

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
710 E STREET, SUITE 200
EUREKA, CA 95501
(707) 445-7833 FAX (707) 445-7877

www.coastal.ca.gov

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NORTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

March Meeting of the California Coastal Commission

MEMORANDUM

Date: March 13, 2009

TO: Commissioners and Interested Parties
FROM: Peter Douglas, 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 March 13, 2009 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.

DE MINIMIS WAIVERS

1. 1-08-029-W Jim Becker (Ferndale, Humboldt County)
2. 1-08-051-W Tim Miranda (Ferndale, Humboldt County)
3. 1-09-012-W Humboldt State University, Attn: Gary Krietsch, Senior Director (, Humboldt County)

IMMATERIAL AMENDMENTS

1. A-1-MEN-08-009-A1 Lari Shea & Harvey Hoechstetter (Fort Bragg, Mendocino County)

TOTAL OF 4 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
1-08-029-W Jim Becker	(1) Replacement of an existing approximately 800-square-foot farm housing trailer with a newer, larger approximately 1,900-square-foot farm housing trailer and new foundation; and (2) replacement of the existing septic system (leachfield and septic tank) with a new septic system (primary and secondary leachfields and tanks).	869 Riverside Road, Ferndale (Humboldt County)
1-08-051-W Tim Miranda	Construction of a 39-ft-by-74-ft-by-15-ft-high pole barn (i.e., no floors or walls) used for housing calves.	480 Highway 231, Ferndale (Humboldt County)
1-09-012-W Humboldt State University, Attn: Gary Krietsch, Senior Director	Conduct a scientific study of the potential effects of climate warming on salt marsh vegetation involving (1) installation in March of 2009 of 60 3.2-foot-wide by 1.2-foot-high hexagonal passive warming chambers comprised of polycarbonate panels and metal connectors and fasteners within the salt marsh, (2) installation of several small temporary signs notifying recreational users that the study is occurring and to refrain from disturbing the site (3) removal of specimens of Point Reyes bird's beak from half of the chambers to examine the plant's effects on plant community structure in response to climate change, (4) removal of the chambers and signs upon completion of the field study in November, 2010.	Island owned by Humboldt State University in Mad River Slough, Humboldt County

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>
A-1-MEN-08-009-A1 Lari Shea & Harvey Hocchstetter	Modify the approved project to install a pre-manufactured modular home instead of a custom "stick-built" house. The proposed modular home will be the same size and incorporate the same basic design, footprint, floor plan, colors, and window style as the originally approved house, but will have a maximum height of 15.75 feet above grade rather than 13.5 feet as originally approved and will be built on a perimeter rather than concrete slab foundation.	29801 North Highway One, Fort Bragg (Mendocino County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 10, 2009
TO: Jim Becker
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 1-08-029-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: Jim Becker
LOCATION: 869 Riverside Road, Ferndale (Humboldt County) (APN(s) 100-111-02)
DESCRIPTION: (1) Replacement of an existing approximately 800-square-foot farm housing trailer with a newer, larger approximately 1,900-square-foot farm housing trailer and new foundation; and (2) replacement of the existing septic system (leachfield and septic tank) with a new septic system (primary and secondary leachfields and tanks).
RATIONALE: The proposed replacement trailer and septic system will be located in an area of existing development, adjacent to Riverside Road, between an existing single family residence and existing barns and other agricultural accessory structures, and in the same location as the existing trailer and septic system. The proposed project will not impact coastal wetlands, nor will it convert or displace prime agricultural land or other agricultural land. The proposed septic system has been reviewed and approved by the County Division of Environmental Health. Additionally, the applicant's engineer completed a floodway analysis for the proposed project, which is located within the 100-year flood zone as well as within the floodway. The analysis, dated February 26, 2009, shows that the proposed development will not increase the Flood Elevation by more than 0.01-ft, as required by County and FEMA regulations. County Building Division confirms that the project, as proposed, conforms to floodplain management standards for construction within floodways as administered by the County and FEMA. As proposed, the project will not adversely affect coastal resources and is consistent with all applicable Chapter 3 policies of the Coastal Act.

IMPORTANT: This waiver is not valid unless the 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 Friday, March 13, 2009, in Monterey. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director


By: MELISSA KRAEMER
Coastal Program Analyst

cc: Local Planning Dept.

