



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**  
**CURRENT PLANNING DIVISION**

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3015 H Street Eureka CA 95501  
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: June 13, 2019

To: John Ford, Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

Subject: **Trent Sanders' SoHum Inn Conditional Use Permit, Special Permit, and Design Review**  
Application Number 14354  
Case Numbers CUP-18-041, SP-18-121, DR-18-004  
Assessor's Parcel Number (APN) 032-141-010-000  
401 Redwood Drive, Garberville Area

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Please contact Trevor Estlow, Senior Planner, at 707-268-3740 or by email at [testlow@co.humboldt.ca.us](mailto:testlow@co.humboldt.ca.us) if you have any questions about the scheduled public hearing item.

**AGENDA ITEM TRANSMITTAL**

<b>Hearing Date</b> June 13, 2019	<b>Subject</b> Conditional Use Permit, Special Permit and Design Review	<b>Contact</b> Trevor Estlow
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**Project Description** A Conditional Use Permit, Special Permit and Inland Design Review for the construction of an inn on a 1.2 acre vacant parcel. The entry building will consist of a 1,695 square foot lobby and reception area. Also proposed is a 852 square foot conference room and a 1,243 square foot utility, storage and laundry building with a 1,132 square foot caretaker's unit on the second floor. The Special Permit is required for an exception to the loading space requirement. The guestrooms will consist of 15 individual suites in a 6,174 square foot single story building. The project also includes an outdoor pool, spa, patio areas, and a 250 square foot pool building which will house the outdoor showers, sauna, and mechanical equipment. The project will require approximately 500 cubic yards of grading and 15 trees will be removed. The site plan shows 27 parking spaces. The project will incorporate extensive landscaping, LID features, permeable paving elements, night-friendly lighting, energy efficient construction and environmentally friendly building materials. Design review is required. There are two monument signs proposed near the top of the driveway, outside of the County right of way, facing west and south east, and two signs to be mounted on the fire resistant sound wall proposed along the north and east sides of the building. The project will be served for water and sewer by the Garberville Sanitary District. **Note: This project was originally approved under CUP-16-095, however, that approval has expired.**

**Project Location:** The project is located in the Garberville area, on the east side of Redwood Drive, approximately 850 feet south from the intersection of Alderpoint Road and Redwood Drive, on the property known as 401 Redwood Drive.

**Present Plan Land Use Designations:** Commercial General (CG), Humboldt County General Plan, Density: compatible with surrounding residential development, Slope Stability: Moderate Instability (2).

**Present Zoning:** Community Commercial, Design Review (C-2-D).

**Case Numbers:** CUP-18-041, SP-18-121, DR-18-004

**Application Number:** 14354

**Assessor Parcel Number:** 032-141-010-000

**Applicant**  
Trent Sanders  
PO Box 1126  
Redway, CA 95560

**Owner**  
Same as Applicant

**Agents**  
Julian Berg Designs  
846 A Street  
Arcata, CA 95521

**Environmental Review:** The project is exempt from environmental review pursuant to Section 15183, Projects Consistent with a Community Plan or Zoning, of the State CEQA Guidelines.

**State Appeal Status:** Project is NOT appealable to the California Coastal Commission

**Major Issues:** None

## TRENT SANDERS' SOHUM INN

Case Numbers CUP-18-041, SP-18-121, DR-18-004,  
Assessor's Parcel Number 032-141-010-000

### Recommended Zoning Administrator Action

1. Describe the application as part of the Consent Agenda;
2. Call for public testimony regarding the agenda item;
3. If no one requests discussion take the following action:

Find the project exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit, Special Permit, and Inland Design Review based on evidence in the staff report, and adopt the Resolution approving the Trent Sander's SoHum Inn project subject to the recommended conditions.

**Executive Summary:** This project involves the development of a 15 suite inn (SoHum Inn) on a 1.2 acre vacant parcel just north of Garberville on Redwood Drive, south of Alderpoint Road. Lodging facilities are a use permitted with a Conditional Use Permit (CUP) in the Community Commercial (C-2) zone district. The inn will consist of a 1,695 square foot lobby and reception building, a 852 square foot conference room and a 1,243 square foot utility, storage and laundry building with a 1,132 square foot caretaker's unit on the second floor. The Special Permit is required for an exception to the loading space required. The guestrooms will consist of 15 individual suites in a 6,174 square foot single story building. The project also includes an outdoor pool, spa, patio areas, and a 250 square foot pool building which will house the outdoor showers, sauna, and mechanical equipment. The project will require 500 cubic yards of grading and will result in the removal of 15 trees. The development is subject to design review approval. Because the property is zoned commercial, setbacks are minimal. However, CalFire has required that a fire resistant sound wall be constructed between the Inn's eastern border and the Highway 101 off-ramp in order to provide additional fire protection for the Inn in the event of a fire spreading from the highway shoulder. At least 10,000 gallons of emergency water will be stored on site to provide for firefighting needs. Water and sewer services will be provided by the Garberville Sanitary District, which will require a new 8 inch lateral water line to be connected to the existing line, and a new 6 inch sewer line will need to be installed under the Highway 101 off ramp, operated by Caltrans.

Employees will consist of one full time, live-in manager; two full time maids; one full time groundskeeper/maintenance person; and additional part time employees as needed. Parking has been calculated based on 5 full time employees, and 5 employee parking spaces have been provided. A total of 27 parking spaces are provided, consisting of 1 space per guest suite (15 total), 2 manager' spaces (tandem spaces), the 5 employee spaces, 5 additional compact spaces, and one ADA van space.

A number of design modifications were made to the project based on referral responses, including the addition of the sound/fire wall, the provision of a fire access road along the east side of the inn to allow for emergency vehicle access to the north end of the parcel, and the placement of the Inn's monument sign outside of the County right of way. A cultural resources report was completed on the site, though no resources were encountered. The project contains the Inadvertent Discovery Protocol in the event that human remains or cultural artifacts are encountered during construction.

The project is consistent with the Humboldt County General Plan and the Humboldt County Code (HCC) for the following reasons: 1) the project proposes use of the property as a lodging facility (SoHum Inn), which is conditionally permitted in the Community Commercial Zone with the approval of Conditional Use Permit. Furthermore, the applicant has submitted evidence to support the granting of a Special Permit for an exception to the loading space requirement, and 2) the proposed development complies with all development standards of the zone district. The Department believes that the proposed project may be found exempt from environmental review pursuant to Section 15180-Projects Consistent with a Community Plan or Zoning, of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

**Staff Recommendations:** Based on the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Conditional Use Permit, Special Permit and Inland Design Review. Staff recommends conditional approval of the project.

**ALTERNATIVES:** Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE ZONING ADMINISTRATOR  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 18-**

**Case Numbers CUP-18-041, SP-18-121, DR-18-004,  
Assessor Parcel Number: 032-141-010**

**Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves Trent Sanders' SoHum Inn Conditional Use Permit, Special Permit and Inland Design Review request.**

**WHEREAS**, Trent Sanders submitted an application and evidence in support of approving a Conditional Use Permit, Special Permit, and Inland Design Review for the development and operation of a 15 suite Inn with a conference room, caretaker's unit, and other ancillary facilities; and

**WHEREAS**, Trent Sanders and the SoHum Inn submitted an application and evidence in support of approving a Special Permit for a caretaker's unit over an approved commercial use in a commercial zone; and

**WHEREAS**, the project can be found Exempt from environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA); and

**WHEREAS**, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Conditional Use Permit, Design Review, and Special Permit (Case Numbers CUP-18-041, SP-18-121, DR-18-004); and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Zoning Administrator on June 13, 2019.

