



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

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

Hearing Date: September 16, 2021

To: Humboldt County Zoning Administrator

From: Kathleen Franklin, Contract Planner

Subject: **Valvo Special Permit**  
Record Number PLN-2021-17337  
Assessor's Parcel Number 402-031-017  
92 McDonald Lane, Bayside area

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Please contact Kathleen Franklin, Contract Planner, at 916-642-5505 or by email at [kathleen@landlogistics.com](mailto:kathleen@landlogistics.com) if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date September 16, 2021	Subject Valvo Special Permit	Contact Kathleen Franklin, Contract Planner
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**Project Description:** Special Permit for Design Review for an addition to a two-bedroom, single-family residential dwelling. The addition includes two (2) bedrooms, private office, and laundry room totaling 1,440 SF of new development for a total residence size of 3,205 square feet. The house is located within the Coastal Zone, but is exempt from Coastal permitting requirements per Public Resources Code 30610(a). The parcel is served by an onsite wastewater treatment system (OWTS) and a private well. No grading or tree removal is proposed for this addition.

**Project Location:** The project is located in Humboldt County, in the Bayside area, on the South side of McDonald Road, approximately 520 feet from the intersection of Laura Lane and McDonald Lane, on the property known as 92 McDonald Lane.

**Present Plan Land Use Designation:** Rural Residential (RR), 2017 General Plan, Humboldt Bay Area Plan. Density: 1 unit per 2.5 acres, Slope Stability: Low Instability (1).

**Present Zoning:** Rural Residential Agriculture (RA-2.5), Manufactured Home (M), Design Review (D), Flood Hazzard Area (F)

**Assessor Parcel Numbers:** 402-031-017

**Record Number:** PLN-2021-17337

**Applicant**

Trenton Valvo  
PO Box 4832  
Arcata, CA 95521

**Owners**

Trenton Valvo  
PO Box 4832  
Arcata, CA 95521

**Agent**

N/A

**Environmental Review:** Categorically Exempt per CEQA Guidelines Section 15301 (e) – Additions to Existing Structures

**Major Issues:** none.

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

**Valvo Special Permit**  
**Record Number: PLN-2021-17337**  
**Assessor's Parcel Number: 402-031-017**

**Recommended 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 found the project categorically exempt under Section 15301(e) of the State CEQA Guidelines; make the required findings for approval of the Special Permit; and approve the Valvo Special Permit as recommended by staff and subject to the recommended findings and conditions.

**Executive Summary:** The applicant is seeking a Special Permit for Design Review for an addition to a two-bedroom, single-family residential dwelling. The addition includes two (2) bedrooms, private office, and laundry room totaling 1,440 SF of new development, for a total residence size of 3,205 square feet. The house is located within the Coastal Zone but is exempt from Coastal permitting requirements per Public Resources Code 30610(a). The parcel is served by an onsite wastewater treatment system (OWTS) and a private well. No grading or tree removal is proposed for this addition.

The project meets all the requirements of the Development Code for the Rural Residential Agriculture designation:

<b>DEVELOPMENT STANDARDS</b>		
	<b>Development Code</b>	<b>Project</b>
Minimum Lot Size	2.5 acres	3.63 acres
Minimum Lot Depth	4 times the width	Width – 123., Depth 630.62
Setbacks	Front – 20 feet Interior Side – 5 Feet	Front – 30 feet Interior Side – 102 feet & 227 feet
Max Ground Coverage	35%	Approximately 2%
Max Height	35 feet	16 feet

**Alternative:** The Zoning Administrator could recommend denial of the proposed Special Permit if the Zoning Administrator finds that the submitted evidence does not support making all of the required findings. However, based on this staff report, planning staff believes the submitted evidence does support making all of the required findings and does not recommend further consideration of this alternative.

