

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET, SUITE 130
ARCATA, CALIFORNIA 95521-5967
(707) 826-8950 FAX (707) 826-8960
www.coastal.ca.gov



Th10

Prepared November 08, 2019 (for the November 14, 2019 Hearing)

To: Commissioners and Interested Parties
From: Alison Dettmer, North Coast District Deputy Director
Subject: **North Coast District Deputy Director's Report for November 2019**

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 November 14, 2019. 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 November 14th.

With respect to the November 14th 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 November 14, 2019 (see attached)

Waivers

- 1-19-0209-W, Caltrans – Pedestrian crossing and ADA upgrades to sidewalks and curbs (Between post miles 25.6 To 27.3 on U.S. Highway 101, Crescent City, Del Norte Co.)
- 1-19-1150-W, Anderle – Install fence, gate, water tank, and remove hazardous trees at rural residence (1326 Stagecoach Rd, Trinidad area, Humboldt Co.)

Immaterial Extensions

- A-1-DNC-06-037-E9, Bay Meadows Project LLC – Bay Meadows Subdivision - Extension (2400 Lake Earl Drive, north of Crescent City, Del Norte Co.)

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November 8, 2019

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: 1-19-0209-W

Applicant: California Department of Transportation (Caltrans), District 1, Attn.: Amanda Lee

Location: Within the Caltrans right-of-way and portions of private property along Highway 101 (APNs 118-390-21, 118-390-32, 118-380-20, 118-380-36, 118-380-38, 118-380-37, 118-380-34, 118-470-03, 118-470-07, 118-470-06, and 117-170-11) from postmiles 25.6 to 27.3 in Crescent City, Del Norte County.

Proposed Development: Construct a new pedestrian crossing and upgrade sidewalks, driveways, and curb ramps to meet current Americans with Disabilities Act (ADA) standards within and outside the coastal zone. The project includes the following components within the coastal zone: (1) install a new pedestrian bridge spanning a roadside drainage ditch within the greenspace leading to Crescent City Harbor; (2) install a pedestrian crosswalk mid-block across Highway 101 between the new pedestrian bridge and inland businesses; (3) install an approximately twelve-foot-tall Rectangular Rapid Flashing Beacon at the pedestrian crossing; (4) install new ADA-compliant landings, curb ramps, and sidewalks; (5) install new six-foot infill sidewalks; (6) widen existing sidewalks (five feet or less) to six feet; (7) replace existing driveways, curb ramps, and sidewalks with ADA-compliant versions of the same; (8) modify highway island with new ADA compliant curb ramp, and (9) install new sidewalk to new curb ramp.

Procedural Note: Because this project is bisected by the Commission's retained jurisdiction and the City of Crescent City's LCP jurisdiction boundary, the Applicant, the City, and the Executive Director have agreed to process and act upon a consolidated CDP application pursuant to Coastal Act Section 30601.3(a)(2).

Rationale: The purpose of the project is to construct traffic calming, operational, and safety improvements to enhance the circulation of non-motorized users. The project is designed to avoid impacts to biological resources and water quality, and will not result in adverse impacts to visual resources. The improvements are located within an existing developed area. The project involves

Coastal Development Permit De Minimis Waiver

1-19-0209-W

only minor trimming and clearing of mostly ruderal roadside vegetation in limited locations for installation of new sidewalks, but does not involve removal of any trees. The applicant has included implementation of construction best management practices as part of the proposed project to ensure water quality is not degraded during construction. Work will be limited to upland areas, and installation of the pedestrian bridge will be limited to the dry season (June 15 to October 15). Fiber rolls will be installed to control sediment from entering the ditch and nearby storm drains. All concrete, asphalt, and soil spoils will be disposed at an authorized facility outside the coastal zone. The pedestrian bridge railing is similar to and compatible with railings located within Crescent City Harbor.

Project activities will not interfere with the public's ability to access the sea. The project as designed will enhance public access by providing ADA-compliant accessibility improvements near the coast along a portion of Highway 101. Although temporary sidewalk and shoulder closures are anticipated during construction, pedestrian and bicycle access will be maintained by providing alternate routes. Caltrans has submitted a Transportation Management Plan dated April 29, 2019. The plan specifies the highway will remain open to a minimum of one-way controlled traffic during project activities, and requires the full width of the traveled way remain open on specified days during the Del Norte County Fair (anticipated Thursday through Sunday of the first weekend in August) and Sea Cruise event (anticipated Friday through Sunday of the first weekend in October) to ensure continued coastal access.

Therefore, 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 all applicable Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its November 14, 2019 meeting in Half Moon Bay and the site of the proposed development has been appropriately noticed, pursuant to 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



Tamara Gedik
Coastal Program Analyst

Cc: City of Crescent City, Attn: Eric Wier
Crescent City Harbor District, Attn: Charlie Helms

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November 8, 2019

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: 1-19-1150-W

Applicant: Kay Anderle

Agent: Stephen Leach

Location: 1326 Stagecoach Road, Trinidad area, Humboldt County (APN: 515-281-010)

Proposed Development: Improvements to a developed rural residential property including (1) replacing an existing metal gate with a new automatic metal gate; (2) replacing existing wire-mesh fencing along the eastern property line with new wire-mesh fencing; (3) installing a new 25-foot-diameter, 9-foot-tall 30,000-gallon water tank for domestic use and fire protection purposes; and (4) removing two conifer trees deemed hazardous to an existing utility line on the property.

Rationale: The proposed development will not affect public views to the ocean from Stagecoach Road, because existing evergreen coniferous forest vegetation along the roadway and on the property west of the road largely blocks any existing ocean views from the roadway through the site. In addition, the new gate and fencing will be visually permeable and compatible with the existing gate and fencing and with other gates and fencing in the surrounding area. Moreover, the proposed new fencing will be set back approximately 20-30 feet from the roadway behind existing evergreen understory vegetation that will screen most of the fencing and the entire water tank from public view from the public road. Furthermore, the proposed trees to be removed will have no significant impact on visual resources, as they do not serve to screen development from public vantage points and are not visible from the public road. The proposed development will have no adverse impact on environmentally sensitive habitat (ESHA), because the two trees to be removed (a Sitka spruce tree and a grand fir tree), deemed hazardous by a certified arborist due to their rotting condition and susceptibility to windfall, are not considered ESHA and will be removed outside of the bird breeding and nesting seasons to avoid any nesting birds that may be present. In addition, the proposed new water tank will be in an upland forest clearing that contains no known ESHA near the existing water tanks.

Coastal Development Permit De Minimis Waiver
1-19-1150-W

Therefore, 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 its November 14, 2019 meeting in Half Moon Bay and the site of the proposed development has been appropriately noticed, pursuant to 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

A handwritten signature in black ink, appearing to read "Melissa B. Kraemer". The signature is fluid and cursive, with a large loop at the end.

Melissa Kraemer
Supervising Analyst

cc: Humboldt County Planning & Building Department
File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

October 30, 2019

Notice is hereby given that Bay Meadows Project LLC has applied for a one year extension of A-1-DNC-06-037 granted by the California Coastal Commission on August 8, 2008.

for: Resubdivision of a 45.5-acre parcel into 94 lots, including 91 residential lots ranging in size from approximately 3,000 square feet to half an acre and 3 open space lots incorporating all wetland habitat areas and associated 100-foot buffers.

at: 2400 Lake Earl Dr., (Del Norte County) (APN(s): 110-020-62)

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,

John Ainsworth
Executive Director

A handwritten signature in black ink, appearing to read "TG", is written over a horizontal line.

Tamara Gedik
Coastal Program Analyst

cc: Commissioners/File