



**COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT**

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

Hearing Date: December 5, 2019
To: John H. Ford, Humboldt County Zoning Administrator
From: Steve Werner, Supervising Planner
Subject: **Richter Coastal Development Permit**
Case Number PLN-2019-15798
Assessor Parcel Number (APN) 110-181-052
936 and 950 Hillside Drive, Shelter Cover area

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Please contact Alyssa Suarez, Planner, at 268-3703, or by email at asuarez@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

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

From: Steve Werner, Supervising Planner

Effective Date	Subject	Contact
December 5, 2019	Coastal Development Permit	Alyssa Suarez

Project: A follow up Coastal Development Permit to an Emergency Coastal Development Permit (PLN-2109-15798E) which authorized the replacement of a failed on-site sewage disposal system to serve the existing single-family residence. Failing pipes caused liquid to back into the septic tank, ultimately causing the leach field to function poorly. Components of the existing septic system have been properly replaced following protocols required by California Health & Safety Code section 115700(a) and the Humboldt County Code Section 612-2. The new system is a standard gravity system consisting of two fifty-foot trenches. The system will utilize the existing septic tank, and a new leach field will be located on the west side of the parcel. No other development is proposed at this time. The project is subject to Design Review pursuant to Humboldt County Code Section 313-19.

Project Location: The project is located in the Shelter Cove area, on the south side of Hillside Drive, approximately 0.94 miles south from the intersection of Shelter Cove Road and Hillside Drive, on the properties known as 936 and 950 Hillside Drive.

Plan Designations: Residential Low Density (RL), Density: 3 to 7 units per acre, South Coast Area Plan (SCAP): Shelter Cove, 2017 General Plan, Slope Stability: Moderate Instability (2).

Present Zoning: Residential Single Family - Minimum lot size 5,000 square feet- Front setback reduced to 2 feet- Qualified/Design Review (RS-5-S1-Q/D).

Assessor Parcel Number: 110-181-052-000

Case Number: PLN-2019-15798

Applicant	Owner	Agent
Hans Juergen Richter 1437 Byron Street Palo Alto, CA 94301	Same as applicant	None

Environmental Review: The project is categorically exempt from environmental review per Section 15302(c) - Replacement or Reconstruction of the CEQA Guidelines.

Major Issues: None.

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

RICHTER COASTAL DEVELOPMENT PERMIT

Case Number PLN-2019-15798

Assessor Parcel Number 110-181-052

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 a part of the consent agenda:

Find the project exempt from environmental review pursuant to Section 15302(c) 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 adopt the Resolution approving the Richter project subject to the recommended conditions.

Executive Summary: A follow up Coastal Development Permit to an Emergency Coastal Development Permit (PLN-2019-15798E) which authorized the replacement of a failed on-site sewage disposal system to serve the existing single-family residence. Components of the existing septic system have been properly replaced following protocols required by California Health & Safety Code Section 115700(a) and the Humboldt County Code Section 612-2. The new system is a standard gravity system consisting of two fifty-foot trenches. The system will utilize the existing septic tank, and a new leach field will be developed. The existing leach field will be left undisturbed. Additional development is not proposed at this time.

The 0.6-acre, parcel is developed with a single-family residence. The parcel is served by community water and on-site sewer. According to the Onsite Waste Water Treatment System Inspection Report, water does not circulate or drain properly, and the system was rated as "failed." Therefore, a new leach field and modification to the septic tank is needed to provide sufficient wastewater treatment and disposal for the existing residential use on the parcel. According to Joseph Whittlesey, Environmental Health Specialist I, the proposed project site meets all required Health and Safety codes and setbacks. No tree removal or grading is required as a result of this project.

The parcel is zoned Residential Single Family, and the proposed project is principally permitted as a minor utility to serve the single-family residence. The Design Review (D) Combining Zone is applicable to the subject parcel. The proposed project meets all required design review standards and is not anticipated to impact community character. The parcel is located in the State Appeals jurisdiction, and requires a public hearing.

The project is consistent with the South Coast Area Plan (SCAP) and the Humboldt County Zoning Code (HCC) for the following reasons: 1) the project is for the replacement of an existing septic system to serve the principally permitted single-family residence, 2) the proposed development complies with all development standards of the zone, and 3) the proposed development will not have adverse impacts on the neighborhood or the environment. The Department believes that the proposed project may be found Categorically Exempt from environmental review pursuant to Section 15302(c) of the CEQA Guidelines (Replacement or Reconstruction) because it is for the replacement of an existing septic system with negligible expansion, and serves as a minor utility to a single-family residence.

