



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792
<http://www.co.humboldt.ca.us/planning/>

Hearing Date: May 2, 2019

To: John H. Ford, Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

Subject: **California State Parks**, Coastal Development Permit and Special Permit
Modification
Case Number PLN-2018-15195
Assessor Parcel Number (APN) 517-111-001
Patrick's Point Area

The attached staff report has been prepared for your consideration of the California State Parks application at the public hearing on May 2, 2019.

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

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
May 2, 2019	Coastal Development Permit, Special Permit	Holly Merrifield

Project: A modification to CDP-14-035 and SP-14-040 for Americans with Disabilities Act (ADA) accessibility improvements at Abalone and Agate Campgrounds (sites 18, 22, 28, 32, 92, 94, and 98) as well as the Campfire Center in Patrick's Point State Park. The applicant proposes to remove and replace the concrete parking areas along with constructing two, level pads for picnic area and tent site, each bordered with redwood. Replacement of existing infrastructure with ADA compliant infrastructure such as fire rings, food lockers, and redwood tables is proposed at each site. Major vegetation removal is proposed to remove a total of six (6) hazardous trees. Three (3) trees are proposed to be removed from Site 28, one (1) tree to be removed from Site 32, and two (2) trees to be removed from Site 98. Removal and replacement of the water station at Site 98 and the installation of a new water station with dry well at Site 18 are also proposed. The creation of a level area, the shortening of two (2) benches, modifications to the speaking lectern and fire ring, an accessible trail from the seating area to the front, and additional companion seating is proposed at the Campfire Center.

Project Location: The project is located in the Patrick's Point area, on both sides of Patrick's Point Drive, approximately 0.42 miles south from the intersection of State Highway 101 and Patrick's Point Drive, on the property known as 4150 Patrick's Point Drive, also known as Patrick's Point State Park.

Present Plan Designations: Public Recreation (PR), Trinidad Area Plan (TAP), Density: N/A, Slope Stability: Low Instability (1), Moderate Instability (2), and High Instability (3).

Present Zoning: Public Recreation, Archaeological Resource Area Outside Shelter Cove, Design Review, Beach and Dune Areas, Offshore Rocks and Rocky Intertidal Area, Streams and Riparian Corridor Protection (PR/A/D/B/O/R).

Assessor Parcel Number: 517-111-001

Case Number: PLN-2018-15195

Applicant:

California State Parks
Attn: Brian Dewey
One Capitol Mall, Suite 410
Sacramento, CA 95814

Owner:

State of California
Patrick's Point State Park

Agent:

California State Parks
Attn: Brad Michalk
One Capitol Mall, Suite 410
Sacramento, CA 95814

Environmental Review: The California State Parks has found the project to be Categorically Exempt pursuant to Section 15301, Existing Facilities, 15303, New Construction/Conversion of Small Structures, and 15304, Class 4, Minor Alterations to Land.

Major Issues: None.

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

CALIFORNIA STATE PARKS COASTAL DEVELOPMENT PERMIT AND SPECIAL PERMIT MODIFICATION

Case Number PLN-2018-15195
Assessor Parcel Number: 517-111-001

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:

Accept the prior finding by the California Department of Parks and Recreation that the project is Categorically Exempt pursuant to Sections 15301, 15303 and 15304 of the State CEQA, make all of the required findings for approval of the Coastal Development Permit and Special Permit Modification based on evidence in the staff report, and adopt the Resolution approving the California Department of Parks and Recreation project subject to the recommended conditions.

Executive Summary: The applicant is requesting a Coastal Development Permit and Special Permit Modification for ADA accessibility improvements at Abalone and Agate Campgrounds (sites 18, 22, 28, 32, 92, 94, and 98) as well as the Campfire Center in Patrick's Point State Park. To improve accessibility, the applicant proposes to remove and replace the concrete parking areas along with constructing two, level pads for picnic area and tent site, each bordered with redwood at each site. Replacement of existing infrastructure with ADA compliant infrastructure such as fire rings, food lockers, and redwood tables is proposed at each site. Removal and replacement of the water station at Site 98 and the installation of a new water station with dry well at Site 18 are also proposed. The creation of a level area, the shortening of two benches, modifications to the speaking lectern and fire ring, an accessible trail from the seating area to the front, and additional companion seating is proposed at the Campfire Center.

Minimal ground disturbance is proposed and primarily involves constructing retaining walls and constructing level pads for tent sites and picnic areas. Major vegetation removal is proposed to remove a total of six (6) hazardous trees. Three (3) trees are proposed to be removed from Site 28, one (1) tree to be removed from Site 32, and two (2) trees to be removed from Site 98.

The parcel is located in Humboldt County, in the Patrick's Point area, on both sides of Patrick's Point Drive, approximately 0.42 miles south from the intersection of State Highway 101 and Patrick's Point Drive, on the property known as 4150 Patrick's Point Drive, also known as Patrick's Point State Park.

