



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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

Action Date: November 4, 2021

To: Humboldt County Planning Commission

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

Subject: **Hone, Demolition and Coastal Development Permit**
Application Number PLN-2021-17105
Assessor's Parcel Number (APN) 511-069-009
3480 Letz Avenue, McKinleyville, CA 95519

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Please contact Logan Shine, Contract Planner, at 707-671-6844 or by email at Logan@landlogistics.com, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date November 4, 2021	Subject Hone Demolition and Coastal Development Permit	Contact Logan Shine, Contract Planner
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Project Description: A Coastal Development Permit for the construction of a 9,800 square foot single family residence, 1,700 square foot garage, 876 square feet of covered porches, 728 square foot port au cochere, 1,340 square foot pool, and 5,000 square foot recreation area (basketball/tennis courts). The property is approximately five acres in size and is currently developed with a 3,360 square foot residence, detached shed, and gazebo which are all proposed to be removed as part of the project. The McKinleyville Community Services District currently provides water and sewer services to the property and is expected to serve the proposed new development. Grading is expected to be minimal (less than 50 cubic yards), and no trees will be removed. All new development will be located in portions of the property characterized by relatively stable soils.

Project Location: The project site is located on the west side of Letz Road, approximately 170 feet south from the intersection of Letz Road and Airport Road, on the property known as 3480 Letz Road in the McKinleyville area.

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

Present Zoning: Residential Single-Family (RS-5), Airport Safety Review (AP), Alquist-Priolo Fault Hazard (G), Noise Impact (N).

Assessor Parcel Numbers: 511-061-009

Record Number: PLN-2021-17105

Applicant

Brendan Reilly
549 Fieldbrook Road
McKinleyville, CA 95519

Owners

Alvarado Laurence A & Eldridge Linda S
3480 Letz Avenue
McKinleyville, CA 95519

Agent

N/A

Environmental Review: Project is exempt from environmental review per Section 15303(a) – New Construction or Conversion of Small Structures, of the CEQA Guidelines.

Major Issues: Overall size of development, neighborhood compatibility

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

Hone Demolition and Coastal Development Permit

Record Number: PLN-2021-17105

Assessor's Parcel Number: 511-061-009

Recommended Planning Commission Action

1. Describe the application as part of a public hearing.
2. Request that staff present the project;
3. Open the public hearing and receive testimony; and
3. Close the hearing and adopt the Resolution to do the following:

Find the project exempt from environmental review pursuant to Sections 15303(a) of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and approve the Hone project subject to the recommended conditions.

Executive Summary: A Coastal Development Permit is being requested to authorize the construction of a 9,800 square foot single family residence, 1,700 square foot garage, 876 square feet of covered porches, 728 square foot port au cochere, 1,340 square foot pool, and 5,000 square foot recreation area (basketball/tennis courts). The project parcel is approximately five acres in size and is currently developed with a 3,360 square foot residence, detached shed, and gazebo. All existing structures are proposed for demolition. The McKinleyville Community Services District currently provides water and sewer services to the property and is expected to serve the proposed new development. Grading is expected to be less than 50 cubic yards, and no trees will be removed. All new development will be located in portions of the property characterized as having relatively stable soils. The project is consistent with the Residential Estates (RE) land use and zone designations in accordance with General Plan policies and standards.

The size of the proposed residence and the associated accessory structures and recreational developments are significantly larger than is typical for the area. While this particular neighborhood consists of larger than average lots and houses, the proposed 9,800 square foot residence and 5,000 square foot recreational facility is still significantly larger than the surrounding developments. Approval of this project has the potential to change the character of the neighborhood. The residence would be screened from most public views due to a large row of trees along the frontage of the property.

RECCOMENDATION: Based on 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 approval of the Coastal Development Permit.

ALTERNATIVES: Several alternatives may be considered: 1) The Planning Commission determine that the potential impacts of this project require additional environmental review, in which case the Commission should continue the project to a date a minimum of 8 weeks out for staff to prepare the additional environmental review documents; 2) The Planning Commission could decide that the overall size of the development and large recreational facilities are out of scale with the existing community and would be determinantal to the public welfare, in which case the Planning Commission could deny the project or approve the project at a reduced scale.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Record Number PLN-2021-17105
Assessor's Parcel Number: 511-061-009**

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Hone Coastal Development Permit.

WHEREAS, Brendan Reilly submitted an application and evidence in support of approving a Coastal Development Permit for the construction of a 9,800 square foot single family residence, 876 square feet of covered porch area, 1,700 square foot garage, 728 square foot port au cochere, 1,340 square foot pool, and 5,000 square foot recreation area on an approximately five acre parcel in the McKinleyville area (APN 511-061-009); 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 categorically exempt from environmental review pursuant to Section 15303 (a) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Humboldt County Planning Commission reviewed, considered, and discussed the application for a Coastal Development Permit on November 4, 2021.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING:** **Project Description:** The application is a Coastal Development Permit to authorize the construction of a 9,800 square foot single family residence, 876 square feet of covered porch area, 1,700 square foot garage, 728 square foot port au cochere, 1,340 square foot pool, and 5,000 square foot recreation area on an approximately five-acre parcel.

EVIDENCE: a) Project File: PLN-2021-17105
- 2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been complied with.

EVIDENCE: a) Project is exempt from environmental review per Section 15303(a) – New Construction or Conversion of Small Structures, of the CEQA Guidelines

FINDINGS FOR THE COASTAL DEVELOPMENT PERMIT

- 3. FINDING** The proposed development is in conformance with the County General Plan.

EVIDENCE a) The proposed development is consistent with the Residential Estates (RE) land use designation. The RE designation provides for single family units and residential accessory uses. The RE designation is commonly used in water-only service areas. This proposed project parcel is currently developed. The proposed development will not increase the amount of single-family housing in the area. Therefore, the project is in conformance with the County General Plan.

