

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET, SUITE 130
ARCATA, CALIFORNIA 95521-5967
(707) 826-8950 FAX (707) 826-8960
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W9

North Coast District Deputy Director's Report for June 2021

Prepared June 03, 2021 (for the June 09, 2021 Hearing)

To: Commissioners and Interested Parties
From: Kate Huckelbridge, North Coast District Deputy Director

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 June 09, 2021. 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 June 9th.

With respect to the June 9th 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 June 09, 2021 (see attached)

Waivers

- 1-21-0193-W, Simonsen – New Domestic Water Well (Loleta, Humboldt County)

Immaterial Amendments

- 1-82-139-A7, City of Eureka – Wastewater Treatment Plant Battery Backup System (Eureka, Humboldt County)
- 1-84-087-A10, Henning – Redesign Single Family Residence (Hills Ranch Subdivision, Mendocino County)
- 1-07-013-A5, Caltrans – Access Road, Gate, and Fence (Mad River Bridges, State Route 101, McKinleyville area, Humboldt County)

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NOTICE OF PROPOSED PERMIT WAIVER

Date: May 27, 2021

To: All Interested Parties

From: Bob Merrill, North Coast District Manager
Catherine Holloway, Coastal Planner

Subject: **Coastal Development Permit (CDP) Waiver 1-21-0193-W**

Applicant: Erik Simonsen

Location: 585 John Helt Road, Loleta, Humboldt Co. (APN: 309-161-03)

Proposed Development

Drill a new domestic well and install an associated well casing, submersible pump, and 30 feet of new waterline to replace an existing well that is no longer functional.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The 46-acre agricultural property is developed with one single-family residence and a barn. Water to date has been provided to the residence by an existing well located on an adjacent property that is no longer effectively serving both properties. The proposed new well on the subject property will be used for domestic (residential) and agricultural uses (to fill water troughs for grazing cattle). The new well will be located in an upland lawn area between the existing driveway access and the residence. All proposed work and staging areas will occur outside of wetlands and Environmentally Sensitive Habitat Areas (ESHA) and will involve no major vegetation removal. The proposed well and accessory structures (casing, pump, and waterline) will not result in any visual impacts, as they will not be visible from the public roadway or any other public vantage points. The proposed project would not adversely affect coastal resources, public access, or public recreation opportunities and is consistent with all applicable Chapter 3 policies of the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. **This waiver is proposed to be reported to the Commission on Wednesday, June 9, 2021.** 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 or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

IMPORTANT! PLEASE NOTE THAT THIS WILL BE A VIRTUAL MEETING.

As a result of the COVID-19 emergency and the Governor's Executive Orders N-29-20 and N-33-20, this Coastal Commission meeting will occur virtually through video and teleconference. Please see the Coastal Commission's Virtual Hearing Procedures posted on the Coastal Commission's webpage at www.coastal.ca.gov for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Virtual Hearing Procedures, please call 415-904-5202.

If you have any questions about the proposal or wish to register an objection, please contact Catherine Holloway in the North Coast District office at catherine.holloway@coastal.ca.gov.

cc: Erik Simonsen (Applicant)
Humboldt County Planning & Building Dept

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NOTICE OF PROPOSED PERMIT AMENDMENT

Date: May 25, 2021
To: All Interested Parties
From: Bob Merrill, North Coast District Manager
Tamara Gedik, Coastal Program Analyst
Subject: **Amendment to Coastal Development Permit (CDP) 1-82-139**
Applicant: City of Eureka

Location: Adjacent to the Elk River near its mouth on Humboldt Bay at the end of Hilfiker Lane, west of Highway 101, Eureka (Humboldt County)

Original CDP Approval

The original permit was approved in 1980 for the construction of a sewage treatment plant, support facilities, habitat restoration area, public accessways, and outfall.

Proposed CDP Amendment

Permit Amendment No. 1-82-139-A7 would authorize the installation of an approximately 209-square-foot concrete slab with battery backup storage equipment installed on top, including all wiring needed for this device.

