Relocation Action: <b>Concur, 9/30/2014</b>	Ocean Beach, San Francisco
<b>ND-0040-14</b> U.S. Army	Guard Booth Replacement Action: <b>Concur, 10/21/2014</b>	Presidio of Monterey Monterey
<b>ND-0042-14</b> Point Reyes National Seashore	Removal of 3 structures: stringing shed, office/warehouse, and oyster settling tanks Action: <b>Concur, 10/24/2014</b>	Drake's Bay, Point Reyes National Seashore, Marin County



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**NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT****E-09-004-A6**

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** October 29, 2014

**SUBJECT:** Application to amend coastal development permit No. E-09-004 granted to the Municipal Water District of Orange County (MWDOC) to construct and operate a desalination test well and facility at Doheny State Beach, Orange County.

The Executive Director has determined that the requested project change described herein may be approved as an immaterial amendment to the above-referenced coastal development permit (CDP). The amendment would allow MWDOC to operate its test facility for an additional five years (until May 31, 2019).

**Background and Project Description:** On June 11, 2009, the Commission approved CDP No. E-09-004 allowing MWDOC to construct and operate a test slant beach well and pilot desalination facility adjacent to San Juan Creek at Doheny State Beach. The project included installing a slant beach well that produces water collected from under the seafloor, a mobile testing lab, and associated piping, tanks, and similar structures. The project involves pump testing the well to determine its likely production capacity, to identify any response of nearby surface and subsurface waters to the pumping, and to conduct various water treatment tests. The project pumps up to about 2100 gallons per minute, which, after testing, is discharged within a rock revetment on Doheny State Beach subject to conditions of the project's NPDES permit. The Commission's initial approval authorized project operations through May 31, 2012.

The Commission later approved five immaterial amendments to the permit. In July 2010, the Commission allowed MWDOC to conduct a dye study in the waters and substrate of San Juan Creek; in September 2010, the Commission allowed MWDOC to conduct core sampling offshore of the beach to better characterize subsurface conditions; in January 2011, the Commission allowed MWDOC to install and operate additional test equipment at the facility; and in August 2011, the Commission approved a one-year extension of facility operations (until May 31, 2013) and allowed MWDOC to extend the facility outfall and diffuser along an existing rock revetment. In April, 2013, the Commission approved an additional one-year extension to allow the facility to operate until May 31, 2014.

**Requested Amendment:** MWDOC proposes to maintain the facility for an additional five years to allow further groundwater monitoring, pumping and testing as needed (within the previously-approved parameters), and informational tours of the facility. The additional five years of operations would be subject to conditions of previous Commission approvals and the project's NPDES permit. The State Lands Commission approved a lease extension to May 31, 2019, and California State Parks has also extended the project's Right-of-Entry permit by five years.

**Findings:** The proposed amendment has been deemed “immaterial” for the following reasons:

- **Water Quality and Marine Biological Resources:** The additional operations would remain within previously-approved pumping levels and within the discharge limits established in the project’s NPDES permit. The facility would be subject to the Commission’s previously approved water quality, spill prevention, and marine life protection requirements. The additional five years of testing would allow continuance of the same types of activities as previously approved and conditioned by the Commission.
- **Public Access and Recreation:** The proposed project is expected to result in only *de minimis* public access and recreation effects. There would be no additional construction or activities that would interrupt existing public access at the site, and operations would be subject to any timing restrictions imposed by State Parks to avoid or reduce potential impacts to the public.

***Immaterial Permit Amendment***

Pursuant to the California Code of Regulations—Title 14, Division 5.5, Volume 19, section 13166(b)—the Executive Director has determined this amendment to be IMMATERIAL.

Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive and the amendment shall be approved.

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the immaterial amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three (3) Commissioners object to the executive director’s designation of immateriality, the amendment application shall be referred to the Commission for action as set forth in section 13166(c). Otherwise, the immaterial amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the immaterial amendment application shall be referred to the Commission for action as set forth in section 13166(c).

If you wish to register an objection to this notice, please send the objection in writing to Tom Luster at the above address. If you have any questions, you may contact him at (415) 904-5248 or via email at [tluster@coastal.ca.gov](mailto:tluster@coastal.ca.gov).

