



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

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

Hearing Date: September 1, 2022

To: John H. Ford, Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **Andy Dickey Coastal Development Permit**
Case Number: PLN-2022-17619
Assessor's Parcel Number: 508-181-002
McKinleyville area

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Please contact Cade McNamara, Planner, at 268-3777, or by email cmcnamara@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
September 1, 2022	Coastal Development Permit	Cade McNamara

Project Description: A Coastal Development Permit (CDP) for after-the-fact development within 50' of the coastal bluff which has been undertaken in the past two years. Improvements include vegetation removal, the installation of two new driveways, a concrete mow strip that borders the backyard, a small paved patio, new fencing along the south and northern property lines, extension of back deck with trellis above, an approximately 218 square foot roof above carport patio, and interior remodeling.

Project Location: The project is located in Humboldt County, in the McKinleyville area, on the West side of Ocean Drive, approximately 260 feet from the intersection of Hiller Road and Ocean Drive, on the property known 1964 Ocean Drive.

Present Plan Land Use Designation: Residential Estates (RE). McKinleyville Community Area Plan, 2017 General Plan. Density: 1-5 acres per dwelling unit, Slope Stability: Relatively Stable (0), Moderate Instability (2).

Present Zoning: Residential Single Family (RS-20) / Streams and Riparian Corridors Protection (R)

Assessor Parcel Number: 508-181-002

Case Number: PLN-2022-17619

Applicant:
Andy Dickey
1465 Camino Way
McKinleyville, CA 95519

Owner:
Same as applicant

Agent:
n/a

Environmental Review: Project is exempt from environmental review pursuant to Section 15301.

Major Issues: None.

State Appeal Status: Project is appealable to the California Coastal Commission.

Andy Dickey Coastal Development Permit

Record Number: PLN-2022-17619

Assessor's Parcel Number: 508-181-002

Recommended Zoning Administrator Action

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. If no one requests discussion, make the following motion to approve the application as part of the consent agenda:

Find that the Zoning Administrator has considered project as Categorically Exempt from environmental pursuant to Section 15303(e) of the CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and adopt the Resolution approving the Andy Dickey Coastal Development Permit as recommended by staff subject to the recommended conditions.

Executive Summary: A Coastal Development Permit (CDP) for after-the-fact development within 50' of the coastal bluff which has been undertaken in the past two years. A Stop Work Order was posted on November 9th, 2020. The property owner submitted the Coastal Development Permit and associated building permit applications on February 7th, 2022, to remedy violations. Improvements include vegetation removal and the installation of landscaping and ornamental shrubbery along a coastal bluff, the installation of two portable gazebos within proximity to a coastal bluff, the installation of two new driveways, a concrete mow strip that borders the backyard, a small paved patio, new fencing along the south and northern property lines, extension of back deck with trellis above, an approximately 218 square foot roof above carport patio, and interior remodeling.

Staff Recommendations: Based upon submitted evidence, 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 Coastal Development Permit.

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 permit 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 22-

Record Number PLN-2022-17619

Assessor's Parcel Number: 508-181-002

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Andy Dickey Coastal Development Permit.

WHEREAS, Andy Dickey, submitted an application and evidence in support of approving the Coastal Development Permit; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is exempt from environmental review pursuant to Section 15303(e) of the CEQA guidelines; and

WHEREAS, Attachment 1 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed project (Case Number: PLN-2022-17619); and

WHEREAS, the Humboldt County Zoning Administrator held a duly noticed public hearing on **September 1, 2022**, and reviewed, considered, and discussed the application for the Coastal Development Permit, reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all of the following findings:

- 1. FINDING:** **Project Description:** A Coastal Development Permit (CDP) for after-the-fact development within 50' of the coastal bluff which has been undertaken in the past two years. Improvements include vegetation removal, the installation of two new driveways, a concrete mow strip that borders the backyard, a small paved patio, new fencing along the south and northern property lines, extension of back deck with trellis above, an approximately 218 square foot roof above carport patio, and interior remodeling.

EVIDENCE: a) Project File: PLN-2022-17619

- 2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Zoning Administrator has considered the project to be exempt from environmental review pursuant to Section 15301 of the CEQA guidelines.

EVIDENCE: a) The project is Categorical Exempt from environmental review pursuant to 15301 of the CEQA Guidelines, because the project involves the permitting and alternation of existing facilities.