Based upon the on-site inspection conducted by the Environmental Health Division, a review of Planning Division reference sources, and comments from all responding 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 permits if the applicant is 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 19-**

**Case Number PLN-2019-15798
Assessor Parcel Numbers 110-181-052**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Richter Coastal Development Permit.

WHEREAS, Hans Jürgen Richter submitted an application and evidence in support of approving a Coastal Development Permit for the replacement of the existing septic system; and

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

WHEREAS, the project is categorically exempt from environmental review pursuant to Section 15302(c) Replacement or Reconstruction, 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 Coastal Development Permit (Case Number PLN-2019-15798); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Zoning Administrator on December 5, 2019.

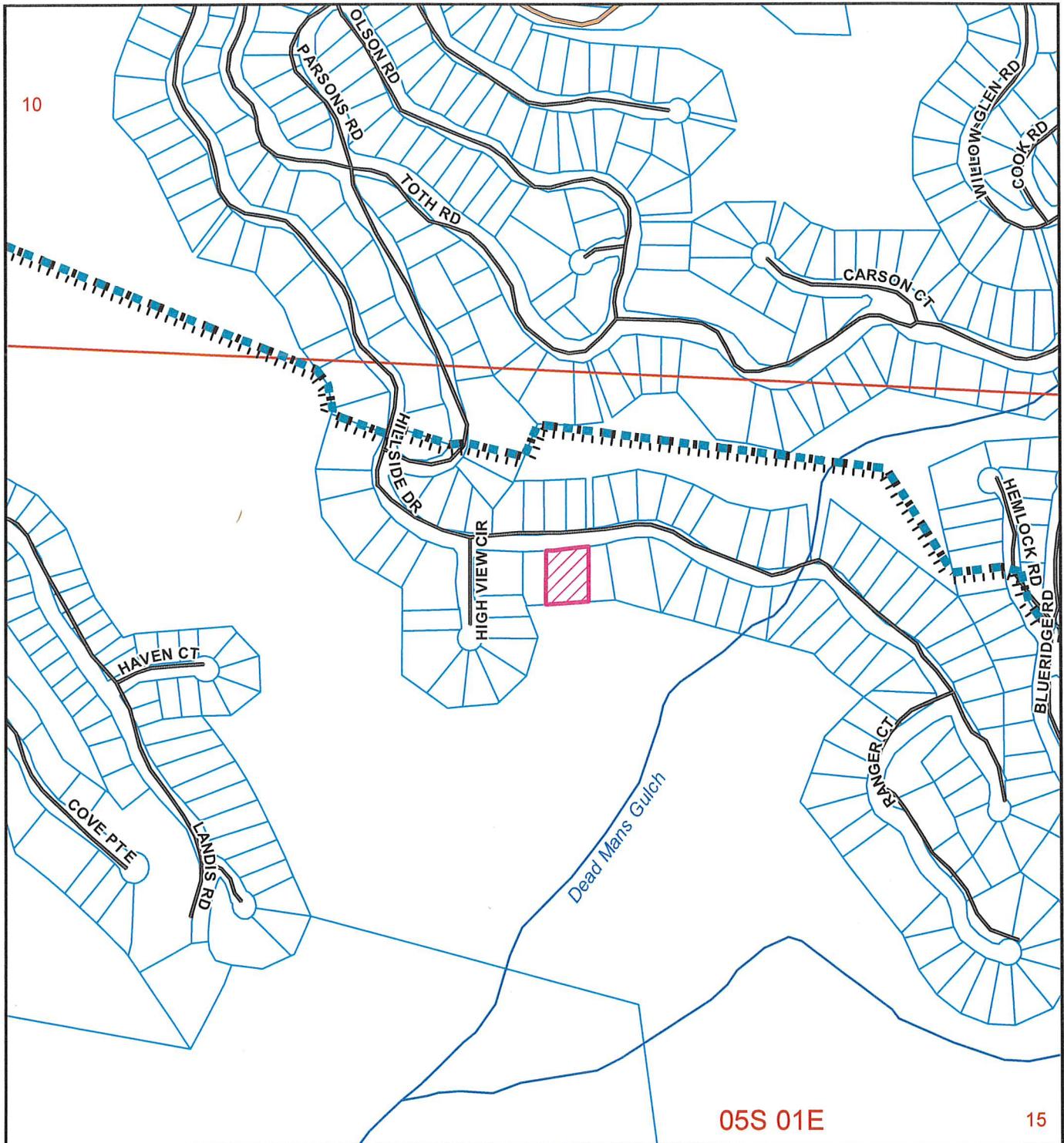
NOW, THEREFORE, be it resolved, determined, and ordered by the Zoning Administrator:

1. Finds that the application is categorically exempt from environmental review pursuant to Section 15302(c) (Replacement or Reconstruction) of the CEQA Guidelines; and
2. Makes the findings in Attachment 2 of the Planning Division staff report for Case Number PLN-2019-15798 based on the submitted evidence; and
3. Approves the Coastal Development Permit applied for as recommended and conditioned for Case Number PLN-2019-15798.

