

SUPPLEMENTAL INFORMATION
No. 1
For Zoning Administrator Agenda of:
May 7, 2020

Re: Applicant: Johnston Construction
 Case Number: PLN-2019-16087
 APN: 305-111-005

Subsequent to the Zoning Administrator hearing on April 30, 2020, the following supplemental information was prepared to (1) address related policies within the Humboldt Bay Area Plan, and (2) provide additional details related to the existing and proposed development on the parcel. Changes to the staff report are underlined.

1. Attachment 1: Revised Conditions of Approval
2. Attachment 2: Additional findings addressing Sections 3.30 Resource Protection and 3.40 Visual Resource Protection in the Humboldt Bay Area Plan
3. Attachment 3: Revised Site plan
4. Attachment 4: Supplemental figures detailing the 2-acre building curtilage, primary and accessory structures, floor plans and elevations of proposed residence.
 - a. Figure 1. Aerial imagery of proposed development in relation to entire parcel.
 - b. Figure 2. Aerial imagery of proposed development and existing development within a 2-acre building curtilage.
 - c. Figure 3. Elevations of the proposed residence, detailing the 25-foot height of the residence.
 - d. Figure 4. First floor plan of the proposed residence.
 - e. Figure 5. Second floor plan of the proposed residence.

ATTACHMENT 1
REVISED RECOMMENDED CONDITIONS OF APPROVAL

Approval of the Coastal Development Permit and Conditional Use Permit is conditioned on the following terms and requirements which must be satisfied before a building permit may be issued or use initiated.

1. The applicant is responsible for meeting the project requirements detailed in the Public Works Memo date March 6, 2020.
2. All proposed work shall be constructed within the 2-acre building site to ensure residential development is subordinate of agricultural activities on the parcel.
3. A Notice of Restriction for the Second Agricultural Unit shall be recorded on forms provided by the Planning Department, subject to applicable notary and recording fees. The purpose of the Notice of Restriction to ensure the authorized farmhouse be occupied by the farm owner(s) or farm operator(s) of the agricultural operations on the subject property and be incidental to the primary farming use of the subject property.
- 4.

Ongoing Requirements/Development Restrictions which Must be Satisfied for the Life of the Project:

1. The project shall be conducted in accordance with the project description and approved project site plan submitted by the applicant on February 24, 2020.

Informational Notes:

1. 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.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.

3. This permit 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.
4. New development to require permit. Any new development as defined by Section 313-139.6 of the Humboldt County Code, shall require a Coastal Development Permit or permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations. New development must be reviewed to ensure consistency with incidental accessory uses to the primary agriculture use on the parcel.