- 3. FINDING** The project, as conditioned, is consistent with the development policies of the McKinleyville Area Local Coastal Plan.

EVIDENCE

- a) Residential Estates (RE) land use designation applies to residential developments within Urban Limits and limits density in urban areas. Residential use for this proposal is existing and conforms to the density of 0-2 units per parcel since the duplex was built in 1957.
- b) The project complies with the County's Housing Element as it will not add to the County's Housing Inventory.
- c) According to the California Natural Diversity Database (CNDDDB), there are two (2) reported rare species within the vicinity of the project area. The Western Snowy Plover is a shore bird species typically found to live in areas with coastal sandy substrates to be able to feed on the insect/invertebrate species that live in these coastal areas. The project area abuts the Mad River and has a vegetated bluff that separates the development areas from areas where the Western Snowy Plover would generally occupy. Additionally, the CNDDDB map shows accuracy within a mile. The eulachon is a fish species. Though the property abuts the Mad River, all development was terrestrial. For these reasons, a biological assessment was not requested from the applicant because the presence of these species is unlikely.

A botanical survey was requested from the applicant to analyze surrounding species and forensically analyze developed areas/areas of disturbance outside of pre-disturbed areas along the coastal bluff. No sensitive species were identified (on-file).

The project was referred to the California Coastal Commission and CDFW. No response was CDFW. The CCC responded with their Notice of Violation letters for work without permits. Staff worked with CCC, conducting a site visit, and sharing applicant provided technical studies. All requests from the CCC have been submitted and are on-file.

There are no wetlands on-site and the project is adequately setback k form the streamside management areas.

A bluff analysis on file and botanical survey on file provide context that the development will not contribute to coastal bluff erosion. The applicant is prohibited from watering landscaping/vegetation within the 50-foot buffer along the coastal bluff.

- d) The parcel is not within a mapped/designated Coastal Scenic Area, though due to the proximity of the parcel to the coast, visual resource protections must be maintained. All development, as proposed, is not expected to have any negative impacts on the visual quality of the area. Visual resource integrity maintains unchanged as a result of the project.
- e) The project was referred to the Northwest Information Center (NWIC), and Blue Lake Rancheria. NWIC recommended consult with local tribes. The Blue Lake Rancheria did respond and accompanied staff and the CCC on a site visit to the parcel recommending that the

standard inadvertent archaeological discovery protocol be added as a Condition of Approval. This has been added to the Conditions of Approval.

4. FINDING The proposed development is consistent with the purposes of the existing Residential Single Family (RS-20) zone for single-family residential use.

- EVIDENCE**
- a) The project is principally permitted in the RS-20 zone with a Coastal Development Permit.
 - b) The subject parcel has been determined to be one legal parcel as created prior to 1964 and is compliant with the provisions of the Subdivision Map Act.
 - c) The project complies with all development standards including setbacks, height limits, density, and lot coverage.

5. FINDING The project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

- EVIDENCE**
- a) The parcel is not within a Flood Zone. The development area is considered relatively stable and is located outside of an area of potential liquefaction.

6. FINDING 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.

- EVIDENCE**
- a) The proposed alternations do not change the existing housing density on the parcel or impact the County housing supply. The project is consistent with the Housing Element.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Coastal Development Permit based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **September 1, 2022**.

I, John 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 Zoning Administrator at a meeting held on the date noted above.