**RESOLUTION OF THE ZONING ADMINISTRATOR  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 21-  
Record Number PLN-2021-17337  
Assessor Parcel Number: 402-031-017**

**Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Valvo Special permit.**

**WHEREAS, Trenton Valvo** submitted an application and evidence in support of approving an addition to a two-bedroom, single-family residential dwelling. The addition includes two (2) bedrooms, private office, and laundry room totaling 1,440 SF of new development for a total residence size of 3,205 square feet. The house is located within the Coastal Zone but is exempt from Coastal permitting requirements per Public Resources Code 30610(a). The parcel is served by an onsite wastewater treatment system (OWTS) and a private well. No grading or tree removal is required for this addition; and

**WHEREAS,** the County Planning Division has determined the project is categorically exempt per CEQA Guidelines Section 15301 (e) – Additions to Existing Structures; 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 Humboldt County Zoning Administrator held a duly noticed public hearing on **September 16, 2021**; reviewed, considered, and discussed the application for a Special Permit; and reviewed and considered all evidence and testimony presented at the hearing.

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

- 1. FINDING:** **Project Description:** The application is for a Special Permit to allow an addition to a two-bedroom, single-family residential dwelling. The addition includes two (2) bedrooms, private office, and laundry room totaling 1,440 SF of new development for a total residence size of 3,205 SF. The house is located within the Coastal Zone but is exempt from Coastal permitting requirements per Public Resources Code 30610(a). The parcel is served by an onsite wastewater treatment system (OWTS) and a private well. No grading or tree removal is proposed for this addition

**EVIDENCE:** a) Project File: PLN-2021-17337
- 2. FINDING:** **CEQA:** The project is categorically exempt per CEQA Guidelines Section 15301 (e)- Additions to Existing Structures.

**EVIDENCE:** a) The project involves the addition of 1,440 square feet to an existing single-family dwelling on a parcel in compliance with the General Plan land use and zoning designations. No significant environmental impacts were identified.

**FINDINGS FOR SPECIAL PERMIT**

- 3. FINDING:** The proposed development is in conformance with the County General Plan, including the Humboldt Bay Area Community Plan.

- EVIDENCE:**
- a) The General Plan designation is Rural Residential. This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. RA5-20 and RA20 are rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access
  - b) The project complies with the County's Housing Element as it adds two (2) bedrooms to an existing residential unit to the County Housing Inventory.
  - c) No known biological resources have been identified on the Project site.

**4. FINDING:** The proposed development is consistent with the purposes of the existing zone in which the site is located and the proposed development conforms to all applicable standards and requirements of these regulations.

- EVIDENCE:**
- a) The project is located on land zoned Residential (RA-2.5), Manufactured Home (M), Design Review (D), and Flood Hazzard.
  - b) The project complies with all development standards of the RA-2.5 zone including lot size, setbacks and building height.
  - c) The property is within the Design Review combining zone. The purpose of these regulations is to provide design review for conformance of new development with the policies and standards of the General Plan, and to provide for a design review process where neighborhoods within the same zone district desire to preserve or enhance the area's historical, cultural or scenic values. The project is the addition of 1,440 square feet to an existing 1,765 square foot residential unit and will match the color, materials and style of the current residence.
  - d) The project is subject to the Flood Hazzard (F) zone. According to FEMA Map 06023C0854G the parcel is not located within a 100-year flood area.

**5. FINDING:** 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.

**EVIDENCE:** The area has a fire rated level of "moderate" and is serviced by Humboldt Bay Fire. The project site as a Relative Slope Stability of "low instability" and is located in an area with the probability for "high shaking" from earthquakes. The project is required to meet all applicable California Building Code requirements; therefore, the project will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.

**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 project site was designated as Rural Residential-2.5 acres in the adopted 2017 Humboldt County General Plan. There is one (1) existing residence on the parcel and the project proposes to add 1,440 square feet of livable space to the current residence.