D.C.I. Builders, Attn: Richard Phillis

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 10, 2009
TO: Tim Miranda
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 1-08-051-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: Tim Miranda
LOCATION: 480 Highway 211, Ferndale (Humboldt County) (APN(s) 106-031-40)
DESCRIPTION: Construction of a 39-ft-by-74-ft-by-15-ft-high pole barn (i.e., no floors or walls) used for housing calves.
RATIONALE: The proposed pole barn is located in an area of existing agricultural development adjacent to the property access road. The project will not impact coastal wetlands or other sensitive habitats. Although the project is located within a mapped floodway, the proposed development will not increase the Flood Elevation by more than 0.01-ft, as required by County and FEMA regulations. The County Building Division has reviewed the project and has confirmed that, as proposed, the proposed development conforms to floodplain management standards for construction within floodways as administered by the County and FEMA. Therefore, as proposed, the project will not adversely affect coastal resources and is consistent with all applicable Chapter 3 policies of the Coastal Act.

IMPORTANT: This waiver is not valid unless the 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 Friday, March 13, 2009, in Monterey. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director


By: MELISSA KRAEMER
Coastal Program Analyst

cc: Local Planning Dept.
Ontiveros & Associates, Attn: Kirk Cesaretti

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 11, 2009
TO: Humboldt State University, Attn: Gary Krietsch, Senior Director
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 1-09-012-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: Humboldt State University, Attn: Gary Krietsch, Senior Director

LOCATION: Island owned by Humboldt State University in Mad River Slough, Humboldt County (APN(s) 506-051-01)

DESCRIPTION: Conduct a scientific study of the potential effects of climate warming on salt marsh vegetation involving (1) installation in March of 2009 of 60 3.2-foot-wide by 1.2-foot-high hexagonal passive warming chambers comprised of polycarbonate panels and metal connectors and fasteners within the salt marsh, (2) installation of several small temporary signs notifying recreational users that the study is occurring and to refrain from disturbing the site (3) removal of specimens of Point Reyes bird's beak from half of the chambers to examine the plant's effects on plant community structure in response to climate change, (4) removal of the chambers and signs upon completion of the field study in November, 2010.

RATIONALE: The proposed scientific study of the effects of climate change on salt marsh habitat will have only temporary effects on the marsh. Access to the island will be via small water craft that do not require the installation of docks or temporary loading facilities. Researchers' time spent on the island will be restricted to the time needed for initial installation of the chambers, removal of plant specimens, removal of the chambers, and bimonthly monitoring of the experiment. The limited number of plant specimens to be removed as part of the study will not affect population sizes. Although the warming chambers will be visible from public vantage points, they will be low profile and will only be in place for a temporary period of time. All of the passive warming chambers and signs will be removed upon completion of the field study in November of 2010. The development will not have adverse impacts on coastal resources and is consistent with all applicable Chapter 3 policies of the Coastal Act.

IMPORTANT: This waiver is not valid unless the 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 Friday, March 13, 2009, in Monterey. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director



By: ROBERT MERRILL
District Manager

cc: Local Planning Dept.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: March 11, 2009
SUBJECT: **Permit No: A-1-MEN-08-009-A1**
Granted to: Lari Shea & Harvey Hoechstetter

Original Description:

for **(1) Construct a 3,174-square-foot single-family residence and a 933-square-foot attached garage with an average maximum height of 13.5 feet from grade, (2) install a septic system, wind-powered generator, solar panels, and propane tank, and (3) connect to an existing water supply.**

at **29801 North Highway One, Fort Bragg (Mendocino County)**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

Modify the approved project to install a pre-manufactured modular home instead of a custom "stick-built" house. The proposed modular home will be the same size and incorporate the same basic design, footprint, floor plan, colors, and window style as the originally approved house, but will have a maximum height of 15.75 feet above grade rather than 13.5 feet as originally approved and will be built on a perimeter rather than concrete slab foundation.

FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

The minor changes to the approved residence will not adversely affect visual resources as (a) the existing backdrop of trees to the development site is much taller than the proposed 15.75-foot building height and will continue to mute the appearance of the development, and (b) the original permit conditions requiring the planting of screening landscaping, the use of dark colored finishings and materials, the use of materials that are not reflective, limiting lighting, and positioning solar panels out of view remain in full force and effect. Therefore, the amended development would not adversely affect coastal resources and are consistent with the policies of the certified LCP.

If you have any questions about the proposal or wish to register an objection, please contact Robert Merrill at the North Coast District office.