Adopted after review and consideration of all the evidence on December 5, 2019.

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



LOCATION MAP

**PROPOSED RICHTER
COASTAL DEVELOPMENT PERMIT &
EMERGENCY PERMIT
SHELTER COVE AREA**

**PLN-2019-15798
APN: 110-181-052**

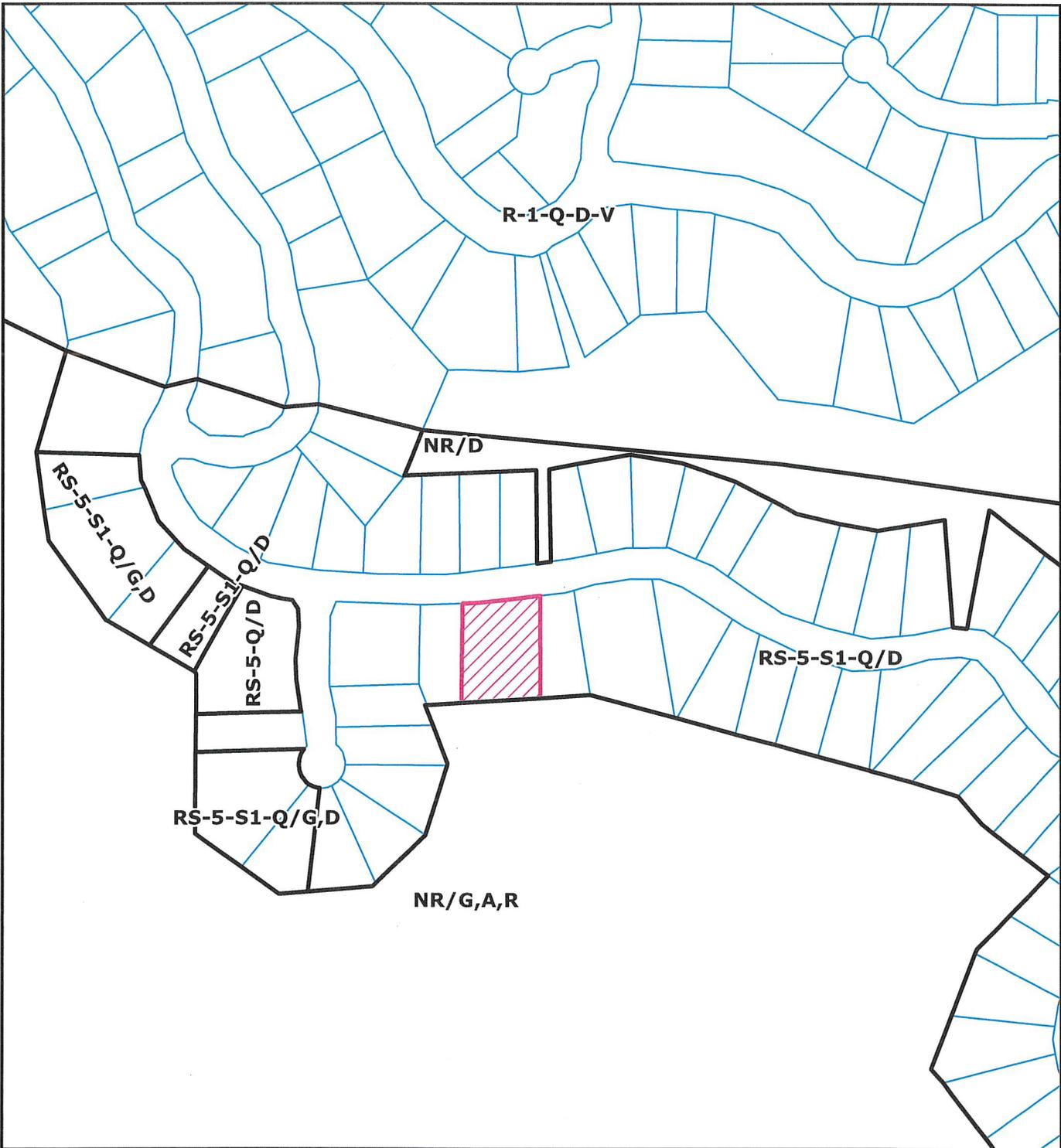
T05S R01E S15 HB&M (Shelter Cove)

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.