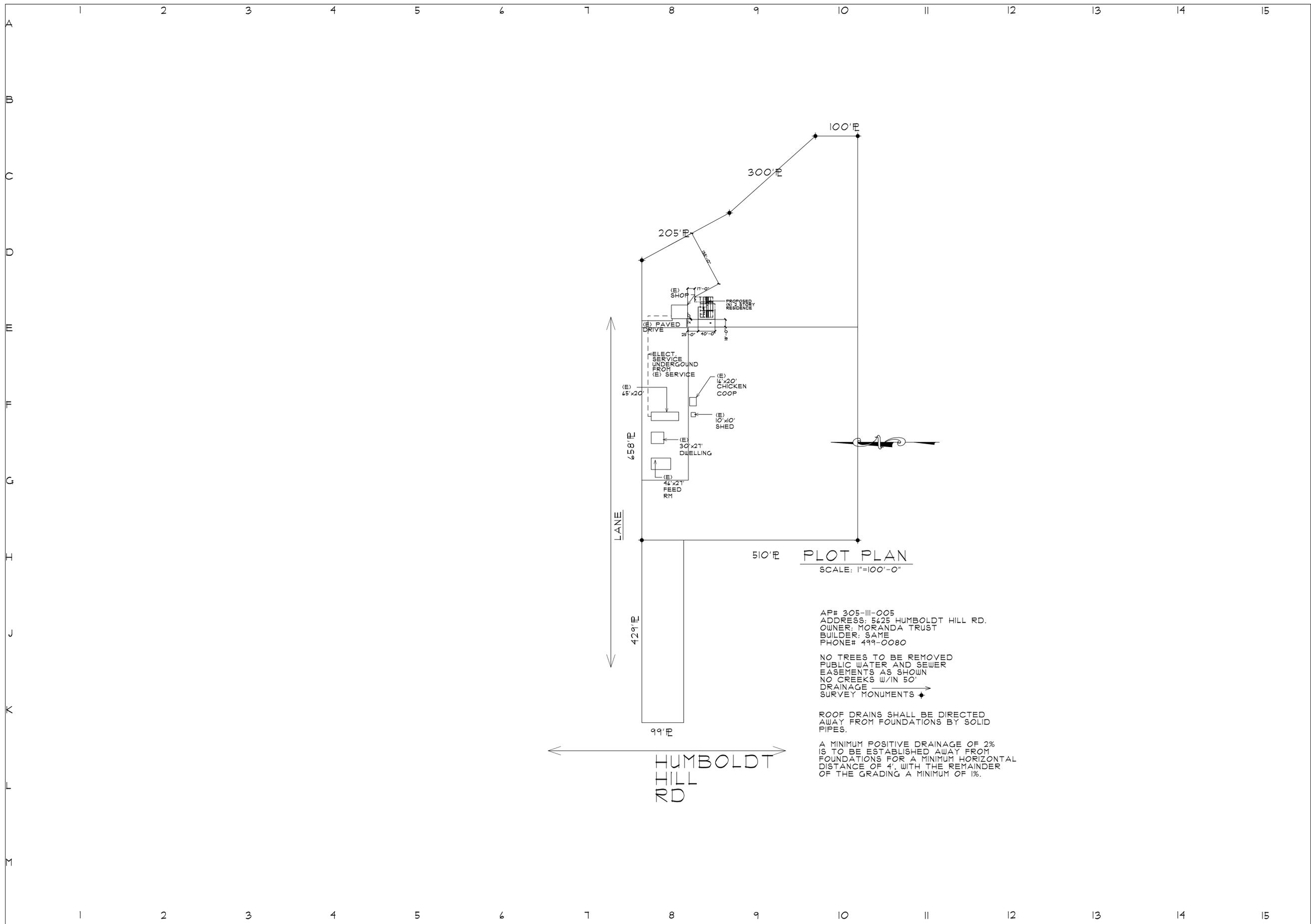
ATTACHMENT 2

ADDITIONAL FINDINGS

<p>Resource Protection §3.30 (HBAP)</p>	<p>Protect designated sensitive and critical resource habitats.</p>	<p><u>According to the California Natural Diversity Database, there are numerous sensitive species that are associated with the Elk River, which lies over 200 feet directly east of the project site. The majority of species identified by the CNDDB include aquatic dependent, freshwater species such as coho salmon (<i>Oncorhynchus kisutch pop. 2</i>) and coast cutthroat trout (<i>Oncorhynchus clarkii clarkii</i>). Due to the wide buffer from the Elk River, no threats to the species identified by the CNDDB are anticipated as a result of this project. The project was referred to both the California Department of Fish and Wildlife and California Coastal Commission. Neither agency responded with comments to the project.</u></p>
<p>Visual Resource Protection §3.40 (HBAP)</p>	<p><u>3.40 (b) Development Policies:</u> <u>1. Physical Scale and Visual Compatibility</u></p>	<p><u>The parcel is located adjacent to existing residentially developed manufactured home parks, and the project will occur adjacent to the existing garage on the parcel. The design of the home will be compatible with the styles and visible material as exists in the surrounding area.</u></p>
	<p><u>2. Protection of Natural Landforms and Features</u></p>	<p><u>There will be no alterations of natural landforms, including natural contours, visible hilltops, or coastal bluffs. The project site is essentially flat lying, and grading is not required for this project.</u></p>
	<p><u>3. Coastal Scenic Area</u></p>	<p><u>The subject parcel is not located within a mapped coastal scenic area as designated by the HBAP.</u></p>
	<p><u>4. Coastal View Area</u></p>	<p><u>The subject parcel is not located within a mapped, designated coastal view area. Nor is it anticipated to impact the viewshed of the Elk River. The standards in the HBAP emphasize protecting coastal scenic areas specifically near the Indianola area. Additional coastal view standards apply to commercial or industrial uses, which is not proposed on this project.</u></p>

	<u>5. Highway 101 Corridor</u>	<u>The parcel is on the eastside of Highway 101 and is accessed via a long, narrow driveway off of Humboldt Hill Road that cannot be seen from Highway 101. There is commercial development between Highway 101 and the project site that obscures the residential development on the parcel. Thus, it is not anticipated to impact the Highway 101 corridor.</u>
	<u>6. New Off-Site Signs</u>	<u>No off-site signs are proposed.</u>
	<u>7. Public Lands Resource Buffer</u>	<u>The subject parcel is not located on or near designated public lands. Therefore, no impacts to public lands are anticipated as a result of this project.</u>
	<u>8. Natural Features</u>	<u>Significant natural features in the HBAP include the Bottomlands along South Bay. This project is located approximately 0.5 miles from the Humboldt Bay, and is not anticipated to impact natural features. Minimal grading may be required to facilitate development, but natural features will not be impacted as the proposed location is flat grassland.</u>

ATTACHEMENT 3
REVISED SITE PLAN



100' E
300' E
205' E

(E) SHOP 17'-9"
(E) 2 STORY RESIDENCE
(E) PAVED DRIVE 25'-0" 40'-0"
SELECT SERVICE UNDERGROUND FROM (E) SERVICE
(E) 45' x 20'
(E) 14' x 20' CHICKEN COOP
(E) 10' x 10' SHED
(E) 30' x 21' DWELLING
(E) 42' x 21' FEED RM

LANE
458' E
429' E

510' E
PLOT PLAN
SCALE: 1"=100'-0"

AP# 305-III-005
ADDRESS: 5625 HUMBOLDT HILL RD.
OWNER: MORANDA TRUST
BUILDER: SAME
PHONE# 499-0080

NO TREES TO BE REMOVED
PUBLIC WATER AND SEWER
EASEMENTS AS SHOWN
NO CREEKS W/IN 50'
DRAINAGE →
SURVEY MONUMENTS ◆

ROOF DRAINS SHALL BE DIRECTED AWAY FROM FOUNDATIONS BY SOLID PIPES.