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## NOTICE OF COASTAL DEVELOPMENT PERMIT DE MINIMIS WAIVER

**DATE:** October 23, 2014 **PERMIT NO. 9-13-0219-W**

**TO:** Coastal Commissioners and Interested Parties

**SUBJECT:** Waiver of Coastal Development Permit Requirements

Based on the plans and information submitted by the applicant for the development described below, the Executive Director of the Coastal Commission hereby waives the requirements for a coastal development permit (CDP), pursuant to Section 30624.7 of the California Coastal Act.

**Applicant:** Jon Elliott  
Ultramar Wilmington Refinery  
2402 East Anaheim Street  
Wilmington, California 90744

**Project Description:** The applicant proposes to install within an existing refinery facility a 35-megawatt cogeneration unit. The unit would include a natural gas fired turbine electric generator, a heat recovery steam generator equipped with a refinery fuel gas-fired duct burner, an emissions control catalyst, an emissions monitoring system, an evaporative cooler, piping, and a control room.

**Background:** The applicant owns and operates the Ultramar Wilmington Refinery, located in the coastal zone within the City of Los Angeles. The refinery is adjacent to the Dominguez Channel, which flows to Los Angeles Harbor, and is near several other heavy industrial facilities, including another refinery, marine cargo transport facilities, a hydrogen plant, storage areas, and other related activities. More than a century of port, industrial, and oil and gas development has heavily disturbed the coastal zone in the vicinity of the refinery.

The refinery receives pipeline and truck deliveries of about 78,000 barrels per day (bpd) of crude oil and 50,000 bpd of distillate feedstocks. These feedstocks are refined into gasoline, diesel, jet fuels and other low sulfur distillate fuels. Major processing units at the refinery

include crude and vacuum distillation, delayed coking, catalytic reforming, hydrotreating, fluid catalytic cracking, alkylation, sulfur recovery, and auxiliary systems.

Current refinery operations require offsite generated electricity to be purchased from the Los Angeles Department of Water and Power and transmitted to the site. The proposed project would allow the refinery to rely mainly on on-site generated power during normal operating conditions and would reduce the risk of process upset due to interruptions in power supplied from offsite.

**Waiver Rationale:** For the following reasons, the proposed project will not have a significant adverse effect, either individually or cumulatively, on coastal resources, nor will it conflict with policies of Chapter 3 of the Coastal Act.

- The refinery is located in an area in which industrial activity is the predominant use. It is adjacent to the Dominguez Channel, which is used primarily for industrial and stormwater drainage, and does not include public access or recreational use. The proposed project will not preclude or interfere with public access to, or recreational uses of, the coast.
- The project involves construction and installation of a power generation facility within an existing industrial site. There will be no impact to biological resources of the coastal zone. Proposed activities will not affect refinery operations and will not increase the risk of a hazardous materials spill. The applicant will implement an approved construction Storm Water Pollution Prevention Plan (SWPPP) to manage storm water runoff during construction and operation of the proposed cogeneration unit.
- The cogeneration unit will include adding an approximately 95-foot exhaust stack to over a dozen similar stacks that current exist at the refinery, including several that exceed 200-feet in height. This additional stack would not block coastal views and would be located in an area where visual quality is already heavily dominated by industrial equipment and processes. Therefore, the proposed project will be visually compatible with the existing character of the area.
- The applicant is required to obtain permits from the South Coast Air Quality Management District, the City of Los Angeles, and the Regional Water Quality Control Board for construction and operation of the cogeneration unit.

**Important:** This waiver is not effective unless the project site has been posted and until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of November 12-14, 2014 in Half Moon Bay. If four or more Commissioners object to this waiver, a coastal development permit will be required.

Sincerely,

CHARLES LESTER  
Executive Director

By: \_\_\_\_\_

A handwritten signature in cursive script, appearing to read "Alison J. Dettmer", is written over a horizontal line.

ALISON J. DETTMER  
Deputy Director

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## NOTICE OF COASTAL DEVELOPMENT PERMIT DE MINIMIS WAIVER

**DATE:** October 31, 2014 **PERMIT NO. 9-14-1738-W**

**TO:** Coastal Commissioners and Interested Parties

**SUBJECT:** Waiver of Coastal Development Permit Requirements

Based on the plans and information submitted by the applicant for the development described below, the Executive Director of the Coastal Commission hereby waives the requirements for a coastal development permit (CDP), pursuant to Section 30624.7 of the California Coastal Act.

