

Shelter Cove Fish Cleaning Facility

Project Description & Plan of Operation

May 2017



Humboldt Bay Harbor, Recreation and Conservation District
601 Startare Drive
Eureka, CA 95502

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Attachments

- A - Vicinity map
- B - Site photos
- C - Site plans & building elevations
- D - Resort Improvement District will-serve letter (note: has been requested and is being prepared, to be submitted when received)
- E - CEQA Notice of Exemption

Background

The Humboldt Bay Harbor, Recreation, and Conservation District (Harbor District or HBHRCD) secured a lease for the Shelter Cove marina property including operation of the boat launch facility and the existing fish cleaning station. The Harbor District is in the process of planning and providing site improvements that will continue to support local boating and fishing activities, improve operations and benefit the area economically.

The Harbor District has helped maintain boating access at Shelter Cove since the mid-1970s and has assisted with the operation of the existing fish cleaning station since 1988. The existing station is located on a bluff, approximately 200 feet above the ocean adjacent to the boat launching facility (Attachment A – Vicinity Map). Currently, fishermen clean their catch on a table and direct fish waste into a central chute (Attachment B – Site Photos). The chute leads to a commercial grinder that grinds the fish waste and discharges directly offshore via an approximately 225 foot long suspended pipe. The fish cleaning station has served the commercial and recreational fishers for 29 years and has become indispensable to the Shelter Cove economy.

The existing Shelter Cove fish waste discharge pipe is located in the King Range National Conservation Area, Area of Special Biological Significance (ASBS). ASBS's are intended to afford special marine life protection by banning waste discharges within these designated areas. In 2010 the California State Water Resources Control Board (SWRCB) denied a HBHRCD requested conditional waiver to allow for the continuation of fish waste discharges; and SWRCB reemphasized that the HBHRCD must move forward to cease the fish cleaning station discharges into the ASBS as mandated by the California Ocean Plan. Since 2010, HBHRCD has been working with the Shelter Cove community and resource agencies to identify the most feasible solution to ending fish waste discharge without incurring economic damage to the community. The HBHRCD received a California Ocean Protection Council grant in 2016 to assist with development of the proposed project, a new fish cleaning station facility.

Project Site and Existing Uses

In addition to the existing fish cleaning station, the lease area is used for boat launching staging and day use parking. The lease area also has long term boat storage/parking for the Shelter Cove fleet of Commercial Passenger Fishing Vessels (CPFV), recreational, and other commercial boats. Water service from Shelter Cove Resort Improvement District #1 (RID#1) is currently supplied at boat storage locations. The two temporary approximately 140 square foot storage sheds in the project area will be relocated within the District lease area to accommodate the proposed project.

The lease area is mostly pervious surfaces, including dirt, grass, and gravel with the exception of the paved area around the existing fish cleaning station; and the few parking spaces adjacent to it along the cliff at the top of the boat ramp. HBHRCD

operates the only commercial launch service in Shelter Cove which includes two tractors that are parked on-site when not actively launching boats.

Proposed Project

The Harbor District proposes to relocate and replace the existing fish waste disposal system with a new approximately 3,200 square foot facility constructed in three phases (Attachment C – Site Plans). The new facility would replace the existing fish cleaning waste discharge facility with improved visitor serving and fishing industry support facilities.

The proposed project includes:

- New fish cleaning facility that will include cold storage, freezer, ice machine, and an area for a fish buyer (Phase 1).
- Office with maintenance shop/storage and two tractor work bays (Phase 2).
- Market/retail space (Phase 3).

Once the new fish cleaning facility is operational, the existing station's damaged gravity-driven ocean discharge pipe will be removed. There will be no fisheries-related economic losses from fish cleaning facility modifications, and fishing activities will not be affected or interrupted. HBHRCD is dedicated to protecting the local economy during the construction and transition phases of this project.