A MINIMUM POSITIVE DRAINAGE OF 2% IS TO BE ESTABLISHED AWAY FROM FOUNDATIONS FOR A MINIMUM HORIZONTAL DISTANCE OF 4', WITH THE REMAINDER OF THE GRADING A MINIMUM OF 1%.

HUMBOLDT HILL RD

OWNER: TJARNSTROM
BUILDER: PETE JOHNSTON
AP# : ADDRESS: 5625 HUMBOLDT HILL RD.
PHONE No. 499.0080

DESIGN DRAFTING
Drafting Service
2803 E ST. EUREKA, CALIFORNIA (707)443-9889

Project # 02-20
Date 5/1/2020
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Checked by JMA
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ATTACHMENT 4
SUPPLEMENTAL FIGURES





Structure	Size (Square Feet)	Area (Acres)
A (E) Livestock Feed Room*	1,242	0.029
B (E) Single Family Dwelling**	810	0.019
C (E) Tractor Shed*	1,300	0.03
D (E) Shed*	100	0.002
E (E) Chicken Coop*	320	0.007
F (E) Garage**	1,152	0.026
G (P) Proposed Residence**	3,000	0.07
H (E) Vegetable Garden*	13,068	0.3

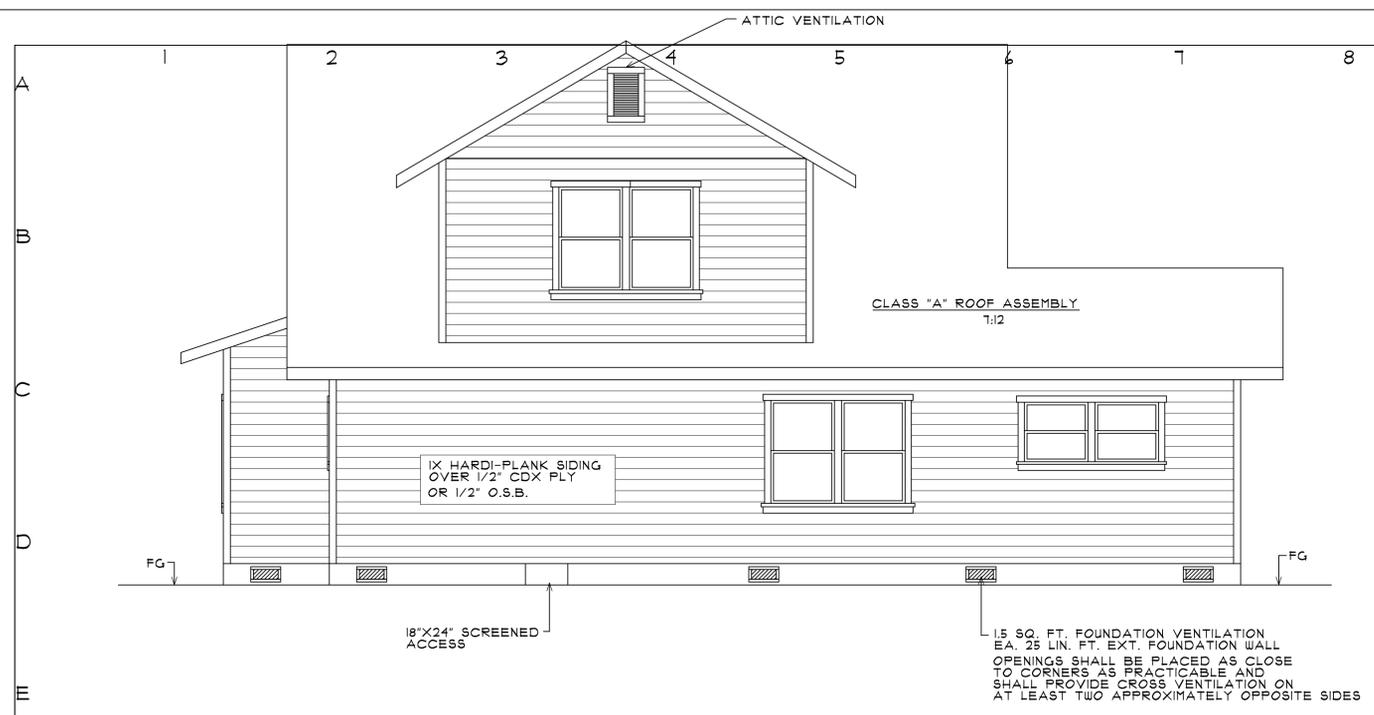
Total Ground Coverage = Approximately 0.50 acres

