



CONSULTING ENGINEERS & GEOLOGISTS, INC.

335 S. Main St., Willits, CA 95490-3977 • 707-459-4518 • FAX: 707-459-1884 • willitsinfo@shn-engr.com

Reference: 414059.200

March 10, 2016

Mr. Bill Kinser
Mendocino County Planning & Building Services
Fort Bragg Office
120 West Fir Street
Fort Bragg, CA 95437

Subject: Coastal Development Permit Consolidation Request for Noyo Harbor District Boat Launch Ramp and Parking Facilities Project; South Harbor Drive, Fort Bragg, CA

Dear Mr. Kinser:

On behalf of Noyo Harbor District, SHN Engineers & Geologists is requesting that the coastal development permitting (CDP) for the subject project be consolidated to the California Coastal Commission (CCC). The proposed project is located on Assessor's parcel numbers 018-240-22, 018-240-26, and 018-250-19. The CCC has determined that the project is located within both the CCC's CDP jurisdiction and the County's CDP jurisdiction (see Attachment 1).

At your direction, a fee of \$748 is included with this letter (Attachment 2). The project description (Attachment 3), project plans (Attachment 4), California Environmental Quality Act (CEQA) Notice of Exemption (Attachment 5), and aerial photograph showing project extents (Attachment 6) are included for your review.

Also included is the Appendix B-Local Agency Review Form from the CCC's CDP application (Attachment 7). Please complete the County's portion of this form and return it to me for inclusion in our CDP application to the CCC.

Please contact me at 707-441-8855 or scoriell@shn-engr.com if you have any questions or require additional information.

Thank you,

SHN Engineers & Geologists

Stein Coriell
Project Planner

SEC:lms

- Attachments:
1. CCC Boundary Determination Email 1/28/16
 2. Fee of \$748 (NHD check #11284)
 3. Project Description
 4. Project Plans (11x17)
 5. CEQA Notice of Exemption
 6. Aerial Photo Showing Project Extents
 7. CCC's Appendix B-Local Agency Review Form

c. w/ Attach.: Jere Kleinbach, Noyo Harbor District

RECEIVED
MAR 14 2016
PLANNING & BUILDING SERV
FORT BRAGG CA

Stein Coriell

From: Kenyon, Cristin@Coastal [Cristin.Kenyon@coastal.ca.gov]
Sent: Thursday, January 28, 2016 4:49 PM
To: Stein Coriell
Subject: RE: jurisdictional boundary question Noyo Harbor Mendocino County

Hi Stein,

Looks like you'll be going the consolidated permit route.

From: Rance, Darryl@Coastal
Sent: Thursday, January 28, 2016 4:00 PM
To: Kenyon, Cristin@Coastal
Cc: Stein Coriell; Rance, Darryl@Coastal
Subject: RE: jurisdictional boundary question Noyo Harbor Mendocino County

Hi Cristin,

Mendocino County APNs 018-240-22 and 018-240-26 are located entirely within the coastal zone and are both bisected by the Coastal Commission permit jurisdiction boundary; APN 018-250-019 is located entirely within the Coastal Zone and entirely within Mendocino County coastal development permit jurisdiction.

Please feel free to call with any questions at (415) 904-5335

From: Kenyon, Cristin@Coastal
Sent: Thursday, January 28, 2016 9:31 AM
To: Rance, Darryl@Coastal
Cc: Stein Coriell
Subject: jurisdictional boundary question Noyo Harbor Mendocino County

The Noyo Harbor District in Mendocino County is proposing development on three APNs (018-240-26; 018-240-22; and 018-250-19) in Noyo Harbor and wants to know whether any part of any of these three parcels is outside of the Coastal Commission's retained jurisdiction (i.e., in the County's CDP jurisdiction). We don't necessarily need an exact boundary line between state and local permitting jurisdiction, just a determination of whether the project is in both our jurisdictions or just in the state's retained jurisdiction. Let me know if you have any questions.