All exterior lighting, whether installed for security, safety, or signage purposes, will be shielded and/or positioned to direct light downward and not shine beyond the site boundaries. In the future, solar panels may be installed on the roofs of Phase 1 and 2, as shown on the site plans (Attachment C). The proposed solar panels would be designed and positioned to not result in glare to airport users. The facility will be clearly marked with signage stating the hours of operation for the multiple services provided such as: "Fish Cleaning Station", "Fish Buyer", "Tractor Launch", and "Fish Market" and acknowledging OPC and Prop. 1 grant funding. The existing tree on the corner of the property will remain, and the placement of drainage swales will be integrated on-site as specified by the Humboldt County Public Works Department.

The new slab foundation will be elevated approximately six inches above grade, to cap the existing substrate and minimize ground disturbance. The water and sewer lines will also be placed above existing grade, within the elevated foundation as feasible; and the proposed solid waste separator would be accessible for cleaning purposes. The project's water and sewer lines will tie into exiting RID#1 lines adjacent to the proposed facility.

The Phase 1 foundation, fish cleaning tables, and cold storage/freezer are proposed to be constructed and installed this year (2017). Temporary fencing with access gate, similar to the fencing around the existing fish cleaning facility, will be installed until the

remainder of the structure is constructed. The additional improvements described below will be constructed in subsequent years.

Phase 1: Fish Cleaning Station

Phase 1 of the proposed project will relocate and replace the existing fish cleaning station system and change the method of fish offal disposition. Seasonal Harbor District or concessionaire employees will manually separate fish cleaning wastes into carcasses suitable for crab bait. Other bio-wastes will be stored in fish cooler containers, to be ground up and used in fertilizer amendments. Segregated fish waste will be prepared for local pick up or for transport to an appropriate out of area location.

The proposed 40 ft x 30 ft covered structure will include two 20 ft x 8 ft walk-in cold storage/freezer units, fish cleaning table and fish grinder; and will be open-air on three sides.

The first phase will require water supply, electricity, and sewer services from the RID#1 (Attachment D – RID#1 will-serve letter to be provided). The project would connect the fish cleaning station drain to the RID#1 sewer system; a solid waste separator will be included and maintained by Harbor District staff.

Phase 2: Covered Tractor Work Bays with Office/ Maintenance Shop

The second phase of the proposed project will house two tractor work bays, and a shop/office/storage space. The enclosed approximately 40 ft x 30 ft structure will have three large, garage-type roll-up doors. The shop/office/storage space will include a water supply for a shop sink, water heater, and a drain that connects to the Phase 1 sewer line that ties into the RID#1 system.

Phase 3: Market/ Retail Space

The third project phase will be market/retail space development. This 28 ft x 34 ft building will be constructed in between the other two phases. The main public entrance into the market/retail space will be on the east side of the building through the main doors surrounded by two windows on each side. This single story portion of the structure will have a higher peaked roofline. It will have an access door on the north side into the fish cleaning area (Phase 1). The exterior will have signage with “Mario’s Marina Fish Market-Ice-Bait & Tackle” and a clock above it.

The interior will include multiple retail shelving units. There will be a cooler/display case for fish sales, a work table, a bait cooler, and ice machine. It will contain four sinks along the back wall and a drain in the floor. The water supply and drain will connect to the Phase 1 existing line that ties into the RID#1 system.

Plan of Operations

Operation and Security

Similar to the existing fish cleaning station, the new fish cleaning facility will be accessible at all times. The other phases will have similar hours as the tractor launch to facilitate the fishermen's needs as they complete their day use on the ocean and other visitors wanting to purchase fish and other items from the market.

As described above, seasonal employees will manually separate fish cleaning wastes into carcasses suitable for crab bait and other bio-wastes to be stored in fish cooler containers to be ground up and used in fertilizer amendments. Segregated fish waste will be prepared for local pick up or for transport to Eureka. The fish cleaning station (Phase 1) will be cleaned daily and the solid waste separator will be maintained and cleaned dependent on seasonal use demands. Security for the property, buildings, stored boats and tractors are monitored by staff presence at the property.