### **DECISION**

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

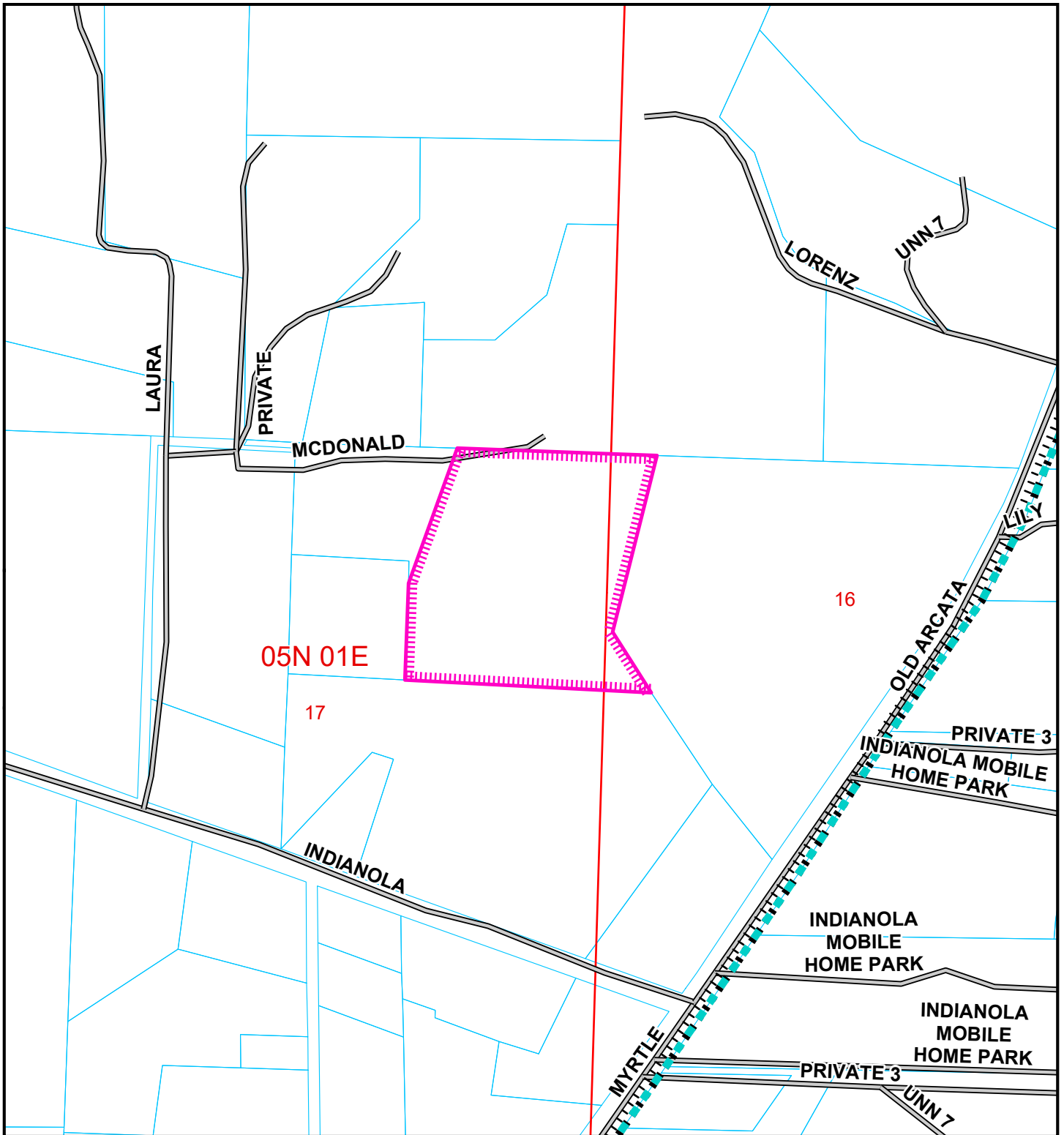
- Adopt the findings set forth in this resolution; and
- Conditionally approves the Valvo Special Permit based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **September 16, 2021**

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

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John H. Ford, Zoning Administrator  
Planning and Building Department



**LOCATION MAP**

**PROPOSED TRENTON VALVO  
DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT**

**BAYSIDE AREA  
PLN-2021-17337**

**APN: 402-031-017**

**T05N R01E S17 HB&M (Arcata South)**

**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

#### Conditions of Approval for the Special Permit

APPROVAL OF THE PERMITS IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS

#### **Conditions of Approval:**

1. The work shall be conducted in accordance with the Project Description and Construction Documents submitted on June 28, 2021.
2. Changes in the project other than Minor Deviations from the Plot Plan as provided in HCC Section 312-11.1 shall require a modification of this permit.
3. Applicant shall obtain a Building Permit that includes an engineered grading, erosion and sediment control plan.
4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
5. The project shall comply with the following design review standards of Zoning Code section 313-19.