Thanks,
 Cristin

Cristin Kenyon
 Coastal Program Analyst
 California Coastal Commission
 1385 8th St, Suite 130, Arcata, CA 95521
 Phone: 707.826.8950
 Fax: 707.826.8960
 Email: Cristin.Kenyon@coastal.ca.gov
 To purchase a whale tail license plate or access Coastal Commission information, go to www.coastal.ca.gov
 Every Californian should conserve water. Find out how at:



SaveOurWater.com · Drought.CA.gov


CONSULTING ENGINEERS & GEOLOGISTS, INC.

812 W. Wabash • Eureka, CA 95501-2138 • 707/441-8855 • FAX: 707/441-8877 • shninfo@shn-engr.com

Reference: 414059.200

Noyo Harbor District
Boat Launch Ramp and Parking Facilities
Project Description
February 11, 2016

Applicant

Attention: Jere Kleinbach, Harbor Master
 Noyo Harbor District
 19101 South Harbor Drive
 Fort Bragg, CA 95437
 Telephone: 707-964-4719
 Fax: 707-964-1129
 email: noyohd@yahoo.com

Agent

Attention: Stein Coriell, Project Planner
 SHN Engineers & Geologists
 812 W. Wabash Avenue
 Eureka, CA 95501-2138
 Telephone: 707-441-8855
 Fax: 707-441-8877
 email: scoriell@shn-engr.com

Owner

Attention: Jere Kleinbach, Harbor Master
 Noyo Harbor District
 19101 South Harbor Drive
 Fort Bragg, CA 95437
 Telephone: 707-964-4719
 Fax: 707-964-1129
 email: noyohd@yahoo.com

Project Location

The proposed project site is located on South Harbor Drive at the Noyo Inner Harbor Boat Launch Facility on the Noyo River estuary, just south of Fort Bragg, Mendocino County, California (see plan sheet G-1 for vicinity map). The project is located on Assessor's parcel numbers (APN) 018-240-22, 018-240-26, and 018-250-19. The project is located entirely within the Coastal Zone, with part located in State coastal development permit (CDP) jurisdiction and part in County CDP jurisdiction.

Existing Conditions

Boat Launch. On the waterside portion of the facility, the existing 22.5-foot wide by 76.6-foot long concrete single-lane boat launch ramp is severely degraded and is not long enough to launch boats in low tide conditions. During extreme high tide conditions, the boat ramp is also rendered

inoperable. The existing 6-foot wide by 57-foot long wooden boarding float dock is also severely degraded and is in immediate need of replacement. See plan sheet W-1. The existing facilities are not Americans with Disabilities Act (ADA) compliant.

Parking Area. On the landside portion of the facility, the parking area between Basin Street and South Harbor Drive is paved, but is degraded and potholes easily. The lot lacks striping to designate parking places and is not ADA compliant. It also lacks an ADA-compliant path leading from the parking lot to the waterfront. See plan sheets C-2 through C-5.

Restroom. The boat launch facility lacks a restroom.

Proposed Project

The Noyo Harbor District (NHD) is planning to reconstruct its Noyo River Boat Launch Facility. The initial design work has been completed using grant funding from the California State Parks Division of Boating and Waterways (DBW). NHD plans to construct the project in the summer/fall of 2016 or 2017 with additional grant funding from DBW. The proposed improvements will benefit the general public, including disabled boaters, fishermen, and boat builders. The proposed project includes the following components.