ZONING MAP

**PROPOSED RICHTER
COASTAL DEVELOPMENT PERMIT &
EMERGENCY PERMIT
SHELTER COVE AREA**

**PLN-2019-15798
APN: 110-181-052**

T05S R01E S15 HB&M (Shelter Cove)



Project Area = 

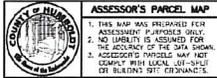
Coastal Zone Boundary 

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.

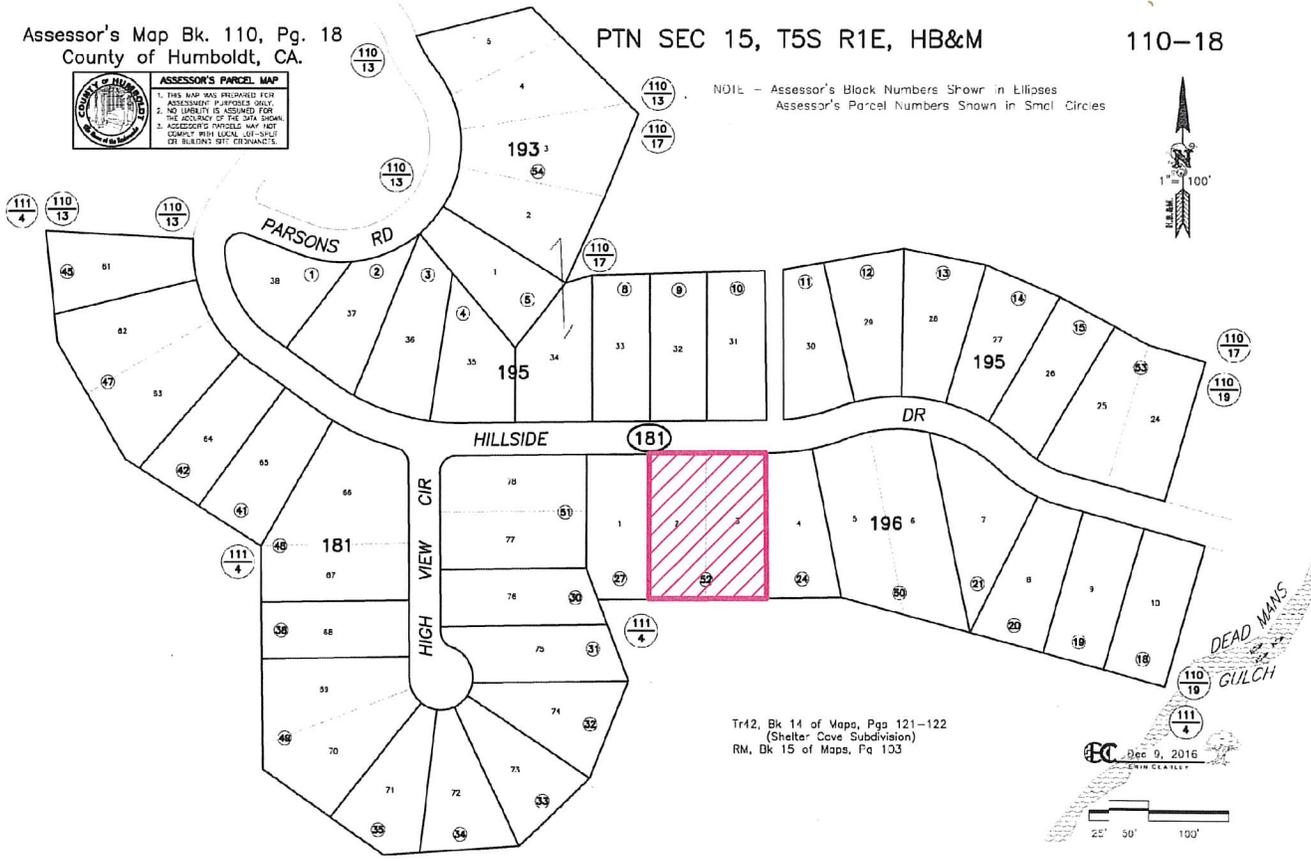
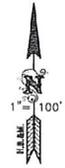
Assessor's Map Bk. 110, Pg. 18
County of Humboldt, CA.