John H. Ford, Zoning Administrator,
Planning and Building Department



VICINITY MAP

NO SCALE

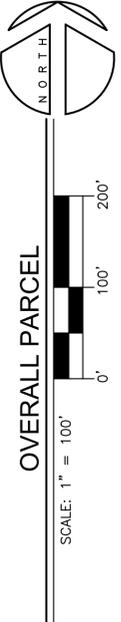
PROJECT DATA	
SCOPE OF APPLICATION	OBTAIN CDP FOR PRIVATE PROPERTY IMPROVEMENTS WITHIN 50 FT OF THE COASTAL BLUFF INCL. VEGETATION REMOVAL, CONCRETE FLATWORK, AND INTERIOR REMODEL OF AN EXISTING DUPLEX.
PROJECT ADDRESS/APN	1684 OCEANS DRIVE MCKINLEYVILLE, CA 95519 508-181-002
OWNER/APPLICANT INFORMATION	NAME: ANDY DICKEY PHONE: 707-486-8882 ADDRESS: 1465 CAMINO WAY, MCKINLEYVILLE, CA 95519 EMAIL: ANDYS@BINETS@HOTMAIL.COM
PROPERTY SIZE	1.76 ACRE
TYPE OF PERMIT	COASTAL DEVELOPMENT PERMIT (VIA LCP)
SQUARE FEET (EXISTING RESIDENCE)	2313 FT (INCL. BOTH UNITS)
HEIGHT OF BUILDING (RESIDENCE)	14 FT
STORIES OF BUILDING	1
BUILDING JURISDICTION	HUMBOLDT COUNTY PLANNING & BUILDING
ZONING	RS-20/R
ROAD TYPOLOGY	LOCAL ROAD (OCEAN DR.)
ROAD JURISDICTION	HUMBOLDT COUNTY
WATERSHED/BASIN	MAD RIVER
AQUIFER RECHARGE AREA	NO
WATER SUPPLY WATERSHED	NO
FIRE DISTRICT	ARCATA FIRE PROTECTION DISTRICT
STATE RESPONSE AREA/FIRE HAZARD AREA	NO
APPLICABLE CODES	
HUMBOLDT COUNTY ZONING CODE	
2019 CALIFORNIA BUILDING CODE	
CALIFORNIA CODE OF REGULATIONS TITLE 14	
SHEET INDEX	
SITE PLAN	C100
RELEVANT PERMIT HISTORY	
BLD-2024-52288	PERMIT TO CONVERT SINGLE CAR GARAGES INTO STORAGE ROOMS AND COVERED PORCH FOR EXISTING DUPLEX.
BLD-2024-51847	PERMIT FOR NEW BUILDING
EP 19118	ENCROACHMENT PERMIT FOR NEW PAVING ALONG OCEAN DRIVE

ABBREVIATIONS

AC	ASPHALT CONCRETE	<P>	PROPOSED
AGG.	AGGREGATE	P.S.I.	POUNDS PER SQUARE INCH
APPROV.	APPROVED	P.U.E.	PUBLIC UTILITY EASEMENT
BW	BACK OF WALK	RCP	RIBBED CONCRETE PIPE
BYP	BYPASS	R/W	RIGHT OF WAY
CATV	CABLE TELEVISION	SD	STORM DRAIN
CC	CONCRETE	S.F.	SQUARE FOOT
CL	CENTERLINE	S.F.	SQUARE FOOT
CL	CENTERLINE	SS	SANITARY SEWER
CO	CONCRETE	SSCO	SANITARY SEWER CLEANOUT
CONC.	CONCRETE	SSW	SANITARY SEWER MANHOLE
DI	DRAINAGE INLET	SD	STORM DRAIN
<EG	EXISTING GRADE	SD	SQUARE
EL	ELEVATION	TR	TELEPHONE VAULT
ELEC.	ELECTRICAL	STD.	STANDARD
EW	ELECTRICAL WALK	SWK.	SWITCH
EV	ELECTRICAL VAULT	TR	TEMPORARY BENCH MARK
EXIST.	EXISTING	TO BE REMOVED	
FF	FINISHED FLOOR	TC	TOP OF CURB
F	FLOW	TOG	TOP OF GRADE
FW	FRONT OF WALK	THK.	THICK
FTG	FOOTING	TW	TOP OF WALL
GD	GROUND	UTL.	UTILITY
GP	GROUND PIER	W	WATER
IP	IRON PIPE	WM	WATER METER
JP	JOINT UTILITY POLE	WW	WATER VALVE
JB	JUNCTION BOX		
LF	LINEAR FEET		
MH	MANHOLE		
MIN.	MINIMUM		
PP	POWER POLE		

LINE/TYPE LEGEND

---	PROPERTY LINE
---	ROAD CENTERLINE
---	WATER LINE
---	SANITARY SEWER
---	GPS LINE
---	ELECTRICAL LINE (UG OR OH)
---	FENCE
---	VEGETATION REMOVAL AND LANDSCAPE AREA
---	NEW PAVEMENT
---	NEW PAVERS
---	NEW GAZEBO



GENERAL NOTES

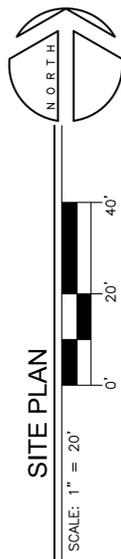
- ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.
- NO HAZARDOUS MATERIALS ARE PROPOSED TO BE STORED ON-SITE OR UTILIZED DURING CONSTRUCTION.
- RESIDENTIAL REMODEL AND ADDITION ARE DEPICTED IN FULL DETAIL IN THE PLANS DATED 5/8/20 BY HEARTWOOD DESIGN/BUILD. (SUBMITTED WITH THIS CDP APPLICATION).