- 4. FINDING** The proposed development is consistent with McKinleyville Area Plan (MAP)
- EVIDENCE**
- a) The land use designation for the parcel within the MAP conforms with the General Plan land use designation.
 - b) MAP Section 2400 Housing is consistent with the General Plan Chapter 8 of the Housing Element. New housing in the Coastal Zone shall be developed in conformity with the goals, policies, standards, and programs of the Humboldt County Housing Element. The proposed development would support the residential use on the site.
- 5. FINDING** The project is compatible with the physical scale and visual resource policies of section 3.42(A)(1)(a) and 3.42(A)(1)(c)(1) of the Local Coastal Plan (MAP).
- EVIDENCE**
- a) The project is within the mapped urban limit line and meets all standards of the principal permitted uses designated in the General Plan, including setbacks, height restrictions, and allowable lot coverage of 35% in the RE zone.
 - b) Existing vegetation bordering the project parcel screen and soften the visual impact of the development from the roadway, public beach, and neighboring parcels in conjunction with an increased setback from the bluff proposed in the Geotechnical Hazard report provided by LACO & Associates (Manhart 2021). No removal of vegetation is proposed.
 - c) The project site is not located within a mapped coastal scenic area and the project is not any greater in height or bulk than is permitted for the principal use, and it is otherwise compatible with the styles and visible materials of existing development in the immediate neighborhood, as the development is not visible from the nearest public road.
- 6. FINDING** The proposed development is consistent with the purposes of the existing Residential Estates (RE), AP (Airport Safety Review), G (Alquist-Priolo Fault Hazard), N (Noise Impact) combining zones in which the site is located, or when processed in conjunction with a zone reclassification, is consistent with the purposes of the proposed zone.
- EVIDENCE**
- a) The proposed development is consistent with the minimum required development standards of the RS-5 zone, including height, lot coverage, property line setbacks, density, and residential parking availability. The proposed 33 foot building height is less than the 35 foot height requirement in the AP and RS zones, and all development is proposed within the required property setbacks in the RS zone. Front, Rear, and Interior Side setbacks are 20 feet, 10 feet, and 5 feet respectively. All proposed development is less than the allowed 35% lot coverage at roughly 8%, and complies with the density limit of 1 dwelling unit per lawfully created lot (HCC 313-6.1). An existing driveway and parking area meet the requirements for residential parking. The design materials are consistent with the zone requirements, including the prohibition of manufactured homes in the Noise Impact (N) combining zone (HCC 313-16.3).
 - b) The project is proposed on Lot 133 of the Seffner & Wolf Subdivision. The proposed development of a 9,800 square foot residence, approximately 33 feet in height, a 1,700 square foot garage, 876 square feet of covered porches, 728 square foot port au cochere, 1,340 square foot pool, and 5,000 square foot recreation area, is a principally permitted use in the RS-5 zone with a Residential Estates (RE) land use description (General Plan

Chapter 4.8.1)(McKAP Chapter 5.20).

- c) A condition of approval has been included to address the inadvertent discovery of cultural resources during construction of the proposed development.

7. FINDING

The construction of a permitted single-family residence will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE

- a) The property is currently developed, and the proposed development will be consistent with the surrounding existing development. Residential housing will be beneficial to the public health, safety and welfare and will not be materially injurious to properties or improvements in the vicinity.

8. 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 parcel's General Plan land use designation (RE) and zoning (RS-5/AP/G/N) allow residential use. The project will not negatively impact compliance with Housing Element law. The project will not impact available housing in the McKinleyville area and will comply with the density range of the RE land use designation, 1-5 acres per unit with a maximum floor area ratio of 0.20. The proposed development is consistent with the McKinleyville Area Local Coastal Plan (Section 3.25 Housing).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

