

ADMINISTRATIVE ITEM TRANSMITTAL

To: John H. Ford, Director of Planning and Building Department

From: Cliff Johnson, Planning Manager

Effective Date February 26, 2024	Subject Emergency Coastal Development Permit	Contact Rodney Yandell
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Project: An Emergency Coastal Development Permit (ECDP) to facilitate the demolition of six outbuildings at 150 Stamps Lane and extensive cleanup of illegally dumped trash and debris. Due to the condition of the property, trash, debris, and hazardous materials are being dumped illegally and without authorization. Clean-up efforts will include demolition of unpermitted and dilapidated sheds and outbuildings, and removal of both interior and exterior trash and debris. Emergency authorization will allow work to commence immediately. A follow-up Coastal Development Permit (CDP) will be completed after the ECDP.

Project Location: The project site is located in the Manila area, on the west side of State Highway 225, at the intersection of Stamps Lane and State Highway 255, on the property known as 150 Stamps Lane.

Plan Designations: Natural Resources (NR) and Agriculture/General (AG), Humboldt Bay Area Plan (HBAP). Density: 2.5 acre minimum. Slope Stability: Relatively Stable (0).

Present Zoning: Natural Resources with a Beach and Dune Areas Combining Zone, and Rural Residential Agriculture with a 2.5-acre minimum parcel size and a Beach and Dune Areas Combining Zone. (NR/B; RA-2.5/B)

Assessor Parcel Number: 506-111-019

Record Number: PLN-2024-18919

Applicant Miles Preservation Colton White 41725 Elm Street Unit 303 Murrieta, CA 92562	Owner Freddie Mac 8200 Jones Branch Dr. McLean, VA 22102	Agent None
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Environmental Review: Emergency projects of this sort are categorically exempt from environmental review per Sections 15269(c) of the CEQA Guidelines.

Major Issues: The current condition poses significant health and safety risks, in addition to potential environmental damage.

State Appeal Status: Emergency project is not appealable to the California Coastal Commission.

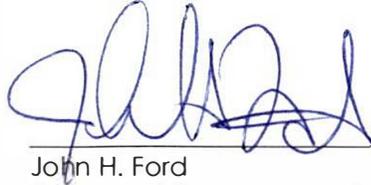
Recommendation:

- Approval based on findings in the staff report.
- Approval based on findings in the staff report and conditioned in Attachment 1.
- Denial based on findings in the staff report.

RECORD OF ACTION:

- Approved as recommended by the Planning Division.
- Approved with the attached revisions.

2/26/2024
Approval Date



John H. Ford
Director of Planning and Building Department

CONDITIONS OF APPROVAL

Approval of the Emergency Coastal Development Permit is conditioned upon the following terms and requirements which must be fulfilled before demolition and cleanup activities may be initiated.

1. The applicant shall secure a demolition permit through the Building Division for all relevant project activities.
2. Following the issuance of emergency development permit(s), the applicant shall obtain all required development permit(s) in accordance with §312-17 and other provisions of the Humboldt County Code.

Informational Notes

1. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

The applicant is responsible for ensuring compliance with this condition.

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Section 30611 of the Coastal Act includes provisions for permit waiver in cases of emergency.

“When immediate action by a person or public agency performing a public service is required to protect life and public property from imminent danger, or to restore, repair, or maintain public works, utilities, or services destroyed, damaged, or interrupted by natural disaster, serious accident, or in other cases of emergency, the requirements of obtaining any permit under this division may be waived...”

The proposed development conforms with all applicable zoning regulation requirements. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Coastal Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Project Evidence
312-15 Required Findings to Waive the Procedures for Emergencies	An emergency is defined as: a sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services.	Section 30111 of the California Coastal Act authorizes permit waiver in circumstances where immediate action by a person or public agency performing a public service is required to protect life and public property from imminent danger. Due to the condition of the property, trash, debris, and hazardous materials are being dumped illegally and without authorization. Clean-up efforts will include demolition of unpermitted and dilapidated sheds and outbuildings, and removal of both interior and exterior trash and debris.

The Planning Director may conditionally or unconditionally grant an emergency coastal development permit if all the following findings can be made:

§312-15.4.1	An emergency exists that requires action more quickly than permitted by strict adherence to procedural requirements.	Strict adherence to procedural requirements will lead to continued dumping adjacent to environmentally sensitive sites such as the dunes. Lack of emergency approval will extend the process during which debris and trash will continue to accumulate, and buildings will continue to be vandalized, deteriorate, and collapse, potentially causing injury. Environmental damage will occur as trash and debris remains in place both in and around the buildings with new debris accumulating daily.
§312-15.4.2	Public comment received on the emergency action proposed, if any, has been reviewed and considered.	Per the provisions for Director's waiver, limited referrals were sent out as part of the emergency permit. Coordination with the Blue Lake Rancheria, Wiyot Tribe, and Bear River Band of the Rohnerville Rancheria was conducted through email. The Wiyot Tribe, the Bear River Band of the Rohnerville

		Rancheria, and Blue Lake Rancheria requested that inadvertent archaeological discovery protocols be in place for any ground-disturbing activities. This has been included as a condition of project approval. Full disclosure of the project to all concerned agencies will be undertaken during the review of the regular CDP. Opportunity for public input will be accommodated during processing of the follow-up Coastal Development Permit.
§312-15.4.3	The emergency action would be consistent with the policies of the adopted County General Plan and the regulations of this zoning ordinance.	The applicant has applied for a standard Coastal Development Permit concurrently with the emergency permit filing.
§312-15.4.4	The proposed work can and will likely be completed within twenty (20) working days, unless otherwise specified by the Planning Director.	The applicant has indicated that the demolition and clean-up can be completed within approximately ten (10) working days.
§312-15.4.5	For emergency development located within the Coastal Zone, the proposed work does not fall within the permit jurisdiction of the Coastal Commission pursuant to the Public Resources Code §30600.5.	The property is located within the local jurisdiction.

Environmental Impact: The following table identifies the evidence which supports finding that the proposed development will not adversely impact the environment.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§15269(c) of the CEQA Guidelines	Statutorily exempt from State environmental review.	Section 15269(c) of the Statutory Exemptions found in Article 18 of the CEQA Guidelines exempts projects where specific actions are necessary to prevent or mitigate an emergency. This does not include long term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term.



150 Stamps Lane Outbuilding/ Shed Demo

APN: 506-111-019-000

Lot Size: 6.52 Ac

Property Owner: Federal Home Loan Mortgage Corporation
(Freddie Mac)

Scope: Demolish and remove outbuildings per the below schedule. Work to last approximately 10 days and will include demolition and haul off of all waste and recyclable material. Property will be cleaned of all trash and debris. House will be boarded and secured from additional vandalism.

Shed Building Demo Schedule:
Remove buildings 1, 2, 3, 4, 5, and 8