Executive Director's Immateriality Determination

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

The proposed development will occur on previously disturbed land within the fenced grounds of the existing treatment plant, within a grassy area between the existing building and paved driveway. The new concrete slab with batteries will require minor ground disturbance of less than six inches to level the pad site. Work at the site will be limited to (1) installation of the battery backup system on a new concrete slab approximately 9.5 feet wide by 22 feet long; (2) installation of above-ground conduit containing electrical lines that will connect the batteries with the treatment plant's electric room; and (3) temporary construction staging and stockpiling.

The new development will be positioned over 130 feet from the existing riparian environmentally sensitive habitat (ESHA) that adjoins the treatment plant, and farther away than other existing structures within the treatment plant. Storm water and erosion control measures will be implemented to prevent sediment and other pollutants from entering any watercourse or Humboldt Bay. The proposed development will not adversely affect views of Humboldt Bay as existing vegetation and development block all views of the Bay through the site from nearby public vantage points and the

Coastal Development Permit (CDP) Amendment 1-82-139-A7

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proposed structure would be shorter than existing structures at the plant.

As the amended development does not have a potential for adverse impacts, either individually or cumulatively on coastal resources or public access, the Executive Director has determined that the proposed amendment is immaterial.

Coastal Commission Review Procedure

The CDP may be amended as proposed if no written objections are received in the North Coast District office within ten working days of the date of this notice. In addition to the regular means required by the regulations or statute, please make sure that you also send a copy of all correspondence or other documents electronically to NorthCoast@coastal.ca.gov. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission at its meeting on Wednesday June 9, 2021. If three or more Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

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If you have any questions about the proposal or wish to register an objection, please contact Tamara Gedik in the North Coast District office at Tamara.Gedik@coastal.ca.gov.

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NOTICE OF PROPOSED PERMIT AMENDMENT

Date: May 25, 2021

To: All Interested Parties

From: Bob Merrill, North Coast District Manager
Sylvia Targ, Coastal Planner

Subject: **Amendment to Coastal Development Permit (CDP) 1-84-087**
Applicant: Rainier and Susan Henning

Location: 44080 Ocean Vista Court, Mendocino County (APN: 119-530-27)

Original CDP Approval

Permit No. 1-84-087 authorized construction of a fifty-four-unit cluster development consisting of twenty duplex sites and fourteen single-family residential sites, installation of underground utilities, water, sewer line, sewer pumping station, paved and rock roadways, and three one-hundred-thousand gallon water storage tanks.

Proposed CDP Amendment

The proposed amendment will change the design of the approved two-story single-family residence on Lot 6 and decrease its size from 2,224 square feet to 2,095 square feet.

The Commission's reference number for this amendment request is **1-84-087-A10**.

Executive Director's Immateriality Determination

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

The subject site is east of Highway One, is not visible from any public road, and is not within a designated highly scenic area. The proposed changes to the previously approved single-family home would result in a smaller structure that would be consistent with the size and appearance of the homes in the neighborhood and the Town of Mendocino. The size, appearance, and general design of the proposed residence have been approved by the Hills Ranch Owners Association Architectural Committee. Therefore, the proposed modification of the residential project would not adversely affect visual resources or other coastal resources and is consistent with the policies of the certified LCP.

As the amended development does not have a potential for adverse impacts, either individually or cumulatively on coastal resources or public access, the Executive Director has determined that the proposed amendment is immaterial.

Coastal Commission Review Procedure

The CDP may be amended as proposed if no written objections are received in the North Coast District office within ten working days of the date of this notice. In addition to the regular means required by the regulations or statute, please make sure that you also send a copy of all correspondence or other documents electronically to NorthCoast@coastal.ca.gov. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on Wednesday, June 9th, 2021. If three or more Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

IMPORTANT! PLEASE NOTE THAT THIS WILL BE A VIRTUAL MEETING.

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If you have any questions about the proposal or wish to register an objection, please contact Sylvia Targ in the North Coast District office at (Sylvia.Targ@coastal.ca.gov).

cc: Mendocino County Planning & Building Dept., Fort Bragg

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NOTICE OF PROPOSED PERMIT AMENDMENT

Date: May 25, 2021

To: All Interested Parties

From: Bob Merrill, North Coast District Manager
Amber Leavitt, Transportation Program Analyst

Subject: Amendment to Coastal Development Permit (CDP) 1-07-013
Applicant: California Department of Transportation (Caltrans)

Location: Within the State Highway Right of Way, immediately northwest of the Highway 101 bridges over the Mad River (approximately Post Mile 89.9), from Silva Road to the northwest bank of the Mad River, within the McKinleyville area in unincorporated Humboldt County.