Parking

The estimated parking requirements, based on Humboldt County Code (H.C.C.) standards for commercial uses per building square foot, are shown in the table below. For the purposes of this analysis the parking standards for Retail/Service (H.C.C. 109.1.4.3.1) was applied to the entire project (Phases 1-3). Up to four employees would staff the proposed project at buildout. The project includes development of one paved ADA accessible parking space with loading/unloading area, the remaining onsite parking would remain gravel/dirt. There is more than 39,000 square feet of onsite space available for car, truck, trailer and boat parking, which could accommodate over 100 standard parking spaces. These are mostly unpaved gravel/dirt areas south and east of the proposed project in the central portion of the project site. Therefore, there is more than enough on-site capacity to meet project related parking requirements and other onsite uses.

Proposed Project	H.C.C Parking Standards 313-109.1.4.3.1	Minimum Number of Parking Spaces Required
Phases 1-3: approx. 3,232 ft ²	One parking space for every 300 ft ² ...plus one for each employee	11 + 4 = 15 spaces

There is not expected to be an increase in traffic to and from the site as a result of proposed project. The existing site uses would remain and the new facility would replace an existing facility. Traffic would continue to be associated with both employees and visitors/recreational users.

Water/Wastewater and Electricity

As noted in the Project Description above, water, wastewater collection and disposal, and electricity service will all be provided by the RID#1. A will-serve letter is attached (Attachment D).

Other Considerations

Land Use and Zoning

The site is designated Commercial Recreation-Coastal Related (CR/C) by the Humboldt County General Plan and is zoned Coastal Dependent Commercial Recreation (CRD), Qualified (Q), Airport Safety Review (AP), Special Archaeological Resources Area (A), Design Review (D). The proposed project replaces an existing facility that supports coastal recreation, tourist, and fishing uses in Shelter Cove. The proposed improvements support visitor serving uses and the local fishing industry and comply with applicable regulations.

Airport Safety Review

The parcel is located within the B1 or Approach/Departure Zone of the Shelter Cove Airport. This zone limits uses to single story commercial and office buildings. The proposed project includes development of a single story visitor serving structure that is consistent with applicable zoning standards. It is not expected to result in substantially more people using or visiting the site than current use. All exterior lighting, will be shielded and/or positioned to direct light downward and not shine beyond the site boundaries or impair visibility to airport users. The proposed solar panels would be designed and positioned to not result in glare to airport users.

Cultural Resources

A pre-construction Cultural Resources Study will be conducted by William Rich & Associates for the proposed project. All project related work will be completed in accordance with those survey results. Ground disturbance activities would occur as a result of foundation work for development of the structures. To minimize potential impacts to buried cultural resources, the foundation depth will be minimized by rocking up and essentially capping the existing substrate with a slightly elevated foundation. In addition, the Harbor District's adopted inadvertent discovery protocols will be implemented as necessary and the District will proceed with the appropriate supervision and culturally sensitive protocol for this potentially sensitive area.