*Principally permitted structures under general agriculture

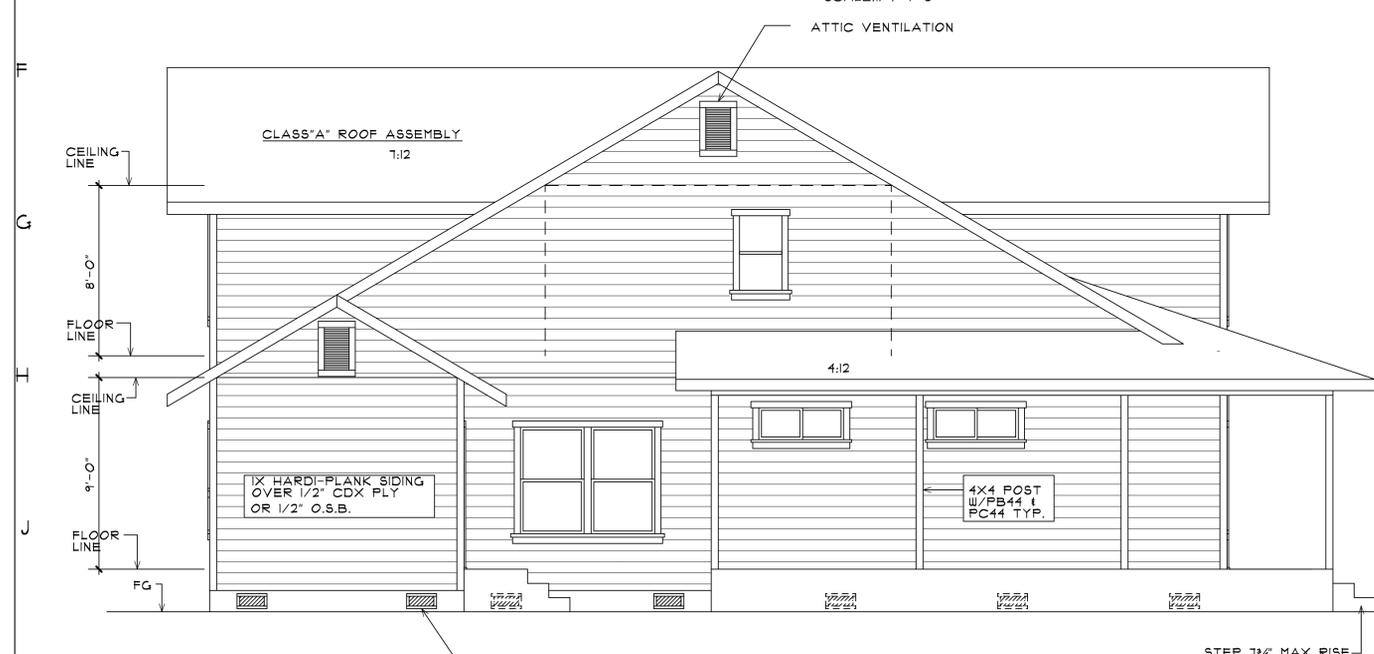
**Subordinate structures to agricultural operation