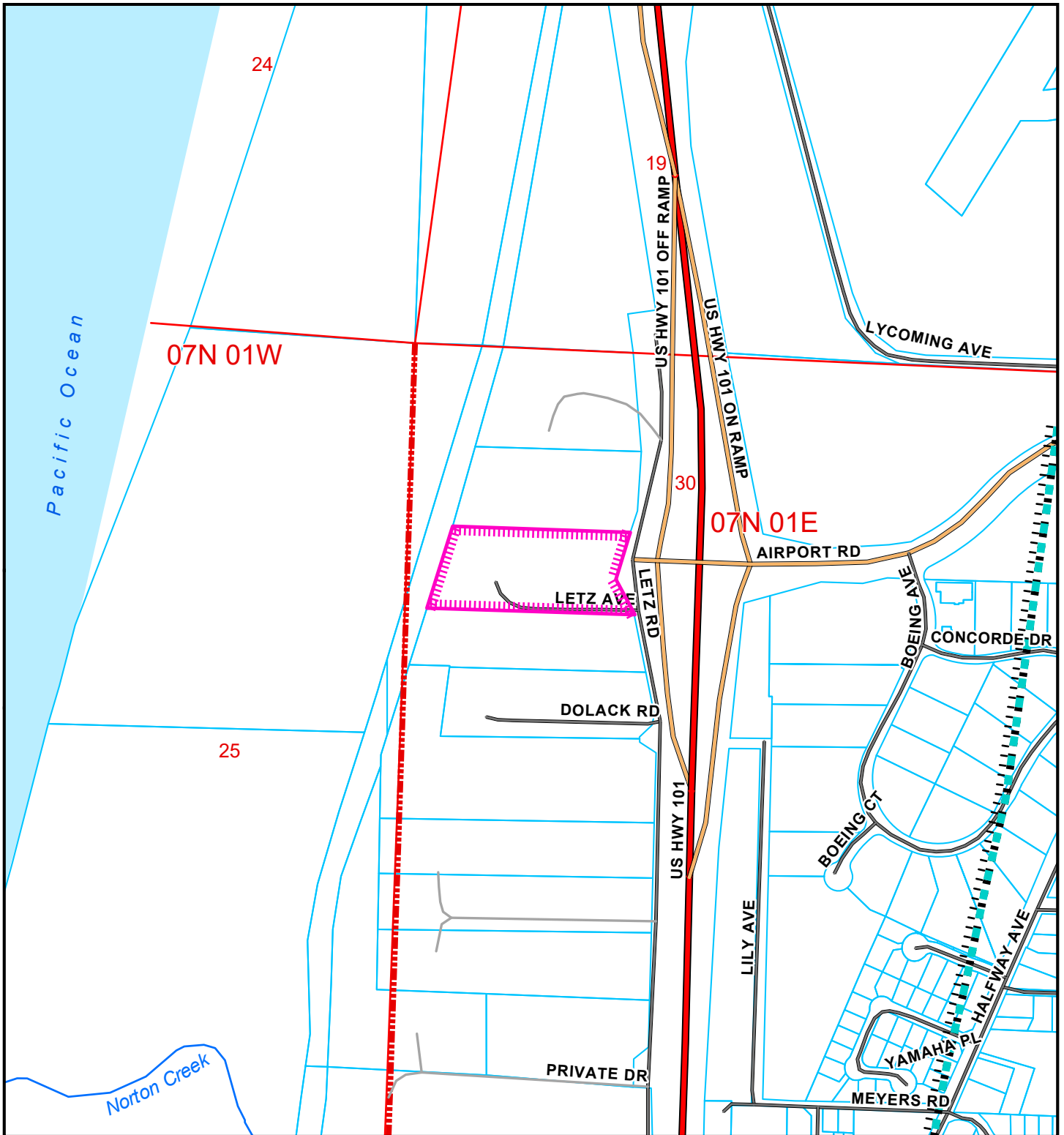
- Adopt the findings set forth in this resolution; and
- Conditionally approve the Conditional Use Permits (PLN-2021-17105) for Hone, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and
- Adopted after review and consideration of all the evidence on November 4, 2021

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

AYES: COMMISSIONERS:
 NOES: COMMISSIONERS:
 ABSENT: COMMISSIONERS:
 ABSTAIN: COMMISSIONERS:
 DECISION:

I, John Ford, Secretary to the Planning Commission 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 Commission at a meeting held on the date noted above.

 John Ford, Director
 Planning and Building Department



LOCATION MAP

**PROPOSED BRENDAN REILLY
SPECIAL PERMIT
MCKINLEYVILLE AREA**

PLN-2021-17105

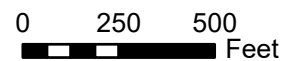
APN: 511-061-009

T07N R01E S30 HB&M (Arcata North)

Project Area = 

Coastal Zone Boundary 

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.



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

APPROVAL OF THE COASTAL DEVELOPMENT PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE COASTAL DEVELOPMENT PERMIT CAN BE FINALIZED.

A. General Conditions

1. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.
2. 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 Planning and Building 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.
3. The Applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. Conformance of Final Design and Construction Plans to the Geologic Reports.
 - a. *All final design and construction plans, including site preparation, foundation design, and drainage plans, shall be consistent with the recommendations contained in the geologic report of the site (Manhart 2021) prepared by LACO & Associates. This includes the setback from the edge of the bluff identified by the geologic report. Prior to issuance of the building permits the applicant shall submit for review a revised site plan showing the setback as recommended in the geologic report.*
 - b. *The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Director. No changes to the approved final plans shall occur without an amendment to this coastal development permit, unless the Director determines that no amendment is legally required.*
5. No future development of shoreline protective devices is permitted on the project parcel.
 - a. *By acceptance of Coastal Development Permit (CDP), the applicant agrees, on behalf of himself/herself and all successors and assigns, that no bluff or shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to CDP PLN-2021-17105, including, but not limited to, the development of a residence, pool, and recreation area, including in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, bluff retreat, landslides, or other coastal hazards in the future, and as may be exacerbated by sea-level rise. By acceptance of this Permit, the applicant hereby waives, on behalf of their self and all successors and assigns, any rights to construct such devices that may exist under applicable law.*
 - b. *By acceptance of this Permit, the applicant further agrees, on behalf of their self and all*

successors and assigns, that the landowner shall remove the development authorized by this Permit, if the County or any other government agency with legal jurisdiction has issued a final order, not overturned through any appeal or writ proceedings, determining that the development is currently and permanently unsafe for occupancy or use due to coastal hazards, and that there are no measures that could make the structures suitable for occupancy or use without the use of bluff or shoreline protective devices. If any portion of the development authorized by this permit at any time encroaches onto public property, the permittee shall either remove the encroaching portion of the development or apply to retain it. Any application to retain it must include proof of permission from the owner of the public property. The permittee shall obtain a CDP for removal of approved development, unless the Planning Director provides a written determination that no CDP is legally required.