SURVEY NOTES

- PROPERTY LINES FROM HUMBOLDT COUNTY GIS DATA AND AVAILABLE TAX ASSESSOR MAPS. CONTOURS ARE 5' AND 1' INTERVAL CONTOURS FROM NOAA PUBLIC LIDAR. INTERMEDIATE VERTICAL DATUM IS NAD83. HORIZONTAL DATUM IS CALIFORNIA COORDINATE SYSTEM ZONE 1.

QUANTITIES

- CONCRETE MOW STRIP - 310 LF (NEW)
- BACKYARD LANDSCAPING 1608 SQFT (NEW)
- DECORATIVE GAZEBO'S - 2 (24 SQFT EACH, 6' WIDE X 8' TALL)
- PAVERS - 186 SQFT
- REPLACEMENT FENCE (SOUTH PROPERTY LINE) - 125 LF
- NEW FENCE (NORTH PROPERTY LINE) - 100 LF

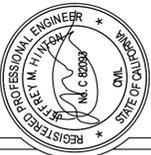


THESE PLANS ARE ORIGINALLY PRINTED ON 22"x34" PAPER.

1" = 20'

1" = 100'

REVISIONS BY



JEFFREY M. HINTON, PE
CIVIL ENGINEERING - PERMITTING - PROJECT MANAGEMENT
CA, OR, WA

RESIDENTIAL IMPROVEMENTS

1684 OCEAN DRIVE, MCKINLEYVILLE, CA 95519

For: ANDY DICKEY

Date	1/24/2022
Scale	AS NOTED
Design	JMH
Drawn	JMH
Job	20-001 DICKEY
Sheet	C100

Sheet

ATTACHMENT 1

CONDITIONS OF APPROVAL

Approval of the Coastal Development Permit is conditioned upon the following terms and requirements which must be fulfilled before a demolition permit may be issued or use initiated.

1. The applicant shall obtain all required building permits from the Building Division for the exterior development portions included in the project proposal (construction of decks, trellis, roof above car port, and 10' x 10' gazebo shall meet setbacks).
2. Watering of plants/lawn/etc. is prohibited within the 50-foot setback buffer from coastal bluffs. This condition is in place for the life of the project.

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.

ATTACHMENT 2

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

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

1. The proposed development is in conformance with the County General Plan, McKinleyville Area Plan (LCP), Open Space Plan and Open Space Action Program;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms to all applicable standards and requirements of these regulations;
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; and
5. 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. General Plan and Local Coastal Plan Consistency. The following table identifies the evidence which supports finding that the proposed accessory structure is in conformance with all applicable policies and standards in the McKinleyville Area Plan (MCAP), Humboldt County General Plan, Open Space Plan and Open Space Action Program.

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Land Use Chapter 4</p> <p>MCAP: Residential Estates</p>	<p>RE allows for the residential development of areas within Urban Limits where community objectives, including resource protection, limit the density of potential development where urban services are required.</p> <p>Density: 0-2 units per acre</p>	<p>Exterior alterations including the driveways, landscaping, and interior remodel do not change the existing developed lot in terms of density/residential use. The existing duplex (2 units) complies with density requirements of the MCAP.</p>
<p>Circulation Chapter 7</p>	<p>Goals and policies contained in this Chapter relate to a balanced, safe, efficient, accessible and convenient circulation system that is appropriate for each type of unincorporated community (C-G1, C-G2); coordinated planning design, development, operations, and maintenance between the County and other transportation system service providers (C-G3); and access for all transportation mode types with improved opportunities to move goods within, into and out of Humboldt County (C-G4, C-G5)</p> <p>Related policies: C-P3. Consideration of Transportation Impacts in Land Use Decision Making.</p>	<p>Access to this site is provided from permitted driveways to Ocean Drive. The applicant obtained encroachment permits from Public Works land use in 2020.</p> <p>The project is consistent with Circulation policies identified in the General Plan.</p>
<p>Housing Chapter 8</p>	<p>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.</p>	<p>The project will not increase the residential density.</p> <p>The project will have no effect on the Humboldt County Housing Element.</p>
<p>Noise Chapter 13</p>	<p>Goals and policies contained in this Chapter require new development to conform with noise compatibility standards.</p>	<p>The proposed development is after the fact and does not pose an unacceptable noise threshold per the General Plan.</p>