— 2-acre building curtilage

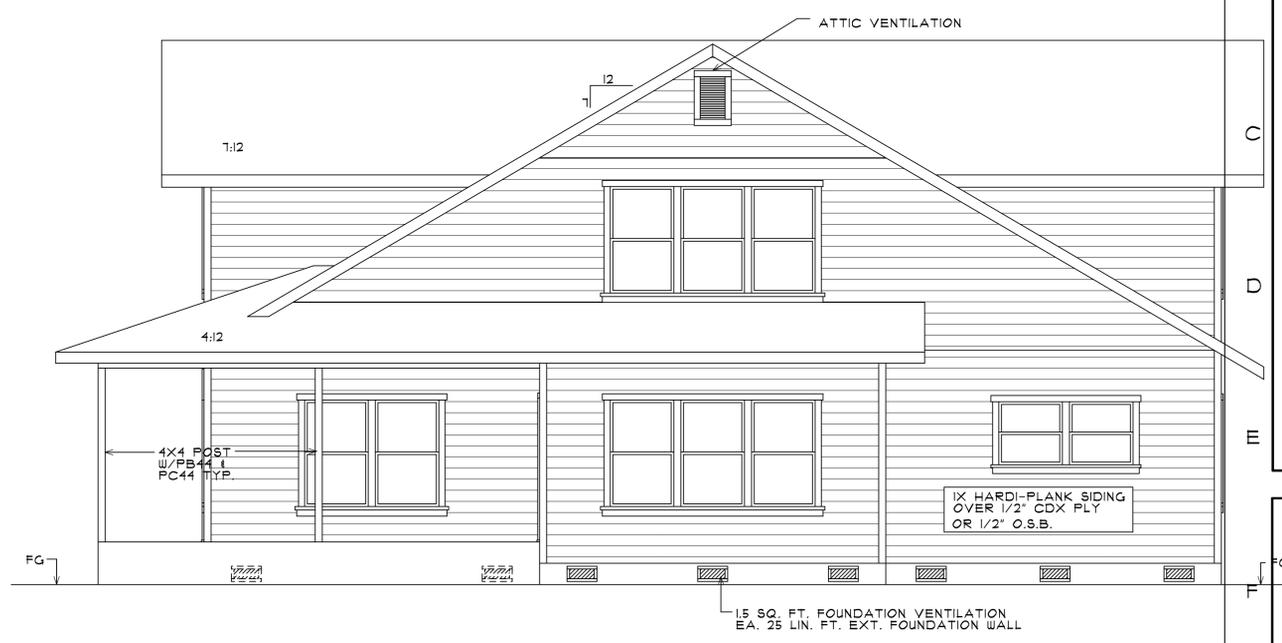
5621 Humboldt Hill Rd



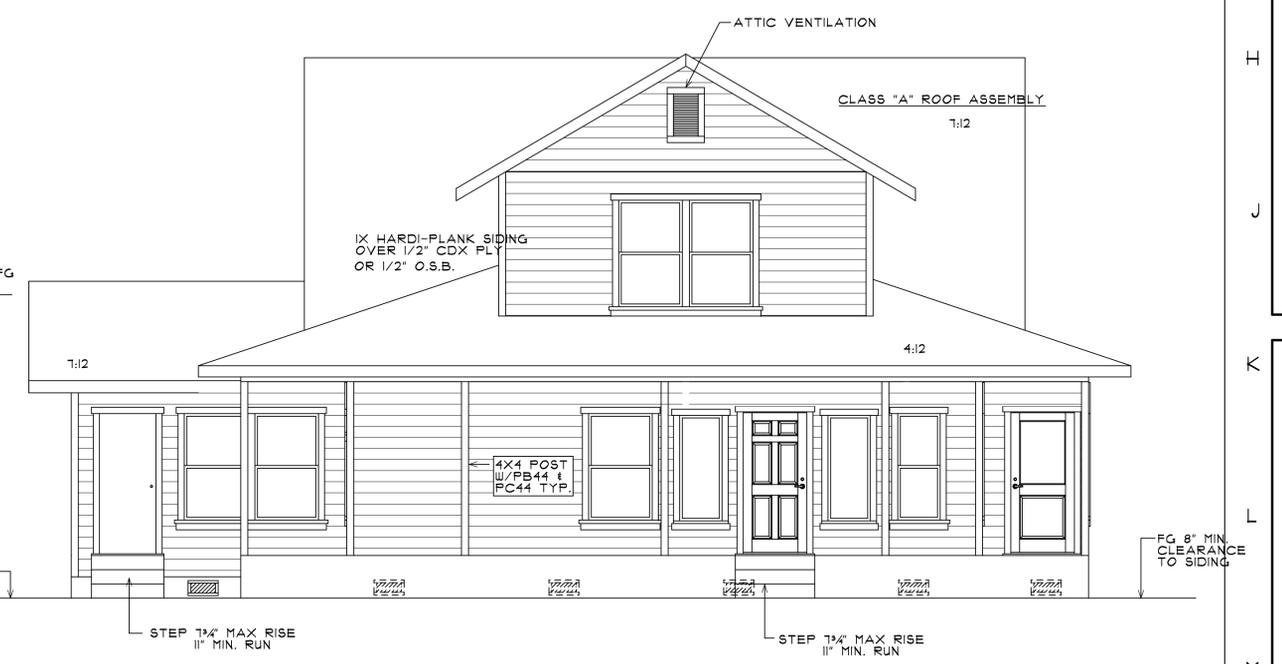
BACK ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"

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GENERAL NOTES:

ALL WORK SHALL CONFORM TO 2019 C.B.C.
C.M.C.P.C.C.E.C-2019 AND TITLE 24

- DRAWING SCALE AS NOTED.
- ALL FRAMING LUMBER D.F. #2 UNLESS NOTED.
- ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED D.F.
- ALL BEDROOM WINDOWS TO BE FRAMED 4" MAX. TO FLOOR.
- ATTIC ACCESS TO BE 22"X30" MIN.
- FOUNDATION ACCESS TO BE 18"X24" MIN.
- SMOKE DETECTORS IN ALL BEDROOMS, ADJOINING HALLWAYS, AND VAULTED AREAS OVER #SMOKE DET. TO HAVE BATTERY BACKUP. DETECTORS TO BE HARD WIRED.
- GFCI RECEPTACLES IN BATHROOMS, KITCHEN, GARAGES, LAUNDRY RHMND EXTERIOR
- CONCRETE MIX TO BE 2500 PSI MIN
- UNDERFLOOR VENTILATION TO HAVE 1 SQ. FT. OF VENT TO 150 SQ.FT. OF UNDERFLOOR AREA
- GARAGE WALLS SHALL BE 5/8" TYP "X" GYP. BD. UP TO ROOF SHEATHING BETWEEN RESIDENCE AND GARAGE
- ATTIC VENTILATION REQUIRED TO HAVE 1 SQ.FT. OF OPENING TO 150 SQ.FT. OF ATTIC AREA
- ALL GLAZING IN TUB ENCLOSURES TO BE TEMPERED
- DRYER AND KITCHEN VENTS TO TERMINATE OUTSIDE OF BUILDING 14' MAX. LENGTH OR MANUFACTURES SPECS
- IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT TO EXCEED 25 % OF ITS WIDTH. CUTTING, NOTCHING OF STUDS ON NON-BEARING WALL CAN NOT EXCEED 40 % OF STUD WIDTH.
- A BORED HOLE CAN NOT EXCEED 40% OF THE STUD WIDTH. BORED HOLES NOT GREATER THAN 40% ON NON BEARING WALLS.
- IN EACH ROOM THAT CONTAINS A WATER CLOSET, ONE LIGHTING FIXTURE THAT COMPLIES THE MINIMUM EFFICIENCY STANDARDS SHALL BE PROVIDED I.E., 40 LUMEN PER WATT (FLUORESCENT TYPE).
- MATERIALS USED FOR DRAINAGE AND WASTE SHALL BE ABS; MATERIALS USED FOR WATER PIPING SHALL BE COPPER, OR EQ.; MATERIALS USED FOR GAS PIPING SHALL BE BLACK IRON.
- ANCHOR OR STRAP, WATER HEATER, HVAC UNIT, OR AIR HANDLING UNIT INCLUDING DUCTS TO STRUCTURE TO RESIST EARTHQUAKE MOTION.
- PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON HOSE BIBS.
- PRESSURE TEMPERATURE RELIEF VALVES SHALL TERMINATE OUTSIDE THE BUILDING WITHIN 4' TO 24" OF THE GROUND OR TO ANOTHER APPROVED LOCATION.
- SKYLIGHTS SHALL BE I.C.B.O. LISTED
- ALL HEADERS SHALL BE 4X12#2 D.F. UNLESS OTHERWISE NOTED.
- ALL EXTERIOR SURFACES OF THE BUILDING SHALL BE WRAPPED IN R WRAP OR SIMILAR MATERIAL
- ALL SUBSIDING SHALL BE 1/2" CDX PLYWOOD OR O.S.B. UNLESS OTHERWISE SPECIFIED.
- PRIMARY LIGHTING IN BATHROOMS AND KITCHEN TO BE FLORESCENT LIGHTING.
- COMBUSTION AIR REQUIREMENTS FOR GAS BURNING APPLIANCES ARE 50 CUBIC FEET OF AREA PER 1000 BTU/H OF AGGREGATE INPUT RATING OF APPLIANCES. 50% FROM ABOVE AND 50% FROM BELOW.
- SHOWERS AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.

EGRESS WINDOWS:
MAXIMUM SILL-HEIGHT FROM FLOOR: 44"
MINIMUM OPENING WIDTH: 20"
MINIMUM OPENING HEIGHT: 24"
NET CLEAR OPENING SIZE FOR GROUND LEVEL WINDOWS: 5 SQ. FT.
NET CLEAR OPENING SIZE FOR UPPER FLOORS: 5.7 SQ. FT.

NOTE WATER CONSERVING FIXTURES PER CPC 403. WATER CLOSET-1.28 GAL PER FLUSH SHOWER HEAD-2.0 MAX GPM AT 80 PSI, KITCHEN FAUCET-1.8 MAX GPM AT 40 PSI, FLOW MAY TEMPORARILY INCREASE TO 2.2 MAX GPM AT 40 PSI, BUT MUST DEFAULT BACK TO 1.8 GPM MAX AT 40 PSI, LAVITORY FAUCET-1.5 MAX GPM AT 40 PSI.

32. HOT WATER PIPES INSULATED PER CODE.

SEE CALGREEN RESIDENTIAL MANDATORY MEASURES EV CHARGING; I-12-FAMILY DWELLINGS/TOWNHOUSES WITH ATTACHED GARAGES.

33. POST ADDRESS NUMBERS PLACE IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD OF THE PROPERTY. ADDRESS NUMBERS SHALL BE MINIMUM OF INCHES HIGH WITH MINIMUM STROKE WIDTH OF 1/2 INCH. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

34. THE MINIMUM NUMBER OF FULL HEIGHT STUDS (KING STUDS) AT EA. END OF A HEADER SHALL BE IN ACCORDANCE WITH TABLE R402.1.5

35. HEADER SUPPORT JACK (TRIMMER) STUDS NEED TO BE IN ACCORDANCE WITH (HEADER AND GIRDER SPANS FOR EXTERIOR AND INTERIOR BEARING WALLS); TABLE R402.1(1); R402.1(2); CBC2308.4.(1)(1)

PLUMBING/MECHANICAL:

ON DEMAND WATER HEATER INSTALLED PER MANUFACTURE INSTALLATION INSTRUCTION.

FORCED AIR FURNACE INSTALLED PER MANUFACTURE INSTALLATION INSTRUCTION

PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING MINIMUM 24" WIDE FROM THE ENTRANCE OPENIN TO APPLIANCE. MINIMUM 30"X30" WORK PLATFORM IN FRONT OF SERVICE AREA.

PROVIDE A PERMANENT 120 VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE NEAR APPLIANCE. SWITCH FOR LIGHTIN FIXTURE SHALL BE PROVIDED AT PASSAGEWAY.

NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FO AND ACCESS DOOR. MINIMUM CLEARANCE FOR 2" CLEANOUT IS 12" AND MINIMUM CLEARANCE FOR MORE THAN 2" IS 18".