- c. *In the event that the edge of the bluff-top recedes to a point where any portion of the structure becomes threatened, but no government agency has ordered that the structures not be occupied or used, a geotechnical investigation shall be prepared by a licensed coastal engineer and geologist, retained by the permittee, that addresses whether any portions of the authorized development are threatened by coastal hazards. The report shall identify all those immediate or potential future measures that could stabilize the development without bluff or shoreline protective device(s), including, but not limited to, removal or relocation of portions of the development. The report shall be submitted to the Planning Director and the appropriate local government officials. If the geotechnical investigation concludes that any portion of the development is unsafe for operation or use, the permittee shall, within 90 days of submitting the investigation, apply for a coastal development permit amendment to remedy the hazard.*
 - d. *Prior to removal/relocation, the permittee shall submit two copies of a Removal/Relocation Plan to the Planning Director for review and written approval. The Removal/Relocation Plan shall clearly describe the manner in which such development is to be removed/relocated and the affected area restored so as to best protect coastal resources, including the Pacific Ocean. In the event that portions of the development fall to the bluffs or ocean before they are removed/relocated, the landowner shall remove all recoverable debris associated with the development from the bluffs and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a CDP.*
5. Prior to the any ground disturbance occurring in association with this permit a qualified botanist shall review the site to determine if Siskiyou checkerbloom is present. If found to be present within the proposed disturbed areas the checkerbloom shall be relocated and an equivalent area of the species shall be created or restored on-site at the direction of a qualified botanist.
 6. No trees larger than 12" diameter at breast height are authorized for removal by this permit.
 7. A Notice of Exemption (NOE) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. **Within three days of the effective date of permit approval**, the Department will file the NOE and will charge this fee to the project.
 8. The approved building plans shall meet all applicable fire codes, including fire suppression infrastructure requirements deemed necessary for the project by the Building Inspection Division. Sign-off on the Occupancy Permit by the Building Division shall satisfy this requirement.
 9. No lighting of the outdoor recreation area is permitted.

Informational Notes:

1. The subject project lies within airport compatibility zone for the McKinleyville Airport as identified in the Airport Land Use Compatibility Plan (ALUCP).
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 and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials.

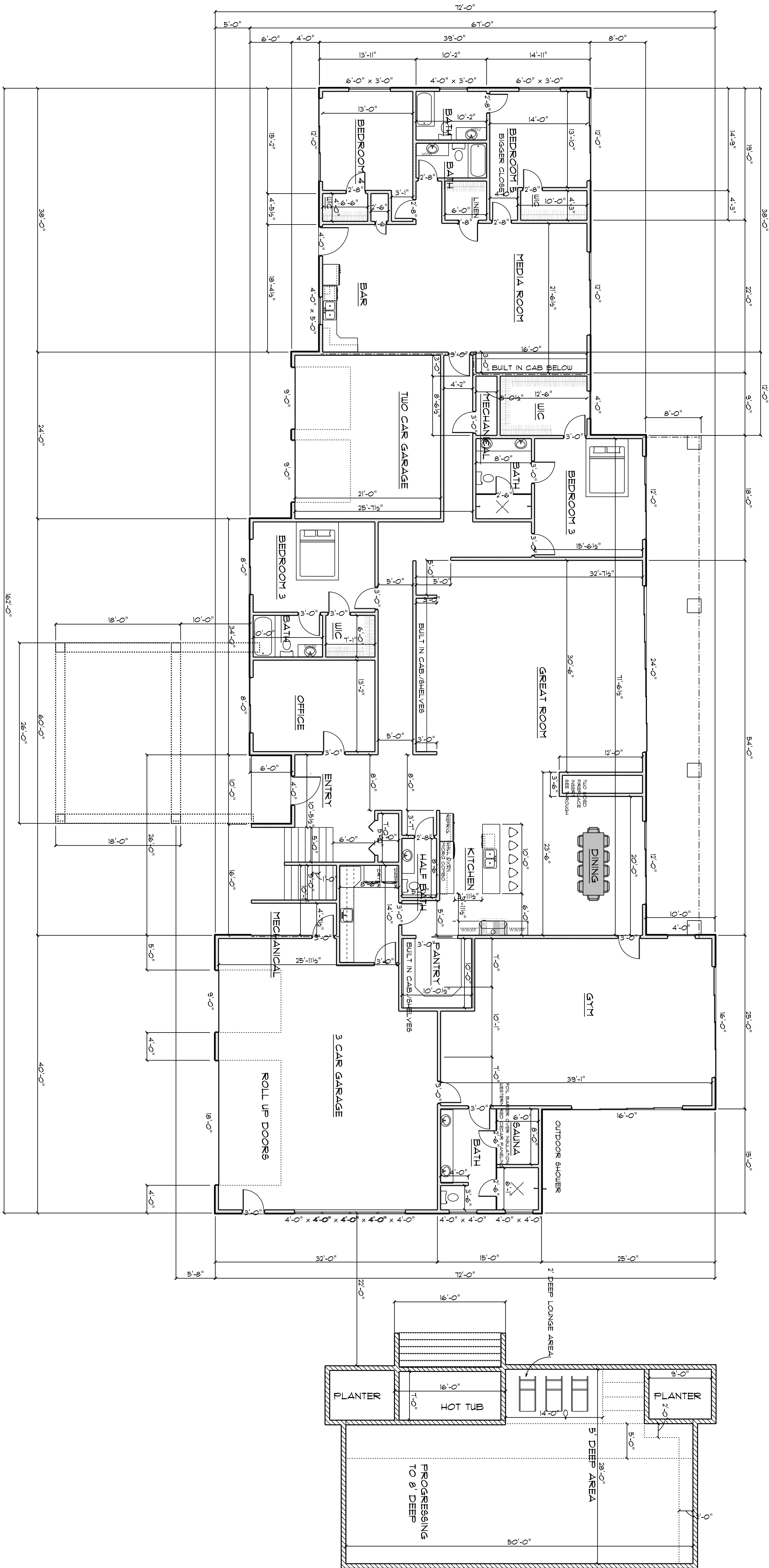
If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

ATTACHMENT 2

APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

Attachment 2 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:

1. The name, contact address, and phone number(s) of the applicant. (Application form on file)
2. Construction Plans (attached)
3. Plot Plan (attached)



