



CITY OF EUREKA
DEVELOPMENT SERVICES DEPARTMENT
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Community Development Division
Riley Topolewski, Senior Planner
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PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the proposed development described below is within the coastal zone and, pursuant to the Eureka Local Coastal Program, the Coastal Development Permit is scheduled for a public hearing before the Acting Development Services Director on Monday, October 29, 2018 at 11:00 a.m., in Room 207, Second Floor, Eureka City Hall, 531 “K” Street, Eureka, California.

Project Title: Temporary Storage of Asphalt Grindings

Project Applicant: Pacific Affiliates

Case No: CDP-18-0010

Location: Waterfront Drive and T Street, Eureka

APNs: 002-231-022

Project Number: CDP-18-0010

Zoning and General Plan Designation: CW/WFC (Waterfront Commercial)

Description: The property owner is proposing to create a storage area and temporarily stockpile approximately 1500 cubic yards (cy) of asphalt grindings, created from construction projects which occur off-site, in a single stockpile. Asphalt grindings will be transported via dump truck to the project site. Trucks will use pre-existing graveled access roads to access the storage area, which connect to the property via paved City-maintained streets, at which point they will off-load grindings onto the stockpile. Once stockpiled, grinding material will be stored for a period of not more than 18 months; grindings will either be resold or re-used in currently unidentified future projects.

Date of Project Application: September 17, 2018

Staff Contact Person: Riley Topolewski, Senior Planner; City of Eureka, Development Services Department, Community Development Division; 531 “K” Street, Eureka, CA 95501-1165; phone: (707) 268-1971, fax: (707) 441-4202, email: rtopolewski@ci.eureka.ca.gov

All interested persons are invited to comment on the project either in person at the scheduled public hearing, or in writing. Written comments on the project may be submitted at the hearing or prior to the hearing by mailing or delivering them to the Community Development Division, Third Floor, 531 K Street, Eureka. Accommodations for handicapped access to City meetings must be requested of the City Clerk, 441-4175, five working days in advance of the meeting. Appeals to the City Council of the action of the Acting Director on the project may be

made within 10 calendar days of the action by filing a written Notice of Appeal, along with the filing fees as set by the City Council, with the City Clerk. The City's final action is appealable to the California Coastal Commission. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice or written correspondence delivered to the public entity conducting the hearing at or prior to the public hearing. The project file is available for review at the Development Services Division, Third Floor, City Hall. If you have questions regarding the project or this notice, please contact the department at (707) 441-4160; fax: (707) 441-4202; e-mail: planning@ci.eureka.ca.gov



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DIRECTOR OF DEVELOPMENT SERVICES
ADMINISTRATIVE STAFF REPORT
October 29, 2018

Project Title: Temporary Storage of Asphalt Grindings

Project Applicant: Pacific Affiliates **Case No:** CDP-18-0010

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Appeal Jurisdiction: The Director's action on the Coastal Development Permit is appealable to the Planning Commission. The City's final action on the Coastal Development Permit is appealable to the Coastal Commission."

Staff Recommendation and Suggested Motion: Adopt a Resolution of the Director of Development Services approving the Coastal Development Permit subject to conditions of approval.

"I hereby adopt a "Resolution of the Director of Development Services of the City of Eureka approving the Coastal Development Permit for Temporary Storage of Asphalt Grindings at Waterfront Drive and T Street."

Background:

The purpose of the applicant's Project, is an after-the-fact permit for the storage and temporary stockpile of asphalt grindings, created from construction projects which occur off-site, in a single stockpile. Asphalt grindings will be transported via dump truck to the project site. Trucks will use pre-existing graveled access roads to access the storage area, which connect to the property via paved City-maintained streets, at which point they will off-load grindings onto the stockpile. Once stockpiled, grinding material will be stored for a period of not more than 18 months; grindings will either be resold or re-used in currently unidentified future projects. The applicant is requesting an 18 month period for the storage and stockpile of asphalt grindings. After a period of 18 months, CDP-18-0010 will expire.

Concrete k-rail barriers, or a similar equivalent, will be placed around the borders of the project area and/or property lines to create a buffer between the activity and any public roadways, sidewalks, scenic vistas, or sensitive receptors.

