

CALIFORNIA COASTAL COMMISSION

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



W12

NORTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 10, 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 February 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 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>
1-14-0262-W California Department of Transportation, Attn: Mitchell Higa	(1) Merge three parcels at the Caltrans Bracut Maintenance Station; and (2) upgrade the facility's septic system.	6100 N Highway 101, Eureka, (Humboldt County)
1-14-0266-W Jason & Katie Wheeler	Drill a new approximately 120-foot-deep domestic water well to replace an existing approximately 60-foot-deep domestic water well.	1460 Kane Road, Big Lagoon (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-00-028-A2 Attn: Deanna Bing	Make improvements to an existing residence, including: (1) adding a shed roof above the garage door, (2) adding two windows above the garage door, (3) relocating an arbor, and (4) replacing light fixtures.	31991 Navarro Ridge Road, Albion (Mendocino County)

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
G-1-13-0228 Greg & Sandra Moore	The emergency development includes the removal of three large hazard cypress trees along the down-coast property line.	37900 Old Coast Highway, Gualala (Mendocino County)

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SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 1-14-0262-W**APPLICANT:** California Department of Transportation (Attn: Mitchell Higa)**LOCATION:** 6100 Highway 101, Eureka, Humboldt County, 6100 North Highway 101 (Humboldt County)

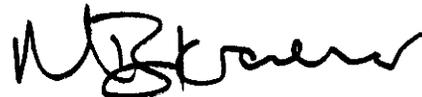
PROPOSED DEVELOPMENT: (1) Merger of three APNs (APNs 501-181-03, -04, and -06) to create a single legal property, which is developed as the Caltrans Bracut Maintenance Station; and (2) improvements to the facility septic system involving: (a) abandoning existing non-functional septic system leach lines by cutting existing pavement to access lines, severing and closing line ends to be abandoned, and backfilling and repaving area; (b) trenching and installing sewage pipe to connect the existing septic tank, lift station, sewage pump, and flow meter sewage pipe manifold to proposed new septic system infiltration chambers; (c) installing infiltration chambers and observation wells within a 36-ft-long by 20-ft-wide by 8-inches deep existing grassy area near the northwest end of the property and placing imported top soil over area to create 16-inch-high mound above existing grade; (d) installing five (5) paddle markers to mark infiltration chamber locations; and (e) installing pre-cast concrete risers approx. 10-40 feet north of infiltration chambers to raise five (5) existing manhole covers by 6-12 inches.

RATIONALE: The existing septic system that serves the site has been deemed inadequate by the County Division of Environmental Health since improvements to the facility were permitted in 2008, and the proposed improvements, which have been reviewed and approved by the County Division of Environmental Health, will provide a functional on-site sewage disposal system that meets current standards for water quality protection. A Caltrans archaeologist reviewed the proposed project and determined that, based on the limited proposed ground disturbance being restricted to previously disturbed areas (beneath existing pavement and in a 720-square-foot grassy area where a portion of the septic system is located) the proposed work has no potential to affect archaeological resources. The existing 720-square-foot grassy area where the proposed infiltration chambers and monitoring wells will be installed consists of upland ruderal habitat, and all ground disturbances will be located at least 50 feet from coastal wetlands and waters. Proposed work will be restricted to periods of dry weather, and appropriate sediment and erosion control Best Management Practices are proposed to protect nearby coastal wetlands. The proposed lot merger will reduce the density and impacts of any potential future redevelopment of the site if the maintenance base is ever relocated. The proposed development will not adversely impact coastal

resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,
Executive Director



Melissa Kraemer
Coastal Program Analyst

cc: Commissioners/File
Local Planning Dept.
Dave Spinosa, Humboldt County Division of Environmental Health, Eureka
David Wilkins, 2594 Manzanita Ave., Eureka
Ronald Konicke, 4056 North Highway 101, Eureka
KOA Campground, 4050 North Hwy 101, Eureka
Jeffrey and Carla Bavick, 4050 North Hwy 101, Eureka
Thomas Torma, Wiyot Tribe, 1000 Wiyot Drive, Loleta
Janet P. Eidsness, Blue Lake Rancheria, P.O. Box 428, Blue Lake
Erika Collins, Bear River Band of Rohnerville Rancheria, 266 Keisner Rd., Loleta
Jennifer Kalt, Humboldt Baykeeper, 1385 8th St., Suite 228, Arcata

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February 10, 2014

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WAIVER#: 1-14-0266-W**APPLICANT:** Jason and Katie Wheeler**LOCATION:** 1460 Kane Road, Big Lagoon area of deferred certification (Humboldt County)**PROPOSED DEVELOPMENT:** Drill a new approximately 120-foot-deep domestic water well to replace an existing approximately 60-foot-deep domestic water well.

