

CALIFORNIA COASTAL COMMISSION

North Coast District Office
1385 Eighth Street, Suite 130
Arcata, California 95521
(707) 826-8950 FAX (707) 826-8960

**W7****NORTH COAST DISTRICT
DEPUTY DIRECTOR'S REPORT**

*For the
August Meeting of the California Coastal Commission*

MEMORANDUM

Date: August 04, 2014

TO: Commissioners and Interested Parties
FROM: Alison Dettmer, North Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Coast District Office for the August 2014 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the North Coast District.

DETAIL OF ATTACHED MATERIALS

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
1-13-009-A1 Border Coast Regional Airport Authority	Modify permit granted for constructing runway safety areas to (1) modify permit conditions to allow Phase 1 development that will not result in wetland or ESHA impacts to commence prior to completion of final wetland and ESHA mitigation plans, and (2) authorize construction of a 684-square-foot electrical vault structure.	Jack McNamara Field, Del Norte County Regional Airport, 150 Dale Rupert Rd., north of Crescent City, Del Norte County (110-001-10, 110-001-17, 110-001-21)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
1-11-024-E1 Humboldt County Department of Public Works	(1) Replace an existing 121-foot-long concrete girder bridge constructed in 1946 with a new 7-span reinforced concrete box culvert; and (2) improve roadway approach areas on each side of the crossing by adding paved shoulders and guardrails.	Post Mile 1.69, Waddington Road, east of Ferndale, Humboldt County

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**NOTICE OF PROPOSED PERMIT AMENDMENT (Immaterial)**

DATE: July 30, 2014

TO: All Interested Parties

FROM: Charles Lester, Executive Director

SUBJECT: **Proposed Amendment to Coastal Development Permit (CDP) 1-13-009**
Applicant: Border Coast Regional Airport Authority, Attn: James Bernard, Airport Director

PROJECT SITE

Jack McNamara Field, Del Norte County Regional Airport (CEC), 150 Dale Rupert Road, approximately 2 miles northwest of Crescent City (Del Norte County)

ORIGINAL CDP APPROVAL

CDP 1-13-009 was approved by the Coastal Commission on September 12, 2013 authorizing the following development: (1) maintaining the airport in compliance with FAA standards by constructing runway safety areas; and (2) performing mitigation work on-site and at off-site locations within the region which may include Pacific Shores, Point Saint George, Bay Meadows, and other locations.

PROPOSED CDP AMENDMENT

CDP 1-13-009 would be amended to: (1) modify Special Conditions 3, 5, 6, 7, 9, 10, and 13 to allow only Phase 1 development that will not result in wetland or ESHA impacts to commence prior to completion of final mitigation plans; and (2) authorize, as part of the Phase 1 development, the construction of a 684-square-foot electrical vault structure needed to power the airport's upgraded runway lighting system, which was approved under the original permit. The Commission's reference number for this proposed amendment is 1-13-009-A1. See Attachment A for the proposed changes to the above conditions. See Attachment B for a description of the Phase 1 development.

EXECUTIVE DIRECTOR'S IMMATERIALITY DETERMINATION

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations (CCR), the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is IMMATERIAL for the following reasons:

Special Conditions 3, 5, 6, 7, 9, 10, and 13 relate to the project's wetland and ESHA mitigation requirements. Each of these conditions requires the Applicant to submit final mitigation plans or other information for the Executive Director's review and approval prior to commencement of any development authorized by CDP 1-13-009. The proposed amendment would allow certain limited activities, none of which would result in any wetland or ESHA impacts, to commence in advance of finalizing the various mitigation plans and other documents required by the special conditions to address impacts to wetlands and

NOTICE OF PROPOSED PERMIT AMENDMENT
CDP 1-13-009 (BCRAA)
Proposed Amendment 1-13-009-A1
Page 2 of 2

ESHA. Attachment B includes a description of and plans for the limited Phase 1 activities that would be excepted from the timing restrictions of special conditions 3, 5, 6, 7, 9, 10, and 13. These activities include repainting runways, relocating the wind cone, constructing an electrical vault needed to power the airport's upgraded runway lighting system (which was approved under the original permit), and several other development activities with no wetland or ESHA impacts. Activities which would cause impacts to wetlands and ESHA, such as the authorized grading and filling of habitat areas off the ends of runways 11 and 29 for the required runway safety areas, would continue to be restricted from construction impacts until the Executive Director reviews and approves the final mitigation plans and related documents required by special conditions 3, 5, 6, 7, 9, 10, and 13.