#### **Informational Notes:**

1. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the County Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.
2. The applicant is responsible for receiving all necessary permits and/or approvals from other federal, state and local agencies.
3. The Special Permit shall expire and become null and void at the expiration of five (5) years after all appeal periods have lapsed (see "Effective Date"); except where use in reliance on the permit has commenced prior to such anniversary date. The period within which use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.



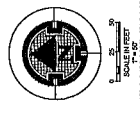
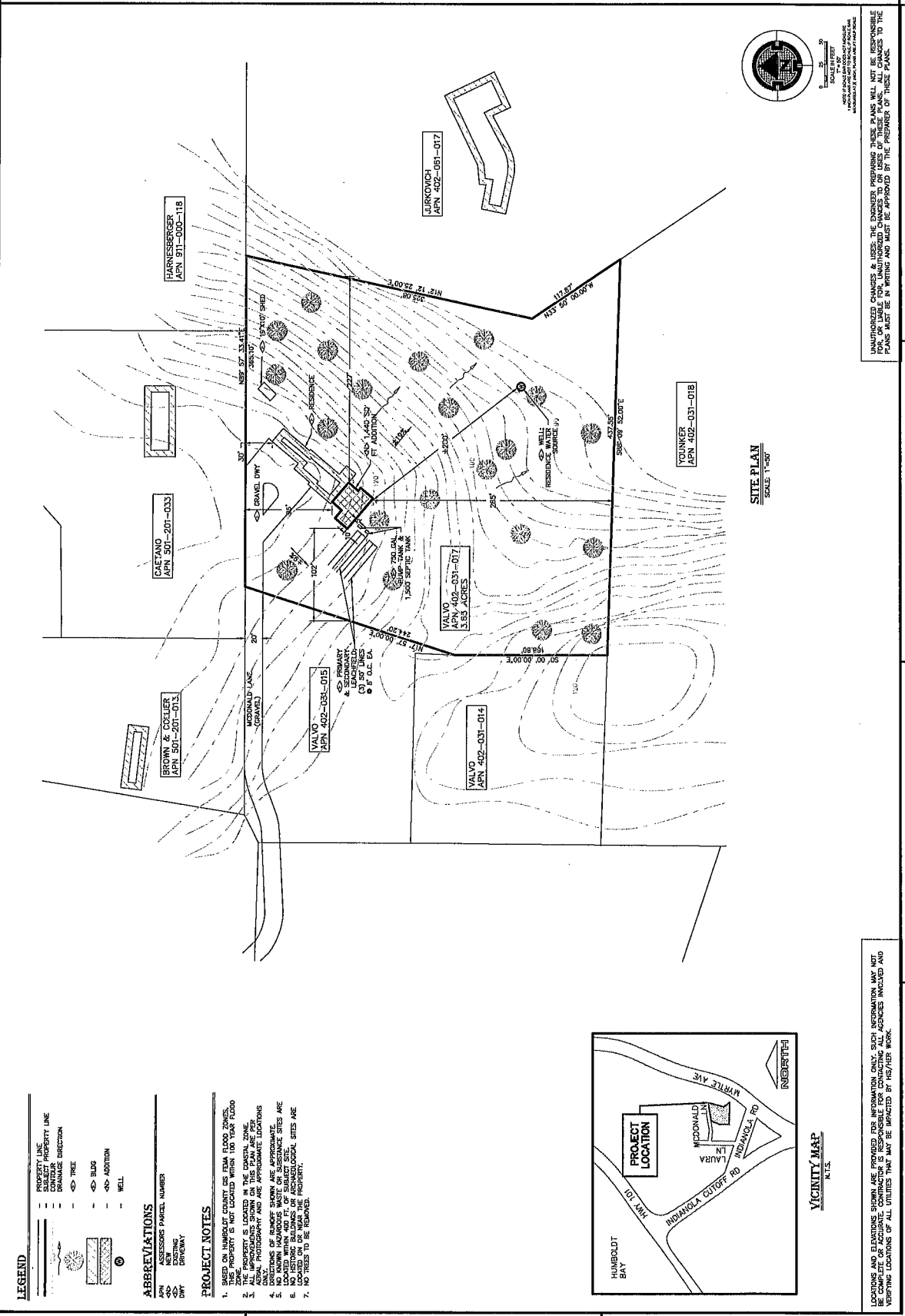
## **ATTACHMENT 2**