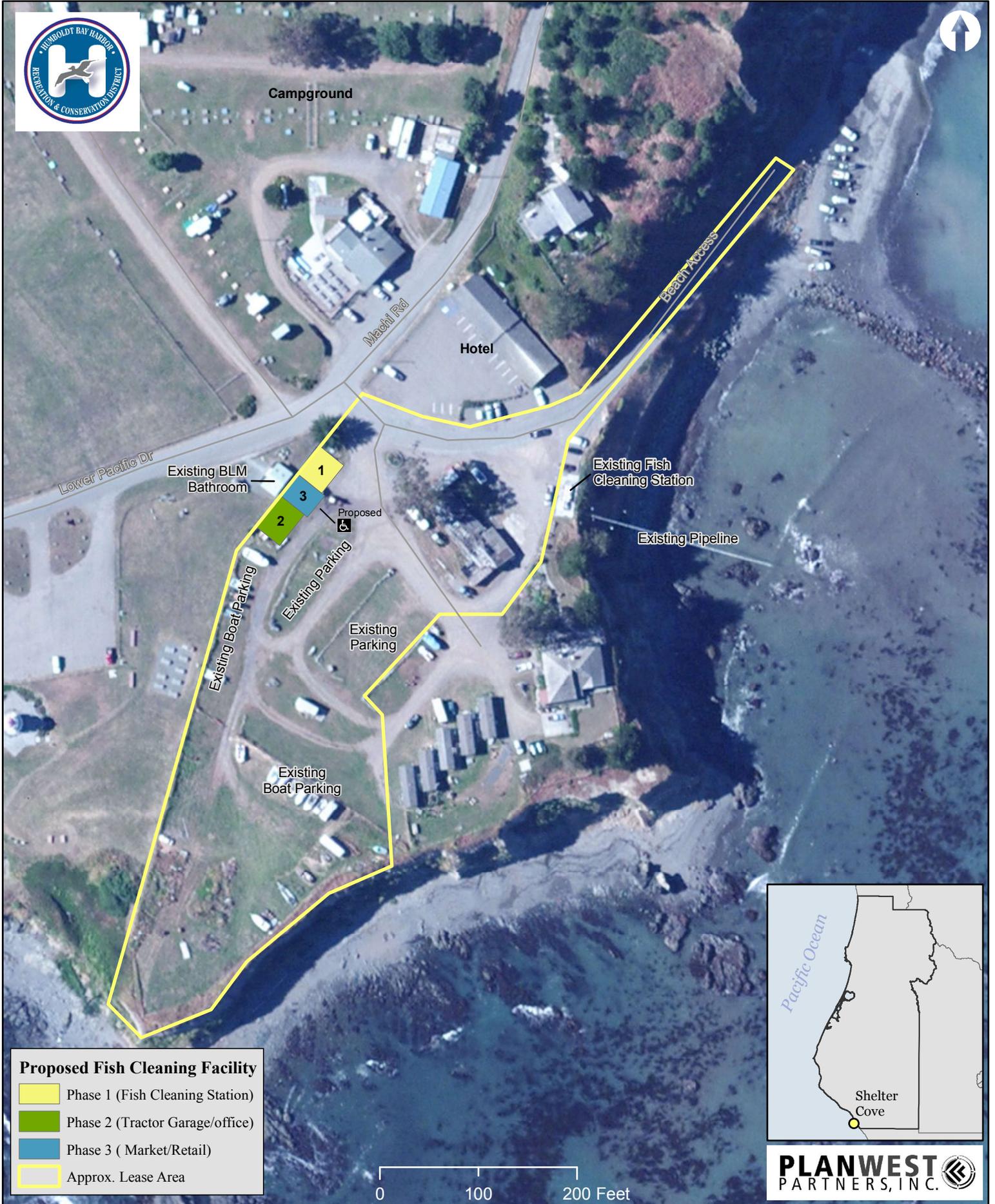
During the spring of 2016, William Rich and Associates conducted an investigation for the Harbor District's lease area at Point Delgada, Shelter Cove. That survey included an evaluation of historical significance for the ruins of the former bunkhouse building and adjacent eucalyptus tree, planted in 1960, now permitted for removal. The evaluation found that neither the ruins of the former bunkhouse building nor the eucalyptus tree qualify for listing as a historical resource. It further found that because that project did not include excavation or other large scale ground disturbing activities, it would be unlikely that historic period or Native American archaeological materials would be discovered.

CEQA Compliance

HBHRCD prepared a Notice of Exemption citing CEQA guidelines Section 15303 for “new construction or conversion of small structures”. The proposed project is replacing, relocating, and removing existing structures. The proposed project is not expected to result in significant environmental effects. The potential to unearth archaeological materials not yet identified is addressed by the Harbor District’s adopted Standard Operating Procedures for inadvertently discovered historic resources.

