

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT
1385 8TH STREET, SUITE 130
ARCATA, CA 95521
PHONE: (707) 826-8950
WWW.COASTAL.CA.GOV



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Prepared August 26, 2022 (for the September 8, 2022 Hearing)

To: Commissioners and Interested Parties
From: Shana Gray, North Coast District Deputy Director
Subject: **North Coast District Deputy Director's Report for September 2022**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, emergency CDPs, and local government acceptance of modifications for LCP certification for the North Coast District Office are being reported to the Commission on September 8, 2022. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's North Coast District Office in Arcata. Staff is asking for the Commission's concurrence on the waivers, immaterial amendments, and time extensions. The other items are presented for the Commission's information. Staff will report any objections received and any other relevant information on these items to the Commission when it considers the North Coast District Deputy Director's report on September 8.

With respect to the September 8th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on September 8, 2022 (see attached)

Waivers

- 1-22-0617-W, Hunt – Lot Line Adjustment (Arcata area, Humboldt Co.)

Immaterial Amendments

- 1-10-032-A9, Humboldt County Resources Conservation District – Salt River Ecosystem Restoration Project minor changes (Ferndale area, Humboldt Co.)

Time Extensions, Emergency Permits and LCP Certifications – None

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 25, 2022

To: All Interested Parties

From: Melissa B. Kraemer, North Coast District Manager
Catherine Mitchell, Coastal Program Analyst

Subject: **Coastal Development Permit (CDP) Waiver 1-22-0617-W**
Applicants: Dean and Dana Hunt

Location: At the junction of Jackson Ranch Road and Foster Avenue, Arcata area,
Humboldt County
(APNs: 506-211-012 & 506-211-015)

Proposed Development

Lot line adjustment (LLA) between two agricultural properties involving the transfer of 13 acres from Parcel A (506-211-015) to Parcel B (506-211-012), reducing the size of Parcel A from 90 to 77 acres and increasing the size of Parcel B from 24 to 37 acres.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

Both parcels consist largely of farmed wetlands that were diked off from Humboldt Bay approximately 100 years ago for agricultural uses. The existing 90-acre lot (Parcel A) is bisected by Jackson Ranch Road, with 77 acres west of the road supporting active grazing operations and the remaining 13 acres on the east side of the road developed with an existing farmhouse, barn, well, onsite wastewater treatment system, and other agricultural accessory structures. The existing 24-acre Parcel B is undeveloped and is used grazing and other agricultural purposes. The proposed LLA will transfer the developed portion of Parcel A located east of Jackson Ranch Road to the 24-acre Parcel B, resulting in one 37-acre developed property east of the road. The resultant 77-acre lot west of the road will consist of undeveloped farmland, and both lots will continue to support cattle grazing and other agricultural uses. The proposed LLA will facilitate more efficient agricultural use and leasing of land for agricultural uses by consolidating areas on each resultant lot as reconfigured on either side of the road for fencing, irrigation systems, and crop and pasturage rotation. Both lots contain freshwater emergent wetlands over the majority of the properties, except for the area

currently developed with an existing residence, driveway, and accessory structures. The LLA will not increase the possibility of new development being proposed in wetland areas on the undeveloped lot because that potential already exists on the lots as currently configured. In addition, the reconfiguration of the 77-acre and 37-acre resultant parcels is consistent with the rural land division criteria of section 30250(a) of the Coastal Act, as 59% of the existing agriculturally zoned parcels in the surrounding area are developed and the mean parcel size of 28 acres is smaller than the proposed resultant lot sizes.

Therefore, the proposed development protects agricultural lands, will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

Procedural Note

The project site is bisected by the boundary between the Commission's retained jurisdiction and Humboldt County's certified LCP jurisdiction. The Applicant, the County, and the Executive Director have agreed to the processing of a consolidated CDP application by the Commission pursuant to Coastal Act section 30601.3(a)(2).

Coastal Commission Review Procedure

This waiver is not valid until it has been reported to the Coastal Commission and the site of the proposed development has been appropriately noticed, pursuant to sec. 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. **This waiver is proposed to be reported to the Commission on Thursday, September 8, 2022.** If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

PLEASE NOTE THAT THIS WILL BE A HYBRID MEETING, WITH BOTH VIRTUAL AND IN PERSON PARTICIPATION ALLOWED. Please see the Coastal Commission's Hybrid Hearing Procedures posted on the Coastal Commission's webpage at www.coastal.ca.gov for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Hybrid Hearing Procedures, please email northcoast@coastal.ca.gov or call 415-904-5202.