### **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:

- Application Form (in file)
- Plot Plan (attached)
- Construction Plans (attached)

<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">REVISIONS</th> <th style="text-align: left;">BY</th> <th style="text-align: left;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISIONS	BY	DATE				<p><b>PACIFIC AFFILIATES</b> CONSULTING ENGINEERS 900 W. WATERFRONT DRIVE, EUREKA, CA 95501 TEL (707) 446-3001 FAX (707) 446-3003</p>	<p>STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER No. 111-11-1023 EXPIRES 12/31/2023</p>	<p><b>SITE PLAN</b></p>	<p><b>VALVO</b> 92 McDONALD LANE DAYSIDE, CA 95524 APN 402-031-017</p>	<p>DATE: 09/16/2021 SCALE: AS NOTED DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>SHEET NUMBER <b>C-1</b> OF 10 SHEETS JOB NUMBER 21-2705</p>
REVISIONS	BY	DATE										



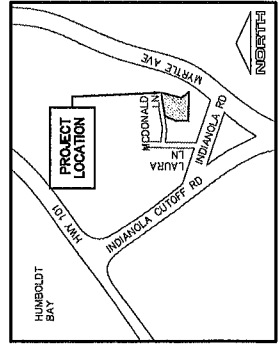
**SITE PLAN**  
SCALE: 1"=50'

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PLANS MADE BY ANY OTHER PARTY. UNAUTHORIZED CHANGES TO THESE PLANS MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

- LEGEND**
- PROPERTY LINE
  - - - SUBJECT PROPERTY LINE
  - - - DRAINAGE DIRECTION
  - ⊙ TREE
  - ⊙ BUNG
  - ⊙ ADDITION
  - ⊙ WELL

- ABBREVIATIONS**
- APN - ASSessor's PARCEL NUMBER
  - NEW - NEW
  - DRIVEWAY - DRIVEWAY

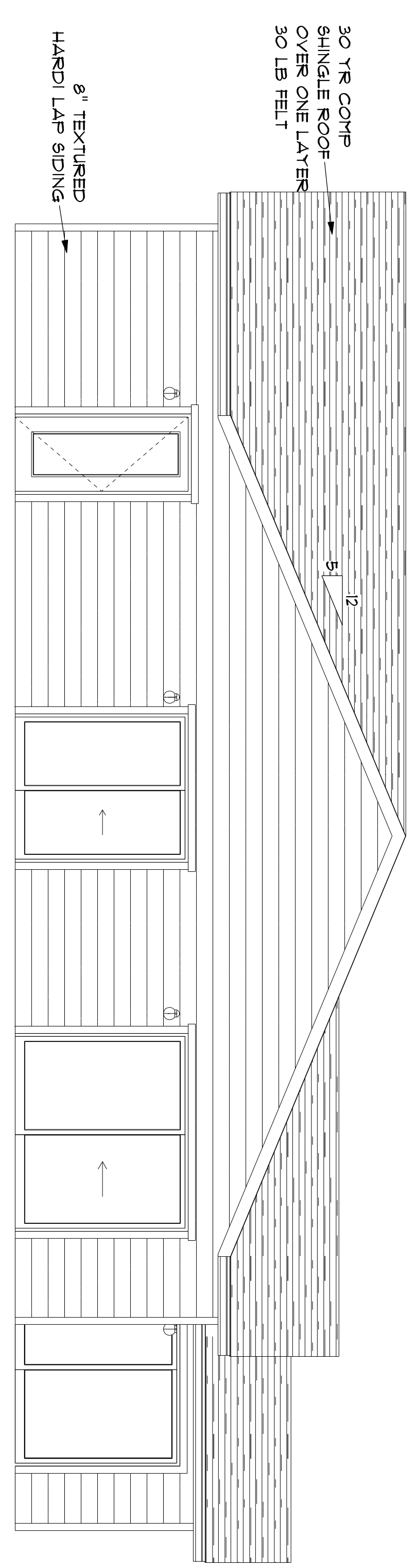
- PROJECT NOTES**
1. BASED ON HUNBOLDT COUNTY DE REMA FLOOD ZONES.
  2. THIS PROPERTY IS NOT LOCATED WITHIN 100 YEAR FLOOD ZONE.
  3. THE PROPERTY IS LOCATED IN THE COASTAL ZONE.
  4. ALL PROPOSED AND EXISTING UTILITIES ARE APPROXIMATE LOCATIONS.
  5. DIRECTIONS OF RAINFALL SHOWN ARE APPROXIMATE.
  6. NO KNOWN HAZARDOUS WASTE OR SUBSTANCE SITES ARE LOCATED ON THIS PROPERTY.
  7. NO HISTORIC BUILDINGS OR ARCHAEOLOGICAL SITES ARE LOCATED ON THIS PROPERTY.
  8. NO TREES TO BE REMOVED.