Boat Launch. The existing concrete boat launch ramp and wooden boarding float dock (and two associated piles) will be demolished and removed (see plan sheet W-1) using an excavator operating either from shore or from a barge. The boat launch ramp and boarding float dock will be replaced in the same location with a new 28-foot wide, 83.5-foot long v-grooved concrete launch ramp, a concrete apron, and a 6-foot wide 80 foot long boarding float dock and removable reinforced concrete abutment. The v-grooved launch ramp will be constructed of precast reinforced concrete ramp panels (not poured in place). Pre-cast ramp panels will be placed on a gravel subgrade using an approximately 80- to 120-ton crane. The panels will set on epoxy-coated fiberglass guide beams and will be secured at the bottom of the ramp using grout bags. A dive crew is typically involved in both demolition and ramp replacement. No heavy equipment is proposed to enter the water, although it will likely need to reach into the water to conduct grading and place materials. After the ramp has been installed, a cast-in-place concrete apron will be constructed. The fiberglass boarding float will make use of two existing piles and will be anchored to a new removable abutment. Rock slope protection (RSP) will be placed along the edges of the ramp to protect the facilities. See plan sheets W-3 through W-8.

The existing boat launch ramp and wooden float dock have a below-high-water-mark footprint of 1,866 square feet (sf). The proposed project including the new ramp, float dock, and rock slope protection would have a below-high-water-mark footprint of 2,202 sf. The 336 sf larger footprint is due to the minor extension of the ramp and float dock so that boats can be launched at lower tides and also the placement of rock slope protection along the ramp sides.

Materials to be removed and placed below high water mark are as follows:

- Demolish and remove 31.9 cubic yards (cy) of existing ramp concrete
- Demolish and remove 42.7 cy of existing ramp base materials
- Remove two existing 12-inch diameter piles that are within footprint of existing float dock
- Remove existing wooden boarding float dock
- Install 58 cy of gravel and rock base for new ramp

- Install 64.9 cy of precast concrete ramp panels
- Install 12.4 cy of RSP along sides of new ramp (RSP above high water mark will be grouted)

Parking Area. The existing parking area will be repaved and striped for 18 vehicles and 48 vehicle-trailer parking spaces (including ADA-accessible spaces). An ADA-compliant path will be constructed to connect the parking area to the boat launch ramp (see plan sheets C-2 through C-7). Informational and directional signage will be installed (see plan sheets C-6 and W-9).

Restroom. An ADA-accessible restroom will be constructed at the parking area. It will be a concrete CXT Ozark single-user flush restroom unit on a concrete slab foundation. The restroom will be connected to existing sanitary sewer, water, and electrical connections. See plan sheets C-3, C-4, and C-8.

Equipment, Access, and Staging

Construction equipment for the boat launch work will include an excavator, crane, backhoe, dump truck, and (potentially) a barge. Construction equipment for the parking lot and restroom work will include an excavator, backhoe, dump truck, and paving equipment. Construction access by land will be from South Harbor Drive. Construction access by barge would be from the nearby Inner Noyo Harbor Marina located just upstream. Construction equipment and materials will be staged in the existing parking area at least 100 feet from Noyo River.

Timing of Construction

Construction of the waterside (boat launch) improvements is proposed to occur over approximately 30 work days between July 15th and October 15th, to ensure that the peak salmonid migration periods for both spawning adults and out-migrating smolts are avoided, as well as to minimize the potential for impacts to green sturgeon. Construction of the landside (parking area and restroom) improvements is proposed to occur over approximately 90 work days between June 1st and October 15th. The work windows may be extended beyond October 15th with permission from permitting agencies based on rainfall conditions.

Best Management Practices and Avoidance and Minimization Measures

The following construction best management practices (BMPs) and avoidance and minimization measures will be implemented during construction:

- Boat launch improvements will occur between July 15th and October 15th, to ensure that peak salmonid migration periods for both spawning adults and out-migrating smolts are avoided, as well as to minimize the potential for impacts to green sturgeon. (Work windows may be extended beyond October 15th with permission from permitting agencies based on rainfall conditions.)
- A full-depth turbidity screen will be secured around the portions of the work area that are below the high water mark during construction at the boat ramp (see plan sheet W-2).
- A sandbag berm will be installed near the top of the boat ramp during construction to control sediment from construction activities upslope (see plan sheet W-2).