RATIONALE: The proposed new well will replace the existing well, which was permitted by the Commission in 1988 under CDP 1-88-073. The existing well, which serves the existing single family residence on the property, has become unproductive. The proposed new well depth will be comparable to the depths of existing productive wells on surrounding properties. The new well will be located in a grassy disturbed area immediately adjacent to the existing well and will involve no major vegetation removal or disruption to environmentally sensitive western azalea habitat.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,
Executive Director


Melissa Kraemer
Coastal Program Analyst

cc: Commissioners/File
Local Planning Dept.
Dave Spinosa, Humboldt County Division of Environmental Health

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: February 10, 2014
SUBJECT: Permit No. A-1-MEN-00-028-A2
Granted to: Dave and Deanna Bing

PREVIOUSLY AUTHORIZED PROJECT DESCRIPTION

The original permit (A-1-MEN-00-028) authorized construction of an 18-foot-high, 2,524-square-foot single-family residence with an attached 162-square-foot garage; installation of a leach field and septic system; connection to an existing well and on-site utilities; and temporary occupancy of a travel trailer during construction of the residence. A later Amendment No. A-1-MEN-00-028-A1 authorized after-the-fact construction of secondary improvements consisting of an 80-square-foot pump house, 64-square-foot shed, 5,500-gallon water storage tank, 2,254-square-foot bocce court, and 108 linear feet of fencing and entry gate; after-the-fact deviations to the approved house design; modification to the approved landscaping plan to reduce the number and location of screening trees to be planted from a minimum of ten trees to two; and dismantling and rebuilding of a defective concrete bocce court within the same footprint.

At: 31991 Navarro Ridge Road, Albion, Mendocino County (APN: 126-060-02-00)

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

Make improvements to the north side of the home, on and near the existing garage, including: (1) the addition of a shed roof above the garage door, (2) the addition of two windows above the garage door, (3) the relocation of one arbor from a bocce court to the north side of the house east of the garage, and (4) the replacement of one existing light fixture above the garage door with two new light fixtures (low wattage, non-reflective, directional cast downward) on either side of the garage door.

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 (10) 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 proposed amended development will remain subordinate to the character of its setting. Due to their location on the north side of the residence, the proposed improvements are out of view from public vantage points along Highway One and the Navarro River. The proposed improvements may be visible from Navarro Ridge Road, but the residence is largely shielded from view by a row of trees along the fence abutting the road, and the exterior building

Dave and Deanna Bing

A-1-MEN-00-028-A2

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materials and colors of the development blend in hue and brightness with their surroundings. The improvements will not result in any additional resource impacts that were not evaluated under the original approved development. The amended development is consistent with the policies of the certified Mendocino County Local Coastal Program.

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

cc: Local Planning Dept.

Wynn Coastal Planning, Attn: Blair Foster

Dave and Deanna Bing

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EMERGENCY PERMIT

Greg and Sandra Moore
P.O. Box 4067
Oakland, CA 94614

Date: December 20, 2013

Emergency Permit No. G-1-13-0228

LOCATION OF EMERGENCY WORK:

37900 Old Coast Highway, Gualala, Mendocino County. (APN 045-121-03).

WORK PROPOSED:

As described in the emergency permit application received at the North Coast District office on December 20, 2013, the emergency development includes the removal of three large cypress trees along the down-coast property line.

PERMIT RATIONALE:

This letter constitutes approval of the emergency work you have requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of the recent leaning of three very large dying cypress trees has created an immediate risk of falling and causing property damage and personal injury to the applicants and their neighbors. Therefore, the situation requires immediate corrective action to prevent damage to life and property.

Pursuant to Title 14 of the California code of Regulations, Section 13009, the Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit; and
- (b) Public comment on the proposed emergency action has been reviewed as time allows; and
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the conditions listed below and on the attached pages.

Sincerely,
CHARLES LESTER
Executive Director

A handwritten signature in black ink, appearing to read 'RSM', with the word 'FOR' written in bold capital letters below it.

ROBERT S. MERRILL
North Coast District Manager



CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the APPLICANT and returned within 10 days.
2. Only work specifically described in this permit and for the specific property listed above is authorized. The project shall be undertaken in accordance with the conditions of this emergency permit. Any additional work requires separate authorization from the Executive Director or the Commission.
3. All mechanized equipment needed for the tree removal operation shall be operated from the existing driveway on the property. No vehicles shall encroach beyond the driveway towards the trees to be removed.
4. All staging of equipment and removed tree parts shall be limited to the existing driveway.
5. No chipping of cut tree parts shall be performed on the subject property.
6. All debris shall be removed from the site and disposed of lawfully at licensed disposal facilities.
7. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless of any liabilities for damage to public or private properties or personal injury that may result from the authorized emergency work.
8. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including the County of Mendocino and other applicable agencies.
9. The emergency work authorized by this permit must be completed within 30 days from the date of permit issuance.
10. A follow-up CDP permit amendment application to CDP No. A-1-MEN-07-021 to make the removal of the three trees and any other development performed under the emergency permit permanent must be obtained. The permit amendment would be subject to all of the provisions of the California Coastal Act and the Mendocino County certified Local Coastal Program and may be conditioned accordingly.

If you have any questions about the provisions of this emergency permit, please call Robert Merrill at the Commission's North Coast District Office at (707) 826-8950.

Encl.: Emergency Permit Acceptance Form

cc: Timothy Kassouni