**NOW, THEREFORE**, be it resolved, determined, and ordered by the Zoning Administrator that:

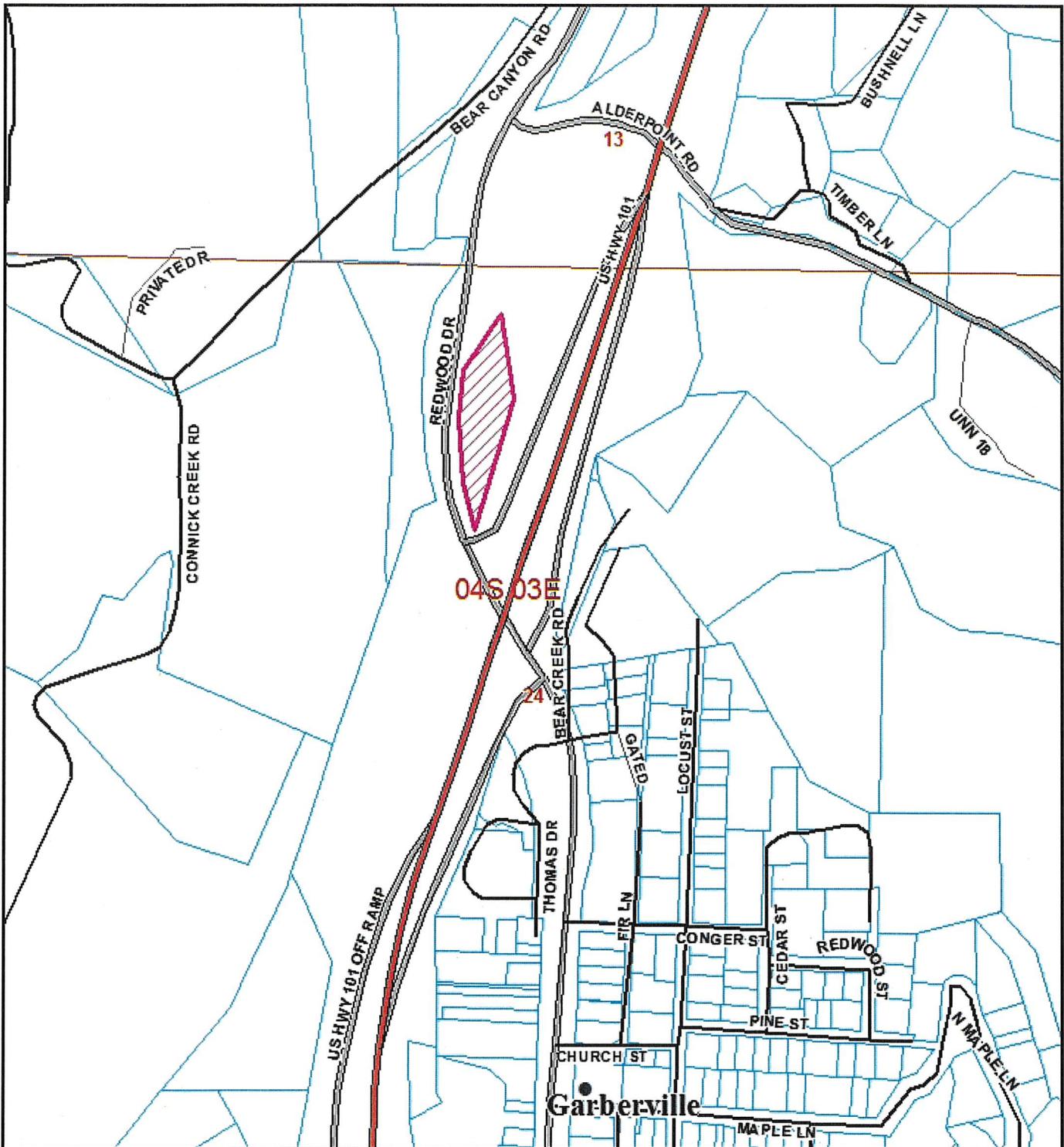
1. Finds that the application is exempt from environmental review pursuant to Section 15183 of the CEQA Guidelines; and
2. Makes the findings in Attachment 2 of the Planning Division staff report for Case Numbers CUP-18-041, SP-18-121 and DR-18-004 based on the submitted evidence; and
3. Approves the Conditional Use Permit, Special Permit and Inland Design Review applied for as recommended and conditioned for Case Numbers CUP-18-041, SP-18-121, DR-18-004.

Adopted after review and consideration of all the evidence on June 13, 2019.

I, John H. Ford, Zoning Administrator of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Administrator at a meeting held on the date noted above.

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John H. Ford  
Zoning Administrator  
Planning and Building Department



**LOCATION MAP**

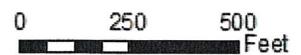
**PROPOSED SANDERS  
CONDITIONAL USE PERMIT &  
DESIGN REVIEW  
GARBERVILLE AREA  
CUP-16-095/DR-16-012**

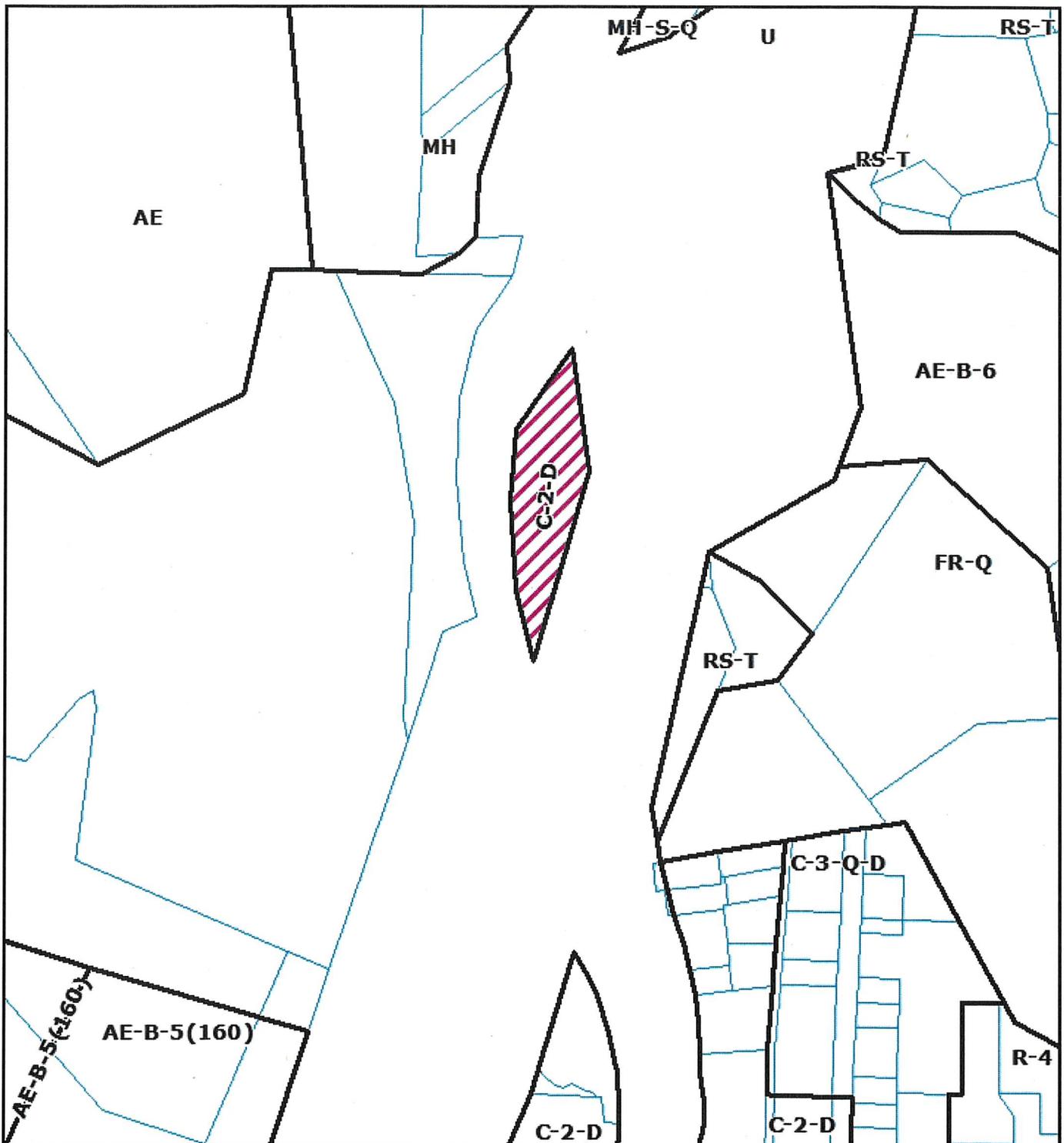
**APN: 032-141-010**

**T04S R03E S24 HB&M (Garberville)**

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





**ZONING MAP**

**PROPOSED SANDERS  
CONDITIONAL USE PERMIT &  
DESIGN REVIEW  
GARBERVILLE AREA**

**CUP-16-095/DR-16-012  
APN: 032-141-010**

**T04S R03E S24 HB&M (Garberville)**

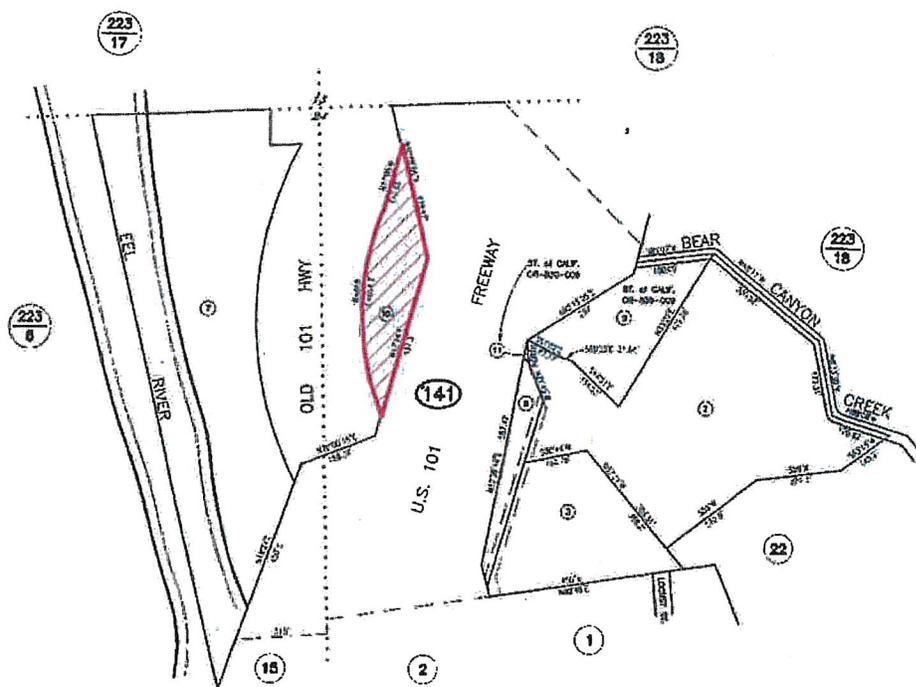
Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



PTN. SEC.24, T4S, R3E H.B. & M.