The stockpile, once complete, will be surrounded with straw wattle to reduce or eliminate the runoff of particulate from concrete grindings during rain events, and will also serve to contain or eliminate movement or "erosion" of the stockpile over time. Pursuant to a comment received from the Regional Water Quality Control Board, a condition of approval has been included requiring tarps to be installed to cover the grindings and prevent run-off when the stockpile is not in active use. Tarps will only be removed during the process of adding or removing asphalt grindings from the stockpile.

When material is to be removed from the site, a shovel or bucket loader will be used to load the material from the stockpile into dump trucks, which will then transport the material off-site. All such activity will be similarly limited to the graveled and previously developed areas of the parcel.

The asphalt grinding stockpile at the project location (Waterfront Drive and T Streets, Eureka) will be located approximately 450 feet southeasterly of Humboldt Bay. The temporary stockpile is also located in close proximity to a drainage inlet that discharges directly to Humboldt Bay. Because the applicant will implement all appropriate Best Management Practices, such as straw wattles and the use of tarps, the CDP Project is expected to have no effect on stormwater runoff.

Applicable Regulations: The Eureka Municipal Code, Section 10-5.29310.1 specifies that a coastal development permit shall only be approved upon making the finding that the proposed development conforms to the policies of the certified local coastal program (LCP).

Analysis: The project site is located in the California Coastal Zone and a Coastal Development Permit is required. The City of Eureka has permit jurisdiction for issuing the Coastal Development Permit, and the project is appealable to the state Coastal Commission.

Staff has reviewed the adopted Local Coastal Program for goals and policies that may affect or be affected by the project and found the following:

Land Use Plan:

SECTION 5. RECREATIONAL AND CULTURAL RESOURCES

Goal 5.B

Coastal Recreation and Access

5.B.4 The City of Eureka shall protect and enhance the public's rights of access to and along the shoreline, consistent with protecting environmentally sensitive habitats, by: Accepting offers of dedications that will increase opportunities for public access and recreation and the availability of necessary staff and funding to improve and maintain access ways and assume liability for them;

Actively seeking other public, community non-profit, or public agencies to accept offers of dedications and having them assume liability and maintenance responsibilities; and, Allowing only such development as will not interfere with the public's right of access to the sea, where such right was acquired through use or legislative authorization.

5.B.10 To the maximum extent feasible, the City shall ensure universal public access to the waterfront, including support facilities.

The CDP Project proposes to stockpile asphalt grindings only on the applicant's parcel at the corner of Waterfront Drive and T Street. The stockpile is located on a graded, gravel flat approximately 450 feet from Humboldt Bay. There are no coastal resources on the subject property or adjacent properties that would be impacted by the stockpile. The stockpile has not prevented or deterred public access to the public pedestrian trail along the Bay or to Humboldt Bay; thus coastal public access has and will not be impacted. Due to this fact, no impediment to the waterfront trail or coastal access will occur.

California Environmental Quality Act: The coastal development permit is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA); however, the project qualifies for a Class 4 exemption (Section 15304) from CEQA which exempts minor alterations in the condition of land which do not involve removal of healthy, mature, scenic trees, and including such things as minor grading, gardening or landscaping, minor trenching and backfilling.

Summary:

Pacific Affiliates will incorporate Best Management Practices, including the use of tarping, to ensure coastal resources will not be impacted. The proposed project does not conflict with the development standards contained in the City's Implementation Plan, nor does the project conflict with the Land Use or Implementation Plan.

Based on the discussion above, the proposed project is consistent with the Local Coastal Program.

Support Material:

Attachment 1: Director Resolution pages
Attachment 2: Vicinity Map pages
Attachment 3: Plan Sheets pages

**DIRECTOR OF DEVELOPMENT SERVICES
RESOLUTION NO. 2018-__**

**RESOLUTION OF THE DIRECTOR OF DEVELOPMENT SERVICES
OF THE CITY OF EUREKA APPROVING THE COASTAL DEVELOPMENT PERMIT
FOR TEMPORARY STORAGE OF ASPHALT GRINDINGS AT WATERFRONT DRIVE
AND T STREET.**

WHEREAS, Pacific Affiliates is proposing the temporary storage of asphalt grindings on their privately owned parcel located at the corner of Waterfront and T Street; and

WHEREAS, the grinding material will be stored for a period of not more than 18 months; grindings will either be resold or re-used in currently unidentified future projects; and

WHEREAS, the project is within the coastal zone and the City of Eureka's coastal permit jurisdiction and a Coastal Development Permit is required; and

WHEREAS, work taking place at the project location will be located approximately 450 feet from Humboldt Bay; and

WHEREAS, the proposed project was submitted to referral agencies and City departments for review and comment and concern was expressed by the Regional Water Quality Control Board regarding the potential for runoff to infiltrate stormwater drainage as well as Humboldt Bay, which would impact public health or safety.