**Applicant:** Pacific Gas & Electric Company  
3401 Crow Canyon Road  
San Ramon, CA 94583

**Background & Project Description:** Pacific Gas and Electric Company (PG&E) proposes to seal and permanently abandon (“destroy”) 20 groundwater monitoring wells on the grounds of the Morro Bay Power Plant (MBPP), located at 1290 Embarcadero Road, Morro Bay, in San Luis Obispo County. As the former owner of the MBPP, PG&E is responsible for the investigation and cleanup of past chemical releases at the plant pursuant to a corrective action consent agreement with the California Department of Toxic Substances Control (DTSC). This agreement identified eight areas of concern for possible subsurface contamination; the proposed project involves destruction of monitoring wells adjacent to several of these areas that are no longer needed for the site environmental monitoring program.

The twenty individual monitoring wells are located in previously-disturbed areas of the MBPP site, within the fenced perimeter. The well destruction would be carried out in accordance with state guidelines and under the terms of permits to be issued by the San Luis Obispo County Department of Environmental Health Services. Preliminary work would include measuring the depth to groundwater and total well depth, and ensuring that the wells are free from obstruction. Well casings would then be overdrilled using a hollow stem auger (or other appropriate method) to 1-foot below the total well depth. Each overdrilled boring would then be backfilled with cement grout slurry or neat cement grout pumped to the bottom of the borehole. The upper six inches of the borehole would be backfilled with native soil, asphalt, or concrete to match the existing surface conditions. At various points, the work would

require the use of up to four drill rigs. All proposed well destruction activities would be directed by a California professional geologist and overseen by County inspectors. The work is anticipated to take approximately two weeks during the winter of 2014 – 2015.

The project site is located in the coastal zone, with 16 wells within the LCP jurisdiction of the City of Morro Bay and four well within the retained jurisdiction of the Coastal Commission. The City has requested that the Coastal Commission review the project as a consolidated permit pursuant to Section 30601.3 of the Coastal Act.

**Waiver Rationale:** For the following reasons, the proposed project will not have a significant adverse effect, either individually or cumulatively, on coastal resources, nor will it conflict with Chapter 3 policies of the Coastal Act:

- Sensitive Species & Habitat: Work will occur in already developed or disturbed areas at the power plant site away from wetlands, sensitive species or other sensitive habitat areas. Vehicle traffic will be limited to existing roads to the extent feasible, and no project activities will occur within 50 feet of bird nesting areas.
- Water Quality: Solid and liquid wastes (e.g. drill cuttings, equipment decontamination fluids, displaced groundwater) will be separated and temporarily stored on-site pending classification, profile assignment, and disposal in accordance with state and federal regulations. Liquid and hazardous wastes will be stored in approved containers with secondary containment. The work will also be subject to standard Best Management Practices at the plant site meant to prevent and reduce water quality impacts.
- Visual Resources: The drill rigs used for the project will be in place temporarily, and their appearance will be compatible with the other industrial equipment at the site.
- Public Access: Work will take place within the power plant site in an area not subject to public access.

**Important:** This waiver is not effective unless the project site has been posted and until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of November 12-14, 2014, in Half Moon Bay. If four or more Commissioners object to this waiver, a coastal development permit will be required.

Sincerely,

CHARLES LESTER  
Executive Director

By:  \_\_\_\_\_

ALISON DETTMER  
Deputy Director  
Energy, Ocean Resources & Federal Consistency Division

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## NOTICE OF COASTAL DEVELOPMENT PERMIT DE MINIMIS WAIVER

**DATE:** October 31, 2014 **PERMIT NO. 9-14-1774-W**

**TO:** Coastal Commissioners and Interested Parties

**SUBJECT:** Waiver of Coastal Development Permit Requirements

Based on the plans and information submitted by the applicant for the development described below, the Executive Director of the Coastal Commission hereby waives the requirements for a coastal development permit (CDP), pursuant to Section 30624.7 of the California Coastal Act.