32-14

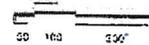


**OWNER'S PARCEL MAP**  
 MAP HAS BEEN PREPARED FOR  
 MAP NOT TO SCALE FOR  
 PURPOSES OF THIS  
 MAP. NO WARRANTIES ARE  
 MADE BY THE COUNTY OF  
 HUMBOLDT FOR THE  
 ACCURACY OF THIS MAP.  
 THE COUNTY OF HUMBOLDT  
 DOES NOT WARRANT THE  
 ACCURACY OF THIS MAP.

4 Jun 4, 2002

NC F Assessor's Map Numbers Shown in Circles  
Assessor's Parcel Numbers Shown in Squares

Assessor's Map Bk. 32, Pg.14  
County of Humboldt, CA.



### ASSESSOR PARCEL MAP

**PROPOSED SANDERS  
 CONDITIONAL USE PERMIT &  
 DESIGN REVIEW  
 GARBERVILLE AREA  
 CUP-16-095/DR-16-012**

**APN: 032-141-010  
 T04S R03E S24 HB&M (Garberville)**

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

MAP NOT TO SCALE



**AERIAL MAP**

**PROPOSED SANDERS  
CONDITIONAL USE PERMIT &  
DESIGN REVIEW**

**GARBERVILLE AREA  
CUP-16-095/DR-16-012  
APN: 032-141-010**

**T04S R03E S24 HB&M (Garberville)**

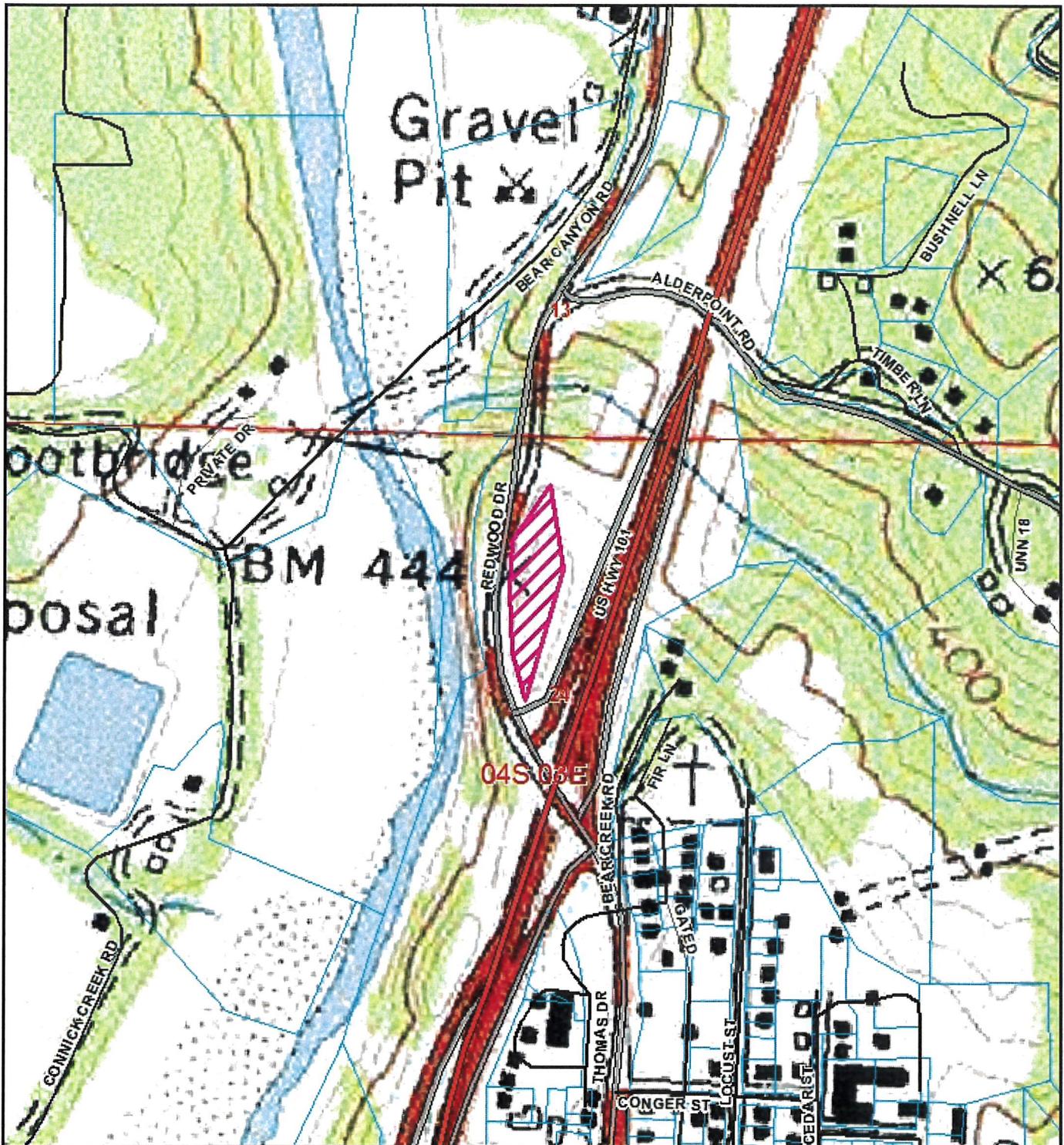
Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 250 Feet





**TOPO MAP**

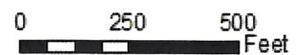
**PROPOSED SANDERS  
CONDITIONAL USE PERMIT &  
DESIGN REVIEW**

**GARBERVILLE AREA  
CUP-16-095/DR-16-012  
APN: 032-141-010**

**T04S R03E S24 HB&M (Garberville)**

Project Area = 

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REVISIONS:


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TEL: (707) 407-8800  
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PROJECT TITLE: THE SoHum, NEW INN, GARBERVILLE, CA  
TRENT SANDERS • P.O. BOX 1126 • REDWAY, CA 95560 • TEL: (707) 986-7068  
SHEET TITLE: PROPOSED SITE PLAN  
ASSESSOR'S PARCEL NUMBER: 032-141-010

PROJECT NO.: GI-1630  
DRAWN BY: JAB  
DATE: 3/1/2017

SHEET #:  
**A-1**

**BUILDING SQ FT SUMMARY**

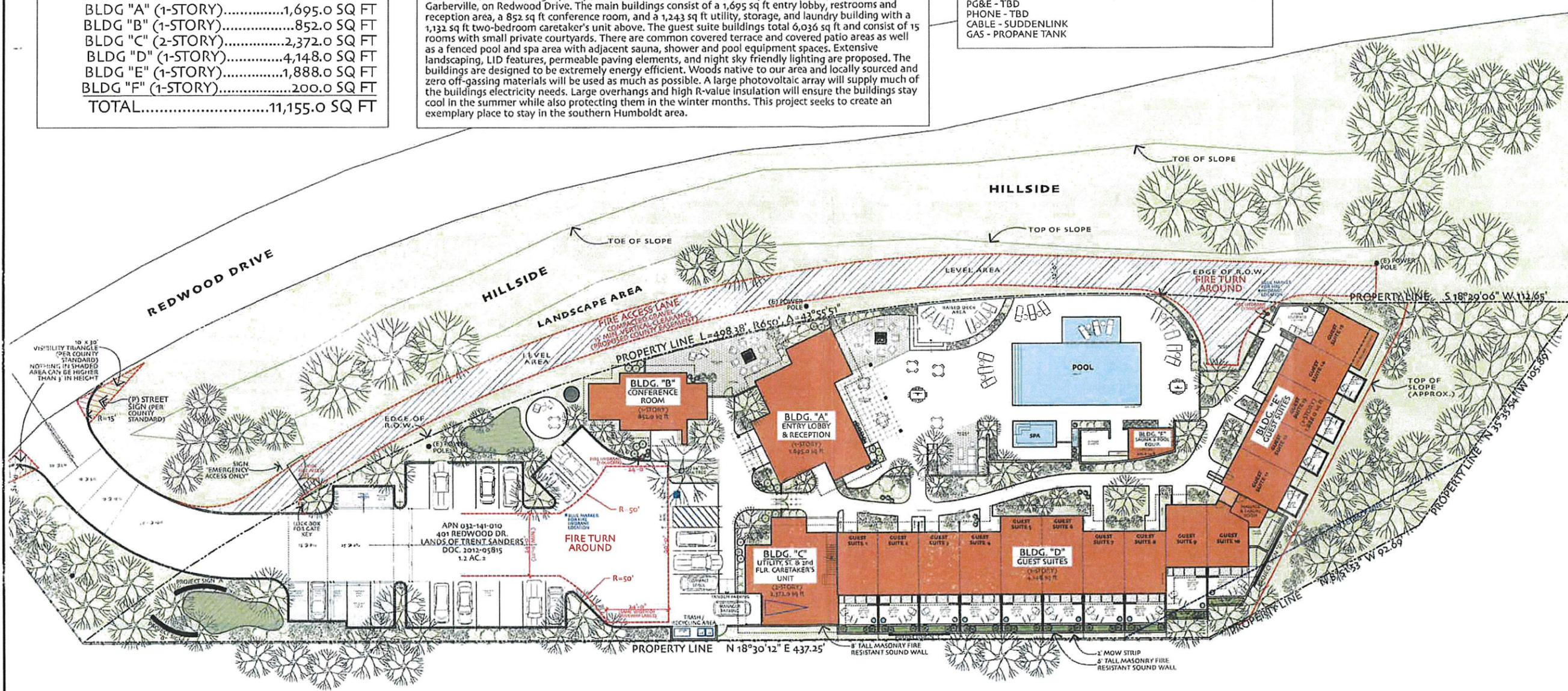
BLDG "A" (1-STORY).....	1,695.0 SQ FT
BLDG "B" (1-STORY).....	852.0 SQ FT
BLDG "C" (2-STORY).....	2,372.0 SQ FT
BLDG "D" (1-STORY).....	4,148.0 SQ FT
BLDG "E" (1-STORY).....	1,888.0 SQ FT
BLDG "F" (1-STORY).....	200.0 SQ FT
TOTAL.....	11,155.0 SQ FT