WHEREAS, the coastal development permit is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA); however, the project qualifies for a Class 4 exemption (Section 15304) from CEQA which exempts minor alterations in the condition of land which do not involve removal of healthy, mature, scenic trees, and including such things as minor grading, gardening or landscaping, minor trenching and backfilling.

NOW THEREFORE, BE IT RESOLVED by the Director of Development Services of the City of Eureka, that:

1. The asphalt grindings storage project is located on parcel 002-231-022, the corner of Waterfront Drive and T Street.
2. The purpose of the project is to store grindings that, once stockpiled, will be stored for a period of not more than 18 months; grindings will either be resold or re-used in currently unidentified future projects.
3. The project is located within the City of Eureka's coastal permit jurisdiction.
4. The project location is approximately 450 feet southeasterly from Humboldt Bay.
5. The project, as conditioned, will have no effect on Humboldt Bay.
6. The project does not conflict with the Land Use and Implementation Plan.
7. The project, as conditioned, does not conflict and is in conformance with the adopted and certified Implementation Plan (Zoning) and the Land Use Plan.
8. The project is subject to the California Environmental Quality Act (CEQA); however,

the project qualifies for a Class 4 exemption (Section 15304)

BE IT FURTHER RESOLVED and determined by the Development Services Director that the project, as conditioned, is approved, and that the decision to approve with conditions the subject application was made after careful, reasoned and equitable consideration of the evidence in the record, including, but not be limited to: written testimony submitted prior to the date of the decision; the staff report; site investigation; agency comments; project file; and, the evidence submitted with the permit application.

FURTHER, approval of the Coastal Development Permit is conditioned on the following terms and requirements. The violation of any term or requirement of this conditional approval may result in the revocation of the permit.

1. Pacific Affiliates shall implement Best Management Practices as described in the application as standard measures during the storage period to avoid impacts to Humboldt Bay.
2. The project approval is conditioned on the applicant utilizing best management practices, including the use of tarping, to ensure no runoff enters the stormwater system and/or Humboldt Bay.
3. Grindings, and all associate site improvements for the grinding storage, will be removed not more than 18-months after the approval date of this permit, at which time, this permit will expire.

PASSED, APPROVED AND ADOPTED by the Director of Development Services of the City of Eureka in the County of Humboldt, State of California, on the 29th day of October, 2018.

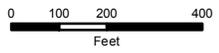
Rob Holmlund, Director of Development Services



Project Location

Parcel 002-231-022

Scale: 1" = 400'



 Parcel Boundaries



Vicinity Map
 Date: 10/11/2018
 Created By: rtopolewski

PROJECT INFORMATION

OWNER: TRAVIS SCHNEIDER & STEPHANIE BODE
 DRAFTSPERSON: ELIZABETH JURKOIC
 PROJECT ADDRESS: EUREKA CA, 95501
 ENGINEER: PACIFIC AFFILIATES, TRAVIS SCHNEIDER
 APN #: 002-231-022
 ZONING: COASTAL
 TREES TO BE REMOVED: 0

PROJECT DESCRIPTION

VACANT SITE WILL BE UTILIZED FOR TEMPORARY STORAGE OF ASPHALT GRINDINGS.

LEGEND

- PROPERTY LINES
- SUBJECT PROPERTY LINES
- - - PROPOSED FIBER ROLL
- - - PROPOSED SILT FENCE
- ▨ EXISTING GRAVEL
- ▨ EXISTING CONCRETE