FIRST FLOOR PLAN

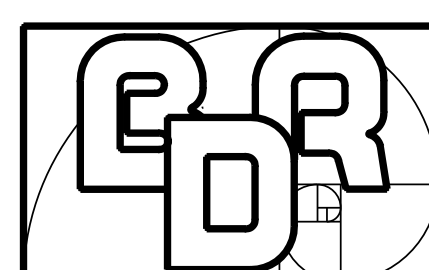
SCALE: 1/8" = 1'-0"

HONE RESIDENCE

APN: 511-061-009 3480 LETZ AVE. MCKINLEYVILLE CA 95519

For: THE HONES C/o CHRIS JOHNSON NEW WAVE REALTY

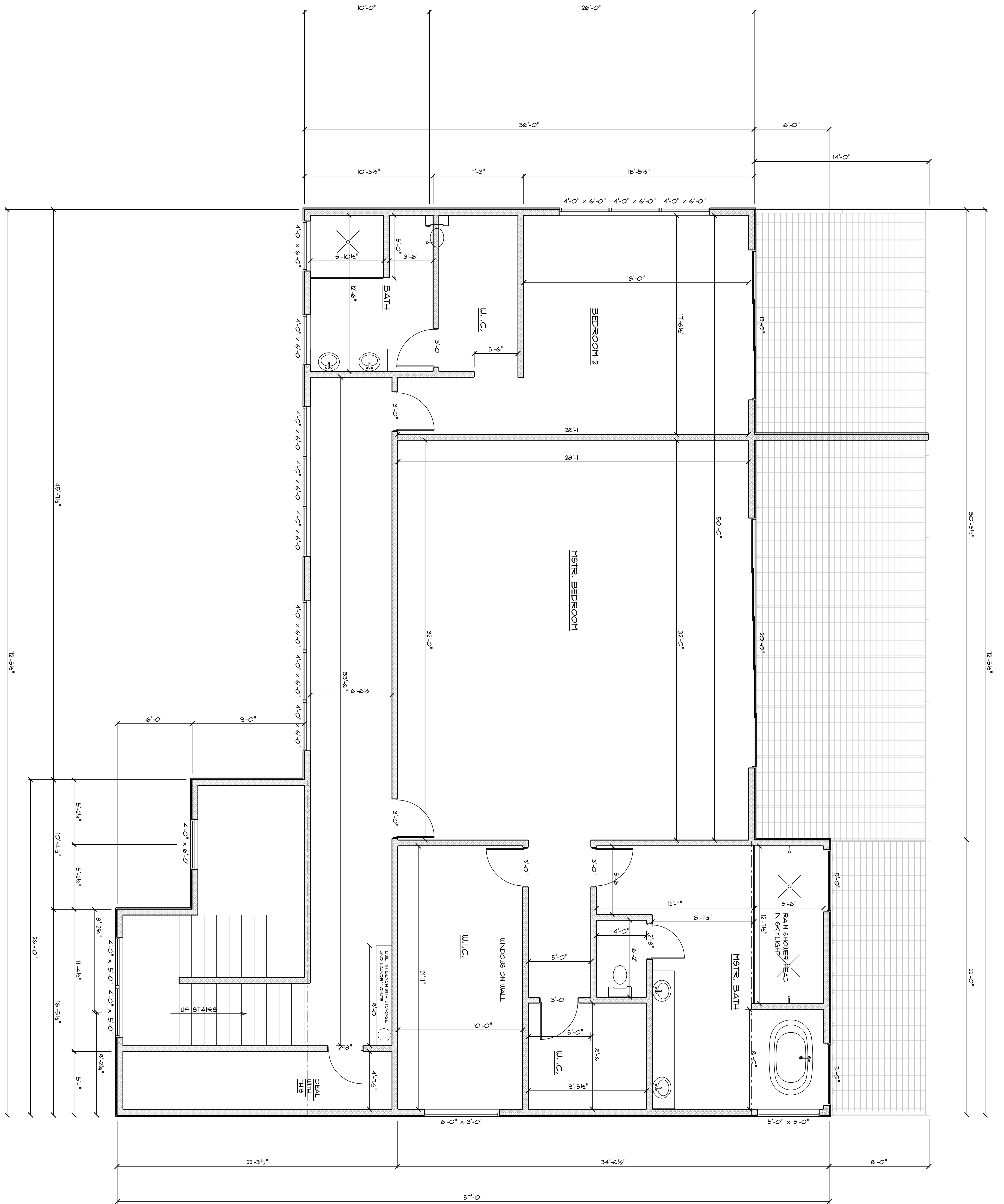
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 Scale: AS NOTED
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**BRENDAN REILLY
 DRAFTING**

SHEET NUMBER

3

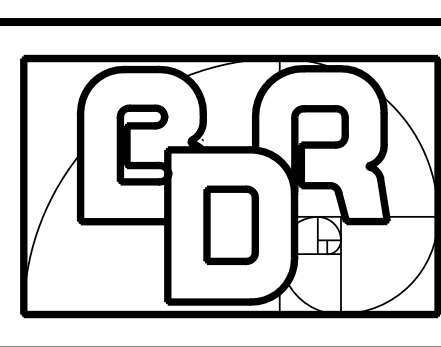


SECOND FLOOR PLAN

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

Date: 6/23/20
 Scale: AS NOTED
 Drawn: BBR

HONE RESIDENCE
 APN: 511-061-009 3480 LETZ AVE. MCKINLEYVILLE CA 95519
 For: THE HONES C/o CHRIS JOHNSON NEW WAVE REALTY



BRENDAN REILLY DRAFTING

SHEET NUMBER
4

SCOPE: DEMOLISH EXISTING 996 AND OUT BUILDING, CONSTRUCT NEW 9800 SQ. FT. 996 W/ 1100 SQ. FT. OF GARAGES, 916 SQ. FT. COVERED PORCHES, 728 SQ. FT. PORT AU COCHERE, 1340 SQ. FT. POOL, AND 98'x4' AND 80'00' SQ. FT. RECREATION (TENNIS, BASKETBALL COURT) AREA.