<p>Safety Element Chapter 14</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury.</p>	<p>The project area is located in an area that is relatively stable outside of areas of potential liquefaction.</p> <p>The project is located in an area of moderate fire hazard severity and is within the Local Responsibility Area of the Arcata Fire Department's jurisdiction.</p> <p>The project is not expected to increase risks to hazards.</p>
<p>3.40 & 4.70 MCAP- Resource Protection Policies and Standards</p> <p>3.42 MCAP- Visual Resource Protection</p> <p>3.28 MCAP- Hazards</p> <p>3.29 MCAP- Archeological and Paleontological Resources</p>	<p>Environmentally sensitive habitats shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.</p> <p>Goals and policies contained in this Chapter relate to the enhancement and protection 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 parcel does not have environmentally sensitive habitat as defined in the MCAP on site.</p> <p>A botanical survey did not identify sensitive species. And the Forensic analysis states that no impacts were likely. Mitigation is not required for sensitive plant communities.</p> <p>Watering within the 50-foot coastal bluff setback is prohibited. The project will include this as a condition of approval.</p> <p>The project is adjacent to a coastal bluff and includes development within the 50-foot buffer identified on the site plan. Geologic bluff analysis on-file identifies that the work done has not altered the integrity of the bluff and will not contribute to erosion.</p> <p>The project was referred to the Northwest Information Center, Blue Lake Rancheria, Wiyot Tribe, and the Bear River Band for comment. The Northwest Information Center recommended contacting the local tribes. The Bear River Band, Blue Lake Rancheria, and Wiyot Tribe all recommended the standard Inadvertent Discovery Protocol be in place. This is included as a condition of approval.</p>

2. Zoning Compliance and 3. Development Standards: 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
§312-1.1.2 Legal Lot Requirement	Development permits shall only be issued for a lot that was created in compliance with all applicable state and local subdivision regulations.	The subject parcel has been determined to be one legal parcel as created prior to 1964.
§313-6.1 Residential Single Family (RS-20) §313-33.1 Streams and Riparian Corridor Protection (R)	The residential single family (RS-20) zone is intended for residential use. Density: (0-2) dwelling units per lawfully created lot 20,000SF or larger.	The project is consistent with the intended uses of the RS zone as the duplex has been in its current configuration since its construction in 1957. The current density conforms to applicable zoning. The project does not involve development within proximity to/in SMA or wetlands.
Min. Lot Size	20,000 SF	1.76 acres
Max Lot Depth	Three times lot width	~350 feet
Yard Setbacks	Front: 20 feet Rear: 10 feet Interior Side: 5 feet Exterior Side: 5 feet	All structures are existing and conform to the setback requirements in 313-6.1 for Residential Single-Family zoning within the Coastal Zone.
Max. Lot Coverage	35%	~3%
Max. Bldg. Height	35	Less than 25 feet high

3. Public Health, Safety, and Welfare and 4. Environmental Impact: The following table identifies the evidence which supports finding that the proposed project will not be detrimental to the public health, safety and welfare, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4	Proposed development will not be detrimental to the public health, safety, and welfare or materially injurious to properties or improvements in the vicinity.	The proposed project will not be detrimental to public health, safety, or welfare. There is no evidence that the proposed landscaping, patio additions, driveways, and interior remodels will be materially injurious to properties or improvements in the vicinity.
CEQA Guidelines	Categorically exempt from State environmental review.	The project was found to be exempt from environmental review pursuant to Sections 15301 of the CEQA Guidelines.