Shelter Cove Fish Cleaning Facility

Attachment A -
Vicinity Map



Proposed Fish Cleaning Facility

- Phase 1 (Fish Cleaning Station)
- Phase 2 (Tractor Garage/office)
- Phase 3 (Market/Retail)
- Approx. Lease Area



Shelter Cove Fish Cleaning Facility



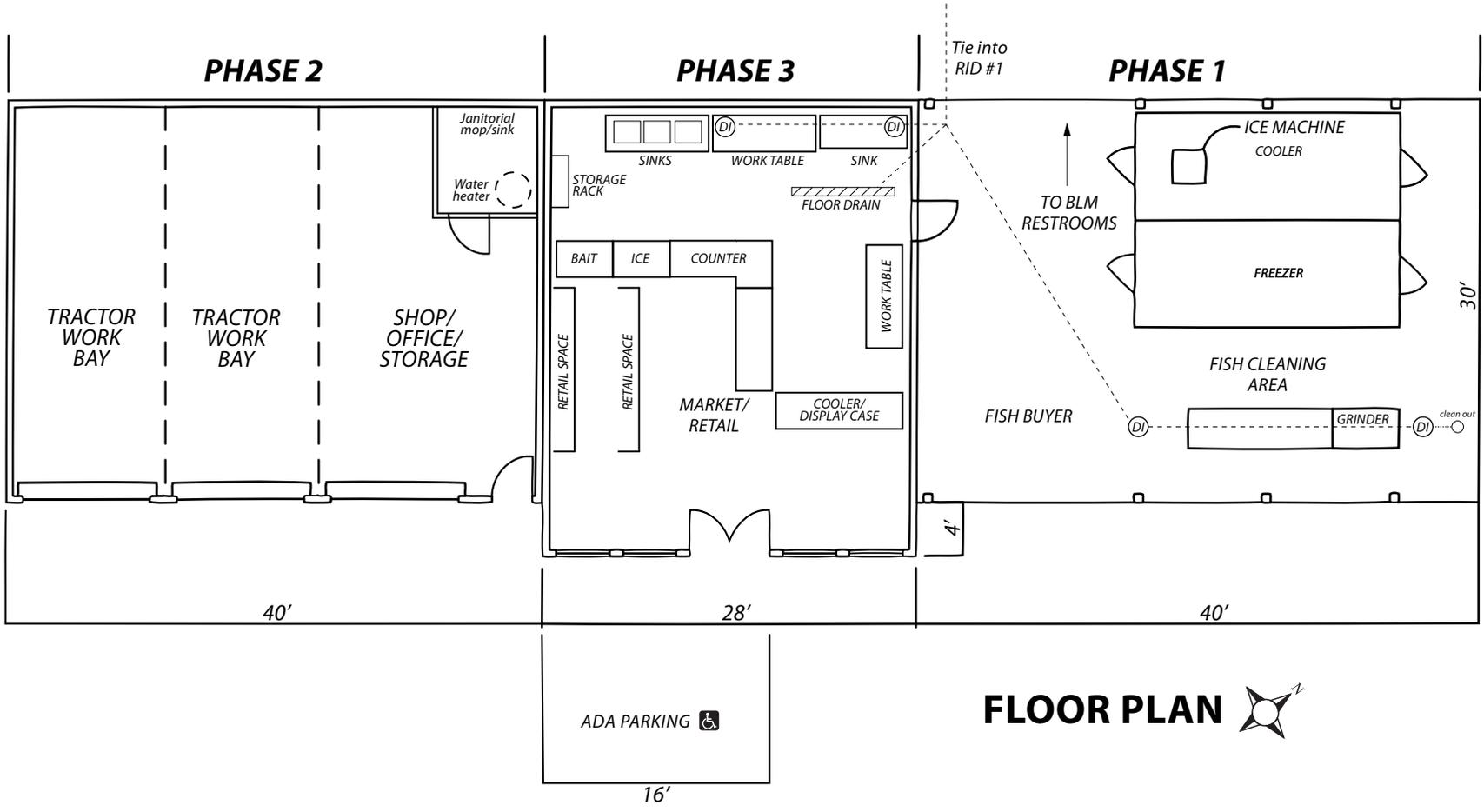
Fishermen using fish cleaning table at existing facility, Shelter Cove, Humboldt County, Ca



Photograph of seabirds congregating near fish waste disposal pipe at Shelter Cove, Humboldt County, Ca.



Proposed project location; boats and storage sheds to be relocated on-site.