**Applicant:** Southern California Edison Company  
1218 South 5th Ave.  
Monrovia, CA 91016

**Project Description:** Southern California Edison Company (SCE) proposes to install nine temporary modular office trailers and a single bathroom facility within an existing paved parking lot at the San Onofre Nuclear Generating Station (SONGS), near Camp Pendleton, in San Diego County. The trailers are needed to provide office space for contractors involved in the initial phases of the decommissioning of SONGS Units 2 and 3. The nine trailers (each 60-feet long x 24-feet wide x 12-feet high) would be installed within staff parking Lot 4A, on a bluff-top within the northern portion of the SONGS perimeter, and would occupy 30 existing parking spaces. No grading is proposed within the parking lot. The bathroom facility would consist of a mobile restroom trailer serviced by a 1000-gallon water tank and pump system, and three 250-gallon blackwater holding tanks. The waste tanks would be pumped out on a weekly basis SCE would also add electrical and telephone utility extensions to serve the temporary offices and remove an existing bus stop canopy adjacent to the lot. The trailers are proposed to be installed in November 2014, and are anticipated to be removed by June 30, 2015.

**Waiver Rationale:** For the following reasons, the proposed project will not have a significant adverse effect, either individually or cumulatively, on coastal resources, nor will it conflict with Chapter 3 policies of the Coastal Act:

- Sensitive Habitats and Species: The proposed project would occur entirely within an existing paved parking lot, with no encroachment onto unpaved areas or vegetated habitat. Vegetation

adjacent to the project area consists entirely of ice-plant, and no direct or indirect impacts on native vegetation or wildlife would occur.

- Water Quality/Spill Contingency: The proposed blackwater holding tanks are fabricated from thick-walled, seamless polyurethane designed to withstand the weight of the contained sewage at full capacity. The tanks would be situated within a plastic-lined concrete spill containment dike with a volume (940 gallons) approximately 1.25 times the aggregate capacity of the three waste tanks, thus providing adequate secondary containment in the event of a spill. The supplier and servicer of the waste tanks would be on-call at all times and would respond quickly to clean-up any spill. Thus, no impacts to coastal water quality would occur.
- Geologic Hazards/Bluff Stability: The westernmost modular office trailer would be located approximately 65 feet from the edge of the coastal bluff at the site, and thus potentially at risk from erosion and bluff failure. However, the placement of the trailers is temporary (7 to 8 months), such that the bluff would be subjected to only one winter's worth of erosion while the trailers are in place. SCE will monitor the status of the bluff on a regular basis, and in the event of an extreme bluff erosion event, would move the westernmost trailer to a new location out of harm's way.
- Visual Resources: Several of the one-story trailers would be visible from Interstate 5 or Old Pacific Highway, but would not block views to or along the coast or alter the visual character of this developed industrial site.
- Public Access: The trailers would be placed in a private parking lot within the SONGS perimeter. No loss of public parking or coastal access would occur.

**Important:** This waiver is not effective unless the project site has been posted and until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of November 12-14, 2014, in Half Moon Bay. If four or more Commissioners object to this waiver, a coastal development permit will be required.

Sincerely,

CHARLES LESTER  
Executive Director

By: LARRY SIMON

LARRY SIMON  
Federal Consistency Coordinator  
Energy, Ocean Resources & Federal Consistency Division

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# W12

**DATE:** November 5, 2014

**TO:** Coastal Commissioners and Interested Parties

**FROM:** Charles Lester, Executive Director  
 Alison Dettmer, Deputy Director  
 Mark Delaplaine, Manager, Energy, Ocean Resources and Federal Consistency Division

**RE:** Negative Determinations Issued by the Executive Director  
 [Executive Director decision letters are attached]

PROJECT #:	ND-0035-14
APPLICANT:	U.S. Air Force
LOCATION:	Space Launch Complex 4, Vandenberg Air Force Base, Santa Barbara Co.
PROJECT:	SpaceX Dragon In-Flight Abort Test and Falcon Landing
ACTION:	Concur
ACTION DATE:	10/13/2014

PROJECT #:	ND-0036-14
APPLICANT:	Golden Gate National Recreation Area
LOCATION:	Ocean Beach, San Francisco
PROJECT:	Sand relocation
ACTION:	Concur
ACTION DATE:	9/30/2014