**PROJECT DESCRIPTION**

The "SoHum" is a new high quality Inn located on a vacant 1.2 acre site just north of downtown Garberville, on Redwood Drive. The main buildings consist of a 1,695 sq ft entry lobby, restrooms and reception area, a 852 sq ft conference room, and a 1,243 sq ft utility, storage, and laundry building with a 1,132 sq ft two-bedroom caretaker's unit above. The guest suite buildings total 6,036 sq ft and consist of 15 rooms with small private courtyards. There are common covered terrace and covered patio areas as well as a fenced pool and spa area with adjacent sauna, shower and pool equipment spaces. Extensive landscaping, LID features, permeable paving elements, and night sky friendly lighting are proposed. The buildings are designed to be extremely energy efficient. Woods native to our area and locally sourced and zero off-gassing materials will be used as much as possible. A large photovoltaic array will supply much of the buildings electricity needs. Large overhangs and high R-value insulation will ensure the buildings stay cool in the summer while also protecting them in the winter months. This project seeks to create an exemplary place to stay in the southern Humboldt area.

**UTILITY CONNECTIONS:**

COMMUNITY WATER - NEW 8" WATER LINE SUPPLY  
PUBLIC SEWER - NEW 6" LINE (UNDER CAL TRANS OFF RAMP)  
PG&E - TBD  
PHONE - TBD  
CABLE - SUDDENLINK  
GAS - PROPANE TANK



**PARKING SUMMARY**

**PARKING REQUIREMENTS:**

- 1 SPACE PER GUEST SUITE (15 SPACES REQUIRED)
- 2 MANAGERS SPACES (2 SPACES REQUIRED)
- COMMERCIAL USES, OFFICE (CONFERENCE ROOM) = 1 SPACE/300 SQ FT (WITH MIN. OF 4 SPACES) + 1 SPACE PER EMPLOYEE (5 SPACES REQUIRED)

**ADA PARKING:**

- 18'W X 18' LONG VAN PARKING SPACE
- 1 ADA VAN SPACE WITH UNLOADING ON PASSENGER SIDE (ONE ADA SPACE FOR EACH 25 SPACES)

**ADA PARKING:**

- 25% CAN BE COMPACT (7.5'W X 16' LONG) WITH COMPACT SIGNAGE (MAX. 6 COMPACT SPACES)

**22 TOTAL SPACES REQUIRED (INCLUDING 1 ADA VAN SPACE)**

**27 TOTAL SPACES PROPOSED (INCLUDING 1 ADA VAN SPACE, 2 TANDEM SPACES & 5 COMPACT SPACES)**



**PROPOSED LEVEL SITE PLAN**  
the SoHum

SCALE: 1" = 20'-0" (22" X34" PAPER SIZE)  
1" = 40'-0" (11" X17" PAPER SIZE)

\*\*\*SITE PLAN BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY POINTS WEST SURVEYING CO. APRIL 2016\*\*\*

GRAPHIC SCALE BAR  
MEASURES 1 INCH ON FULL SIZE PLANS

**DESIGN REVIEW SET**  
NOT FOR CONSTRUCTION

## ATTACHMENT 1

### RECOMMENDED CONDITIONS OF APPROVAL

Approval of the Conditional Use Permit, Special Permit and Inland Design Review is conditioned on the following terms and requirements.

1. The applicant shall obtain all necessary building permits and grading permits from the Building Inspection Division (BID). The applicant/owner shall submit plans by a California-licensed engineer for the building permit and grading permit. All building and grading plans submitted for approval shall be consistent with the plot plan approved by the Planning Department.
2. A landscaping plan shall be provided to the satisfaction of the Planning Division. At a minimum, the landscaping plan shall include native tree species, which are non-pyrophytic, and identify the location, type (by species and common name), size, method for irrigation, and maintenance program, including replacement of plantings over time. Landscaping shall not affect visibility and shall conform to the visibility ordinance as required by the Department of Public Works.
3. The applicant must obtain Department of Environmental Health clearance for the pool, hot tub, and spa, as well as permit the kitchen before a final clearance for occupancy can be issued by the Building Department.
4. Applicant shall apply for and obtain an encroachment permit to surface the proposed commercial driveway onto Redwood Drive. The driveway shall be surfaced with asphalt concrete, or if alternative surfaces are used, the surface shall be approved by the Department of Public Works.
5. The paved area for the proposed commercial driveway shall extend a minimum of 50 feet back from the edge of the existing roadway, and be flared to a minimum of 30 feet wide at the intersection with the County Road. The driveway shall intersect the County road at a 90 degree angle.
6. All parking must be developed on-site as shown in the submitted plot plan before a final is issued for the building permit.
7. Site visibility must be maintained at the commercial driveway entrance, which shall be at least 50 feet from the terminus of the Caltrans off ramp from southbound Highway 101.
8. The surfaced parking lot shall include an oil-water filtration system prior to discharge into the County storm water system.
9. Storm water runoff from the driveway or building site shall not be channeled or directed to flow across the travelled section of the County roadway. The applicant shall be responsible for correcting any involved drainage problems to the satisfaction of the Department of Public Works.
10. Prior to the issuance of the Building Permit the applicant shall obtain a Business License from the Humboldt County Tax Collector.
11. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision

by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

12. All development shall be completed in accordance with the Plot Plan submitted to the Planning Department on March 1<sup>st</sup>, 2017.
13. The removal of mature oak trees shall be minimized. Where oak trees are removed during construction, they shall be replaced at a 3:1 ratio – i.e. for every oak removed, three shall be planted on the parcel in appropriate locations. Any tree removal and vegetation clearing shall be completed outside of the bird breeding season, generally considered to be March 1-August 15, or if work must be conducted during the bird nesting season, a qualified ornithologist shall survey the area no more than seven days prior to the vegetation removal to determine whether active nests (nests containing eggs or nestlings) are present. If active nests are found, appropriate buffers shall be developed in consultation with CDFW.
14. A minimum of 10,000 gallons of water for emergency firefighting supply shall be stored on site, or a fire hydrant shall be installed as shown on the plot plan date March 1<sup>st</sup>, 2017.
15. The sound wall shall be constructed of fire resistant materials to address the minimal setback on the east side of the property, as required by Calfire in their referral response dated September 23<sup>rd</sup>, 2016.

**On-going Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:**

1. The project shall be developed, operated, and maintained as described in the Project Description, Plan of Operations, site plan, elevations and as conditioned herein. Changes in the project other than Minor Deviations from the Plot Plan as provided in Humboldt County Code Section 312-11.1 shall require a modification of this permit.
2. All lighting on the property, including appurtenant signs, shall be installed to avoid overspill to neighboring parcels. Lights for the appurtenant signage shall be fitted with photosensors to dim the lights at night to avoid reflection onto neighboring parcels.

**Informational Notes:**

1. This permit approval shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code. Once initiated, the term of the permit shall be as set forth in Section 2, Condition #1 above.
2. The Humboldt County Fire Safe Ordinance (Section 3111-1 *et seq.*) establishes development standards for minimizing wildfire danger in "state responsibility" designated areas. Exceptions to the 30-foot setback requirement may be pursued upon demonstration of providing the "same practical effect" of the setback through a combination of construction material choices, non-flammable vegetative buffers, and other design features
3. If archaeological resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic period sites), the Tribal Historic Preservation Officers (THPOs) for the

Bear River Band of Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe are to be contacted immediately to evaluate the discovery and, in consultation with the project proponent, City of Eureka, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include, but are not limited to, obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. Historic archaeological discoveries may include, but are not limited to, 19<sup>th</sup> century building foundations; structural remains; or concentrations of artifacts made of glass, ceramic, metal or other materials found in buried pits, old wells or privies. Should known or suspected Native American skeletal remains or burials be inadvertently discovered, the provisions of Section 7050.5 of the California Health & Safety Code and Section 5097.98 of the Public Resources Code shall apply (find at <http://nahc.ca.gov/resources/a-professional-guide-for-the-preservation-and-protection-of-native-american-human-remains-and-associated-grave-goods>).

**The applicant is ultimately responsible for ensuring compliance with this condition.**

## ATTACHMENT 2

### STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

**Required Findings:** To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

The County Zoning Ordinance, Sections 312-1.1.2 and 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specify the findings that are required to grant a Conditional Use Permit and Special Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
  - a. Is categorically or statutorily exempt; or
  - b. Has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
  - c. Has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

**1. The proposed development must be consistent with the General Plan.** The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the Humboldt County General Plan (GP) and the Garberville/Benbow/Redway/Alderpoint Community Plan (GRBAP).

