

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT
1385 EIGHTH STREET, SUITE 130
ARCATA, CA 95521
PHONE: (707) 826-8950
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North Coast District Deputy Director's Report for December 2022

Prepared December 2, 2022 (for the December 16, 2022 Hearing)

To: Commissioners and Interested Parties

From: Shana Gray, North Coast District Deputy Director

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, emergency CDPs, and local government acceptance of modifications for LCP certification for the North Coast District Office are being reported to the Commission on December 16, 2022. 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 waivers, immaterial amendments, and time extensions. The other items are presented for the Commission's information. Staff will report any objections received and any other relevant information on these items to the Commission when it considers the North Coast District Deputy Director's report on December 16th.

With respect to the December 16th 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 December 16, 2022 (see attached)

Waivers

- 1-22-0972-W, Clanton – Residential accessory structure demolition. (Trinidad area, Humboldt Co.)
- 1-22-0976-W, Tebon – Water supply and wastewater onsite testing. (Big Lagoon area, Humboldt Co.)

CDP Amendments, CDP Extensions, and LCP Certification Reviews

- None

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NOTICE OF PROPOSED PERMIT WAIVER

Date: December 1, 2022

To: All Interested Parties

From: Catherine Mitchell, Coastal Planner

Subject: **Coastal Development Permit (CDP) Waiver 1-22-0972-W**
Applicant: Russell Clanton

Location: 1200 Stagecoach Drive, Trinidad (Humboldt County) (APN: 515-231-001)

Proposed Development

Demolish an existing dilapidated 1,150-square-foot residential accessory structure/shed.

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:

Demolition work, which will primarily occur by hand and with limited use of an excavator and dump truck, will include appropriate measures to protect adjacent wetlands that occur on the property. Work will occur during dry weather periods, and any staged debris will be covered prior to forecasted rain. Demolition materials, which include wood, windows, and shingles, will be taken to an authorized regional Construction Material Recycling Center located in the County. A small amount of pressure-treated wood that cannot be recycled will be hauled to an authorized disposal facility capable of receiving the materials. The excavator will access the site via the existing gravel driveway and will work from the southern side of the structure, furthest from the wetland and in the existing gravel parking area. Following demolition, the cleared area will be reseeded and covered with mulch, and erosion control wattles will be installed around the borders. The area will be planted with native plants selected for the adjacent wetland, coastal scrub, and coastal prairie communities. Newly planted areas will be monitored for five years and ongoing maintenance including watering, mulching, replanting, and removing invasive plants will occur as needed under the direction of a qualified biologist.

Therefore, the proposed development will not result in any significant adverse impacts

to sensitive habitat, water quality, or public access, and the proposed development is consistent with all applicable Chapter Three policies of the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until it has been reported to the Coastal Commission and the site of the proposed development has been appropriately noticed, pursuant to sec. 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. **This waiver is proposed to be reported to the Commission on Friday, December 16, 2022.** If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

PLEASE NOTE THAT THIS WILL BE A HYBRID MEETING, WITH BOTH VIRTUAL AND IN PERSON PARTICIPATION ALLOWED. Please see the Coastal Commission's Hybrid 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 Hybrid Hearing Procedures, please email northcoast@coastal.ca.gov or call 415-904-5202.

The in-person hearing will be held at **Long Beach City Hall Council Chambers, 411 W. Ocean Blvd., Long Beach, CA 90802.** The Commission strongly encourages continued participation virtually through video and teleconferencing due to changing Covid-19 conditions.

If you have any questions about the proposal, please contact Catherine Mitchell in the North Coast District office at Catherine.Mitchell@coastal.ca.gov.

cc: Russell Clanton, Applicant
Humboldt County Planning & Building Dept.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: December 1, 2022

To: All Interested Parties

From: Melissa B. Kraemer, North Coast District Manager
Catherine Mitchell, Coastal Planner

Subject: **Coastal Development Permit (CDP) Waiver 1-22-0976-W**
Applicant: Scott Tebon

Location: 1316 Kane Road, Big Lagoon area, CA (APN: 518-012-17)

Proposed Development

Conduct onsite testing for domestic water supply and wastewater systems including 1) drilling a 10-inch-diameter, 40-foot-deep test well to determine adequacy of water supply and 2) excavating and testing percolation pits to determine suitability of soils for an onsite wastewater treatment system (OWTS).

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 site is currently undeveloped, and the proposed project will investigate the potential for establishing a production well and OWTS to serve future residential development on the site (to be reviewed under a separate CDP application). Although there are mapped Environmentally Sensitive Habitat Areas (ESHA) on the site (Sitka spruce forest and other sensitive natural communities), all proposed work and staging areas will occur outside of ESHA. Both test sites will be accessed from Alder Lane, and no major vegetation removal is required for site access. Ground disturbance will be minimal and limited to the footprint necessary to provide access for the drilling rig and support vehicles. Spoils from the well testing will be redistributed nearby, seeded with grass seed, and mulched with a weed-free straw mulch. The percolation pits will be refilled and compacted after testing and then seeded and covered with straw mulch. Fiber rolls will be placed around any temporary stockpiles and on any downslope areas. The proposed project would not adversely affect coastal resources and is consistent with all applicable Chapter 3 policies of the Coastal Act.

Coastal Commission Review Procedure

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If you have any questions about the proposal, please contact Catherine Mitchell in the North Coast District office at Catherine.Mitchell@coastal.ca.gov.

cc: Scott Tebon, Applicant
Oscar Larson & Associates, Agent
Humboldt County Planning & Building Dept