PTN SEC 15, T5S R1E, HB&M

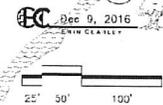
110-18



NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Small Circles



Tr42, Bk 14 of Maps, Pgs 121-122
(Shelter Cove Subdivision)
RM, Bk 15 of Maps, Pg 103



ASSESSOR PARCEL MAP

**PROPOSED RICHTER
COASTAL DEVELOPMENT PERMIT &
EMERGENCY PERMIT
SHELTER COVE AREA**



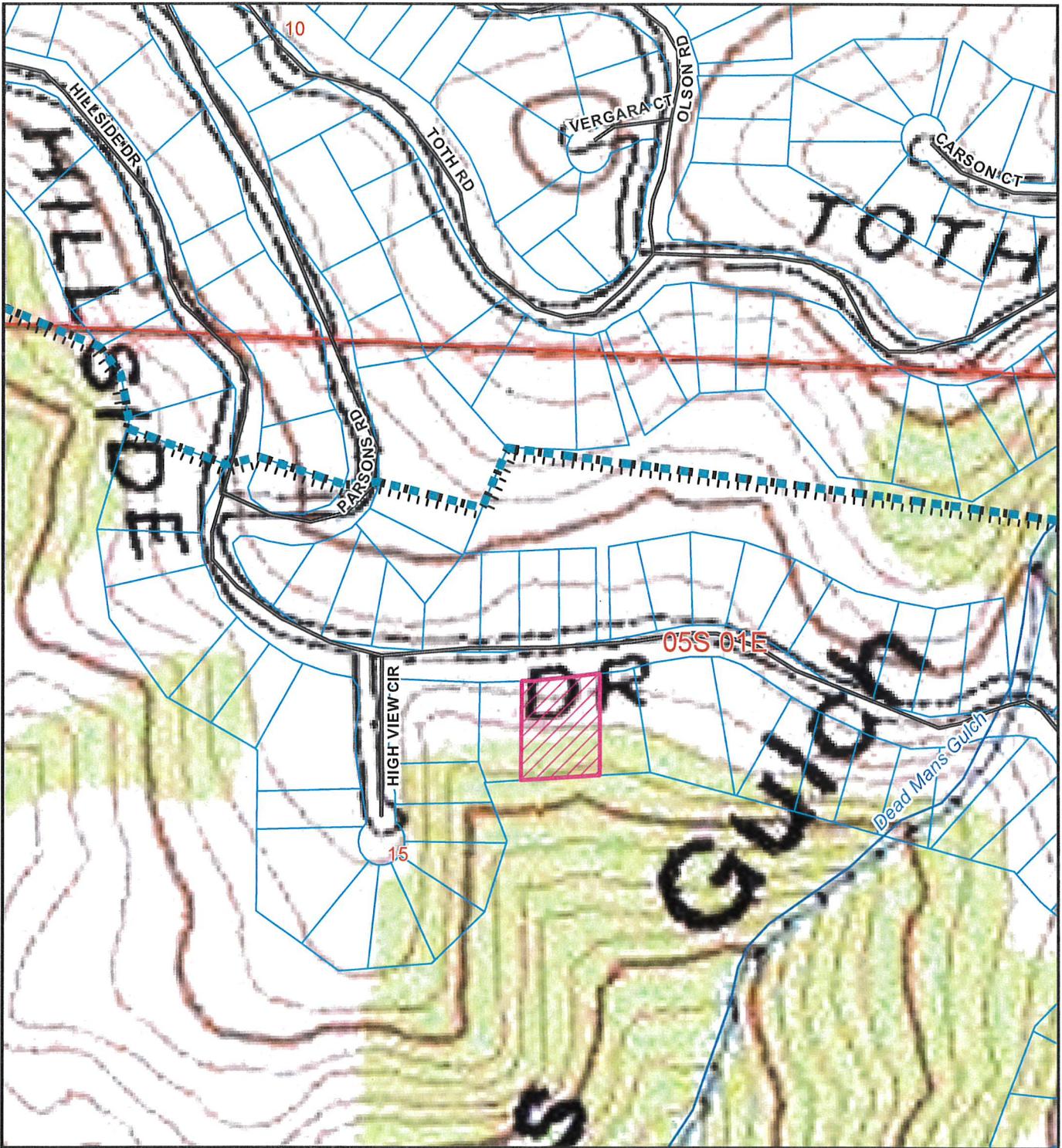
Project Area =

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.

**PLN-2019-15798
APN: 110-181-052
T05S R01E S15 HB&M (Shelter Cove)**

MAP NOT TO SCALE



TOPO MAP

**PROPOSED RICHTER
COASTAL DEVELOPMENT PERMIT &
EMERGENCY PERMIT
SHELTER COVE AREA**

**PLN-2019-15798
APN: 110-181-052**

T05S R01E S15 HB&M (Shelter Cove)

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.