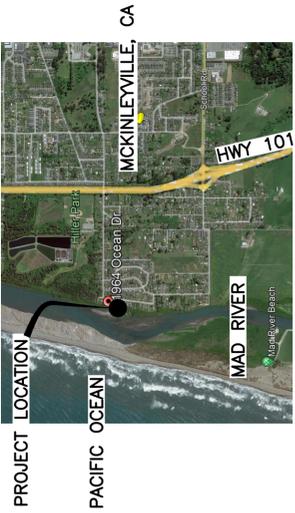
4. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element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

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.5 Housing Element Densities	The proposed development shall 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, 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 project will not add to the County's housing inventory and is in conformance with the standards identified in the Housing Element.

ATTACHMENT 3

REFERRAL AGENCY COMMENTS

Referral Agency	Response	Recommendation	On File
Public Works	✓	Approved	✓
Building Division	✓	Approved	✓
Environmental Health	✓	Approved	✓
McKinleyville CSD	✓	Approved	✓
NWIC	✓	Consult w/ tribes	✓
Arcata Fire Dept.	✓	Approved	✓
Bear River Band	✓	Discovery Protocol	✓
Blue Lake Rancheria	✓	Discovery Protocol	✓
Wiyot	✓	Discovery Protocol	✓
CDFW		No response	
CCC	✓	Comment on file	✓



VICINITY MAP

NO SCALE

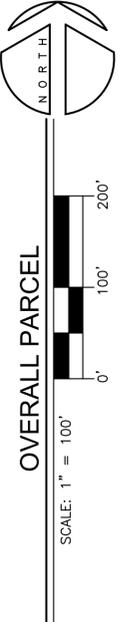
PROJECT DATA	
SCOPE OF APPLICATION	OBTAIN CDP FOR PRIVATE PROPERTY IMPROVEMENTS WITHIN 50 FT OF THE COASTAL BLUFF INCL. VEGETATION REMOVAL, CONCRETE FLATWORK, AND INTERIOR REMODEL OF AN EXISTING DUPLEX.
PROJECT ADDRESS/APN	1684 OCEANS DRIVE MCKINLEYVILLE, CA 95519 508-181-002
OWNER/APPLICANT INFORMATION	NAME: ANDY DICKEY PHONE: 707-486-8882 ADDRESS: 1465 CAMINO WAY, MCKINLEYVILLE, CA 95519 EMAIL: ANDYS@BINETS@HOTMAIL.COM
PROPERTY SIZE	1.76 ACRE
TYPE OF PERMIT	COASTAL DEVELOPMENT PERMIT (VIA LCP)
SQUARE FEET (EXISTING RESIDENCE)	2313 FT (INCL. BOTH UNITS)
HEIGHT OF BUILDING (RESIDENCE)	14 FT
STORIES OF BUILDING	1
BUILDING JURISDICTION	HUMBOLDT COUNTY PLANNING & BUILDING
ZONING	RS-20/R
ROAD TYPOLOGY	LOCAL ROAD (OCEAN DR.)
ROAD JURISDICTION	HUMBOLDT COUNTY
WATERSHED/BASIN	MAD RIVER
AQUIFER RECHARGE AREA	NO
WATER SUPPLY WATERSHED	NO
FIRE DISTRICT	ARCATA FIRE PROTECTION DISTRICT
STATE RESPONSE AREA/FIRE HAZARD AREA	NO
APPLICABLE CODES	
HUMBOLDT COUNTY ZONING CODE	
2019 CALIFORNIA BUILDING CODE	
CALIFORNIA CODE OF REGULATIONS TITLE 14	
SHEET INDEX	
SITE PLAN	C100
RELEVANT PERMIT HISTORY	
BLD-2024-5228B	PERMIT TO CONVERT SINGLE CAR GARAGES INTO STORAGE ROOMS AND COVERED PORCH FOR EXISTING DUPLEX
BLD-2024-5147	PERMIT FOR NEW BUILDING
EP 19118	ENCROACHMENT PERMIT FOR NEW PAVING ALONG OCEAN DRIVE