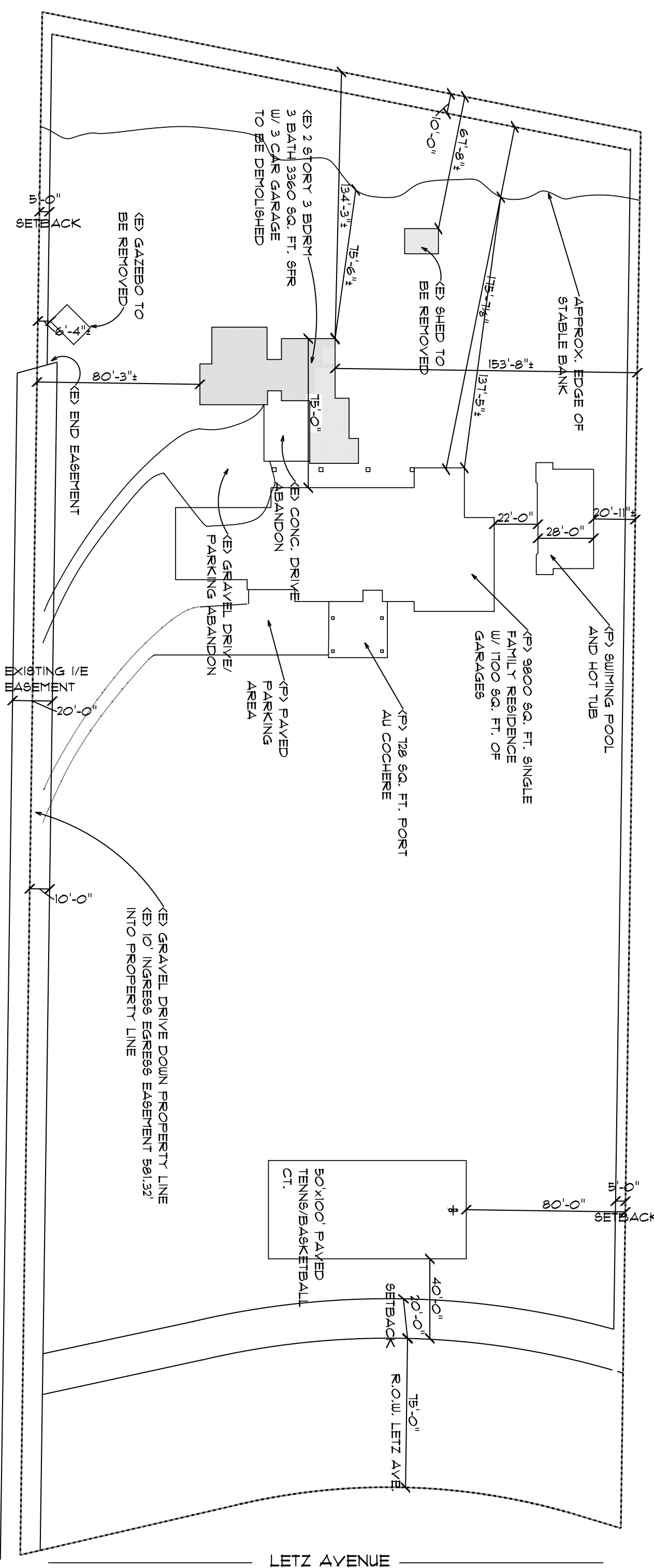
ALL WORK SHALL BE IN CONFORMANCE WITH THE 2018 EDITIONS OF THE:

- CALIFORNIA 2018 BUILDING CODE
CALIFORNIA 2018 ELECTRICAL CODE
CALIFORNIA 2018 MECHANICAL CODE
CALIFORNIA 2018 PLUMBING CODE
CALIFORNIA ENERGY CODE
CALIFORNIA FIRE CODE
CALIFORNIA GREEN BUILDING CODE
CALIFORNIA GREEN BUILDING STANDARDS
CALIFORNIA GREEN BUILDING STANDARDS CODE 9 BASED ON THE 2018/IBC.