AERIAL MAP

**PROPOSED RICHTER
COASTAL DEVELOPMENT PERMIT &
EMERGENCY PERMIT
SHELTER COVE AREA**

PLN-2019-15798

APN: 110-181-052

T05S R01E S15 HB&M (Shelter Cove)

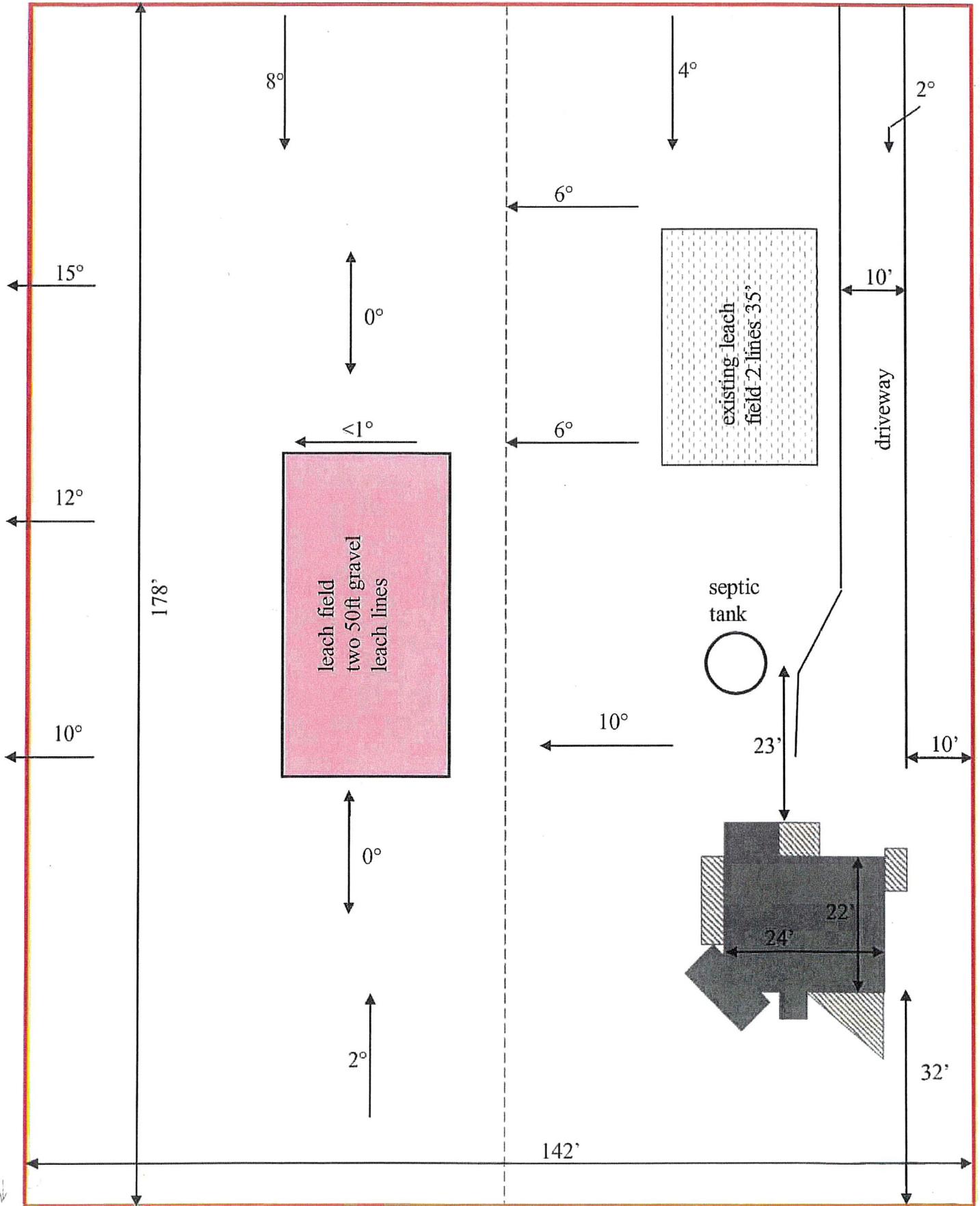
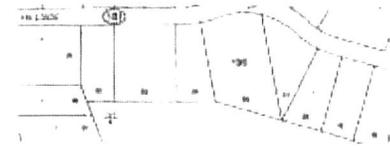
Project Area = 