PROJECT #:	ND-0040-14
APPLICANT:	U. S. Army
LOCATION:	Presidio of Monterey, Monterey
PROJECT:	Guard booth replacement
ACTION:	Concur
ACTION DATE:	10/21/2014

PROJECT #:	ND-0042-14
APPLICANT:	Point Reyes National Seashore
LOCATION:	Drake's Bay, Point Reyes National Seashore, Marin Co.
PROJECT:	Removal of 3 structures: stringing shed, office/warehouse, and oyster settling tanks
ACTION:	Concur
ACTION DATE:	10/24/2014

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TDD (415) 597-5885



October 13, 2014

Beatrice L. Kephart  
Chief, Installation Management Flight  
30 CES/CEI  
ATTN: Andrew Edwards  
1028 Iceland Avenue  
Vandenberg Air Force Base, CA 93437-6010

Subject: Negative Determination ND-0035-14 (SpaceX Dragon In-Flight Abort Test and Falcon 9 First Stage Landing at Space Launch Complex-4 West, Vandenberg Air Force Base, Santa Barbara County)

Dear Ms. Kephart:

The Coastal Commission staff has reviewed the above-referenced project at Vandenberg Air Force Base (AFB). The U.S. Air Force proposes to oversee the Space Exploration Technologies Corporation's (SpaceX) proposed Falcon 9 rocket launch at Space Launch Complex-4 East (SLC-4E), the in-flight abort test of the Dragon spacecraft capsule and recovery operations approximately 1.5 miles off the VAFB coast, and the Falcon 9 first stage landing at SLC-4W. The Executive Director previously concurred with a negative determination from the Air Force (ND-055-10) in November 2010 for modifications to SLC-4E to support the Falcon 9 and Falcon 9 Heavy launch vehicle programs at Vandenberg AFB. The Air Force states in the subject negative determination that the proposed launch will be integrated into the Vandenberg AFB range infrastructure and will comply with range, safety, and communications requirements. The Air Force will monitor and maintain oversight of the launch process and communications with the rocket while on the ground and in flight, and will track the capsule and first stage to ensure that they operate safely within their predetermined performance envelopes.

The proposed Falcon 9 launch, recovery, and landing project includes the following elements:

- *Construction of a 300-foot diameter, 1.6-acre concrete landing pad at SLC-4W, requiring 25,000 cubic yards of grading with balanced cut and fill on the site.*
- *Installation of a 5.7-acre area of flat panels supported by scaffolding immediately west of the landing pad. This temporary structure provides a uniform flat surface extending west off the landing pad to allow the radar sensors on the Falcon 9 first stage to gauge altitude and vertical velocity as the vehicle makes its final descent to the pad. The scaffolding and panels will be installed two weeks prior to launch and removed two weeks after.*

- *Realignment and widening of sections of the existing service and access roads connecting SLC-4W and 4E in order to accommodate the transfer of the Falcon 9 first stage from the landing pad at SLC-4W to the hanger at SLC-4E.*
- *Installation at SLC-4W of ground-based communication, tracking, and video equipment, and three or four remote-controlled water cannons for firefighting capability.*
- *All storm water and/or firefighting runoff from the landing pad will be collected and diverted to an infiltration basin designed according to the California State Water Resources Control Board construction general permit.*

The Air Force anticipates 90-120 days of construction activity at SLC-4W, including 30 days during which concrete would be curing and only minimal construction activity would occur. The current schedule calls for construction to commence no sooner than February 2015 and the launch to take place in the summer of 2015.