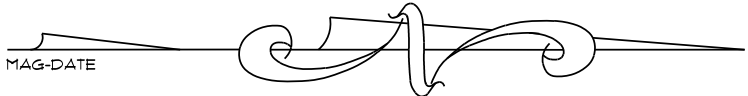
GENERAL NOTES

- 1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE COMPLIANCE AND CONFORMANCE WITH THE VARIOUS PROVISIONS WITHIN ORDINANCES AND CODES LISTED ABOVE IN ALL OF THE WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE VARIOUS TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
3. PROJECT DRAWINGS INDICATE GENERAL CONFIGURATION OF CONSTRUCTION, WHERE CONDITIONS REQUIRE SPECIFIC DETAIL INFORMATION NOT INCLUDED WITH THESE DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM INTENT WITH THE DRAFTER PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE PHYSICAL CHARACTERISTICS OF THE SOILS.
5. BRENDAN REILLY ASSURES NO RESPONSIBILITY FOR, NOR VERIFIED THE ACCURACY OF ANY ENGINEERING DATA SUPPLIED BY OTHERS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BEFORE COMMENCING WITH WORK. ANY DISCREPANCY SHALL BE REPORTED TO THE DRAFTER PRIOR TO STARTING OR CONTINUING ANY CONSTRUCTION IN THE AREA OF CONCERN. HOLD INDICATED DIMENSIONS, DO NOT SCALE DRAWINGS.
7. IN THE EVENT OF DISCREPANCIES OR CONTRADICTIONS INFORMATION IN THE DRAWINGS, NOTES OR SPECIFICATIONS, IT IS THE OBLIGATION OF THE CONTRACTOR TO NOTIFY THE DRAFTER PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOTIFY THE DRAFTER PRIOR TO STARTING OR CONTINUING ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK.
8. MECHANICAL, ELECTRICAL, SYSTEM, PLUMBING SYSTEM, AND FIRE PROTECTION SYSTEM (IF APPLICABLE) TO BE BIDDER DESIGNED. SUB-CONTRACTORS DESIGNER TO ACCOMPLISH THE DRAWINGS AND APPLICATIONS FOR APPROPRIATE PERMITS REQUIRED PERMITS, ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK TO COMPLY WITH APPLICABLE CODES.
9. APPLICATION AND INSTALLATION OF INSULATION AND VAPOUR BARRIERS SHALL COMPLY WITH CURRENT TITLE 24 ENERGY EFFICIENCY REQUIREMENTS.
10. INSULATION SHALL BE INSTALLED IN AREAS SUBJECT TO HUMAN IMPACT ACCORDING TO APPLICABLE CODE.
11. FIRE-LOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE LOCATIONS IN ACCORDANCE WITH APPLICABLE CODES.
12. GUARDRAILS SHALL BE PLACED AT ALL UNENCLOSED FLOOR AND ROOF OPENINGS, LANDING RAMP, BALCONIES, DECKS OR PORCHES WHICH ARE MORE THAN 30" ABOVE FINISHED GRADE OR 42" IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERNING WHICH WILL NOT ALLOW THE PASSAGE OF A 4" SPHERE.
13. ONE HANDRAIL SHALL BE PROVIDED AT EVERY STAIRWAY HAVING FOUR OR MORE RISERS. TOPS OF HANDRAILS SHALL BE NOT LESS THAN 34" NOR MORE THAN 38" ABOVE THE NOSING OF TREADS. HANDRAIL PORTIONS OF HANDRAILS SHALL BE NOT LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION.
14. PROVIDE WOOD OR METAL BLOCKING AT PARTITIONS, CEILING, AND WALLS FOR ALL MOUNTED ACCESSORIES AS REQUIRED.
15. EXHAUST FANS VENTED TO THE EXTERIOR ARE REQUIRED IN ALL OF THE FOLLOWING LOCATIONS, BATHROOMS, POWDER ROOMS, AND KITCHENS, VENTING TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES.
16. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING ALL WORK INCLUDING ADDITIONAL PERMITS AND SUBCONTRACTOR WORK.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL BUILDING INSPECTIONS WITH LOCAL JURISDICTION IN ACCORDANCE WITH APPLICABLE CODES.
18. CONTRACTOR SHALL CLEAN ALL SURFACES PRIOR TO OCCUPANCY.
19. ALL EXISTING CONSTRUCTION AND LANDSCAPE FEATURES THAT ARE TO REMAIN AS PART OF THE PROJECT SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE PERIOD OF CONSTRUCTION WORK. ANY DAMAGED CONSTRUCTION OR FEATURES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER WITH MATERIALS EQUIVALENT OR SUPERIOR TO THE ORIGINAL MATERIALS.
20. ALL EXISTING AND NEW ELECTRICAL AND TELEPHONE OUTLETS, SWITCHES, FULL STATIONS, THEROSTATS, EXIT LIGHTS, AND ALL OTHER WALL MOUNTED ACCESSORIES SHALL BE COVERED WITH A PROTECTIVE CAP.
21. ALL ELECTRICAL OUTLETS, COMPUTER AND TELEPHONE OUTLETS, SWITCHES, FULL STATIONS, THEROSTATS, EXIT LIGHTS, AND ALL OTHER WALL MOUNTED ACCESSORIES SHALL BE COVERED WITH A PROTECTIVE CAP.
22. THE EXISTING CONDITION INFORMATION INDICATED IS BASED ON A SURVEY PROVIDED BY THE OWNER AND OTHER DOCUMENTS PROVIDED TO THE ARCHITECT BY THE OWNER. THE INFORMATION THE CONTRACTOR SHALL BE OBLIGATED TO VERIFY THE LOCATION OF ALL UTILITIES GIVEN. THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES INDICATED ON THE DRAWINGS ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING ANY WORK.
23. ALL ROCKING SPRINGS FOR BOULDER RETENTION WALLS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ENGINEERING PROFESSIONAL BOARD'S DESIGN AND CONSTRUCTION STANDARDS FOR ROCKING SPRINGS AND ARCHES REQUIRED FOR INSTALLATION.
24. DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE/WOOD FRAMING UNLESS NOTED OTHERWISE.
25. EXTERIOR WALL FRAMING SHALL BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
26. EXTERIOR WALL FRAMING SHALL BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
27. ALL EXTERIOR JOINTS SHALL BE SEALED CALKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE IN THE FOLLOWING LOCATIONS, PER WASHINGTON STATE ENERGY CODE, WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, OPENINGS AT PENETRATION OF UTILTY SERVICES, ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

Table with 2 columns: SHEET INDEX, SITE PLAN VICINITY MAP. Rows 1-6 listing sheet numbers and titles.

