

**CALIFORNIA COASTAL COMMISSION**

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# W12b

**MEMORANDUM**

**Date:** September 1, 2023

**To:** Commissioners and Interested Persons

**From:** Shana Gray, Deputy Director  
Melissa B Kraemer, North Coast District Manager  
Tatiana Garcia, Coastal Program Analyst

**Subject:** Addendum for Commission Meeting for Wednesday, September 6, 2023  
Item W12b, CDP Application No. 1-23-0136 (Sequoia Forest Products, LLC)

This addendum presents minor corrections and clarifications to the August 17, 2023 staff report for the above-referenced item. Since publication of the staff report, the applicant questioned the restriction imposed by Special Condition 1-E on the number of employees allowed to work onsite at any given time. As currently written, no more than 50 full-time employees would be allowed to work on site at any given time. The purpose of this restriction is related to constraints on the onsite wastewater treatment system (OWTS). Due to elevated groundwater levels, the proposed OWTS will involve construction of a non-standard system with limited capacity. During Phase 1 operations, which, as proposed, includes up to 50 full-time employees, the use will be accommodated utilizing the improved OWTS constructed according to County Department of Environmental Health (DEH) requirements. DEH requires the site to be connected to the City of Eureka's municipal sewer system as soon as feasible, and this requirement is included in Special Condition 1-E. The City will separately submit a CDP application to the Commission in the future to extend sewer to the site. After the development is connected to the municipal services and no longer reliant on the OWTS, the City's wastewater services will be adequate to serve a greater number of employees than 50 at any given time, if the applicant desires to employ a greater number of people. Thus, staff recommends changing Special Condition 1-E to clarify that the restriction imposed on the number of employees allowed to work onsite at any given time only applies to Phase 1 operations that will rely on the OWTS. This change maintains assurance that there will be adequate wastewater services to accommodate the proposed industrial development, and thus consistent with Coastal Act section 30250(a). As such, staff continues to recommend that the Commission, upon completion of the public hearing, approve the coastal development permit with the

special conditions and findings included in the staff recommendation of August 17, 2023, as modified by the changes recommended herein.

## I. Changes to the Special Condition 1

Revise Special Condition 1 on page 5 as follows (text to be deleted is shown in ~~bold double strikethrough~~ format, and text to be added is shown in **bold double underline** format):

1. **Operational Restrictions and Requirements.** The permittee shall operate the facility consistent with proposed project plans (Exhibit 2) and the conditions of approval of CDP 1-23-0136. Operational restrictions and requirements include, but are not limited to the following:

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- E. ~~Connecting to Municipal Wastewater Services: As proposed and to accommodate site constraints related to wastewater service capacity, no more than 50 full-time employees shall be allowed to work onsite at any given time. No more than 50 full-time employees shall be allowed to work at the site for the applicant at any given time during~~ Phase 1 operations, **which include up to 50 full-time employees, will be accommodated utilizing the improved OWTS as authorized by this permit.** The permittee agrees to connect the facility to the City of Eureka's sewer system upon municipal services becoming available for the site, **after which more than 50 full-time employees may be allowed on the site at any given time.** The OWTS shall be abandoned or removed per County Department of Environmental Health (DEH) requirements at the time of municipal service connection. The permittee shall obtain a coastal development permit for removal of approved development unless the Executive Director determines that no coastal development permit is legally required.

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