- If rainfall is forecasted during the time construction activities are being performed, all onsite stockpiles of soil, gravel, and construction debris shall be covered and secured before the onset of precipitation.
- After a rainstorm, all silt and debris shall be removed from the construction area and sandbag berms.
- Construction equipment and materials shall be staged away from coastal waters on the relatively flat parking area at least 100 feet from Noyo River.
- No excavated soil or construction debris shall be temporarily placed or stored where it may be subject to entering Noyo River. All onsite stockpiles of soil and construction debris shall be contained at all times to minimize discharge of sediment and other pollutants.
- No debris, soil, silt, sand, trash, concrete or washings thereof, oil or other petroleum products or washings thereof, or other foreign materials shall be allowed to enter or be placed where it may be washed by rainfall or runoff into waters of the U.S. or State.
- During construction, all trash shall be removed from the work site and disposed of on a regular basis to avoid contamination of habitat. Any and all debris resulting from construction activities shall be removed from the project site and disposed of at an authorized disposal location within 10 days of project completion and/or prior to the onset of the rainy season, whichever is earlier.
- All spoils and construction debris will be hauled offsite and disposed of at an appropriately permitted upland disposal facility (landfill or recycling plant).
- Fuels, lubricants, and solvents shall not be allowed to enter Noyo River. All equipment used during construction shall be free of oil and fuel leaks at all times. Any fueling, equipment maintenance, concrete washout, and washing of construction equipment shall occur at least 100 feet away from the high water mark.
- Equipment used over the water will use biodiesel and vegetable based hydraulic oil.
- BMPs for concrete paving and grinding operations and storm drain inlet protection shall be employed to prevent concrete grindings, concrete slurry, and paving rinseate from entering drop inlets or sheet-flowing into coastal waters. No concrete will be poured below the high water mark.
- Any excavated material from the boat ramp demolition that requires dewatering will be controlled in such a manner that it avoids/minimizes sediment release into Noyo River.
- Hazardous materials management equipment including oil containment booms and absorbent pads shall be available and immediately on-hand at the project site. A registered first-response, professional, hazardous materials clean-up/remediation service shall be locally available on call. Any accidental spill shall be contained rapidly and cleaned up. In the event of a spill, NHD shall notify the appropriate regulatory agencies immediately.
- A construction stormwater pollution prevention plan (SWPPP) will be prepared by the contractor and implemented during construction. The SWPPP will identify additional erosion and sediment controls and BMPs.
- Construction activities occurring below high water mark shall be timed to occur during low tides.

- Only wildlife-friendly 100% biodegradable erosion control products that will not entrap or harm wildlife shall be used. Erosion control products shall not contain synthetic (that is, plastic or nylon) netting. Photodegradable synthetic products are not considered biodegradable.