Plan Section(s)	Summary of Applicable Goal, Policy, or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use Chapter 4	Commercial General (CG): Generally retail sales and services that should be located for convenience. Easily accessible, compatible and geared for local, neighborhood or regional needs. Compatible uses include Visitor Serving Facilities and Transient Habitation.	The project is for the construction of a 15 room Inn with a conference room, caretaker's unit, pool, spa, and patio areas. The proposed lodging use is compatible with the uses enumerated in the Area Plan. The property is served by the Garberville Sanitary District, which has indicated it has adequate capacity to serve the development. A new 6 inch sewer line will be required for the Inn, as well as an 8 inch water line.
Housing Chapter 8	Goals and policies contained in this Element seek to identify existing and projected housing needs and establish goals, policies, standards and measures for the preservation, improvement, and development of housing.  Related policies: H-P3, Development of Parcels in the Residential Land Inventory.	The parcel is zoned for commercial use and was not included in the 2014 Housing Inventory. The development of the commercial use will not have an effect on the County's housing inventory.
Hazards Chapter 14  Flood  Fire Hazards	New development shall minimize risks to life and property in areas of high geologic, flood and fire hazard.	The project site is located in an area of moderate geologic instability (2). The Building Division has reviewed the proposal and recommended approval.
Safety Element Chapter 14 Flooding	Goals and policies contained in this Chapter relate to the	The project site is located outside any mapped flood zone according to FIRM Map # 06023 C1985 F.

	<p>use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P12, Federal Flood Insurance Program; S-P13, Flood Plains; S-P15, Construction Within Special Flood Hazard Areas.</p>	
<p>Safety Element Chapter 14</p> <p>Fire Hazards</p>	<p>Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential risk of wildfire.</p> <p>Related policies: S-P19, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations.</p>	<p>The project site is located in an area of high fire hazard. CalFire, in their referral response, recommended that a fire resistant sound wall be constructed between the Highway 101 off ramp and the eastern border of the parcel to reduce the risk of wildfire to the parcel; provide at least 10,000 gallons of onsite water supply for emergencies; and to construct a fire access road along the western border of the development and parcel to provide for emergency access. As an alternative to providing 10,000 gallons of emergency water storage, the applicant could install a fire hydrant, as shown on the plot plan date March 1, 2017. These recommendations were incorporated into the final site plan for the project which was submitted as part of this permit application. The project is required to be constructed according to the submitted plot plan, and with these measures incorporated into the project Planning staff believes that the risk these hazards present will be minimized to customers of the SoHum Inn.</p>

<p>Noise Chapter 13</p>	<p>Goals and policies contained in this Chapter discourage incompatible uses within communities and reduce excessive noise through the application of standards (N-G1, N-G2)</p> <p>Related policies: N-P1, Minimize Noise from Stationary and Mobile Sources; N-P4, Protection from Excessive Noise.</p>	<p>The subject parcel is not located in an area that requires special noise attenuation measures. However, due to the close proximity of the Inn's east side to Highway 101, a sound wall was included on the plot plan to attenuate highway noise and provide additional fire protection from wildfires for the Inn. Noise impacts from the Inn on surrounding parcels are not expected to be significant. There are no residentially developed parcels in the immediate vicinity of the subject parcel. The Inn has roads on three sides and undeveloped property on the last (north) side. Land uses to the east, on the far side of Highway 101, are commercial or Forest Recreation, while land uses to the west are Unclassified or Public Facilities operated by the Garberville Sanitary District. The land to the north is vacant. There is no indication that the Inn will not conform to noise standards.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>	<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources)</p> <p>Related policies: BR-P1, Compatible Land Uses, BR-P5, Streamside Management Areas.</p>	<p>The parcel is currently vacant, characterized by oak trees and grassland. The California Department of Fish and Wildlife (CDFW), in their referral response, indicated that if any oak trees must be removed as part of this project, CDFW recommends that they be replanted at a 3:1 ratio, and provide further mitigation for the loss of oak trees by removing scotch broom and other non-native plants on other areas of the parcel. CDFW further recommended that any tree removal and vegetation clearing be completed outside of the bird breeding season, generally considered to be March 1-August 15. If work must be conducted during the bird nesting season, CDFW recommends that a qualified ornithologist (someone who is able to identify Northern California birds, and who has experience in nest-searching for passerines and raptors) should thoroughly survey the area no more than seven days prior to the vegetation removal to determine whether active nests (nests containing eggs or nestlings) are present. If active nests are found, appropriate buffers should be developed, in consultation with CDFW to avoid take. These recommendations have been incorporated into the permit as Conditions of Approval and Ongoing Requirements.</p> <p>There are no wetlands, streams, or other wet areas on the parcel that will be impacted by the proposed development.</p>

<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations (CU-G1, Protection and Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation].</p>	<p>The project was referred to the Northwest Information Center (NWIC), who had no record of cultural surveys being completed on the site. A referral response from the Bear River Band of the Rohnerville Rancheria suggested the area could be sensitive for cultural resources and required a phase I archaeological survey. On February 18th, 2017 DZC Archaeology and Cultural Consulting completed a site visit and cultural resources survey for the parcel. The report, on file with the Humboldt County Planning Department and reviewed by the Bear River Band's Tribal Historic Preservation Officer, stated that no cultural resources were identified on the parcel. The Bear River Band's THPO stated, based on the methodology of and the findings in the report, stated that they had no further concerns regarding development on the parcel. Staff has included an Informational Note with the Conditions of Approval, specifying the inadvertent discovery protocol to be observed, including the steps to be taken should cultural resources and/or human remains be discovered during ground disturbing activities.</p>
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**2. Zoning Compliance and 3. Conforms with applicable standards and requirements of these regulations:** 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 Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§314-2.2 Community Commercial (C-2)	Principally permitted uses include professional and business offices, stores, agencies and services of a light industrial character and a caretaker's residence which is incidental to and under the same ownership as the existing commercial use. Conditionally Permitted uses include dwellings, hotels, motels, small animal hospitals, carpentry and cabinet-making shops. Apartments situated on the upper floors of a principally or conditionally permitted structure are allowed upon approval of a Special Permit.	The Conditional Use Permit is required for the Inn under current zoning, which allows the use after the issuance of a CUP. The Special Permit is required for an exception to the loading space requirement for commercial development. Upon receipt of the CUP and SP, the project will conform to current zoning regulations.  The parcel provides a reasonable location for an Inn and facility of this size. Impacts from vegetation removal will be addressed through the Conditions of Approval, while the intrinsic site limitations have been addressed through design elements. These include the fire resistant sound wall to limit the impact of highway noise on guests and address the risk of the small setback on the east side adjacent to the Caltrans right-of-way; the proposed fire access road on the west side of the parcel to allow for emergency vehicle access to the rear of the facility; and the use of the allowable tandem parking design for the caretaker and the house-keeping staff to provide enough space for the required parking spaces for the guests.
Min. Lot Size	2,000 square feet	Approximately 1.3 acres
Min. Lot Width	25 feet	The property is irregularly shaped, narrowing to points at the north and south end. Max width is approximately 158 feet, while the "flat" side where the entrance to the property is approximately 140 feet. The parcel conforms with all "flat" sides in excess of 25 feet.
Max. Ground Coverage	None Specified	Approximately 20%
Setbacks	Front & Sides: None Rear: 15 feet	The development utilizes all of the developable areas on the front and sides of the parcel. The rear setback is 15 feet, and, as shown in the site plan, all of the proposed buildings are outside of the setback line. The sound walls that separate the suite patios from each other are 6 feet and therefore are not required to conform to setbacks. Therefore the proposed development conforms with setbacks.
Max. Building Height	75 feet	The maximum height of the caretaker's unit, the tallest building in the complex, is approximately 27 feet tall. The other buildings, at the roof peak,

		are no more than 16 feet tall.
§314-109.1 Off-street Parking	Hotels: 1 space for each sleeping unit and 2 managers spaces  Commercial (conference center): 1 space for each 300 square feet of floor space (4 min.), plus 1 space for each employee  ADA Spaces: 1 space for each 25 regular spaces	Based on the requirements in section 314-109.1, the total required parking for the Inn is <b>22 spaces</b> :  1 each for the suites: <b>15 total</b> 2 manager spaces: <b>2 total</b>  1 space for each 300 square feet of Commercial space (852 square feet = 3 spaces, +1 to meet min requirements), plus one for each employee (caretaker): <b>5 total</b>  22 regular spaces are provided as required, including an <u>ADA Van Accessible Space</u> : <b>1 total</b>  <b>5 compact space are also provided, for a total of 27 parking spaces on site, 5 spaces in excess of the minimum required.</b>
§314-109.1.4 Loading Space	1 loading space for each 20,000 square feet of commercial space.  §109.1.4.2: The loading space requirement for uses containing 10,000 square feet or less may be eliminated upon the issuance of a Special Permit by the Director, in conjunction with the Public Works Department, based on the type and intensity of the proposed use.  §109.1.2.12 Exceptions by Petition; geographic location of site, site specific topographic constraints, levels of anticipated use.	The conference room, the only building that precisely fits the "commercial" land use designation for this project is under 1,000 square feet. The combined square footage of all of the buildings on site are approximately 11,155 square feet. Loading requirements for the proposed uses for this project are likely to consist of large vans or two axle delivery trucks (such as Mission Linen delivery vans or refrigerated dual axle delivery trucks). There are no uses that would require large 3 to 5 axle semi-trucks from delivering to the Inn. While there is no designated loading space delineated on the site plan, there is a hammerhead turnaround delineated for emergency vehicles that will ensure that a delivery van/truck would be able to adequately access the site. In addition, there is an adequate space on the east side of the parking area for a delivery van/truck to park temporarily while unloading materials that would allow unrestricted access to all parking areas designated for guests. The temporary parking area is located behind the tandem parking areas delineated for the caretaker and manager. Based on the levels of proposed use, the site specific limitations of the parcel, the ancillary and limited commercial use proposed, and the excess of adequate parking provided on-site, the lack of a loading space is not considered to be detrimental to proposed use or the surrounding land uses.
§314-87.2.2.6 Signs and Nameplates	Signs appurtenant to any permitted use and not to exceed 3 square feet per front foot of the site, not to exceed 300 square	Two, one-sided monument signs are proposed for the development at the southern corner of the property on the east side of the driveway. The signs are 120 square feet each in size, for total square footage of 240 square feet. Two

