

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 8TH STREET • SUITE 130
ARCATA, CA 95521
VOICE (707) 826-8950
FAX (707) 826-8960



W10a

DATE: June 19, 2015

TO: Coastal Commissioners and Interested Persons

FROM: Alison Dettmer, Deputy Director
Robert S. Merrill, North Coast District Manager
Melissa B. Kraemer, Supervising Planner

SUBJECT: Extension of Time Limit for Commission Action on County of Humboldt
Local Coastal Program Amendment LCP-1-HUM-15-0011-2
(Big Lagoon Park Co.)

For the Commission meeting of July 8, 2015

LCP AMENDMENT DESCRIPTION

On April 22, 2015, the County of Humboldt submitted to the Commission LCP Amendment Application No. LCP-1-HUM-15-0011-2. As submitted, the amendment would amend the North Coast Area Plan segment and the Implementation Plan of the Humboldt County LCP to reconfigure the boundary lines between the existing Residential Estates (RE) and Coastal Commercial Timberland (TC) land use and zoning designations of an approximately 13-acre property owned by the Big Lagoon Park Company. The result of the LCP amendment as submitted would be a net shift of approximately 2.4 acres from RE to TC, and an adjustment of the urban limit line to run coincident with the new RE-designated/zoned area.

Coastal Act Section 30510 requires proposed LCP amendment submittals to contain materials sufficient for a thorough and complete review. Once that requirement is satisfied, and an amendment is deemed submitted (or “filed”), the Coastal Act requires the Commission to act on Implementation Plan (IP) amendments within 60 days and on Land Use Plan (LUP) amendments and combined LUP/IP amendments within 90 days (Coastal Act Sections 30510, 30512, 30513, and 30514). On April 22, 2015, the Commission staff deemed the LCP amendment application submitted. This proposed LCP amendment would amend both the LUP and IP, and thus the 90-day time limit applies. The 90th day after the date this LCP amendment application was deemed submitted is July 21, 2015. Therefore, unless the Commission extends the deadline, the Commission will need to complete its action on the LCP amendment at or prior to the Commission’s July 8-10, 2015 hearings.

The Big Lagoon Park Company, whose property would be affected by the proposed amendment, has requested that the LCP application action deadline be extended by the Commission so that the application may be heard at the upcoming Commission meeting planned to be held in the local area September 9-11 in Arcata. Staff has consulted with the County staff, and the County has indicated its agreement with scheduling the hearing on the LCP amendment for the Commission's September meeting.

Coastal Act Section 30517 states that the Commission may extend for good cause the 90-day time limit for Commission action on an LCP amendment for a period not to exceed one year. Although staff is planning to bring the proposed amendment forward within two months at the next North Coast hearing in September, staff recommends that the Commission extend the deadline for a full year as provided by the Coastal Act to allow for uncertainty in the review process and flexibility for coordination with the County on potential modifications, establishing hearing schedules, and managing competing workload. Therefore, staff recommends that the Commission extend the deadline for Commission action on the proposed LCP amendment by one year. A one-year extension would result in a new deadline for Commission action of July 21, 2016.

STAFF RECOMMENDATION

Staff recommends that the Commission vote to extend the deadline for Commission action for one year.

Motion:

I move that the Commission extend the time limit to act on County of Humboldt Local Coastal Program Amendment No. LCP-1-HUM-15-0011-2 for a period of one year.

Staff recommends a **YES** vote. Passage of this motion will result in a one year extension of the period in which the Commission must act on the proposal, changing the deadline for Commission action from July 21, 2015 to July 21, 2016. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.