AGENDA
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

DATE: October 27, 2016
TIME: Executive Closed Session – 6:00 PM
Regular Session – 7:00 PM
PLACE: Woodley Island Marina Meeting Room

The Meeting Room is wheelchair accessible. Accommodations and access to Harbor District meetings for people with other handicaps must be requested of the Director of Administrative Services at 443-0801 at least 24 hours in advance of the meeting.

1. Call to Order at 6:00 p.m.
   a. Move to Executive Closed Session pursuant to the provisions of the California Government Code Section 54956.8 (Conference with Real Property Negotiators) and 54956.9(b) (Conference with Legal Counsel – Anticipated Litigation):
      1) Conference with Real Property Negotiators
         Agency Negotiator: Board President, Executive Director and District Counsel
         Under Negotiation: Parcel C, Owners Charles and Jan Benbow

2. Adjourn Executive Closed Session

3. Call to Order Regular Session at 7:00 P.M. and Roll Call

4. Pledge of Allegiance

5. Report on Executive Closed Session

6. Public Comment

   Note: This portion of the Agenda allows the public to speak to the Board on the various issues not itemized on this Agenda. A member of the public may also request that a matter appearing on the Consent Calendar be pulled and discussed separately. Pursuant to the Brown Act, the Board may not take action on any item that does not appear on the Agenda. Each speaker is limited to speak for a period of three (3) minutes regarding each item on the Agenda. Each speaker is limited to speak for a period of three (3) minutes during the PUBLIC COMMENT portion of the Agenda regarding items of special interest to the public not appearing on the Agenda that are within the subject matter jurisdiction of the Board of Commissioners. The three (3) minute time limit may not be transferred to other speakers. The three (3) minute time limit for each speaker may be extended by the President of the Board of Commissioners or the Presiding Member of the Board of Commissioners at the regular meeting of the District. The three (3) minute time limit for each speaker may be enforced by the President of the Board of Commissioners or the Presiding Member of the Board of Commissioners at the regular meeting of the District.

7. Consent Calendar

8. Communications and Reports
   a. Executive Director Report
   b. Staff Reports
   c. District Counsel, District Planner, District Treasurer, District Engineer Reports
   d. Commissioner and Committee Reports
   e. Other

9. Unfinished Business
10. New Business
   a. Consideration of granting access and property use of Redwood Marine Terminal 1 to the Friends of the vessel 1091 for emergency repairs and authorizing staff to issue emergency permits.
   b. Consideration of modifications to Exhibit C, Salary Schedules for Harbor Maintenance 1, Dock Master and Office Bookkeeper.
   c. Consideration of accepting for filing application for Permit No. 2016-08, from Pacific Gas and Electric Company (PG&E) for Humboldt Bay Power Plant Wetland Sediment Sampling.

11. Administrative and Emergency Permits
   b. Granted Sierra Pacific Industries, a one-year extension of their dredging permit, till September 25, 2017.

12. Adjournment
September 28, 2016

ENVR 16-38

Mr. Jack Crider
Executive Director
Humboldt Bay Harbor, Recreation and Conservation District
P.O. Box 1030
Eureka, CA 95502-1030

Subject: Humboldt Bay Harbor, Recreation and Conservation District – Wetland Sediment Sampling Permit Application

Dear Mr. Crider:

Please find attached Permit Application for Humboldt Bay Power Plant (HBPP) Wetland Sediment Sampling. This permit is required for soil sampling within four wetland areas on the HBPP parcel and the PG&E property extending into Humboldt Bay and the Intake Canal. This work is required as part of the HBPP Nuclear Regulatory Commission (NRC) license Termination and Department of Toxic Substances (DTSC) mandated chemical remediation efforts.

If you have any questions, please contact me at 707-444-0719.

Sincerely,

[Signature]

James T. Salmon
Environmental Manager

CC: Loren Sharp, Sr. Director of Nuclear Decommissioning, PG&E
George Williamson, HBHRCD
PERMIT APPLICATION