The in-person hearing will be held at **Cliffs Hotel & Spa, 2757 Shell Beach Rd, Pismo Beach, CA 93449**. The Commission strongly encourages continued participation virtually through video and teleconferencing due to changing Covid-19 conditions.

If you have any questions about the proposal, please contact Catherine Mitchell in the North Coast District office at Catherine.Mitchell@coastal.ca.gov.

cc: Humboldt County Planning & Building Dept.

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NOTICE OF PROPOSED PERMIT AMENDMENT

Date: August 24, 2022
To: All Interested Parties
From: Melissa B. Kraemer, North Coast District Manager
Catherine Mitchell, Coastal Planner
Subject: Amendment to Coastal Development Permit (CDP) 1-10-032
Applicant: Humboldt County Resource Conservation District

Project Site

Across ~808 acres of mostly agricultural properties under a variety of different ownerships, including the 440-acre Riverside Ranch owned by the Department of Fish & Game, along ~7.5 miles of the Salt River near Ferndale, Humboldt County.

Original CDP Approval

Implementation of the Salt River Ecosystem Restoration Project, a multi-year, region-wide, collaborative restoration and flood alleviation project comprised of three major components: (1) Phase 1 involves restoring approximately 400 acres of estuarine marsh, estuarine aquatic, riparian, and freshwater wetland habitats on the lower 2.5 miles of the Salt River and on the 440-acre Riverside Ranch former dairy farm property owned by the Department of Fish & Game; (2) Phase 2 involves restoring hydraulic capacity, in-stream fish habitat, riparian vegetation, and improved water quality along an additional approximately 5 miles of the Salt River, ~2,900 feet of lower Francis Creek, and ~500 feet of lower Eastside Drainage; and (3) long-term maintenance and adaptive management activities to ensure the project meets its goals and objectives to be performed over multiple years.

Proposed CDP Amendment

Inclusion of two added parcels (APNs: 100-102-003 and 100-101-004) in the project area footprint to accommodate additional sites for the beneficial reuse of dredged sediment from maintenance of the approved Sediment Management Area. The added properties are owned by landowners with whom the applicant currently has signed landowner agreements.

The Commission's reference number for this proposed amendment is **1-10-032-A9**

Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

This amendment, similar to six previously approved immaterial amendments, is proposed to add two new parcels into the project footprint where dredged material from the approved Sediment Management Area may be placed in upland areas for beneficial reuse. The change is proposed to add land best suited for reuse and/or those landowners and land managers most willing and committed to working with the Applicant at this time to develop and implement sediment reuse plans. The Applicant has provided supporting site-specific information for the added properties, including a sediment reuse plan consistent with the requirements of Special Condition 13 and an Annual Maintenance Plan consistent with Special Condition 16 of the original permit. Sediment reuse for the two added parcels will be confined to an existing facility footprint (cattle lanes, loafing pens, and manure pond berms) and will not result in any additional or changed impacts to agricultural resources, wetlands, riparian habitat, sensitive species habitat, water quality, or public access.

As the amended development does not have a potential for adverse impacts, either individually or cumulatively on coastal resources or public access, the Executive Director has determined that the proposed amendment is immaterial.

Coastal Commission Review Procedure

The CDP may be amended as proposed if no written objections are received in the North Coast District office within ten working days of the date of this notice. In addition to the regular means required by the regulations or statute, please make sure that you also send a copy of all correspondence or other documents electronically to NorthCoast@coastal.ca.gov. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on Thursday, September 8, 2022. If three or more Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

IMPORTANT! PLEASE NOTE THAT THIS WILL BE A HYBRID MEETING, WITH BOTH VIRTUAL AND IN PERSON PARTICIPATION ALLOWED. Please see the **Coastal Commission's Hybrid Hearing Procedures** posted on the Coastal Commission's webpage at www.coastal.ca.gov for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Hybrid Hearing Procedures, please email NorthCoast@coastal.ca.gov or call 415-904-5202.

The in-person hearing will be held at **Cliffs Hotel & Spa, 2757 Shell Beach Rd, Pismo Beach, CA 93449**. The Commission strongly encourages continued participation virtually through video and teleconferencing due to changing Covid-19 conditions.

If you have any questions about the proposal or wish to register an objection, please contact Catherine Mitchell in the North Coast District office.