COASTAL COMMISSION REVIEW PROCEDURE

The permit will be amended as proposed if no written objections are received at the North Coast District Office within ten (10) working days of the date of this notice. If an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on August 13, 2014 in San Diego. If three Commissioners object to the Executive Director's determination of immateriality at that time, the application shall be processed as a material CDP amendment at a subsequent Commission hearing.

If you have any questions about the proposal or wish to register an objection, please contact Melissa Kraemer at the phone number provided above.

Attachment A: Amendments to Special Conditions

Attachment B: Description of Phase 1 development that will not result in ESHA or wetland impacts

Attachment A

**AMENDMENTS TO SPECIAL CONDITIONS OF CDP 1-13-009
(CDP Amendment 1-13-009-A1)**

Text to be deleted is shown in ~~strikethrough~~, and text to be added appears in **bold double-underline**. Only relevant portions of special conditions 3, 5, 6, 7, 9, 10, and 13 are shown. The full text of all permit conditions is shown in Attachment C.

3. Revised Final Wetland Mitigation Plan

- A. PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT AUTHORIZED BY THIS PERMIT **OTHER THAN PHASE 1 DEVELOPMENT DESCRIBED IN ATTACHMENT B that will not result in any wetland or ESHA impacts**, the permittee shall submit, for the review and written approval of the Executive Director, a revised final Wetland Mitigation Plan prepared by a qualified wetland biologist or ecologist. The revised final plan shall substantially conform, in applicable part, to the plans and concepts provided in the project description included in the July 2013 CDP application update and in the plans entitled "Runway Safety Area Mitigation and Monitoring Plan, Option 1: Pacific Shores Road Removal" (dated June 2013) and "Runway Safety Area Conceptual Mitigation and Monitoring Plan" (dated August 2013), all prepared by GHD for the Border Coastal Regional Airport Authority, except the revised final plan shall be revised to include, at a minimum, the following:

... ..

5. Wetland Monitoring, Reporting, and Remediation Plans

- A. PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT AUTHORIZED BY THIS PERMIT **OTHER THAN PHASE 1 DEVELOPMENT DESCRIBED IN ATTACHMENT B that will not result in any wetland or ESHA impacts**, the permittee shall submit, for the review and written approval of the Executive Director, final wetland monitoring, reporting, and remediation plans, prepared by a qualified wetland biologist or ecologist, for monitoring the final wetland mitigation plan sites required pursuant to Special Condition 3. The final plans shall include the following:

... ..

6. Revised Final Western Lily Habitat Enhancement Plan

- A. PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT AUTHORIZED BY THIS PERMIT **OTHER THAN PHASE 1 DEVELOPMENT DESCRIBED IN ATTACHMENT B that will not result in any wetland or ESHA impacts**, the permittee shall submit, for the review and written approval of the Executive Director, two copies of a revised final plan for implementing western lily habitat enhancement activities on Point Saint George to address partial mitigation for coastal prairie impacts associated with the development authorized under this CDP. The revised final plan shall be a stand-alone document with associated figures, maps, and plans and shall include provisions for all of the following:

... ..

7. Revised Final Western Lily Habitat Enhancement Plan

A. PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT AUTHORIZED BY THIS PERMIT OTHER THAN PHASE 1 DEVELOPMENT DESCRIBED IN ATTACHMENT B that will not result in any wetland or ESHA impacts, the permittee shall submit, for the review and written approval of the Executive Director, a revised final ESHA Mitigation Plan prepared by a qualified biologist or ecologist to address partial mitigation for coastal dune and coastal prairie impacts associated with the development authorized under this CDP. The revised final plan shall substantially conform, in applicable part, to the plans and concepts provided in the project description included in the July 2013 CDP application update and in the plans entitled "Runway Safety Area Mitigation and Monitoring Plan, Option 1: Pacific Shores Road Removal" (dated June 2013) and "Runway Safety Area Conceptual Mitigation and Monitoring Plan" (dated August 2013), all prepared by GHD for the Border Coastal Regional Airport Authority, except the revised final plan shall be revised to include, at a minimum, the following:

... ..