ABBREVIATIONS

AC	ASPHALT CONCRETE	<P>	PROPOSED
AGG.	AGGREGATE	P.S.I.	POUNDS PER SQUARE INCH
APPROV.	APPROVED	P.U.E.	PUBLIC UTILITY EASEMENT
BW	BACK OF WALK	RCP	RIBBED CONCRETE PIPE
BYP	BYPASS	R/W	RIGHT OF WAY
CATV	CABLE TELEVISION	SD	STORM DRAIN
CC	CONCRETE	S.F.	SQUARE FOOT
CL	CENTERLINE	S.F.	SQUARE FOOT
CL	CENTERLINE	SS	SANITARY SEWER
CO	CONCRETE	SSCO	SANITARY SEWER CLEANOUT
CONC.	CONCRETE	SSW	SANITARY SEWER MANHOLE
DI	DRAINAGE INLET	SD	STORM DRAIN
<EG	EXISTING GRADE	SD	SQUARE
EL	ELEVATION	TR	TELEPHONE VAULT
ELEC.	ELECTRICAL	STD.	STANDARD
EW	ELECTRICAL WALK	SWK.	STANDARD WALK
EV	ELECTRICAL VAULT	TEMP.	TEMPORARY BENCH MARK
EXIST.	EXISTING	TO BE REMOVED	TO BE REMOVED
FF	FINISHED FLOOR	TC	TOP OF CURB
F	FLOW	TOG	TOP OF GRADE
FW	FRONT OF WALK	THK.	THICK
FTG	FOOTING	TW	TOP OF WALL
GD	GROUND	UTL.	UTILITY
GP	GROUND PIER	W	WATER
IP	IRON PIPE	W	WITH
JP	JOINT UTILITY POLE	WM	WATER METER
JB	JUNCTION BOX	WV	WATER VALVE
LF	LINEAR FEET		
MH	MANHOLE		
MIN.	MINIMUM		
P.P.	POWER POLE		

LINE/TYPE LEGEND

---	PROPERTY LINE
---	ROAD CENTERLINE
---	WATER LINE
---	SANITARY SEWER
---	GPS LINE
---	ELECTRICAL LINE (UG OR OH)
---	FENCE
---	VEGETATION REMOVAL AND LANDSCAPE AREA
---	NEW PAVEMENT
---	NEW PAVERS
---	NEW GAZEBO



GENERAL NOTES

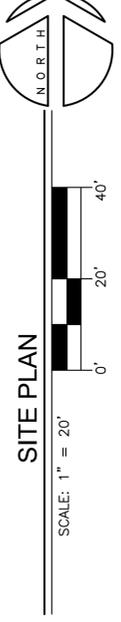
- ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.
- NO HAZARDOUS MATERIALS ARE PROPOSED TO BE STORED ON-SITE OR UTILIZED DURING CONSTRUCTION.
- RESIDENTIAL REMODEL AND ADDITION ARE DEPICTED IN FULL DETAIL IN THE PLANS DATED 5/8/20 BY HEARTWOOD DESIGN/BUILD (SUBMITTED WITH THIS CDP APPLICATION).

SURVEY NOTES

- PROPERTY LINES FROM HUMBOLDT COUNTY GIS DATA AND AVAILABLE TAX ASSESSOR MAPS. CONTOURS ARE 5' AND 1' INTERVAL CONTOURS FROM NOAA PUBLIC LIDAR, INTERMEDIATE.
- VERTICAL DATUM IS NAD83. HORIZONTAL DATUM IS CALIFORNIA COORDINATE SYSTEM ZONE 1.

QUANTITIES

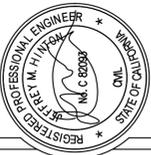
- CONCRETE MOW STRIP - 310 LF (NEW)
- BACKYARD LANDSCAPING 1608 SQFT (NEW)
- DECORATIVE GAZEBO - 2 (24 SQFT EACH, 6' WIDE X 8' TALL)
- PAVERS - 186 SQFT
- REPLACEMENT FENCE (SOUTH PROPERTY LINE) - 125 LF
- NEW FENCE (NORTH PROPERTY LINE) - 100 LF



THESE PLANS ARE ORIGINALLY PRINTED ON 22"x34" PAPER.

1" = 1 INCH

REVISIONS	BY



JEFFREY M. HINTON, PE
CIVIL ENGINEERING - PERMITTING - PROJECT MANAGEMENT
CA, OR, WA

RESIDENTIAL IMPROVEMENTS

164 OCEAN DRIVE, MCKINLEYVILLE, CA 95519

For: ANDY DICKEY

Date	1/24/2022
Scale	AS NOTED
Design	JMH
Drawn	JMH
Job	20-001 DICKEY
Sheet	C100

C100