SHOWERS AND TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION

A SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE ON DEMAND WATER HEATER AND FORCED AIR UNIT APPLIANCE SHUTOFF VALVE AS CLOSE TO THE APPLANCE AS POSSIBLE.

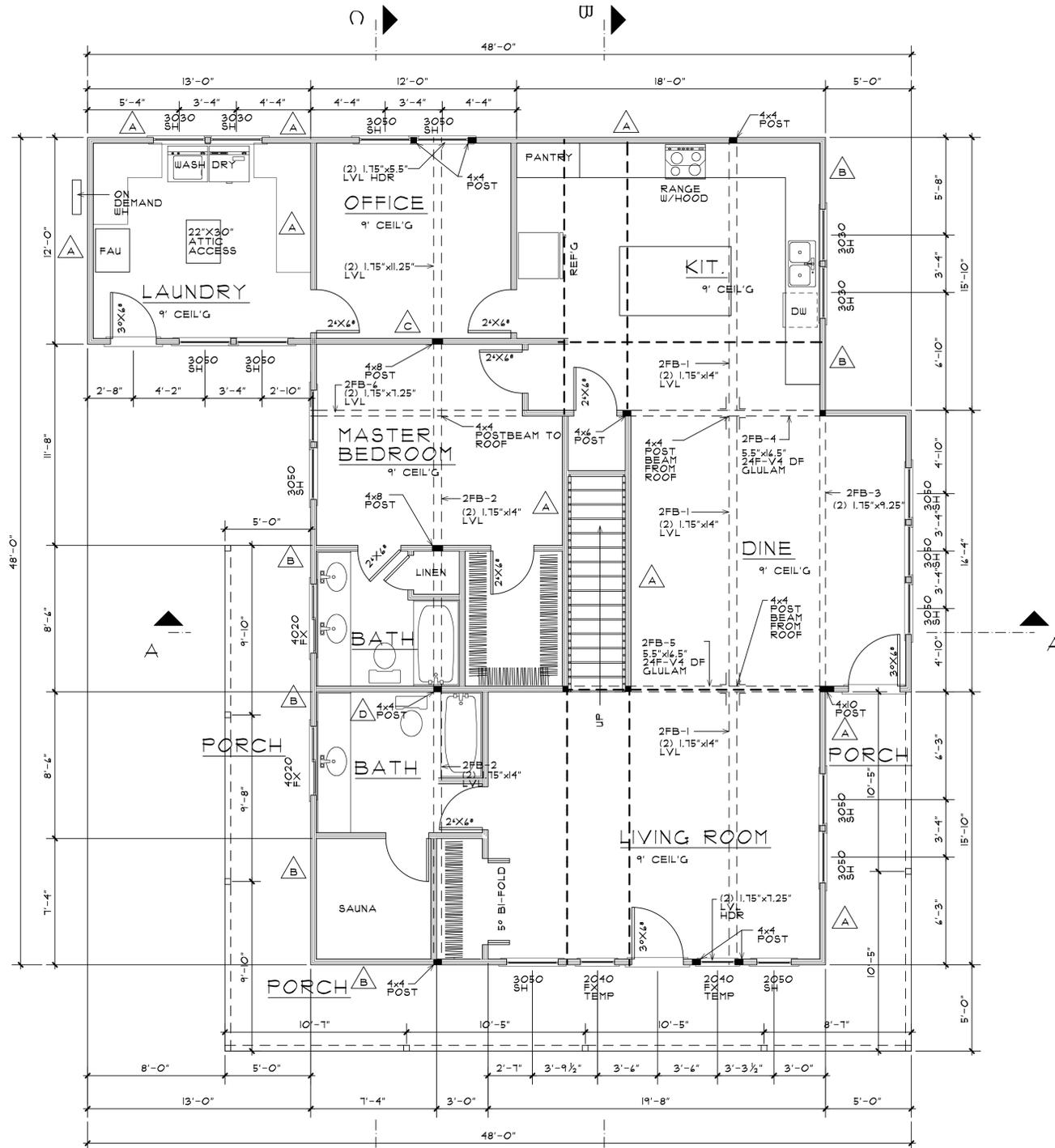
THE MAXIMUM ALLOWABLE LEAD CONTENT IN PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES INTENDED TO CONVEY OR DISPOSE WATER FOR HUMAN CONSUMPTION SHALL BE NOT MORE THAN A WEIGHTED AVERAGE OF 0.25 PERCENT WITH RESPECT TO THE WETTED SURFACE OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES. FOR SOLDER AND FLUX, THE LEAD CONTENT SHALL BE NOT MORE THAN 0.20 PERCENT WHERE USED IN PIPING SYSTEMS THAT CONVEY OR DISPOSE WATER FOR HUMAN CONSUMPTION.

ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE, 6 FEET FROM FORCED AIR INLET, AND 3 FEET FROM OPENINGS INTO THE BUILDING. ENVIRONMENTAL EXHAUST DUCTS SHALL NOT DISCHARGE ONTO A PUBLIC WAY.