9. ESHA Monitoring, Reporting, and Remediation Plans

A. PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT AUTHORIZED BY THIS PERMIT OTHER THAN PHASE 1 DEVELOPMENT DESCRIBED IN ATTACHMENT B that will not result in any wetland or ESHA impacts, the permittee shall submit, for the review and written approval of the Executive Director, final ESHA monitoring, reporting, and remediation plans, prepared by a qualified ESHA biologist or ecologist, for monitoring the final wetland mitigation plan sites required pursuant to Special Condition 7. The final plans shall include the following:

... ..

10. Rare Plant Mitigation Plan

A. PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT AUTHORIZED BY THIS PERMIT OTHER THAN PHASE 1 DEVELOPMENT DESCRIBED IN EX ATTACHMENT B that will not result in any wetland or ESHA impacts, the applicant shall submit, for the review and written approval of the Executive Director, a rare plant mitigation plan that compensates for the loss of 0.3-acre of short-leaved evax (*Hesperevax sparsiflora* var. *brevifolia*), sand dune phacelia (*Phacelia argentea*), and Del Norte buckwheat (*Eriogonum nudum* var. *paralinum*) within the project footprint. The plan shall demonstrate and include the following:

... ..

13. Habitat Conservation Easement or Transfer in Fee Title

- A. No development, as defined in section 30106 of the Coastal Act shall occur within any mitigation site required by the special conditions herein except for:
- i. The authorized development that is approved by this permit; and
 - ii. The following development, if approved by the applicable local government or as applicable, the Coastal Commission as an amendment to this coastal development permit: (a) additional habitat enhancement and restoration

activities such as grazing or fire treatments, and (b) mitigation activities approved under Special Conditions 3, 5, 6, 7, 9 and 10.

- B. PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT AUTHORIZED BY THIS PERMIT **OTHER THAN PHASE 1 DEVELOPMENT DESCRIBED IN ATTACHMENT B that will not result in any wetland or ESHA impacts**, the Permittee shall either

Attachment B

PHASE 1 DEVELOPMENT (CDP Amendment 1-13-009-A1)

As depicted on the attached site plan (next page), the following development will not result in ESHA or wetland impacts:

1. Construct the access and haul road.
2. Regrade runway 35.
3. Displace runway 17 threshold 150 feet.
4. Remove and re-apply all runway pavement markings by implementing the change in magnetic variation (runway 17-35 becomes runway 18-36; runway 11-29 becomes runway 13-30).
5. Remove and re-apply existing taxiway centerline markings, holding position markings, and surface painted holding position markings.
6. Install new displaced threshold lights and replace existing light lenses on runway 17-35 as required to properly light the displacement threshold.
7. Remove existing holding position signs and install new holding position signs matching the new runway designations.
8. Relocate windcone.
9. Construct new airfield electrical vault building, new primary power feed, and secondary feed to the existing vault building.

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

July 30, 2014

Notice is hereby given that Humboldt County Department of Public Works, Attn: Andrew Bundschuh, has applied for a one year extension of 1-11-024 granted by the California Coastal Commission on April 10, 2013.

for: (1) Replace the existing 121-foot-long, 19-ft.-wide, 5-piered concrete girder bridge constructed in 1946 with a new 103-ft.-long, 37.5-ft.-wide, 7-span reinforced concrete box culvert; and (2) improve roadway approach areas on each side of the crossing by adding paved shoulders and guardrails.

at: Post Mile 1.69, Waddington Road, east of Ferndale, Humboldt County (APNs 106-031-14, 106-051-10).

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

CHARLES LESTER
Executive Director

A handwritten signature in black ink, appearing to read "Melissa J. Kraemer".

Melissa Kraemer
Coastal Program Analyst