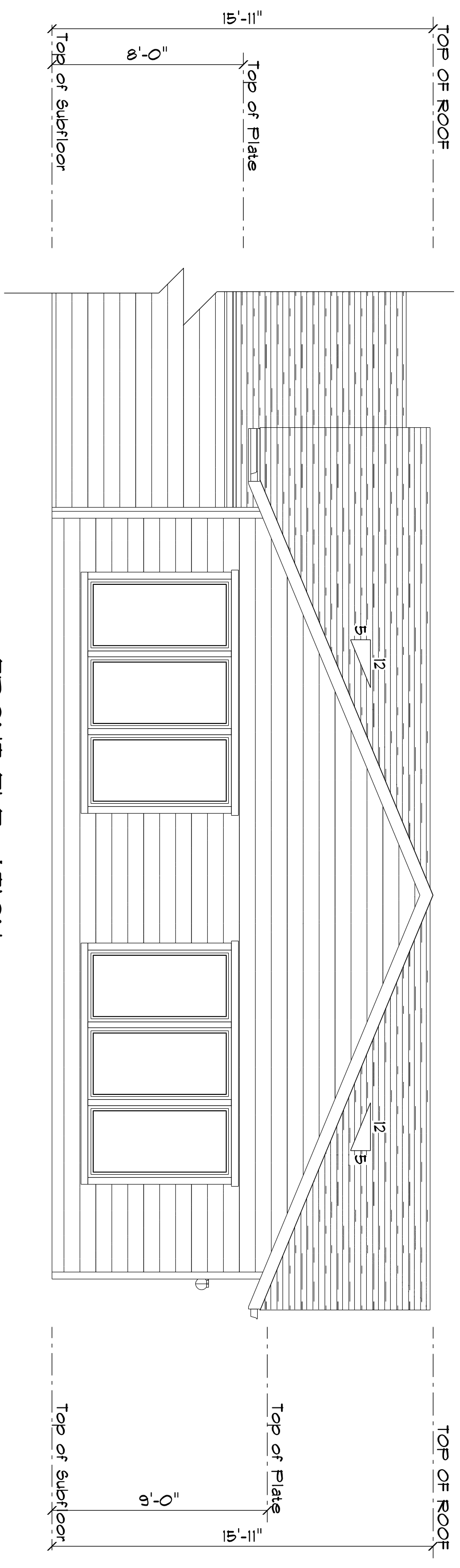
**VICINITY MAP**  
N.T.S.

LOCATIONS AND ELEVATIONS SHOWN ARE PROVIDED FOR INFORMATION ONLY. SUCH INFORMATION MAY NOT BE COMPLETE OR ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL AGENCIES INVOLVED AND VERIFYING ELEVATIONS OF ALL UTILITIES THAT MAY BE AFFECTED BY PROPOSED WORK.

