

**CALIFORNIA COASTAL COMMISSION**

NORTH COAST DISTRICT OFFICE  
1385 EIGHTH STREET, SUITE 130  
ARCATA, CALIFORNIA 95521-5967  
PH (707) 826-8950  
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# Th13

**Prepared July 31, 2017 (for the August 10, 2017 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Alison Dettmer, North Coast District Deputy Director  
**Subject:** North Coast District Deputy Director's Report for August 2017

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the North Coast District Office are being reported to the Commission on August 10, 2017. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's North Coast District Office in Arcata. Staff is asking for the Commission's concurrence on the items in the North Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on August 10th.

With respect to the August 10th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on August 10, 2017 (see attached)**

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## Waivers

- 1-16-0857-W, Union Pacific Railroad - lot line adjustment (Eureka)

## Immaterial Amendments

- 1-16-0122-A1, City of Arcata - Coastal Trail (along the City Of Arcata's waterfront along Humboldt Bay from Samoa Boulevard (State Route 255) southward to a terminus just north of Brainard's Slough)
- 80-P-075-A1, Bower - Roof Repair Amendment (located on a 26,250 square foot parcel west of Highway One, across from the post office in Gualala, Mendocino County)

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July 27, 2017

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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:** 1-16-0857-W

**Applicant:** Union Pacific Railroad; Attn: Lauren Mancuso

**Location:** 701 First Street and Waterfront Drive/ First Street, Eureka, Humboldt County (APNs: 001-121-17, 001-121-18, and 001-121-21)

**Proposed Development:** The Union Pacific Railroad Company proposes to adjust the lot lines of three parcels (APNs 001-121-017, 001-121-018, and 001-121-022). The lot line adjustments will result in the reduction in size of APNs 001-121-017, 001-121-018, and 001-121-022 from 0.51, 0.42, and 2.86 acres to 0.27, 0.39, and 2.4 acres, respectively. The 0.71 acres total adjusted out of APNs 001-121-017, 001-121-018, and 001-121-022 will become part of the City right-of-way for Waterfront Drive/ First Street.

**Rationale:** The purpose of the project is to facilitate the transfer of lands from the Union Pacific Railroad Company to the City of Eureka for the future extension of Waterfront Drive/ First Street, the first public road from Humboldt Bay in the City's "Old Town" district. Currently Waterfront Drive/ First Street does not connect between H and I Streets; the additional right-of-way acquired from Union Pacific would allow for this connection, improving coastal access in the area by providing a continuous road along the first city block from the waterfront. No physical development of the site is proposed as part of this permit application. Future road construction and other improvements would require additional coastal development permit authorization from the City of Eureka. The proposed lot line adjustment 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 its August 2017 meeting and the site of the proposed development has been appropriately noticed, pursuant to

**Coastal Development Permit De Minimis Waiver**  
1-16-0857-W

13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

  
Cristin Kenyon  
Coastal Program Analyst

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## NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **1-16-0122-A1**

July 27, 2017

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **1-16-0122** granted to **City of Arcata** for: Construction of approximately three miles of Class 1 multi-use trail as part of the California Coastal Trail including five bridges, one viewing platform, one trailhead, and interpretive signs; and mitigation for wetland fill impacts.

**Project Site:** Along the City of Arcata's waterfront along Humboldt Bay from Samoa Boulevard (State Route 255) southward to a terminus just north of Brainard's Slough (APNs 021-191-002; 021-191-003; 503-251-011; 503-251-008; 503-251-002; 503-251-003; 503-251-012; 503-241-005; 503-241-001; 503-241-012; 503-241-011; 503-251-009; 503-241-010; 503-241-013; 503-241-014; 503-211-004; 501-043-001; 501-043-002; 501-043-004; 501-043-005; 501-061-001; 501-061-002; 501-061-015; 501-091-006; 503-232-013; 506-011-004; & 506-291-014).