The project is consistent with the Humboldt County General Plan, the Trinidad Area Plan, and the Humboldt County Zoning Code (H.C.C.) for the following reasons: 1) the project is for ADA improvements to seven campsites and the Campfire Center which are uses consistent with public recreation, a principally permitted use within the Public Recreation land use designation; 2) the proposed development complies with all development standards of the zone, and 3) The proposed project will not have any adverse impacts on the neighborhood or the environment. The California State Parks has found the project to be Categorically Exempt from environmental review pursuant to Section 15301, 15303, and 15304 of the of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

Based upon a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Coastal Development Permit and Special Permit Modification.

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-2018-15195
Assessor Parcel Number 517-111-001**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the California State Parks Coastal Development Permit and Special Permit Modification.

WHEREAS, Brad Michalk, on behalf of the owner has submitted an application and evidence in support of approving a Coastal Development Permit and Special Permit Modification for ADA Improvements to Patrick's Point State Park; 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 California Department State Parks has found the project to be categorically exempt from environmental review pursuant to Sections 15301, Class 1, Existing Facilities, 15303, Class 3, New Construction or Conversion of Small Structures, and 15304, Class 4, Minor Alterations to Land, of the State California Environmental Quality Act (CEQA) Guidelines; 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 and Special Permit Modification (Case Number PLN-2018-15195); and

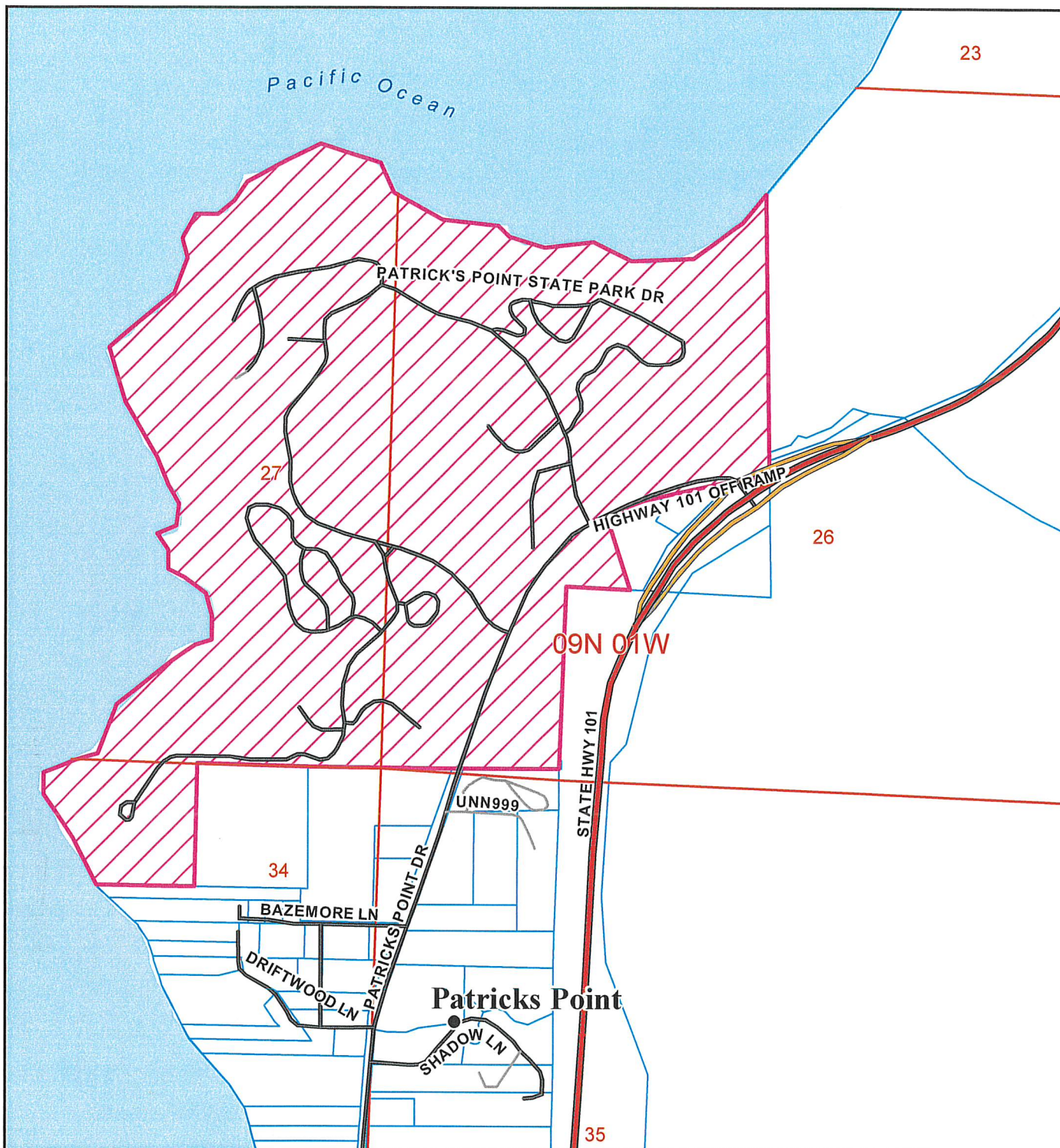
WHEREAS, a public hearing was held on the matter before the Humboldt County Zoning Administrator on May 2, 2019.

