

# Shelter Cove Fish Cleaning Remediation Facility Grant

## 2017 Progress Report

Prepared by



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The Humboldt Bay Harbor, Recreation, and Conservation District received a California Ocean Protection Council grant in 2016 to assist with development of the proposed project, a new fish cleaning station facility. The following report describes the activities accomplished by the Harbor District to permit and develop the Fish Cleaning Facility in Shelter Cove California, in 2017. During this period, substantial progress was made in preparing development and facility plans, filing and processing the Coastal Development Permit for the Facility, and environmental compliance consistent with the California Environmental Quality Act (CEQA).

### 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. Currently, fishermen clean their catch on a table and direct fish waste into a central chute. 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.

### **Humboldt County Coastal Development Permit Application Filing**

The Harbor District prepared and filed a Coastal Development Permit Application with Humboldt County (CDP 17-028) to relocate and replace the existing fish waste disposal system with a new approximately 3,200 square foot facility constructed in three phases. The new facility would replace the existing fish cleaning waste discharge facility with improved visitor serving and fishing industry support facilities.

The 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. The proposed solar panels would be designed and positioned to not result in glare to airport users. The facility will have signage with 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 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 as soon as the CDP and building permits are issued by the County (early 2018). Temporary fencing with access gate, similar to the fencing around the existing fish cleaning facility, will be installed until the structure is constructed.

### **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 Prepared**

### **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 per County Requirements Incorporated into Site Design**

The Humboldt County Code (H.C.C.) commercial use standards parking requirements are shown in the table below. The project includes development of employee parking, and 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.

<b>Proposed Project</b>	<b>H.C.C Parking Standards 313-109.1.4.3.1</b>	<b>Minimum Number of Parking Spaces Required</b>
Phases 1-3: approx. 3,232 ft <sup>2</sup>	One parking space for every 300 ft <sup>2</sup> ...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.

**Resort Improvement District #1 Coordination for Water/Wastewater and Electricity**

The District received a will serve letter from Resort Improvement District #1 for water, wastewater collection and disposal, and electricity service.

**Responses to Humboldt County for other Considerations Provided**

**Land Use and Zoning Compliance Documented**

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 have been designed to support visitor serving uses and the local fishing industry, and meet the grant objectives.

#### **Airport Safety Review Completed**

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 Review Completed**

A pre-construction Cultural Resources Study was 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.

#### **CEQA Compliance Provided to County**

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 Permitting Support Materials (Available on Request)**

- A - Vicinity map
- B - Site photos
- C - Site plans & building elevations
- D - CEQA Notice of Exemption