Date Filed

<table>
<thead>
<tr>
<th>General Information</th>
<th>For Commission Use</th>
</tr>
</thead>
</table>
| 1.) Pacific Gas and Electric Company (PG&E) Humboldt Bay Power Plant 1000 King Salmon Avenue Eureka, CA 95503 | A. Application No.______
Application Type: Franchise ☐
Permit ☐
Lease ☐ |
| 2.) 1000 King Salmon Avenue Eureka, CA 95503 APN 305-131-34 and 305-131-35 | B. Date Received by Harbor District |
| 3.) Contact person Name, Address, phone # James Salmon Humboldt Bay Power Plant 1000 King Salmon Avenue Eureka, CA 95503 Email: J11A@pge.com Phone: 707.444-0719 | C. Date Accepted for filing by Commission |
| 4.) See attached list of names and addresses of all adjoining property owners | D. Date of Public Notice |
| 5.) List and describe any other related Project Permits & Other Public Approvals required, including those required by City, Regional, State & Federal Agencies. See attached information. | E. Date of Environmental Compliance |
| 6.) Coastal dependent industrial (MC) with combining designations coastal resource dependent (C), flood hazard (F), and coastal wetland (W). | F. Date of Public Notice |
| 7.) HBPP Wetland Sediment Sampling | G. Date of Public Hearings |

H. Date of Commission Action
Approval: ________
Conditional ________
Disapproval ________

I. Expiration Date

Comments
Answer all questions completely on a separate page. If the question does not apply to your project, so indicate by marking N.A. Contact Harbor District Office with questions.

**PROJECT DESCRIPTION**

8. Site Size - **HBPP site is 75 acres**
9. Square Footage - NA
10. Number of floors of construction - NA
11. Amount of off-street parking provided - NA
12. Attach plans - NA
13. Proposed scheduling - **Sampling scheduled to begin November 2016**
14. Associated projects - **HBPP Decommissioning, HBPP Canal Remediation**
15. Anticipated incremental development - none
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. - NA
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities - NA
18. If industrial, indicate type, estimated per shift employment & loading facilities. - NA
19. If institutional, indicate the major function, estimated per shift employment, occupancy, loading facilities, and community benefits derived from the project. - NA
20. If the project involves a variance, conditional use or recognizing application, state this and indicate clearly why the application is required. – NA

Are the following items applicable to the project or its effects? Answer yes or no. Discuss all items answered yes.

21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours. – No
22. Change in scenic views or vistas from existing residential areas or public lands or roads. – No
23. Change in pattern, scale or character of general area of project. – No
24. Significant amounts of solid waste or litter. – No
25. Change in dust, ash, smoke, fumes or odors in vicinity. – No
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. – No
27. Substantial change in existing noise or vibration levels in the vicinity.
   A. During Construction – No
   B. During Project Utilization – No
37. Financial statement:
   A. Estimated project cost.
      The HBPP Decommissioning Project is estimated at $1.055 Billion
   B. How will the project be financed?
      Existing project funds are used for this effort.

38. Describe fully directions necessary to arrive at project site.

   *The project site can be accessed via the King Salmon Avenue exit off of U.S. Highway 101, heading west on King Salmon Avenue, and turning right into the HBPP Charlie Road entrance. Access is by permission of PG&E HBPP security only.*

39. Hold Harmless – See separate agreement.

---

**NOTE**

The District hereby advises the Applicant that, under California Public Resources Code (PRC) Section 21089, the District when a lead agency under the California Environmental Quality Act (CEQA) of 1970, as amended, pertaining to an Environmental Impact Report (EIR) or a Negative Declaration (MND/ND) may charge and collect from the Applicant a reasonable fee in order to recover the estimated costs incurred by the District in preparing an EIR or MND/ND for the project and the procedures necessary for PRC compliance on the Applicants project.

In the event your project contains an analysis of issues pertaining to CEQA, for which District staff is not competent to independently review, or District requires the same in preparation of an EIR or MND/ND for the project, the District may retain a reviewing consultant to evaluate the content of the Administrative-Draft EIR and Final EIR or MND/ND with respect to these issues. The cost of such reviewing consultant services shall be borne by the Applicant.

**CERTIFICATION:** I hereby certify that the statements furnished above and in the attached exhibits present the information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

_Dated: 9/28/14_  

[Loren Sharp]  
Humboldt Bay Power Plant.
HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

Release, Hold Harmless and CEQA Exemption

As part of the Humboldt Bay Power Plant (HBPP) Nuclear Regulatory Commission (NRC) license termination and Department of Toxic Substances Control (DTSC) mandated chemical remediation efforts, soil sampling within four wetland areas on the HBPP parcel and Pacific Gas and Electric Company (PG&E) property extending into Humboldt Bay is necessary.

**Nuclear Regulatory Commission** - Final Status Surveys (FSS) must be conducted throughout the HBPP parcel, as part of NRC license termination. The FSS consist of taking soil samples to determine whether an area exceeds the Derived Concentration Guideline Levels. Any areas where the Derived Concentration Guideline Levels are found to have been exceeded will require remediation.