**The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):**

Minor revisions to trail facilities including: (1) rotation of the northern-most bridge 30 degrees resulting in approximately 160 square feet of additional permanent wetland fill; (2) relocation of the Gannon Slough Overlook approximately 25 feet to the north resulting in approximately 600 square feet less permanent wetland fill; (3) minor adjustments to the trail alignment in the vicinity of wetlands west of Butcher Slough (Wetland Nos. 3-4) resulting in approximately 1,096 square feet less permanent wetland fill; minor adjustments to the trail alignment in the vicinity of wetlands between South G Street and Gannon Slough (Wetland No. 9) resulting in approximately 1,096 square feet less permanent wetland fill; and installation of a temporary work pad at the northern edge of Gannon Slough, resulting in approximately 700 square feet of additional temporary wetland fill.

## Notice of Proposed Immaterial Permit Amendment

1-16-0122-A1

### FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) 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 Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The original permit authorized 1.78 acres of permanent wetland fill for construction of approximately 3 miles of the California Coastal Trail including five bridges and one viewing platform, and 0.2 acres of temporary wetland fill for construction staging and in-channel bridge installation work. The City proposes minor adjustments to the previously approved temporary and permanent wetland fill impacts, resulting in an additional 700 square feet of temporary fill and a 2,586-square-foot (0.06-acre) net reduction in permanent wetland fill. The proposed minor adjustments to the siting and design of the trail facilities substantially conform to the plans submitted with the original permit application, as required by Special Condition 22 of the original permit.

The proposed additional 700 square feet of temporary wetland fill impacts result from the need to install a temporary work pad at the northern edge of Gannon Slough. The work pad would be composed of two layers of geotextile fabric overlain by clean, river-run gravel and enclosed by sheet piling. The pad would be installed and removed at low tides to avoid in water work, and would remain in place for two months during bridge construction. Special Condition 13 of the original permit requires the City to restore all wetlands areas where project staging and/or access occurs to pre-project conditions within one year of impacts (demonstrated by a monitoring report submitted to the Commission), or submit a revised or supplemental restoration program to mitigate for wetland impacts in kind and in place.

The proposed additional 160 square feet of permanent wetland fill impacts at the northernmost bridge crossing results from the need to rotate the bridge to avoid a PG&E high-pressure gas line discovered in the field once construction had commenced. The proposed reductions in permanent wetland fill impacts at the Gannon Slough Overlook and at multiple locations along the trail are the result of minor realignments to trail facilities that were not thought to be feasible until the construction contractor began staking out the trail in the field. As required by Special Conditions 8 and 9 of the original permit, the City will mitigate for permanent wetland fill impacts by (1) creating 2.26 acres of palustrine wetlands and (2) enhancing 9.4 acres of estuarine wetlands at two separate offsite locations.

As the original CDP ensures that areas of temporary wetland fill will be restored within one year of construction or mitigated for, and the proposed amendment results in an overall reduction in permanent wetland fill, the amendment does not have a potential for adverse impacts, either individually or cumulatively, on coastal resources. Thus the

**Notice of Proposed Immaterial Permit Amendment**  
1-16-0122-A1

Executive Director has determined that the requested amendment is not a material change to the permit.

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

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## NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **80-P-075-A1**

July 27, 2017

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **80-P-075** granted to Redwood Empire Title Co. / John Bower for:  
Construction of an 11,235 square foot retail grocery store and a parking lot.

**Project Site:** 39250 S. Highway One in Gualala, Mendocino County (APN: 145-261-05)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Repair and replace failing roof.

### FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) 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 Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The applicant proposes to repair rot and insect damage as encountered, and replace shingles along failing portions of the roof of the supermarket authorized by CDP 80-P-075, which is located within 50 feet of the edge of the coastal bluff. The proposed roof repair and replacement will not expand or enlarge the size of the previously-approved structure. Replaced roofing materials will match the charcoal gray shingles of the existing roof. Damaged wood and roofing materials will be removed and disposed of at authorized facilities. Therefore, the proposed roof repair would not adversely affect visual resources or other coastal resources and is consistent with the policies of the certified LCP.

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

cc: Commissioners/File