ABBREVIATIONS

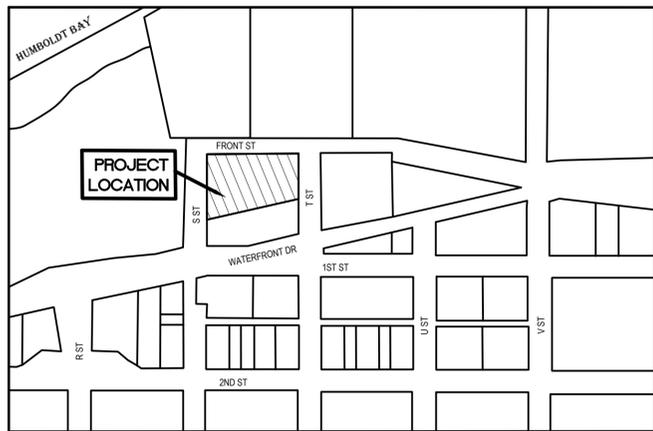
- <E> EXISTING
- <P> PROPOSED
- SWK SIDEWALK
- ESMT EASEMENT

PROJECT NOTES

1. THIS PROPERTY IS LOCATED WITHIN COASTAL ZONING PORTION OF HUMBOLDT COUNTY.
2. BASED ON HUMBOLDT COUNTY GIS FEMA FLOOD ZONES, THIS PROPERTY IS LOCATED WITHIN THE ZONE A - 100 YEAR FLOOD ZONE.
3. ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE PER AERIAL PHOTOGRAPHY AND ARE APPROXIMATE LOCATIONS ONLY.
4. SIGNS SHALL BE PER HUMBOLDT COUNTY CODE ZONING REGULATIONS.
7. NO KNOWN HISTORICAL BUILDINGS ARE LOCATED ON SITE.
8. NO KNOWN HAZARDOUS WASTE OR SUBSTANCE SITES ARE LOCATED WITHIN 400 FT. OF SUBJECT SITE.