	<p>feet and divided into 6 single or double frontage signs without a Use Permit. If a Use Permit is obtained, any number or size of signs appurtenant to a permitted use may be installed.</p>	<p>additional signs are proposed for the fire resistant sound wall, one on the east wall facing east, the other on the north wall facing north. The signs are intended to be legible to motorists on Highway 101, and are 80 square feet each. Total signage on the parcel is therefore 500 square feet. Appurtenant signage in excess of 300 square feet in C zones requires a conditional use permit. All signs are intended to be simple and clean, with rusted metal lettering on a plaster backing.</p> <p>The two monument signs are intended to be visible from both Redwood Drive (the western sign) and Garberville (the eastern sign). The two smaller signs, mounted on the fire resistant sound wall facing east and north, are intended for motorists traveling north and south on Highway 101. These signs are one-sided, approximately 80 square feet each, and will also be metal lettering on plaster backing.</p> <p>Any lighting on the signs shall be limited to the face of the sign, shall use photosensitive dimmers to limit night time brightness and prevent distractions to passing motorists, and shall be focused in such a way as to prevent light from being cast or reflected on neighboring parcels. These elements have been included as Conditions of Approval.</p>
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**Design Review** – The Inland Zoning Ordinance, Section 314-19.1 of the Humboldt County (Design Review) specifies the findings that are required to approve plans for projects requiring design review in the inland portion of Humboldt County:

The proposed development conforms with all applicable standards and requirements of the D-Zone regulations;

**Recommendation:** The required findings can be made based on the following analysis.

**Staff Analysis:** Consistency with the Zoning Ordinance

A. Preservation of Unique Natural Beauty and Aesthetic Interest

The subject property is located on top of a small hill just north of Garberville on Redwood Drive, between the Alderpoint Road intersection and the Highway 101 southbound off-ramp to Garberville. The site has been used as a squatter's camp for some years, and was recently cleaned up by the new owners. Because the parcel is above both Redwood Drive and Highway 101, it is not easily visible from either roadway. However, the site is dominated by live oak and tan-oak, and is totally undeveloped. The construction of the Inn will remove 15 trees from the parcel. Under the Conditions of Approval, any oaks that are removed shall be replaced in a 3:1 ratio. The proposed development would result in the construction of a fire resistant sound wall on the east side of the property, facing Highway 101. Because highway traffic is generally moving at higher speeds, and because the development is located north of Garberville proper, this sound wall is not expected to reduce the aesthetic interest of the hilltop. A number of trees will remain along the wall and between the wall and the Inn to provide for shade and improve aesthetic qualities. Along the west side of the property, facing Redwood Drive, a number of trees will be left, as shown on the site plan, and additional native landscaping will be completed to improve the visual quality of the hillside. In this way the site will enhance and preserve the unique qualities of the site to maintain the aesthetic interest of the undeveloped site once the Inn is completed. The signage included in the project is expected to be minimally intrusive, using rusted metal lettering on plaster backgrounds. No bright colors are proposed, and lighting is required to be photosensitive to prevent the lighting from being overly bright and reflecting onto neighboring parcels. Signs will be placed on either monument settings on the ground or mounted on the fire resistant sound wall, and will not be placed on poles or elevated above the tree or roof line of the parcel.

B. Architectural Treatment of Historical Buildings or Structures

There are no historic buildings or structures on or adjacent to the property.

C. Maintenance of Architectural Aspects of Designated Areas

The proposed design is modern, with flat, low pitched roofs and large eaves to improve solar gain for the roof mounted solar panels and allow for more shade on the interior of the buildings. The caretaker's unit, the only two-story building on the parcel, is similar in appearance to the other residences in the area with a pitched roof, lower story garage, and storage shed. However, there are no neighboring buildings or other structures on the parcel or adjacent to it, as the hilltop is similar to an island with roads on all sides. The nearest development is the Blue Star Gas Company to the north on Redwood Drive, and Garberville to the south and east. The applicant has submitted a Neighborhood Design Survey that shows a variety of buildings within a half mile of the project site. Based on the submitted photographs, the existing buildings were built over a number of years and do not exhibit a

consistent design character. Therefore, the proposed structure will provide an additional example of modern architecture in the area, adding to the varied nature and character of the Garberville area. The proposed signage is intended to match the style of the Inn, with rusted metal lettering on plaster backing. None of the signs will be placed on poles or be elevated above the tree or roofline of the parcel.

#### D. Relationship to Natural Setting

The site is a hilltop that is not readily visible from the surrounding roadways. With the exception of the second story caretaker's unit, all other buildings on the parcel will be one story. Therefore the buildings will not dominate the skyline from publicly accessible viewing areas. In addition, the single pitched roof design will blend well with the slope of the hill. Based on the submitted elevations, the design is intended to blend well with the surrounding setting of the parcel. Although approximately 15 trees will be removed as part of the construction of the Inn, a number of trees will be retained between the Inn and Redwood Drive, as well as along the east side of the parcel facing Highway 101. The applicant is also committed to landscaping with native plants, incorporating LID features to accommodate storm water run-off, and using night friendly lighting on the exterior of the buildings to prevent light spill, glare, and other off-site impacts associated with the proposed development. With the retention of trees on site, the replanting of trees lost as part of construction, and the proposed landscaping, the character of the natural setting will be retained after the construction is completed, and the structures should add to the appeal of the built environment in the area. The proposed signage will use a muted, natural color palette, with rusted metal lettering and plaster backing. The signs mounted on the fire resistant sound wall will be approximately 80 square feet each and will not impeded views by themselves. The monument signs will be mounted on the ground and use a similar color palette, and will not restrict views of the natural backdrop. None of the signs will be placed on poles or be elevated above the tree or roofline of the parcel.

**5. Residential Density Target:** The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 Housing Element Densities	The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The proposed project is to permit construction of a 15 suite lodging facility. As a commercially zoned parcel the property was not included in the 2014 Regional Housing Needs Assessment Land Inventory. Nevertheless, the caretaker's unit will add one housing unit to the County's stock.

<p>§15183</p>	<p>Exempt from State environmental review.</p>	<p>The proposed development of the Inn and caretaker's residence is exempt from the provisions of CEQA per Section 15183 (Projects Consistent with a Community Plan or Zoning) of Article 12 (Special Situations) of the CEQA Guidelines. Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review. Subsequent environmental review is only necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.</p> <p>Per the state CEQA Guidelines, in approving a project meeting the requirements of this section, the examination of environmental effects shall be limited to those which the agency determines, in an initial study or other analysis: 1) are peculiar to the project or the parcel on which the project would be located, 2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, 3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared, and 4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.</p> <p>No further analysis of the conditions set forth in 1-4 above apply because the subject site is in an area served by full urban services, is planned Commercial General which supports the transient habitation use type, is zoned for Community Commercial for which a boutique hotel is a use permitted with a Use Permit, and in an area without enumerated hazards. The project does not raise any new significant impacts. Further, the project is consistent with the General Plan standards for traffic, noise, open space protection and provision of community services. All referral agencies have recommended approval or conditional approval, including CalTrans, County Public Works, Garberville CSD, CDFW, and the Garberville Fire District.</p>
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### **ATTACHMENT 3**

#### **Applicant's Evidence In Support of the Required Findings**

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

- Application Form (in file)
- Plot Plan (attached with maps)
- Floor Plans (in file)
- Elevations (in file)
- Cultural Resource Study (in file)

## ATTACHMENT 4

### REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>Location</b>
Building Inspection Division	✓	Approval	On file
Public Works Department, Land Use Division	✓	Conditional Approval	Attached
Division Environmental Health	✓	Conditional Approval	Attached
Calfire	✓	Conditional Approval	Attached
CA Department of Fish and Wildlife	✓	Conditional Approval	Attached
Caltrans	✓	Conditional Approval	Attached
NWIC	✓	Conditional Approval	On file
Bear River Band of the Rohnerville Rancheria	✓	Conditional Approval	On file
Garberville Community Services District	✓	Conditional Approval	Attached
Garberville Fire Protection District	✓	Comments	Attached



DEPARTMENT OF PUBLIC WORKS  
**C O U N T Y O F H U M B O L D T**

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL  
McKINLEYVILLE  
FAX 839-3596

PUBLIC WORKS BUILDING  
SECOND & L ST., EUREKA  
FAX 445-7409

CLARK COMPLEX  
HARRIS & H ST., EUREKA  
FAX 445-7388

AVIATION 839-5401

ADMINISTRATION 445-7491  
BUSINESS 445-7652  
ENGINEERING 445-7377  
FACILITY MAINTENANCE 445-7493

NATURAL RESOURCES 445-7741  
PARKS 445-7651  
ROADS & EQUIP MAINT. 445-7421  
445-7493

LAND USE 445-7205

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**LAND USE DIVISION MEMORANDUM**

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TO: Holly Merrifield, Planner

VIA: Robert W. Bronkall, Deputy Director

FROM: Kenneth Freed, Senior Engineering Technician 

DATE: 03/07/2019

RE: **SANDERS, APN 032-141-010, APPS# PLN-14354-CUP**

The Public Works Department has been requested to revise the previous response, dated 09-08-2016, to accommodate a condition requested by CalFire of Fortuna. The request is to provide an emergency fire access road within the County road right of way of Redwood Drive (County Road No. 6B105).