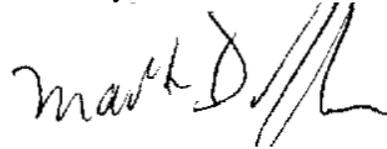
Endangered Species Act Section 7 consultation with the U.S. Fish and Wildlife Service is currently underway to establish protective measures for federally listed species that may be affected by the proposed construction, launch, landing, and recovery activities, in particular the El Segundo blue butterfly and the seacliff buckwheat host plant. The Air Force will ensure that all measures, terms, and conditions included in the final Biological Opinion for the project will be implemented to protect listed species and habitat, minimize project impacts, and compensate for unavoidable project impacts. Proposed minimization and mitigation measures to protect the El Segundo blue butterfly, California least tern, Western snowy plover, and California red-legged frog are included in the negative determination. Special status marine mammals protected under the Marine Mammal Protection Act may be present under the Falcon 9 launch path, recovery corridor, and first stage landing path. To protect these marine mammals, the Falcon 9 program is subject to the protective measures described in the Letter of Authorization to the Air Force issued by the National Marine Fisheries Service for missile and rocket launches at Vandenberg AFB during the March 26, 2014 to March 26, 2019 time period. Proposed minimization and mitigation measures to protect the Southern sea otter, Pacific harbor seal, California sea lion, Stellar sea lion, and Northern elephant seal are included in the negative determination. The Air Force concluded that with the protective measures required by the ESA and the MMPA, the proposed Falcon 9 project will not adversely affect listed terrestrial or marine species or their habitats.

The Air Force states that all launch programs at Vandenberg AFB are required to establish debris impact corridors as an element of a program's safety review in case of a launch anomaly that requires destructive flight termination. Because of the launch trajectory and the Falcon 9 first stage returning to the SLC-4W landing pad, the Air Force may require closure of Surf Beach and Ocean Park to ensure public safety during a launch or landing anomaly. For typical rocket launches from South Vandenberg AFB, road blocks are placed at the intersection of Ocean Boulevard and 13<sup>th</sup> Street approximately three hours prior to a launch to close access to the beach. Approximately two hours after completion of a successful launch and landing program,

access to Surf Beach and Ocean Park will reopen. The proposed temporary closure is consistent with past and current launch activities at South Vandenberg AFB and will not create adverse effects on public access and recreation. Portions of the proposed temporary scaffolding and panels to be installed on the west side of the permanent concrete landing pad may be visible from the shoreline and offshore waters, but any impact on scenic resources would be less than significant given the four-week-long time period of panel installation.

In conclusion, the Commission staff **agrees** that the proposed permanent and temporary modifications to SLC-4W, and the one-time Dragon in-flight abort test and Falcon 9 first stage landing at SLC-4W, will not adversely affect coastal zone resources. We therefore **concur** with your negative determination made pursuant to 15 CFR 930.35 of the NOAA implementing regulations. Please contact Larry Simon at (415) 904-5288 should you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark D. Lester", written over a set of three parallel diagonal lines.

(for) CHARLES LESTER  
Executive Director

cc: CCC – South Central Coast District

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September 30, 2014

Frank Dean  
General Superintendent  
Golden Gate National Recreation Area  
ATTN: Steve Ortega  
Fort Mason  
San Francisco, CA 94123

Subject: Negative Determination ND-0036-14 (Ocean Beach Sand Management Project, San Francisco)

Dear Mr. Dean:

The Coastal Commission staff has reviewed the above-referenced project. The National Park Service (NPS) proposes to relocate 30,000 cubic yards of dry sand from North Ocean Beach (in front of the O'Shaughnessy Seawall between stairwells 1 to 28) to two sites at South Ocean Beach south of Sloat Avenue. The project also includes installation of one or more wind erosion control measures (e.g., straw punch, shell lag, sand fencing, native planting) on the two created sand berms, a short extension of exclusion fencing that currently protects bank swallow nesting habitat at the south end of the project area, and installation of cable and post fencing and/or brushwood fencing to direct beach goers from bluff-top parking areas, across the new sand berms, and down to the beach. In addition, the project includes the removal of any protruding steel rebar that exists on the two sand receiver sites prior to sand placement, and the implementation of a sand monitoring program to evaluate the effectiveness of the sand relocation and the wind erosion control measures.

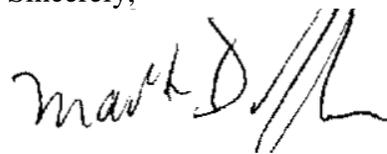
In 2012 the Commission reviewed and the Executive Director subsequently concurred with a negative determination (ND-030-12) from the NPS for a similar project which relocated 77,000 cubic yards of sand from North Ocean Beach to South Ocean Beach. As with the previous project, the proposed project is designed to address sand levels which are overtopping the O'Shaughnessy Seawall, impeding public access, and spilling onto the Great Highway, and to address severe erosion south of Sloat Avenue which threatens to undermine the Great Highway and adjacent sewage treatment facility infrastructure. The proposed project would relocate excess sand from the northern end of Ocean Beach to the southern end to provide interim, short-term bluff protection. The created sand berms will over time dissipate back into the same littoral zone from which the sand was extracted.