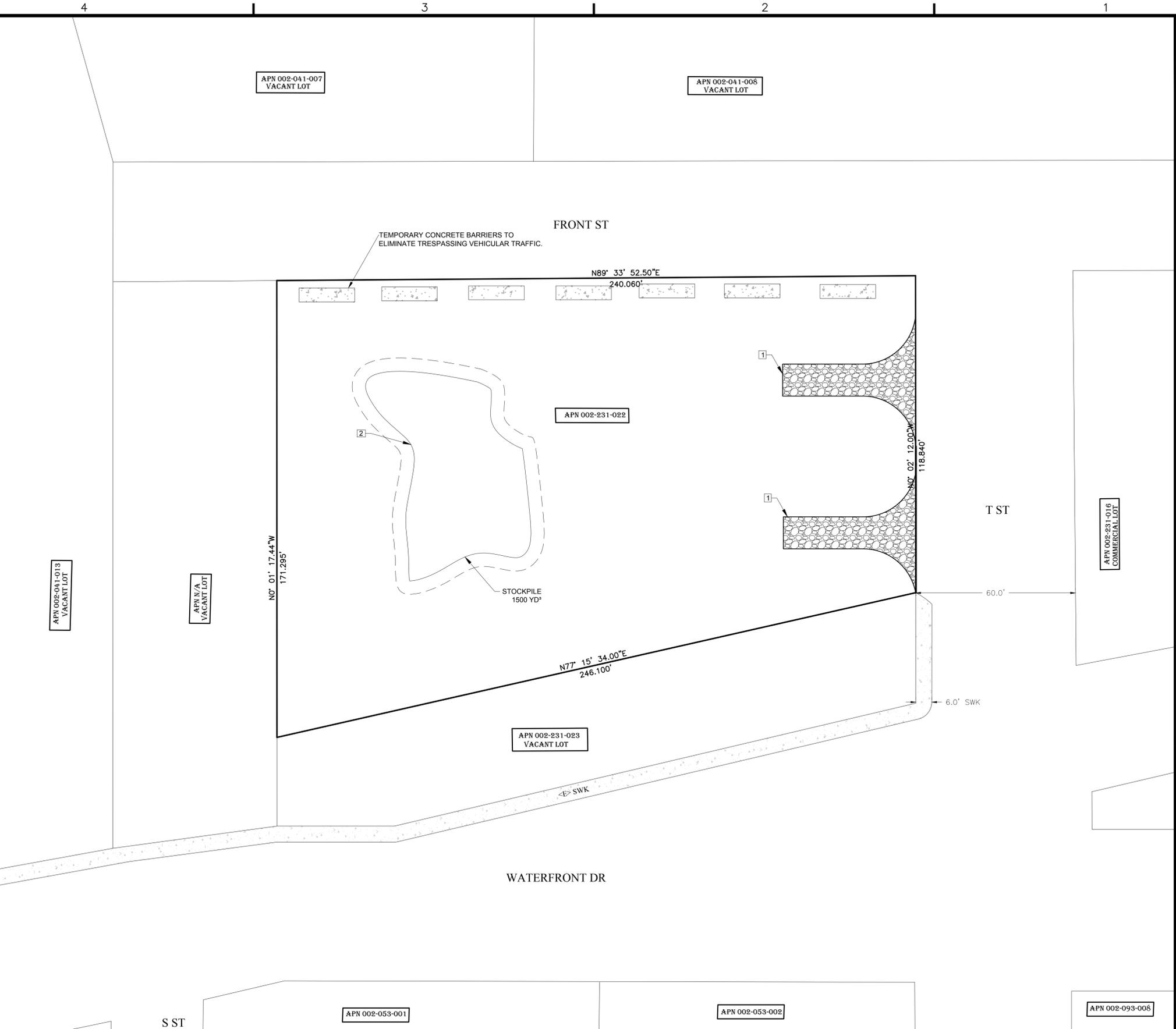
KEYNOTES

- 1 STABILIZED CONSTRUCTION ENTRANCE/EXIT AS NEEDED TO PREVENT TRACKING ONTO CITY STREETS, SEE DETAIL A, SHEET C-2.
- 2 FIBER ROLL, SEE DETAIL C, SHEET C-2.



VICINITY MAP
SCALE: N.T.S.

LOCATIONS AND ELEVATIONS SHOWN ARE PROVIDED FOR INFORMATION ONLY. SUCH INFORMATION MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND VERIFYING LOCATIONS OF ALL UTILITIES THAT MAY BE IMPACTED BY HIS/HER WORK.



SITE PLAN
SCALE: 1"=20'

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISIONS	BY

PACIFIC AFFILIATES
 CONSULTING ENGINEERS
 980 W. WATERFRONT DRIVE, EUREKA, CA 95501
 TEL (707) 445-3001 FAX (707) 445-3003

REGISTERED PROFESSIONAL ENGINEER
 TRAVIS L. SCHNEIDER
 67393
 EXP. 12-31-2018
 REG. STATE OF CALIFORNIA

SITE PLAN

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TRAVIS SCHNEIDER & STEPHANIE BODE
 EUREKA CA, 95501
 APN 002-231-022

Date: SEPTEMBER 10, 2018
 Scale: AS NOTED
 Drawn by: EJ

SHEET NUMBER
C-1

JOB NUMBER
18-2353

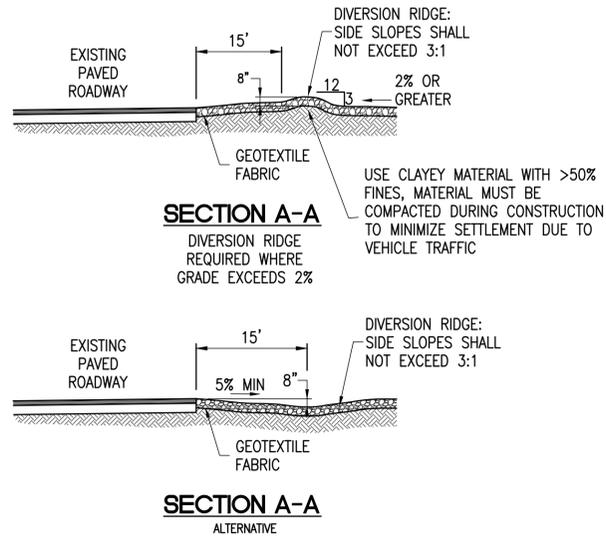
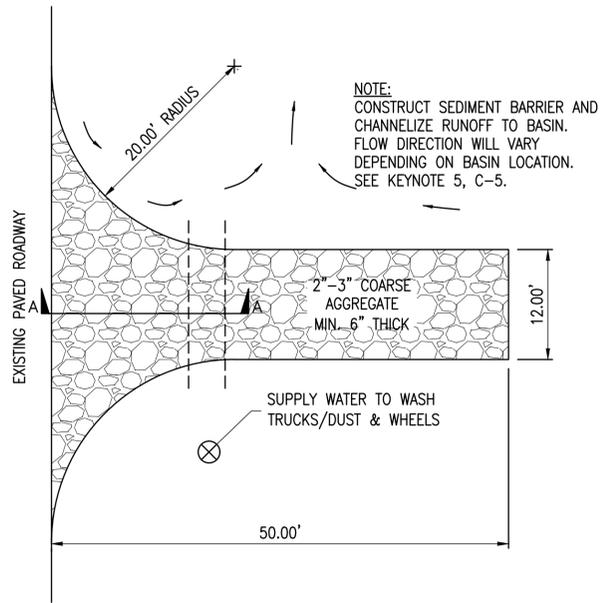
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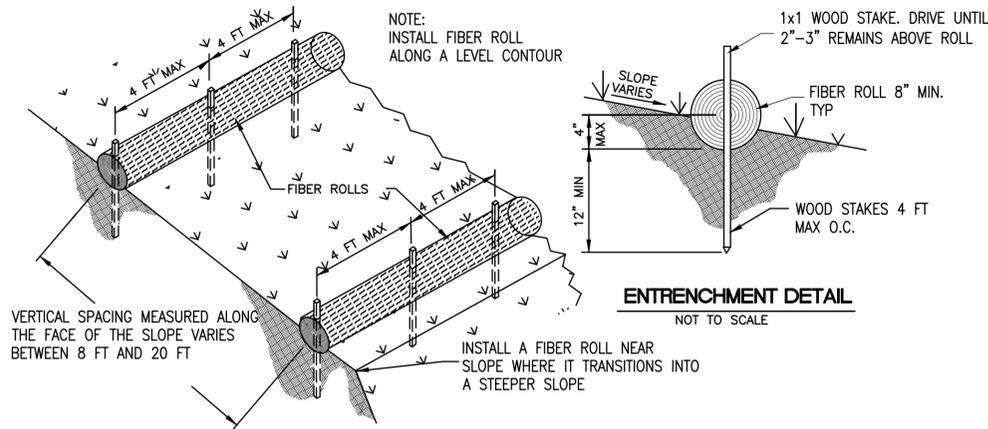
3