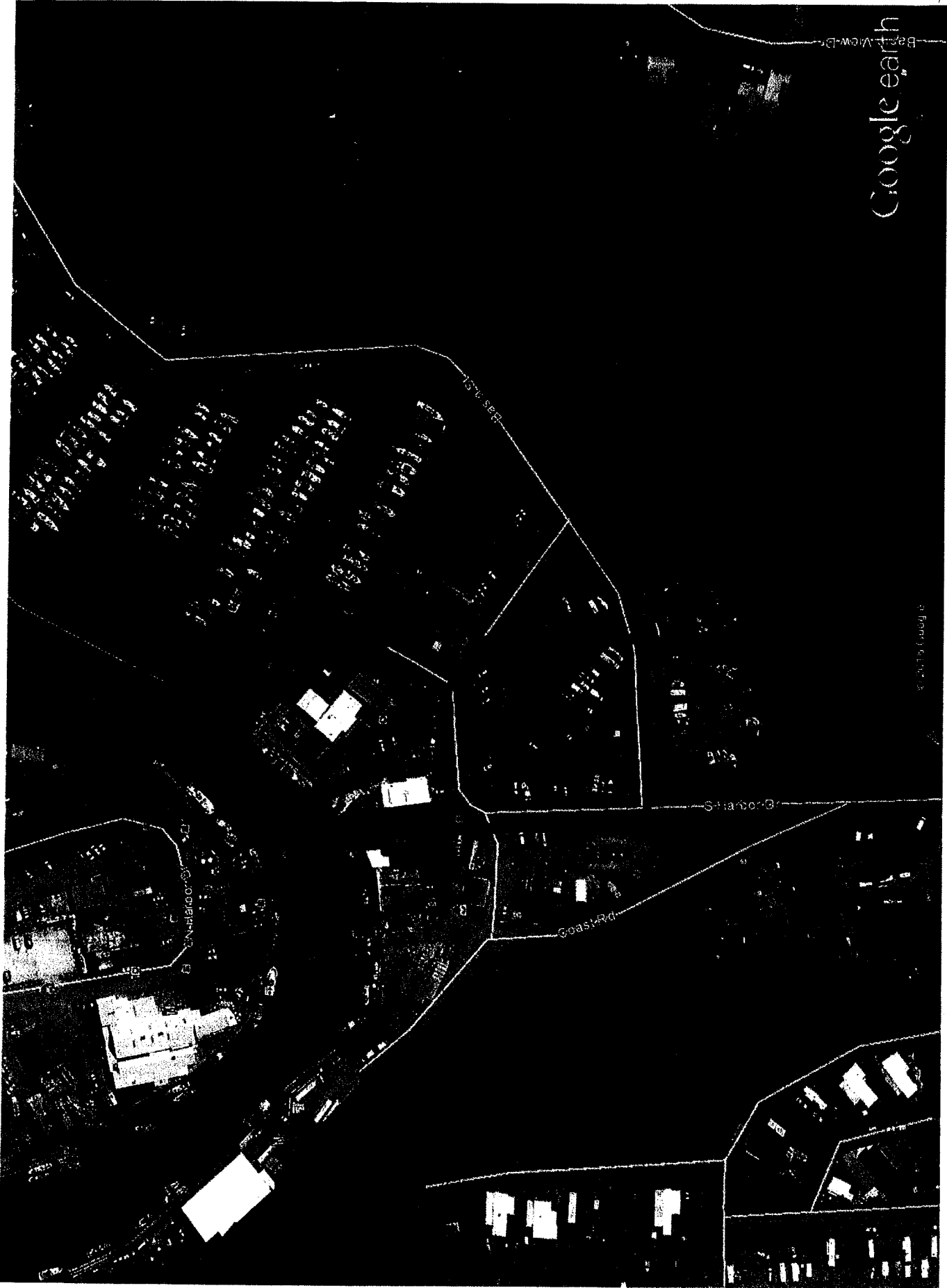
Eelgrass

An engineer looked for eelgrass at the boat-ramp at an approximately -0.6-foot low tide, on January 21, 2016. He did not observe any eelgrass, either rooted or drifted. Nonetheless, it is assumed that the boat launch work area may include potential habitat for eelgrass (*Zostera marina* L.). To ensure protection of eelgrass in the boat launch work area and/or near proximity, the NHD will conduct a pre-construction eelgrass density and distribution survey prior to boat launch construction during the active growth season for surveying eelgrass (May through September in northern California). NHD will provide the appropriate regulatory agencies with a map of eelgrass density and distribution in relation to the proposed work area at least 10 days but no more than 60 days before the boat launch construction begins.

If the pre-construction eelgrass survey identifies eelgrass within the survey area, NHD will perform a post-construction eelgrass survey within 30 days after completion of boat launch construction to determine if eelgrass was impacted, unless project completion occurs after the eelgrass active growth season ends at the end of September. In that case, the post-construction eelgrass survey would occur the following year during the same month as the pre-construction eelgrass survey. NHD will provide the post-construction eelgrass survey results to the appropriate regulatory agencies within 30 days of survey completion.