NAIL SCHEDULE

JOIST TO SILL OR GIRD, TOE NAIL	3-8d
BRODING TO JOIST, TOE NAIL EACH END	2-8d
1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOORING, FACE NAIL	16d AT 16" O.C.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE, TOE NAIL	4-8d
DOUBLED STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
DOUBLE TOP PLATES/LAP SPICE	8-16d
BLOORING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
RW JOIST TO TOP PLATE, TOENAIL	8d AT 8" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALSO EACH SIDE
CEILING JOIST TO PLATE, TOE NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOE NAIL	3-8d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
1" X 6" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-8d
RAFT UP CORNER STUDS	16d AT 24" O.C.

ROOF STUDS AND WALL STUDS SHALL BE NAILED 8" MAX NAIL 1" O.C. ON BEGS AND 12" IN THE FIELD



1st FLOOR PLAN

Area=1,174 ft² 1st FLOOR

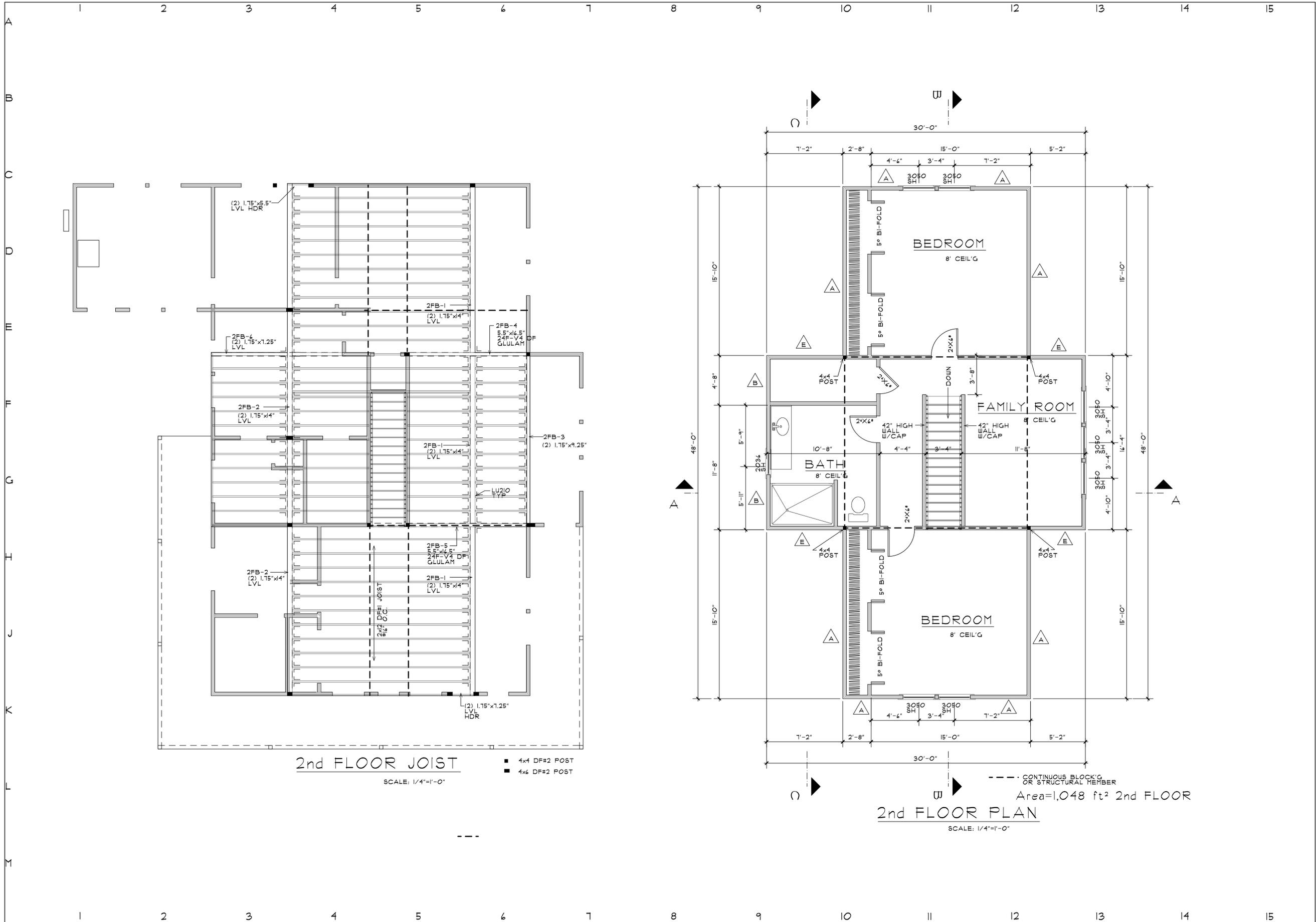
SCALE: 1/4"=1'-0"

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2nd FLOOR JOIST

SCALE: 1/4"=1'-0"

- 4x4 DF#2 POST
- 4x4 DF#2 POST

2nd FLOOR PLAN

SCALE: 1/4"=1'-0"

Area=1,048 ft² 2nd FLOOR

--- CONTINUOUS BLOCKING OR STRUCTURAL MEMBER

OWNER: TJARNSTROM
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