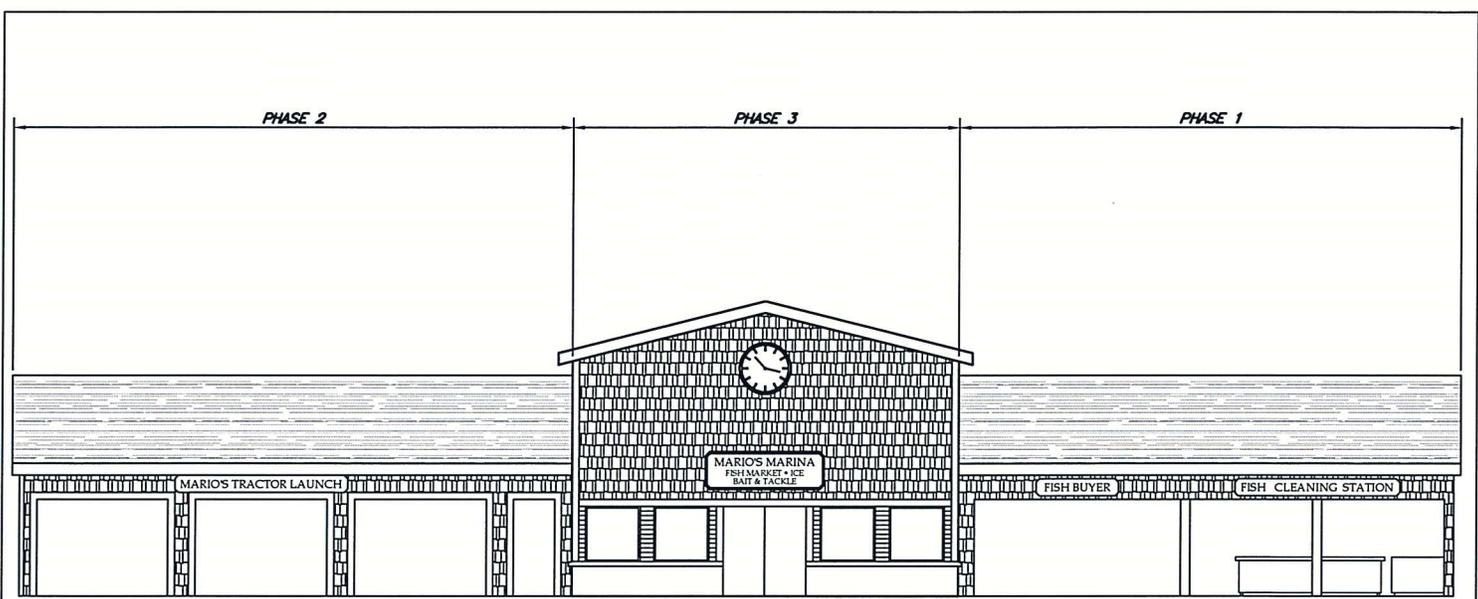
Tie into RID #1

↑ TO BLM RESTROOMS

(Note: detail not to scale)
 (DI) Drain Inlet

FLOOR PLAN

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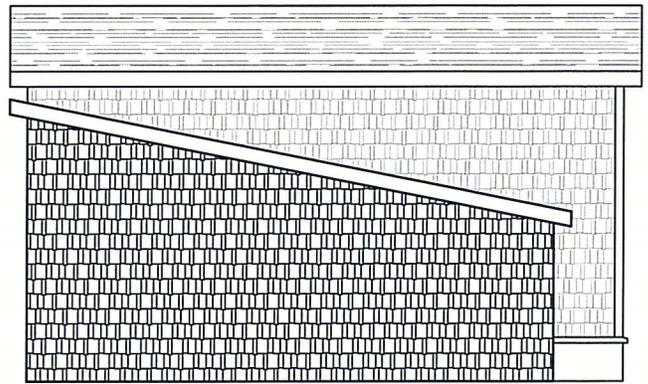
EAST ELEVATION
NTS