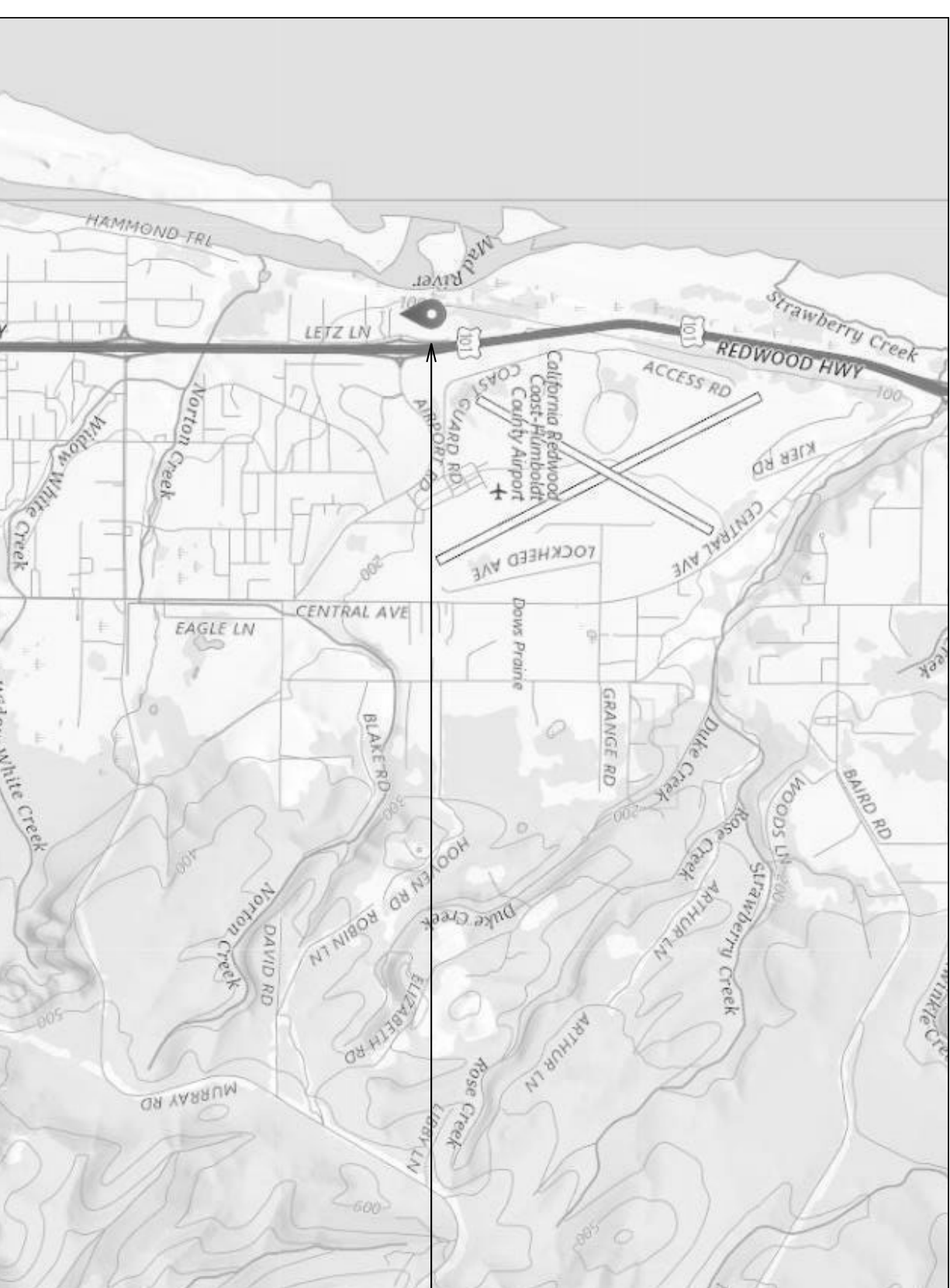


SITE PLAN SCALE: 1" = 30'



SITE PLAN NOTES:

- NO TREES TO BE REMOVED
UTILITIES: 110VAC SEWER AND WATER
ATT PHONE
SUDDENLINK CABLE
PAGE GAS AND ELECTRIC
NO CREEKS
APPROX. 20000 SQ. FT. NEW PNEUMATIC LOT COVERAGE
CALL 811 PRIOR TO ANY EXCAVATION
BIRPS TO BE USED DURING RAINY SEASON TO CONTAIN RUNOFF AND PREVENT SEDIMENT DISCHARGE INTO STORM DRAINS
EXCAVATED SOIL, LAND CLEARING DEBRIS, LOGS OF TREES, STUMPS, ROCKS & ASSOCIATED VEGETATION & SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. FOR A PHASED PROJECT, SUCH MATERIAL MAY BE STOCKPILED ON SITE UNTIL THE STORAGE SITE IS DEVELOPED.



VICINITY MAP

Table with 2 columns: REVISIONS, SHEET NUMBER. Row 1: SHEET NUMBER 1.

BRENDAN REILLY DRAFTING 549 FIELDBROOK RD. McKinleyville, CA 95511 (707) 407-8988

HONE RESIDENCE APN: 511-061-009 3480 LETZ AVE. MCKINLEYVILLE CA 95519 For: THE HONES C/o CHRIS JOHNSON NEW WAVE REALTY

Date: 8/23/20 Scale: AS NOTED Drawn: BDR

ATTACHMENT 3

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.

Referral Agency	Response	Recommendation	Location
Building Inspection Division	✓	Approval	On File
Division Environmental Health		No Response	
Public Works, Land Use Division		No Response	
McKinleyville CSD	✓	Approval	On File
California Department of Fish & Wildlife		No Response	
County Counsel		No Response	
Supervising Planner		No Response	
FPD Arcata	✓	Approval	On File
North Coast Regional Water Quality Control Board		No Response	
California Coastal Commission	✓	Condition of Approval	On File
NWIC		No Response	
Bear River Band		No Response	
Blue Lake Rancheria		No Response	
Wiyot Tribe		No Response	