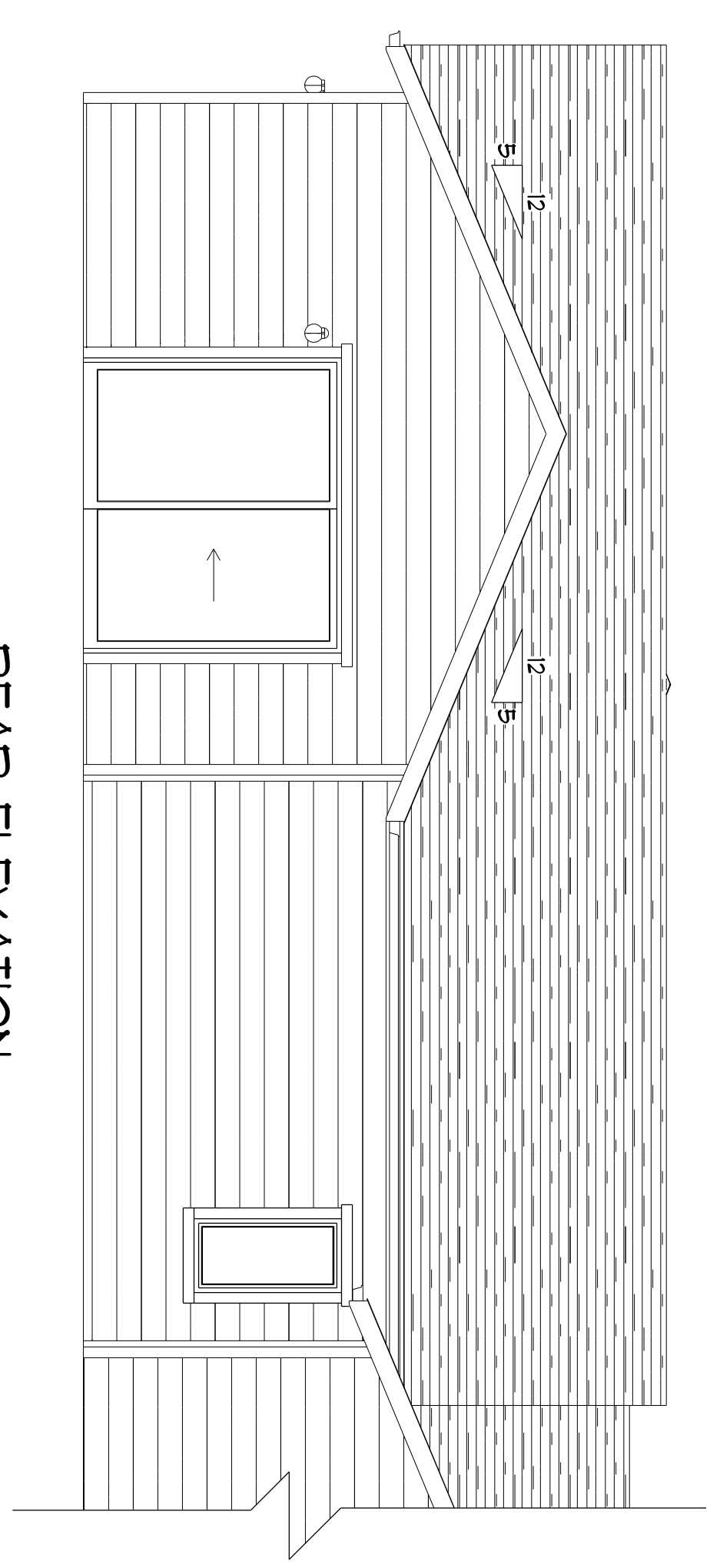
**APPROVED**  
 By: [Signature] / [Name] / [Title] / [Date]



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



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



**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REV.	DATE	BY



**PACIFIC AFFILIATES**  
 CONSULTING ENGINEERS  
 990 W. WATERFRONT DRIVE, EUREKA, CA 95501  
 TEL (707) 445-3001 • FAX (707) 445-3003



**ELEVATIONS**  
 PACIFIC AFFILIATES, INC. HEREBY EXPRESSLY RESERVED ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF PACIFIC AFFILIATES, INC. NOR ARE THEY ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.

**VALVO ADDITION**  
 92 McDONALD LANE  
 BAYSIDE, CA 95524  
 APN 402-031-017

Date: 01/21/2021  
 Scale: AS NOTED  
 Drawn By: TS  
 SHEET NUMBER: **A-2**  
 JOB NUMBER: 20-2765

## Attachment 4

### Referral Agency Comments and Recommendation

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>On File</b>	<b>Attached</b>
Bear River Band	✓	Recommend Approval	✓	
Blue Lake Rancheria				
California Department of Fish and Wildlife				
County Building Inspection Division				
County Counsel				
County P/W, Land Use Division	✓	No Comment	✓	
Division of Environmental Health				
Cal Fire				
Northwest Information Center	✓	Comments	✓	
Wiyot Tribe				