	HBHRCD	West Elevation
	Fish Cleaning Station	SHN 016270
Consulting Engineers & Geologists, Inc.	533 Machi Place, Shelter Cove, California	Figure 4
November 2016	016270-FLOOR-PLAN	

\\E:\proj\16270\Figures\16270-FLOOR-PLAN\16270-FLOOR-PLAN.dwg, Saved: 11/14/2016 10:47 AM, Not Saved, Plotted: 11/14/2016 10:47 AM, Not Plotted

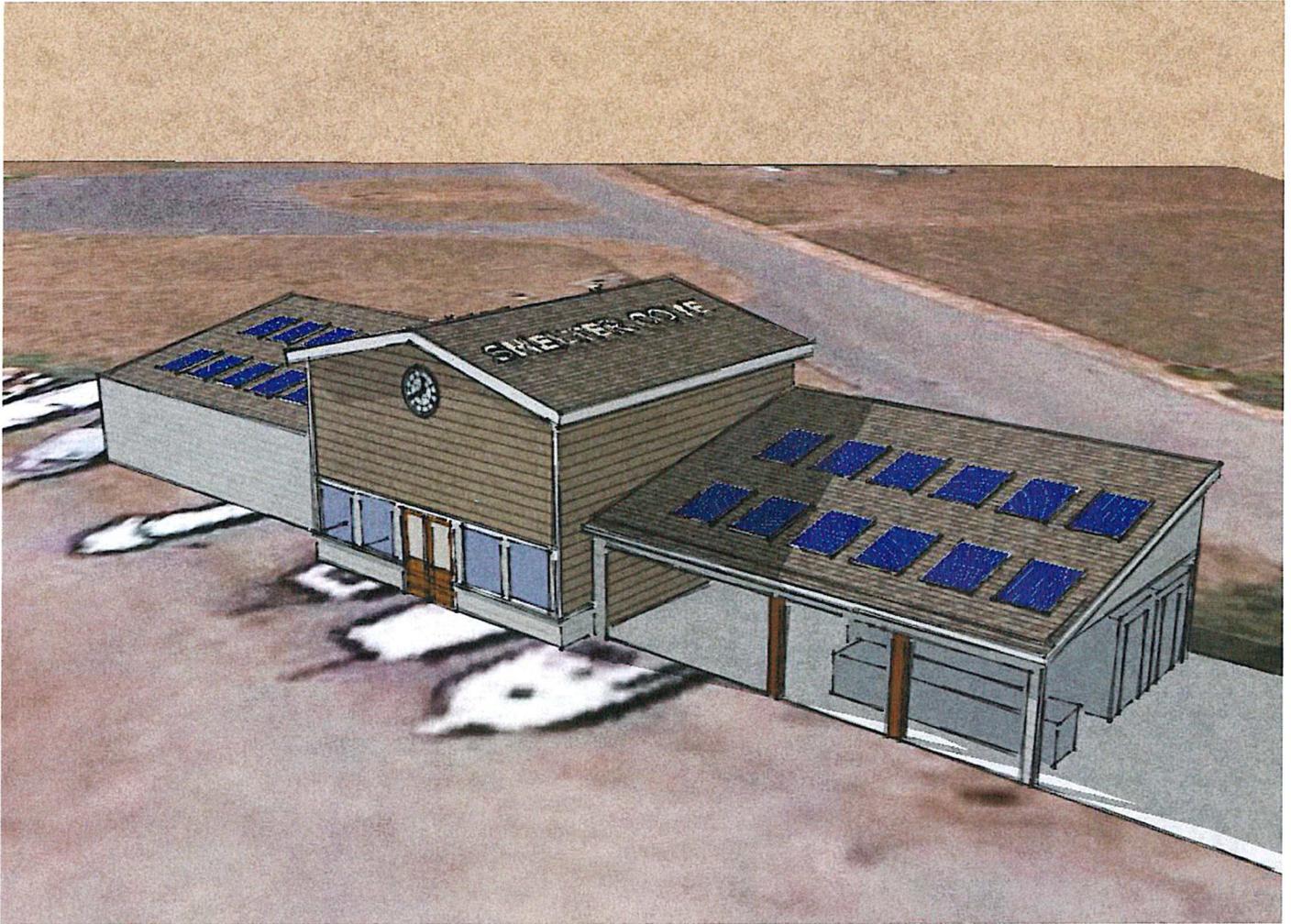


NORTH ELEVATION
NTS



SOUTH ELEVATION
NTS

	HBHRCD		North & South Elevations
	Fish Cleaning Station		
	533 Machi Place, Sheller Cove, California		SHN 016270
	November 2016	016270-FLOOR-PLAN	Figure 5





