

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT
1385 8TH STREET, SUITE 130
ARCATA, CA 95521
PHONE: (707) 826-8950
WWW.COASTAL.CA.GOV



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Prepared March 29, 2023 (for the April 13, 2023 Hearing)

To: Commissioners and Interested Parties
From: Shana Gray, North Coast District Deputy Director
Subject: **North Coast District Deputy Director's Report for April 2023**

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 April 13, 2023. 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 April 13th.

With respect to the April 13th 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 April 13, 2023 (see attached)

Waivers

- 1-22-0868-W, California State Parks – Beach Access Improvements (Van Damme State Beach, Mendocino County)

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NOTICE OF PROPOSED PERMIT WAIVER

Date: March 29, 2023

To: All Interested Parties

From: Tatiana Garcia, Coastal Program Analyst

Subject: **Coastal Development Permit (CDP) Waiver 1-22-0868-W**
Applicant: Brian Dewey, CA State Parks
Agent: Brad Michalk, CA State Parks Statewide CEQA Coordinator

Location: Van Damme State Beach, 8001 North Highway 1, Little River, Mendocino County (APN: 121-260-02)

Proposed Development

Improvements to an existing State Beach access area, including replacement of existing vault toilets with an ADA-compliant restroom facility, improvements to the adjacent parking lot, and installation of new curbs, handrails, bollards, signs, and bear-proof trash and recycling receptacles.

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:

Van Damme State Beach includes a parking lot of about 50 spaces, vault toilets, and beach access adjacent to and west of Highway 1. The vault toilets are near the inland edge of the parking lot on a wooden deck which adjoins a wooden ramp connecting the restrooms to the parking lot. The toilets, wooden deck, and ramp are dilapidated and non-compliant with Americans with Disabilities Act standards. The restroom, deck, and ramp will all be replaced in the same footprint as the existing facilities. Transitional asphalt will be poured to connect the new concrete ramp to the existing parking lot. The southern portion of the parking lot will be improved to accommodate three (3) ADA parking spaces. Curb, handrails, bollards, signs, and bear-proof trash and recycling receptacles will be constructed within the development footprint. Timber or rock will be used to help retain the development and brace the restroom facility against the eastern hillslope. Excavated sand and duff from the site will be used to cover the retainment materials and will be revegetated with native plantings. The project site is at approximately 11 feet above sea-level, out of range of flood hazards, and over 100 feet

inland from the ocean. The project has a 20-year design life after which time, the restroom facility and retaining structures will be removed and the project will be redesigned to adapt to changing sea levels and beach conditions.

Work will occur during the dry summer months remaining in this year. A small portion of the parking lot will be blocked by project staging and stockpiling, however, the beach will remain accessible during project development. While the restrooms are being redeveloped, chemical toilets will be provided through the duration of construction to serve visitors. Best Management Practices (BMPs) to control erosion and sediment runoff such as, stockpile management, spill prevention, and dust control (Wind Erosion Control) will be employed. All demolition debris will be hauled offsite to an authorized disposal facility capable of receiving the materials.

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 Thursday, April 13, 2023.** 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 VIRTUAL MEETING. The Commission is conducting this meeting virtually, in part to implement its goal of reducing the Commission's carbon footprint. The hearing will be held virtually on the Cal-Span website: <https://cal-span.org/> . Please see the Coastal Commission's 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 Hearing Procedures, please email northcoast@coastal.ca.gov or call 415-904-5202.

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

cc: Mendocino County Planning & Building Dept.