Original CDP Approval

CDP 1-07-013 was originally approved by the Coastal Commission on January 11, 2008 for the construction of two new cast-in-place concrete box girder bridges over the Mad River; reconfiguration of on and off-ramps and the Central Avenue/Highway 200 intersection; and demolition of the existing bridges. The original CDP has previously been amended four times. The first amendment authorized relocation of a gas pipeline with the creation of a temporary dirt construction access road to accommodate bridge reconstruction; the second amendment authorized retention of portions of the former bridges' piers in the river; the third amendment approved final compensatory mitigation plans to satisfy special conditions of the original permit; and the fourth amendment authorized the cleaning and sealing of existing concrete and the placement of additional minor concrete to control vegetation and improve sight distance for motorists.

Proposed CDP Amendment

Permit Amendment No. 1-07-013-A5 would authorize the installation of: (1) an approximately 853-foot-long and up to 14-foot-wide after-the-fact permanent paved access road along the alignment of the temporary dirt construction access road authorized by the first amendment; (2) a four-foot-tall, see-through, metal pipe field fence along the length of the access road with a gate near the north end to block unauthorized vehicular access; and (3) rock materials adjacent to the gate to prevent vehicles from driving around the gate.

Executive Director's Immateriality Determination

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

The current purpose of the paved road is to allow Pacific Gas and Electric Company

continued access to the maintenance vaults of their existing natural gas pipeline located underground near the north end of the highway bridges. The fence and gate will be installed to block unauthorized vehicular access to the Mad River at this location (from Silva Road) to reduce illegal sewage and trash dumping and associated environmental degradation, including hazardous materials that pose a threat to the safety of the Mad River Bridges as well as the biological productivity and quality of the Mad River and adjacent biological resources.

While the project is intended, in part, to block unauthorized vehicular access to the river at this location, the proposed fence would have a permanent 10-to-12-foot opening adjacent to the gate to retain pedestrian and equestrian access to the river at this location. Informal parking is available along Silva Road at the north end of the access road. Additionally, there is existing public access on the northeastern side of the bridges from North Bank Road, including a paved informal parking area adjacent to the end of an informal trail that leads to the river. Pedestrians and equestrians will continue to be able to walk underneath the bridge structure to access the northwestern riverbank from the east, as well. As project construction would be completed in a single day, construction will have no significant adverse impacts on public access.

As the proposed gate and fence will be see-through, four-feet-tall, located below the raised bridge approach, and painted green to blend with the natural setting, there will be no significant adverse impacts to visual resources. Ground disturbance will be limited to two four-foot agars for the gate posts and hand-driving the fence t-posts two-feet into the ground. All conditions of the original permit will remain in full force and effect, including the requirement for an archaeological monitor and an inadvertent discovery protocol (Special Condition 16). The proposed development would occur within an area vegetated with herbaceous ruderal grasses and some small woody shrubs; the existing access at this site was a dirt road, prior to being paved. There will be no adverse impacts to ESHA, water quality, or marine resources. The proposed project will instead serve to protect these coastal resources as it will reduce harmful illegal dumping at this location.

As the amended development does not have a potential for adverse impacts, either individually or cumulatively on coastal resources or public access, the Executive Director has determined that the proposed amendment is immaterial.

Coastal Commission Review Procedure

The CDP may be amended as proposed if no written objections are received in the North Coast District office within ten working days of the date of this notice. In addition to the regular means required by the regulations or statute, please make sure that you also send a copy of all correspondence or other documents electronically to NorthCoast@coastal.ca.gov. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on June 9, 2021. If three or more Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

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Coastal Development Permit Amendment 1-07-013-A5

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If you have any questions about the proposal or wish to register an objection, please contact Amber Leavitt in the North Coast District office at amber.leavitt@coastal.ca.gov.