RESORT IMPROVEMENT DISTRICT NO. 1
SHELTER COVE – HUMBOLDT COUNTY – CALIFORNIA

9126 Shelter Cove Road, Whitethorn CA 95589-9079
707-986-7447, Fax: 707-986-7435, www.sheltercove-ca.gov



1 June 2017

Mr. Jack Crider, Executive Director
Humboldt Bay Harbor District
601 Startare Dr,
Eureka, CA 95501

Re: Will-Serve Letter, Resort Improvement District #1 Utilities Services

Dear Mr. Crider,

The Resort Improvement District #1 (RID) will provide commercial above ground electric service, commercial drinking water supply, and commercial wastewater treatment for the proposed Shelter Cove Marina project.

Because of the District's wastewater treatment system limitations, (in pipe size, biological oxygen demand, total suspended solids, etc) the following operating parameters must be met prior to being connected to the treatment system main:

- All processed ocean catch must have all solid material, including fish scales, must be removed from the waste stream (i.e. mechanical screening). Grinding solids to smaller particles is not acceptable.
- An oil separator must be installed before the main connection. The interceptor must be capable of removing fish oils, and it will be subject to monthly inspections by RID operations staff.
- In the event that downstream effluent becomes noticeably malodorous, a surcharge will be applied to remedy to the situation.

Should you have any questions, feel free to contact the undersigned at 707-986-7015 or via e-mail at the address below.

Sincerely,

Philip W. Young
General Manager
Resort Improvement District #1
gm@sheltercove-ca.gov

COMMISSIONERS

1st Division
Larry Doss
2nd Division
Greg Dale
3rd Division
Stephen Kullmann
4th Division
Richard Marks
5th Division
Patrick Higgins

Humboldt Bay
Harbor, Recreation and Conservation District
(707) 443-0801
P.O. Box 1030
Eureka, California 95502-1030



California Environmental Quality Act Notice of Exemption

Project Title: Shelter Cove Fish Cleaning Facility

Project Proponent

Humboldt Bay Harbor, Recreation and Conservation District
601 Startare Drive,
Eureka, CA 95501

Project Summary

Relocate and replace the existing fish waste disposal system with a new approximately 3,200 square foot facility constructed in three phases. The relocated facility would replace the existing fish cleaning waste discharge facility with improved visitor serving and fishing industry support facilities. The proposed project includes:

- New fish cleaning facility that will include cold storage, freezer, ice machine, and an area for a fish buyer (Phase 1).
- Office with maintenance shop/storage and two tractor work bays (Phase 2).
- Market/retail space (Phase 3).

Pertinent California Environmental Quality Act (CEQA) Exemption: Guidelines §15303 allows for an exemption from the preparation of environmental documents for new construction or the conversion of small structures. Class 3 (c) exempts non-residential structures when consistent with zoning, has necessary public services, does not involve a significant amount of hazardous substances and surrounding area is not environmentally sensitive.

Rationale for Exemption: This is the relocation of an existing use that will receive Resort Improvement District #1 water and wastewater services. The facility site is in a developed area of Shelter Cove, adjacent to an existing restroom, parking and storage areas, and a hotel. The relocation allows for diversion of an existing fish cleaning station drain line to the cove to the community wastewater system. The project qualifies for a Class 3 (c) exemption from CEQA and the use of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2.

Contact: George Williamson, District Planner
Humboldt Bay Harbor, Recreation and Conservation District
601 Startare Drive, Eureka, CA 95501

Date: May 26 2017

Signature: 