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.



scale: 1" ↔ 20ft



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

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

1. All development shall conform to the approved plot plan.
2. The applicant shall incorporate Best Management Practices (BMPs) for erosion and sediment control as set forth in the County's Grading Ordinance (HCC Section 331-12. H.6(c)), including the following measures:
 - a. Use dust control techniques when excavating to minimize dust problems on adjacent dwelling(s).
 - b. Reseed disturbed areas prior to winter rain.
 - c. Take all precautions necessary to avoid the encroachment of dirt or debris on adjacent properties, including private roads and shared access easements. This may require the application of gravel or other acceptable surface treatment to construction access and turnaround areas to the satisfaction of the Building Official.
3. 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 Zoning Administrator 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.
4. The applicant shall provide the Planning Division written confirmation that the on-site sewage disposal system installation has been completed to the satisfaction of the Division of Environmental Health.

Informational Notes:

1. 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, ground-stone artifacts, shellfish or faunal remains, and human burials. Historic archaeological discoveries may include, but are not limited to, 19th 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 (see at

<http://www.nahc.ca.gov/profguide.html>).

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. The Coastal Development 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.

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 Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Coastal Development 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 (the midpoint of the density range specified in the plan designation) 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.
1. 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) will not 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 Consistency. 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 General Plan (GP) and the South Coast Area Plan (SCAP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence which Supports Making the General Plan Conformance Finding
Land Use: §5.20 (SCAP)	Residential Low Density (RL): Detached single family residences are a principal use. Density: 3-7 units per acre.	The proposed project is a Coastal Development Permit to replace components of the failing, on-site sewage disposal system. The proposed project is principally permitted as a minor utility to serve the principally permitted single-family residence. The project is in conformance with the designated land use.
Urban Limits: §3.21 (SCAP)	New development shall be located within existing developed areas or in areas with adequate public services.	The property is within the Resort Improvement District #1 service boundary. The parcel is served by community water and private, on-site septic.
Housing: §3.26 (SCAP)	Housing shall be developed in conformity with the goals, policies and standards of the Humboldt County Housing Element.	The parcel is developed with a single-family residence. The project will not reduce from or add to the County's Housing Inventory. The project is in conformance with the Humboldt County Housing Element.
Hazards: §3.28 (SCAP)	New development shall minimize risks to life and property in areas of high geologic, flood, and fire hazard.	<p>The parcel is located in an area of moderate geologic instability.</p> <p>The parcel is within a high wildland fire area, and within the State Responsibility Area (SRA). The parcel is served by the Shelter Cove Volunteer Fire Protection District for structural fires.</p> <p>The subject parcel is within Flood Zone "D" - areas of undetermined, but possible, flood hazards per FIRM Panel 060060 1945G. The project is not anticipated to increase risks to hazards.</p>
Biological Resources: §3.41 (SCAP)	Protect designated sensitive and critical resource habitats.	According to the California Natural Diversity Database, the parcel is within the habitat range of the Whitney's farewell-to-spring (<i>Clarkia amoena ssp. Whitneyi</i>) and obscure bumble bee (<i>Bombus caliginosus</i>). The parcel is already developed with a single-family residence and on-site septic. The replacements to the septic system are not anticipated to impact biological resources.

Cultural Resources: §3.29 (SCAP)	Protect cultural, archeological and paleontological resources.	The project was referred to the Northwest Information Center and the Bear River Band of Rohnerville Rancheria. The NWIC recommended consultation with local Tribes, however, Bear River did not respond to the project. An informational note has been included in the conditions of approval regarding the inadvertent discovery protocol should cultural resources be discovered during ground disturbing activities.
Visual Resources §3.42 (SCAP)	Protect and conserve scenic and visual qualities of coastal areas.	According to County map resources, the subject parcel is not located in a designated coastal scenic area. The proposed project is not expected to adversely impact the scenic qualities in the area.

2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms to all 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 Coastal Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence that Supports the Zoning Finding
§ 313-6.1 (RS) Residential Single Family	Single Family Residential is principally permitted, including minor utilities that serve these uses.	The proposed project is a Coastal Development Permit for the replacement of components of a failing septic system that serve an existing single-family residence. The proposed project is principally permitted as a minor utility to serve the principally permitted single-family residence. The project is in conformance with the RS zone.
Minimum Parcel Size	5,000 square feet	0.6 acres
Minimum Lot Width	50 feet	±142 feet
Maximum Density	1-2 dwelling units per lawfully created lot	One dwelling unit exists on the parcel.
Maximum Lot Depth	Three times the lot width	±178 feet
Minimum Yard Setbacks:	Front: 20 feet Rear: 10 feet Interior Side: 5 feet Exterior Side: 5 feet	Front: ±131 feet Rear: ± 25 feet Sides: ±20 feet
Maximum Ground Coverage	35%	±5%
Maximum Structure Height	35 feet	No buildings are proposed.