The proposed excavation area is 4,200 feet long, 150 to 200 feet wide, and up to 13 feet deep. Construction vehicles and equipment would enter and exit the excavation area on North Ocean Beach near Lincoln Avenue. Southbound lanes of the Great Highway would be closed during the construction period to allow dump trucks to transport sand to the disposal sites south of Sloat

Avenue. This work would occur Monday through Friday between 7:00 AM and 8:00 PM, and a City of San Francisco-approved traffic management plan would be implemented during the approximately five-week-long construction period commencing in early October 2014. The U.S. Fish and Wildlife Service concurred with the proposed project on September 3, 2014, finding that the sand relocation is not likely to adversely affect the western snowy plover.

The Commission staff **agrees** that the proposed project will temporarily benefit public access and recreation, and not adversely affect coastal zone resources. This concurrence does not and should not be interpreted to condone any unauthorized development, including City of San Francisco-placed structures on the beach, and the Commission urges, in no uncertain terms, the NPS, the San Francisco Public Utilities Commission, and the San Francisco Department of Public Works to work together to implement interim and long-range plans to remove unauthorized development and provide managed retreat solutions along this reach of shoreline. The Commission also intends to be clear that any materials on the receiver beaches that are not removed/disposed of but rather are relocated landward (or otherwise repositioned) by the NPS, shall not be considered to have any sort of permanent authorization by the Commission to remain in place by virtue of this negative determination concurrence, but rather shall be considered and treated consistent with the remainder of the unauthorized development present here, including rocks placed by the City of San Francisco under emergency permits (which have expired).<sup>1</sup> With these understandings, we **concur** with your negative determination made pursuant to 15 CFR 930.35 of the NOAA implementing regulations. Please contact Larry Simon at (415) 904-5288 should you have any questions regarding this matter.

Sincerely,



(for) CHARLES LESTER  
Executive Director

cc: CCC – North Central Coast District  
City of SF PUC  
City of SF DPW  
U.S. Army Corps of Engineers  
SPUR

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<sup>1</sup> The material referenced herein is generally referred to as “rubble” and is material fill placed to create the Great Highway. The rubble is not considered to be unauthorized development by the Commission; however, it is the expectation of the Commission that the treatment (removal) of the rubble be an integral component of the long-term managed retreat solution.

**CALIFORNIA COASTAL COMMISSION**

45 FREMONT, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE (415) 904-5200  
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TDD (415) 597-5885



October 21, 2014

James M. Willison  
Director of Public Works  
Presidio of Monterey  
ATTN: Lenore Grove-Bullington  
P.O. Box 5004  
Monterey, CA 93944-5004

Subject: Negative Determination ND-0040-14 (Replace guard booths and install protective canopies, Presidio of Monterey, Monterey County)

Dear Mr. Willison:

The Coastal Commission staff has reviewed the above-referenced project. The U.S. Army proposes to replace two guard booths at the Pvt. Bolio Road and Taylor Street entry gates with new structures in order to comply with Unified Facilities Criteria guidelines for guard operations and force protection. In-ground hydraulic vehicle barrier systems would be installed at each guard booth to prohibit unauthorized entry of vehicles through the gate, and four-foot-high concrete-filled bollards would be added at the gates to provide further security. Overhead canopy structures would be installed at the Pvt. Bolio Road, Taylor Street, and Franklin Street entry gates. The canopy's exterior finishes would match the surrounding buildings. Canopy lighting would be installed on the interior of the structures and angled such that there would be little impact to surrounding neighborhoods, and some of the existing tall light fixtures at the entry gates would be eliminated. All construction would occur within the existing perimeter of paved roads. No impacts to native habitat or cultural resources are expected, and views to or along the shoreline would not be affected by the replacement booth and new canopy at the Pvt. Bolio Road entry gate.