If it is determined that the project has adversely affected eelgrass based on the pre-and post-construction density and distribution surveys, NHD will provide the appropriate regulatory agencies with an eelgrass mitigation plan within 60 days of completion of the post-construction survey. The eelgrass mitigation plan would be developed in coordination with the National Marine Fisheries Service and the California Department of Fish & Wildlife.

date 9/25/16



Google earth

APPENDIX B

LOCAL AGENCY REVIEW FORM

SECTION A (TO BE COMPLETED BY APPLICANT)Applicant Noyo Harbor DistrictProject Description The Noyo Harbor District is planning to reconstruct its Noyo River Boat Launch Facility.

Project includes replacing existing boat launch ramp and boarding float, resurfacing and striping existing parking lot, and constructing a new ADA-compliant bathroom with ADA compliant path and parking.

Location Noyo River Boat Launch Facility – South Harbor Drive and Basin Street just south of FortBragg. (no street address)Assessor's Parcel Number 018-240-22, 018-240-26, 018-250-19**SECTION B** (TO BE COMPLETED BY LOCAL PLANNING OR BUILDING INSPECTION DEPARTMENT)

Zoning Designation _____ du/ac

General or Community Plan Designation _____ du/ac

Local Discretionary Approvals

- ☐ Proposed development meets all zoning requirements and needs no local permits other than building permits.
- ☐ Proposed development needs local discretionary approvals noted below.

| <i>Needed</i> | <i>Received</i> | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Design/Architectural review |
| <input type="checkbox"/> | <input type="checkbox"/> | Variance for _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Rezone from _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Tentative Subdivision/Parcel Map No. _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Grading/Land Development Permit No. _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Planned Residential/Commercial Development Approval |
| <input type="checkbox"/> | <input type="checkbox"/> | Site Plan Review |
| <input type="checkbox"/> | <input type="checkbox"/> | Condominium Conversion Permit |
| <input type="checkbox"/> | <input type="checkbox"/> | Conditional, Special, or Major Use Permit No. _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Other _____ |

CEQA Status

- ☐ Categorically Exempt Class _____ Item _____
- ☐ Negative Declaration Granted (Date) _____
- ☐ Environmental Impact Report Required, Final Report Certified (Date) _____
- ☐ Other _____

Prepared for the City/County of _____ by _____

Date _____ Title _____

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Mendocino
501 Low Gap Road, Room 1020
Ukiah, CA 95482

From: (Public Agency): Noyo Harbor District
19101 S. Harbor Drive
Fort Bragg, CA 95437

(Address)

Project Title: Noyo Inner Harbor Boat Launching Facility

Project Applicant: Noyo Harbor District

Project Location - Specific:

The northern terminus of South Harbor Drive at the Noyo River

Project Location - City: Fort Bragg

Project Location - County: Mendocino

Description of Nature, Purpose and Beneficiaries of Project:

Remove existing launch ramp and boarding float, replacing them with a new prefabricated launch ramp and ADA compliant boarding float. Existing facilities are not ADA compliant, over 50 years old in severely deteriorated condition. New facilities will benefit all disabled boaters, boaters, fisherman and boat builders.

Name of Public Agency Approving Project: Noyo Harbor District

Name of Person or Agency Carrying Out Project: Noyo Harbor District

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15301 (d) Restoration of existing facility
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Project is restoring an existing public facility to meet current public health & safety standards and involves negligible or no expansion of the existing use. No significant environmental impact will occur and the project will include environmental protocols and measures to be implemented to ensure protection of fish, wildlife, plants and habitat during and after project construction.

Lead Agency

Contact Person: Kevin Michel

Area Code/Telephone/Extension: (707) 964-4719

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: *Kevin Michel* Date: 7/29/14 Title: Secretary-Treasurer

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

2014-E0048
Date Recorded at the request of:
NOYO HARBOR DISTRICT
07/29/2014 09:05 AM
Fee: \$50.00 Pgs: 1 of 1

OFFICIAL RECORDS
Susan M. Ranochak - Clerk-Recorder
Mendocino County, CA



POSTED FROM 7/29/14 TO 8/28/14