Combining Zones		
<p>§313-19.1 (D) Design Review</p> <p>5.1 Consistency with the applicable elements of the General Plan</p> <p>5.2 Protection of Natural Landforms</p> <p>5.3 Exterior Lighting</p> <p>5.4 Landscaping</p> <p>5.5 Underground Utilities</p> <p>5.6 Setbacks</p> <p>5.7 Off-Premise Signs</p>	<p>5.1 The project is consistent and compatible with the visual resource element of the General Plan. The project shall be compatible with existing development in the immediate neighborhood.</p>	<p>5.1 Landscaping vegetation obstructs the view from the road to the parcel. No noticeable development will occur, as the project is to replace a failing on-site wastewater treatment system. The project will not impact community character.</p>
	<p>5.2 To minimize alterations due to cutting, grading filling and clearing, except to comply with fire hazard regulations.</p>	<p>5.2 The project has been conditioned to include Best Management Practices for reducing impacts to natural landforms that may result from the replacement of the septic system.</p>
	<p>5.3 All new outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.</p>	<p>5.3 No additional lighting is proposed.</p>
	<p>5.4 Screening or softening the visual impact of new structures through landscaping; preferably with native vegetation.</p>	<p>5.4 The proposed replacement is not expected to have a visual impact. Landscaping vegetation obstructs the view from the road to the parcel.</p>
	<p>5.5 Where feasible, new utilities shall be underground or sited unobtrusively if aboveground.</p>	<p>5.5 The septic repair will replace existing components and will be sited unobtrusively, as the features of the septic system, except the septic tank, will be located underground.</p>
	<p>5.6 Setbacks from roads and property lines are appropriate to protect the scenic and visual qualities of the site and area.</p>	<p>5.6 All setbacks are met.</p>

	5.7 Off-premise signs shall be designed attractively and in a style compatible with the neighborhood setting.	5.7 No off-premise signs are proposed.
313-32.1 Q: Qualified	Ordinance 1914 implemented the Qualified Combining Zone which prohibits second units, detached accessory structures constructed prior to the completion of the primary residence, and exterior storage.	The project is for the replacement of a failing septic system, which serves an existing residence. No other development is proposed.
§313-19.1.8 Additional Standards Applicable to Shelter Cove		
1. Residences must be constructed to a minimum width of 20'.		The existing residence meets the requirement. No additional housing is proposed.
2. Foundations must meet UBC requirements for seismic zone IV.		The existing residence meets the requirement. No additional housing is proposed.
3. Eaves shall overhang a minimum of 12".		The existing residence meets the requirement. No additional housing is proposed.
4. Exterior walls and roofing materials shall not be constructed of reflective, unfinished metal or galvanized metal.		The existing residence meets the requirement. No additional housing is proposed.

4. Public Health, Safety and Welfare, and 6. Environmental Impact. The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity, 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.	All responding referral agencies have approved or conditionally approved the proposed development. The proposed development is not expected be detrimental to property values in the vicinity nor pose any kind of public health hazard.
CEQA Guidelines	Categorically exempt from State environmental review.	The project is categorically exempt from environmental review per Sections 15302(c)- Replacement or Reconstruction of the CEQA

		Guidelines. None of the exceptions to the exemptions per Section 15300.2 of the CEQA Guidelines apply.
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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 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 (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 project is a Coastal Development Permit to replace components of a failing septic system that serves the existing single-family residence. The proposed project will not add to or reduce from the Housing inventory in the County.

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)
- Current Deed (in file)
- Department of Environmental Health Wastewater Treatment Systems Application (in file)
- Onsite Wastewater Treatment System Inspection Report (in file)

Richter OWTS Repair

950 Hillside Dr, Whitethorn
AP# 110-181-052

PLN-2019-15798 Richter

December 5, 2019

Page 21

Google Earth

© 2018 Google

Hillside Dr.

5' min. setback to H₂O line

25' min setback to Steep Slope

10'

50'

<E> 1200 gal Saphic Tank

Distribution Box



100 ft



ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation	On File
Division of Environmental Health	✓	Approval	✓
California Coastal Commission			
Shelter Cove Resort Improvement District #1			
Bear River Band of the Rohnerville Rancheria			
NWIC	✓	Consult with local Tribes	✓