**Wetland Areas** - There are three wetland areas in which FSS must be conducted. FSS will be conducted as needed to satisfy NRC requirements. These areas subject to FSS include:

- **Buhne Slough**: A native undeveloped salt marsh.
- **Buhne Point Wetland Preserve**: A wetland and upland habitat in area mostly established for a number of years, composed of a mosaic of coastal grassland, riparian scrub/forest, saltwater and freshwater marsh.
- **Duck Pond**: A semi-freshwater or brackish marsh with native vegetation a few feet in elevation above the surrounding tidally influenced salt marsh. Although not tidal, it shows some evidence of saltwater intrusion, including halophytic plants.

**Humboldt Bay** - The PG&E parcel extends up to approximately 200 feet offshore into Humboldt Bay area that is shallow, sandy, and unvegetated.

**Department Toxic Substances Control** – DTSC soil samples must be collected as needed to satisfy DTSC requirements. DTSC sampling is scheduled to occur in the summer of 2016. The wetland areas requiring DTSC soil sampling include:

- Buhne Slough
- Duck Pond
- Frog Pond

PG&E fully understands that participation in the activity listed above poses risk of personal injury, death or property damage. PG&E hereby acknowledges that PG&E and its contractors are participating in the activity listed above and agree to assume any such risk.

PG&E hereby releases, discharges and agrees not to sue the Humboldt Bay Harbor, Recreation and Conservation District, its employees, or agents for any injury, death or damage to or loss of personal property arising out of, or in connection with the activity listed above from whatever cause, including the active or passive negligence of the Humboldt Bay Harbor, Recreation and Conservation District.

HBHD Waiver: PG&E 08/2016
Page 1 of 2
APPENDIX B
LOCAL AGENCY REVIEW FORM

SECTION A (TO BE COMPLETED BY APPLICANT)
Applicant: Coast Seafoods Company

Project Description: Extend the term of Coastal Development Permit Nos. E-06-003-A2 and E-02-005-A4 ("CDPs") for 6 months such that they expire on May 1, 2017 rather than December 1, 2016, pending Coastal Commission's consideration of renewing both CDPs.

Location: Intertidal and subtidal lands in Humboldt Bay's North Bay and subtidal lands in Central Bay.
Assessor's Parcel Number: See attachment.

SECTION B (TO BE COMPLETED BY LOCAL PLANNING OR BUILDING INSPECTION DEPARTMENT)
Zoning Designation: ___________________________ du/ac
General or Community Plan Designation: Combined Water Use-Mariculture ___________________________ du/ac

Local Discretionary Approvals

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

<table>
<thead>
<tr>
<th>Needed</th>
<th>Received</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Design/Architectural review</td>
</tr>
<tr>
<td></td>
<td>Variance for ________________</td>
</tr>
<tr>
<td></td>
<td>Rezone from ________________</td>
</tr>
<tr>
<td></td>
<td>Tentative Subdivision/Parcel Map No. ________________</td>
</tr>
<tr>
<td></td>
<td>Grading/Land Development Permit No. ________________</td>
</tr>
<tr>
<td></td>
<td>Planned Residential/Commercial Development Approval</td>
</tr>
<tr>
<td></td>
<td>Site Plan Review</td>
</tr>
<tr>
<td></td>
<td>Condominium Conversion Permit</td>
</tr>
<tr>
<td></td>
<td>Conditional, Special, or Major Use Permit No. ________________</td>
</tr>
<tr>
<td>[x]</td>
<td>Other Permit No. 04-03, Amendment 01 to Permit No. 04-03</td>
</tr>
</tbody>
</table>

CEQA Status

- [ ] Categorically exempt Class ________________ Item ________________
- [ ] Negative Declaration Granted (Date) ________________
- [ ] Environmental Impact Report Required, Final Report Certified (Date) ________________
- [x] Other Mitigated Negative Declaration, January 2007; Negative Declaration, December 2011 ________________

Prepared for the City/County of Humboldt Bay Harbor, Recreation and Conservation District by Jack Crider

Date: 10/19/16
Title: Executive Director
August 23, 2016

Mr. Jack Crider  
Executive Director  
Humboldt Bay Harbor, Recreation and Conservation District  
P.O. Box 1030  
Eureka, California 95502-1030

Re: Dredging Permit Extension  
Sierra Pacific Industries  
Resolution No. 2014-12

Mr. Crider:

On behalf of Sierra Pacific Industries, a one-year extension of the dredging permit issued as Resolution No. 2014-12 is requested. Per the Harbor District letter dated September 11, 2015, the current permit is set to be terminated on September 25, 2016.

Should you have any questions or require additional information, please contact this office.

Sincerely,

[Signature]

Corey Matson  
R.C.E. 75416

cc: File 03-900