The area is currently used for slope maintenance and slope retreat purposes. The Department can support the use of the top of slope area for emergency ingress/egress if it is blocked from public use (i.e. gated, bollards, etc.).

Therefore, in addition to the previous Department recommended conditions dated 09-08-2016, the Department will require the following;

1. Applicant must apply for and obtain a separate encroachment permit to permit the emergency access road. The encroachment permit will be recorded. The encroachment permit will identify that the County will not be responsible for developing and/or maintaining the emergency access road.
2. The encroachment permit will state that the purpose of this area is for slope maintenance and slope retreat purposes; not an emergency access road. The County cannot guarantee that the area will always be useable as an emergency access road, if in the future the area is required to be used for slope retreat purposes.
3. Any maintenance and/or repair work done by the permittee will require a separate encroachment permit, for each occurrence, to perform work within the County road right of way.

// END //



DEPARTMENT OF PUBLIC WORKS  
**COUNTY OF HUMBOLDT**

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL  
McKINLEYVILLE  
FAX 839-3596

PUBLIC WORKS BUILDING  
SECOND & L ST., EUREKA  
FAX 445-7409

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AVIATION 839-5401

ADMINISTRATION 445-7491  
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ENGINEERING 445-7377  
FACILITY MAINTENANCE

NATURAL RESOURCES 445-7741  
PARKS 445-7651  
ROADS & EQUIP MAINT 445-7421  
445-7493

LAND USE 445-7205

**LAND USE DIVISION MEMORANDUM**

TO: Karen Meynell, Planner  
VIA: Robert W. Bronkall, Deputy Director  
FROM: Kenneth Freed, Senior Engineering Technician   
DATE: 09/08/16  
RE: SANDERS, CUP16-095; APN 032-141-010

The subject property fronts Redwood Drive (County Road No. 6B105), a paved County maintained road.

Plot plan does not show width of County road right of way, edge of paved of travel lanes, distance from proposed commercial driveway to Caltrans Highway 101 off-ramp.

Plot plan shows a monument sign in the County road right of way.



*Photo courtesy of Google Maps*

**REDWOOD DRIVE:** Applicant has not provided enough information to show the exact location of the proposed commercial driveway. At time of building permit application, applicant shall provide a driveway profile showing all required grades. It should be noted that all retaining walls, if required, shall be on the subject parcel (outside the County right of way).

Our review of this project is limited to what is shown on the submitted plot plan. If other facilities not shown on the plot plan will be constructed, contact the Department of Public Works (Department) immediately for approval **before** construction. This Department has regulations regarding facilities such as retaining walls, fence site visibility, gates, drainage culverts, and parking lanes within the County right of way. This Department has included general statements for facilities that may not be included on the plot plan.

The following conditions are recommended:

1. Applicant must apply for and obtain an encroachment permit to surface the proposed commercial driveway on Redwood Drive. The permit will require the applicant to construct a driveway entrance surfaced with asphalt concrete or as approved by the Department. [reference: County Code section 411-11 (a)(b)]
2. The paved area for the proposed commercial driveway apron shall extend a minimum of 50 feet back from the edge of the existing roadway pavement and be flared a minimum of 30 feet at the intersection with the County road. Driveway shall intersect the County road at a 90° angle. [reference: County Code section 411-51 (b)(3) and 314-109.1.2.2.5.]
3. All parking must be developed on-site or applicant must construct a parking lane along the County road in a manner approved by this Department. All parking required by Code must be constructed prior to occupancy of building or "final" issued for building permit. [reference: County Code section 314-109.1 et seq.]
4. Site visibility must be maintained at the commercial driveway entrance in conformance with County Code. [reference: County Code section 341-1 et seq.]
5. The surfaced parking lot shall include an oil-water filtration system prior to discharge into the County storm water system. [Reference: County Code section 313-109.1.3.2.5 and National Pollutant Discharge Elimination System (NPDES) General Permit For Waste Discharge Requirements (WDRS) for Storm Water Discharges From Small Municipal Separate Storm Sewer Systems (MS4S), Order No. 2013-0001-DWQ, NPDES No. CAS000004 adopted 02/05/2013]
6. Storm water runoff from the driveway or building site shall not be channeled or directed to flow across the traveled section of the County roadway. Applicant shall be responsible to correct any involved drainage problems to the satisfaction of this Department.
7. A grading plan shall be submitted to the Building Official to address parking lot drainage. [reference: County Code section 331-14(D)]
8. The monument sign must be relocated outside of the County road right of way.

// END //



HUMBOLDT COUNTY  
 PLANNING AND BUILDING DEPARTMENT  
 CURRENT PLANNING DIVISION  
 3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541

RECEIVED  
 FEB 14 2017  
 Humboldt County  
 Planning Division

RECEIVED

9/1/2016

SEP 2 2016

**PROJECT REFERRAL TO:** Health and Human Services Environmental Health Division

HUMBOLDT CO. DIVISION OF ENVIRONMENTAL HEALTH

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, California Department of Transportation District #1, Garberville Sanitary District, Garberville Fire Protection District, Todd B. Becker, P.G., QSD

16/17-0231

**Applicant Name** Trent Sanders **Key Parcel Number** 032-141-010-000  
**Application (APPS#)** 10858 **Assigned Planner** Karen Meynell (707) 268-3731 **Case Number(s)** CUP16-095 DR16-012

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

**Return Response No Later Than 9/16/2016** Planning Commission Clerk  
 County of Humboldt Planning and Building Department  
 3015 H Street  
 Eureka, CA 95501  
**E-mail:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

**We have reviewed the above application and recommend the following (please check one):**

Recommend Approval. The Department has no comment at this time.

Recommend Conditional Approval. Suggested Conditions <sup>below</sup> Attached.

Applicant needs to submit additional information. List of items attached.

Recommend Denial. Attach reasons for recommended denial.

Other Comments: Applicant must submit plans and obtain DEH approval of proposed pool and

pa plans prior to construction. Applicant must meet all requirements and obtain permit for food service to the public.

DATE: 2.9.17 PRINT NAME: Carolyn G. Hawkins

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

Humboldt – Del Norte Unit  
 118 Fortuna Blvd.  
 Fortuna, CA 95540  
 Website: www.fire.ca.gov  
 (707) 726-1272



Ref: 7100 Planning  
 Date: September 23, 2016

Rob Wall, Director  
 Humboldt County Community Development Services Department  
 3015 H Street  
 Eureka, CA 95501

**Attention:** Karen Meynell  
**Applicant:** Sanders, Trent  
**APN:** 032-141-010-000  
**Area:** Garberville  
**Case Numbers:**

**Humboldt County Application #:** 10858  
**Type of Application:** Conditional Use Permit, Design Review  
**Date Received:** 9/2/2016  
**Due Date:** 9/16/2016

**Project Description:** The project is a Conditional Use Permit for the construction of an inn on a 1.2 acre vacant parcel. The entry building will consist of a 1,6995 square foot lobby and reception area. Also proposed is a 852 square foot conference room and 1,243 square foot utility, storage and laundry building with a 1,132 square foot caretaker's unit on the second floor. The guestrooms will consist of 15 individual suites in a 6,174 square foot single-story building. The project also includes an outdoor pool, spa, patio areas and a 250 square foot pool building which will house the outdoor showers, sauna and mechanical equipment. The project will require approximately 500 cubic yards of grading and 15 trees to be removed. The site plan shows 27 parking spaces. The project will incorporate extensive landscaping, LID features, permeable paving elements, night-friendly lighting, energy efficient construction and environmentally friendly building materials. Design Review is required. There is a monument sign proposed within the right-of-way of Redwood Drive.

Mr. Wall,

The California Department of Forestry and Fire Protection (CALFIRE) provides these standard project review comments on the above noted project.

### FIRE SAFE

**General:**

CALFIRE has responsibility for enforcement of Fire Safe Standards as required by Public Resources Code (PRC) 4290 and 4291. However CALFIRE is not the lead agency in planning development and project permitting. CALFIRE provides input as a contributing agency, generally limited to plan review, and is not the approving agency for these projects.

**Local Responsibility Areas:**

Should this project include Local Responsibility Area (LRA) lands, CALFIRE has no direct fire safe input on those parcels. However, in those areas with LRA parcels adjacent to State Responsibility Area (SRA) land, CALFIRE recommends that local standards be applied that are consistent with those CALFIRE makes for SRA lands.