The Commission staff **agrees** that the proposed guard booths and canopies at the Presidio of Monterey will not adversely affect coastal zone resources. We therefore **concur** with your negative determination made pursuant to 15 CFR 930.35 of the NOAA implementing regulations. Please contact Larry Simon at (415) 904-5288 should you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Lester".

(for) CHARLES LESTER  
Executive Director

cc: CCC – Central Coast District

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October 24, 2014

Cicely A. Muldoon  
Superintendent  
Point Reyes National Seashore  
ATTN: Brannon Ketcham  
Point Reyes, CA 94956

Subject: Negative Determination ND-0042-14 (Removal of Certain Structures from the Onshore Portions of Drakes Bay Oyster Company, Point Reyes National Seashore, Marin Co.)

Dear Ms. Muldoon:

The Coastal Commission staff has reviewed the above-referenced project. The National Park Service (NPS) proposes to remove the stringing shed, office/warehouse, and oyster setting tanks from the onshore portion of the Drakes Bay Oyster Company (DBOC) at Drakes Estero in Point Reyes National Seashore. The proposed activities are consistent with the Settlement Agreement and Consent Decree (SA/CD) approved by the U.S. District Court for the Northern District of California on October 8, 2014 (Case4:12-cv-06134-YGR Document 157 Exhibit 1). The proposed activities are outlined in Section 3(a)(ii) of the SA/CD, which states that the NPS may immediately proceed with removal of the stringing shed, office warehouse, punching shed (this structure has been removed by DBOC), and oyster setting tanks. No other work by the NPS at DBOC is proposed in this negative determination. Future onshore and in-water removal and restoration work by the NPS at DBOC will be the subject of future federal consistency determinations.

The removal of the stringing shed will include disassembly of the wooden walls, roof, and adjacent fencing, and removal of this debris and discarded oyster shell debris on the ground and against the walls of the shed. Removal of that portion of the shed that is within the high water zone will be conducted at low tide when the structures are fully exposed and out of the water. The office/warehouse building (which was adjacent to the now-removed cannery and storage containers) is in poor structural condition will be disassembled and the resulting debris removed.

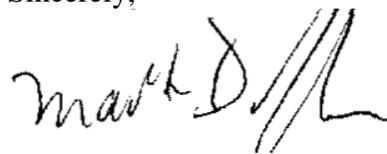
The five oyster setting tanks will be disconnected from the below-ground water supply and discharge pipes, lifted, and hauled from the site. To minimize ground disturbance, these pipes will be cut and capped at ground level. The NPS will remove the short discharge pipes above the mean high water line between the tanks and the shoreline and reset the soil in place. Removal of the remaining sections of capped pipe will be addressed in the aforementioned future consistency determinations. The tank sites will be brought to grade with materials from the area immediately adjacent to the tanks. After the three project areas are cleared of debris, the contractor will perform a final cleaning using a magnet and fine rake to remove small debris, and the finished

grade will be raked smooth. In addition, adjacent wrack material at the stringing shed site will be spread over this site.

All proposed demolition, removal, and clean-up work will take place in highly disturbed areas regularly used as part of the DBOC operations, and no proposed work will take place within the water. A silt fence will be installed at the stringing shed and setting tanks to delineate the work area adjacent to the shoreline and to prevent any debris from entering the water. The NPS states that demolition and removal of the structures will be conducted by a park contractor using mechanized equipment (e.g., excavator, backhoe, loader) and hand labor, and that all materials and debris will be hauled offsite for appropriate disposal outside the National Seashore. Best management practices will be implemented to contain all demolition debris and prevent any adverse effects to water quality. The NPS expects that the proposed work will last approximately one week and aims to complete the project by mid-November 2014.

The Commission staff **agrees** that the proposed demolition and removal of the stringing shed, office/warehouse, and setting tanks at DBOC will not adversely affect coastal zone resources. As stated above, no other work by the NPS at this site is proposed in this negative determination, and any additional onshore and in-water removal and restoration work by the NPS at DBOC will be the subject of future federal consistency determinations. We therefore **concur** with your negative determination made pursuant to 15 CFR 930.35 of the NOAA implementing regulations. Please contact Larry Simon at (415) 904-5288 should you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Lester", with a stylized flourish at the end.

(for) CHARLES LESTER  
Executive Director

cc: CCC – North Central Coast District