2

1



A STABILIZED CONSTRUCTION EXIT
N.T.S.



B TYPICAL FIBER ROLL
N.T.S.

EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL WILL BE CONFIGURED, AS APPROVED BY THE CITY, DURING CONSTRUCTION TO BEST FIT THE CURRENT STATE OF THE PROJECT.
2. ALL SURFACE WATER DRAINAGE SHOULD BE CONTROLLED TO FLOW AWAY FROM THE ADJACENT PROPERTIES. ALL GRADING, EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.
3. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND DAILY THEREAFTER AS DIRECTED BY THE INSPECTOR. ALL ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
4. AFTER SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA.
5. APPLY VEGETATIVE STABILIZATION (I.E. MULCH AND/OR TEMPORARY SEEDING AS APPROVED BY ENGINEER) WITHIN 7 DAYS OF LAND CLEARING OR GRADING TO ANY PORTION OF THE SITE THAT IS PLANNED TO BE IDLE FOR MORE THAN 45 DAYS.
6. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE DETAILS SHOWN ON THESE PLANS, AND MAINTAINED IN WORKING CONDITION.
7. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT SEDIMENT-LADEN RUNOFF DOESN'T ENTER THE STORM DRAINAGE SYSTEM.
8. CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT, AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES MADE NECESSARY BY A CONSTRUCTION OPERATION, ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.
9. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC. ON A DAILY BASIS.
10. FUGITIVE DUST SHALL BE CONTROLLED AT ALL TIMES DURING OPERATION. THE CONTRACTOR, WHEN HE/SHE OR HIS/HERS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON SITE, SHALL PREVENT FORMATION OF EXCESSIVE AIRBORNE NUISANCES BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFIRM DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTORS ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITATIONS, FINES, OR CHARGES RESULTING FROM DUST NUISANCES. DUST CONTROL WILL BE DONE ON A DAILY BASIS.
11. DUST CONTROL DURING CONSTRUCTION. (FROM CITY DOCUMENT)
 - A. WATER ALL ACTIVE CONSTRUCTION AREAS TWICE PER DAY AND USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.
 - B. COVER TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIAL.
 - C. PAVE, WATER, OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS.
 - D. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY.
 - E. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
12. RUMBLE AND VEHICLE WASHDOWN ARE REQUIRED AT ALL EXITS FROM SITE.

REVISIONS	BY

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980 W. WATERFRONT DRIVE, EUREKA, CA 95501
TEL (707) 445-3001 FAX (707) 445-3001



DETAILS

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TRAVIS SCHNEIDER & STEPHANIE BODE
EUREKA CA. 95501
APN 002-231-022

Date: SEPTEMBER 10, 2018
Scale: AS NOTED
Drawn by: EJ

SHEET NUMBER
C-2

JOB NUMBER
18-2353