### Additional Comments

Cal Fire has the responsibility to comment any concerns regarding fire safe regulations and review requests pertinent to title 14 CCR.

1. **Access to buildings for emergency apparatus – Parcel plans do not show access for emergency apparatus to any of the guest suites, 50 foot from end of driveway to door. Recommend second access / exit to property next to building E and widening of walkway between buildings to allow emergency vehicles to access all buildings.**
2. **Emergency water supply – Parcel plans do not show any fire hydrants or water storage tanks for firefighting purposes. Recommend all buildings have sprinklers and a minimum of 10,000 gallons of emergency water supply.**
3. **Clearance and set back – Parcel plans do not demonstrate required minimum 30 foot set backs. Recommend easements with adjoining parcels to gain minimum clearance**

### RESOURCE MANAGEMENT

CALFIRE has enforcement responsibility for requirements of the Z'berg—Nejedly Forest Practice Act of 1973. CALFIRE is also the lead agency for those parts of projects involving the scope of the Forest Practice Act. The following basic input will cover the majority of projects. **Each project will be reviewed with additional input sent at a later date, if needed.**

The following comments reflect the basic Resource Management policies of the Board of Forestry and Fire Protection and CALFIRE on CEQA review requests. These policies apply to both Local and State Responsibility Areas.

### Additional Comments

1. **Cal Fire resource management has concerns regarding the project, (tree removal). Request that prior to any permitting be done Cal Fire Resource Management be contacted.**

If CALFIRE staff develops additional comment on this project, it will be forwarded in an additional response letter.

By: Planning Battalion  
CALFIRE Humboldt – Del Norte Unit

For **Hugh Scanlon**, Unit Chief

**From:** Olson, Jennifer@Wildlife [<mailto:Jennifer.Olson@wildlife.ca.gov>]

**Sent:** Thursday, September 15, 2016 9:27 AM

**To:** Meynell, Karen

**Subject:** Sanders CUP APPS 10858

Good morning Karen,

Thank you for referring the Sanders Conditional Use Permit and Design Review (APPS 10858, Project) to the California Department of Fish and Wildlife (CDFW) for review and comment. The Project consists of construction of an inn on a 1.2 acre vacant parcel in the Garberville area. The inn consists of the following (areas approximate): a 1700 square foot lobby and reception area, 900 square foot conference room, 1200 square foot utility/storage/laundry building, 1100 square foot caretaker's unit, 15 guest suites in a 6200 square foot building, outdoor pool, spa, patio, and 250 square foot pool building.

CDFW offers the following comments on this Project in our role as a Trustee and Responsible Agency pursuant to the California Environmental Quality Act (CEQA; California Public Resource Code section 21000 et seq.). These are informal comments intended to assist the Lead Agency in making informed decisions early on (pre-consultation).

- The parcel appears to contain oak woodland habitat with mature oak trees, and these trees should be avoided to the extent feasible. California's oak woodland communities have undergone significant reductions in area over the past several hundred years, and some oak woodland alliances are considered to be sensitive natural communities that require consideration under CEQA. Therefore, if mature oak trees must be removed, CDFW recommends that the applicant mitigate for the loss of oak woodland habitat by removing scotch broom and other non-native plants on other areas of the parcel, and replanting at a 3:1 ratio for any mature oaks that are removed.
- Tree removal and vegetation clearing associated with the Project should be conducted outside of the bird breeding season (the nesting season is generally considered to be March 1 – August 15) in order to avoid 'take' as defined and prohibited by Fish and Game Code (FGC) §3503, 3503.5, 3513, and by the Federal Migratory Bird Treaty Act (16 U.S. Code 703 et seq). If work must be conducted during the bird nesting season, a qualified ornithologist (someone who is able to identify Northern California birds, and who has experience in nest-searching for passerines and raptors) should thoroughly survey the area no more than seven days prior to tree/vegetation removal to determine whether active nests (nests containing eggs or nestlings) are present. If active nests are found, appropriate buffers should be developed in consultation with CDFW to avoid take.
- CDFW supports the incorporation of rainwater catchment and LID features in the project design, and also recommends the use of native plants for the proposed landscaping.

Thank you for the opportunity to comment on this Project. Feel free to contact me if you have any questions.

Sincerely,  
Jennifer Olson

Jennifer Olson  
Environmental Scientist - Coastal Conservation Planning  
California Department of Fish and Wildlife  
619 2nd Street  
Eureka, CA 95501  
(707) 445-5387  
[jennifer.olson@wildlife.ca.gov](mailto:jennifer.olson@wildlife.ca.gov)

**From:** ROBERTSON, JESSE GRAHAM@DOT [<mailto:jesse.robertson@dot.ca.gov>]  
**Sent:** Friday, November 18, 2016 4:26 PM  
**To:** Meynell, Karen  
**Cc:** Tucker, Kevin A@DOT; Mettam, Brad R@DOT; Werner, Steve; Van Bonn, James T@DOT  
**Subject:** Sanders CUP (CUP16-095) and Design Review (DR 16-012)-- APN: 032-141-010

Karen Meynell,

Thank you for giving the Caltrans the opportunity to comment on the proposed Sanders Conditional Use Permit and Design Review Permit. The project proposes to develop a 15-unit motel with a conference room and a caretaker's unit on 1.2 acres. The project is located adjacent to the southbound US Route 101 off-ramp at Redwood Drive (Route 101 postmile 11.5) in the Garberville area. We have the following comments:

- The project will generate a less-than-significant number of vehicle trips as a result of the development and will not conflict with any State-adopted Level of Service standards or thresholds. However, we do have safety concerns due to the site design and the limited distance from US Route 101. More specifically, we have the following safety concerns:
  - We request that the County review the location and design of the proposed project's driveway connection to ensure that delivery trucks, RVs and other large vehicles are able to successfully negotiate turns from the southbound US Route 101 off-ramp as well as from southbound Redwood Drive. The County should require improvements or prohibit any turning movements that are unable to safely negotiate turns into and out of the project driveway.
  - The driveway connection to the public roadway should ensure adequate sight-distance to allow adequate visibility of approaching vehicles. Vegetation control and earth work may be required to improve sight lines.
  - No driveways are to be located within State right of way or within fifty (50) feet of the Caltrans freeway ramp terminus.
- The site plan for the project shows the proposed building has no setback or minimal setback from the property line. This portion of US Route 101 is access-controlled, which means that encroachment permits will not be issued for work within State right of way. Any building maintenance that is needed for portions of structures up against the State right of way will have to be maintained from the applicant's property. We request that the site plan be revised in order to create space for physical access to the sides of the proposed structure. We request that a licensed California surveyor confirm that the site plans accurately portray the property boundary.
- We request that the County require the applicant to have the subject parcel surveyed by a licensed California surveyor and have the property lines clearly marked as a condition of project approval. The County will need to ensure that no work and no improvements are located within State right of way. The Caltrans access control fence is not an indicator of State right of way limits.

Please contact me with questions or for further assistance with the above comments.

Jesse Robertson  
District 1 Transportation Planning  
707-441-4693



HUMBOLDT COUNTY  
 PLANNING AND BUILDING DEPARTMENT  
 CURRENT PLANNING DIVISION  
 3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541



9/1/2016

**PROJECT REFERRAL TO: Garberville Sanitary District**

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, California Department of Transportation District #1, Garberville Sanitary District, Garberville Fire Protection District, Todd B. Becker, P.G., QSD

**Applicant Name** Trent Sanders **Key Parcel Number** 032-141-010-000

**Application (APPS#)** 10858 **Assigned Planner** Karen Meynell (707) 268-3731 **Case Number(s)** CUP16-095  
 DR16-012

Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

**Return Response No Later Than 9/16/2016**

Planning Commission Clerk  
 County of Humboldt Planning and Building Department  
 3015 H Street  
 Eureka, CA 95501  
**E-mail:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

**We have reviewed the above application and recommend the following (please check one):**

- Recommend Approval. The Department has no comment at this time.
- Recommend Conditional Approval. Suggested Conditions Attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments: Garberville Sanitary District will require a new 8" water line connected to existing water line. A new 6" sewer line will have to be installed under caltrans off Ramp.

DATE: 9/16/16 PRINT NAME: Ralph Emerson



HUMBOLDT COUNTY  
 PLANNING AND BUILDING DEPARTMENT  
 CURRENT PLANNING DIVISION  
 3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541



9/1/2016

**PROJECT REFERRAL TO: Garberville Fire Protection District**

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, California Department of Transportation District #1, Garberville Sanitary District, Garberville Fire Protection District, Todd B. Becker, P.G., QSD

**Applicant Name** Trent Sanders **Key Parcel Number** 032-141-010-000

**Application (APPS#)** 10858 **Assigned Planner** Karen Meynell (707) 268-3731 **Case Number(s)** CUP16-095  
 DR16-012

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Planning Commission Clerk  
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 3015 H Street  
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**E-mail:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

**We have reviewed the above application and recommend the following (please check one):**

Recommend Approval. The Department has no comment at this time.

Recommend Conditional Approval. Suggested Conditions Attached.

Applicant needs to submit additional information. List of items attached.

Recommend Denial. Attach reasons for recommended denial.

Other Comments: potential for hydrant placement at site exists.

DATE: 9/13/16

PRINT NAME: Kent Scow 