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

1. The project is categorically exempt from environmental review pursuant to Sections 15301, Class 1, Existing Facilities, 15303, Class 3, New Construction or Conversion of Small Structures, and 15304, Class 4, Minor Alterations to Land, of the State CEQA Guidelines; and
2. The findings in Attachment 2 of the Planning Division staff report for Case Number PLN-2018-15195 based on the submitted evidence; and
3. Approves the Coastal Development Permit and Special Permit Modification applied for as recommended and conditioned for Case Number PLN-2018-15195.

Adopted after review and consideration of all the evidence on May 2, 2019.

John H. Ford
Zoning Administrator
Planning and Building Department



Project Area = 

LOCATION MAP

PROPOSED CALIFORNIA STATE PARKS COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT MODIFICATION PATRICKS POINT AREA

PLN-2018-15195

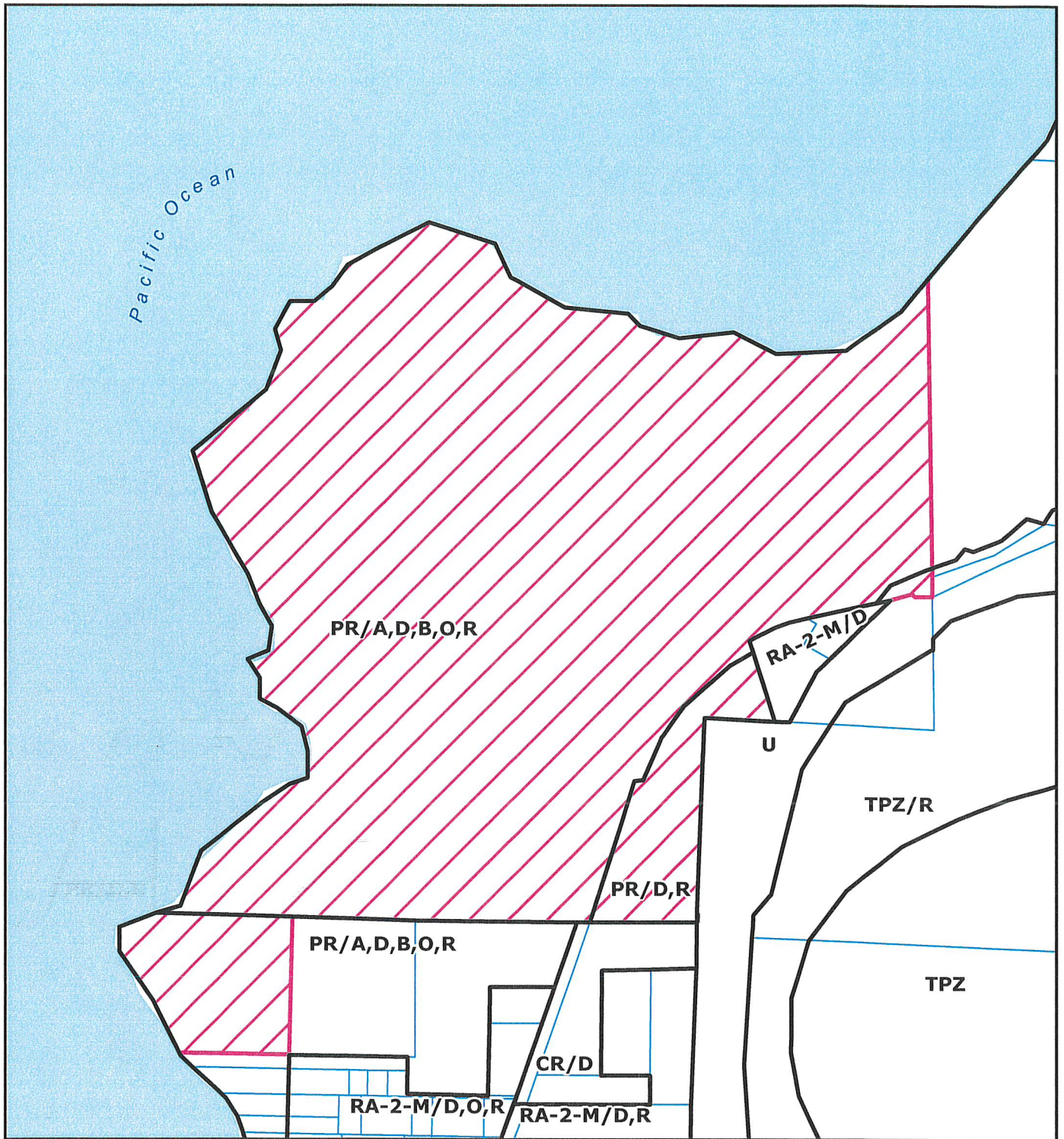
APN: 517-111-001

T09N R01W S26,27,34 HB&M (Trinidad)

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.



0 500 1,000
Feet



Project Area = 

ZONING MAP

PROPOSED CALIFORNIA STATE PARKS COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT MODIFICATION PATRICKS POINT AREA

PLN-2018-15195

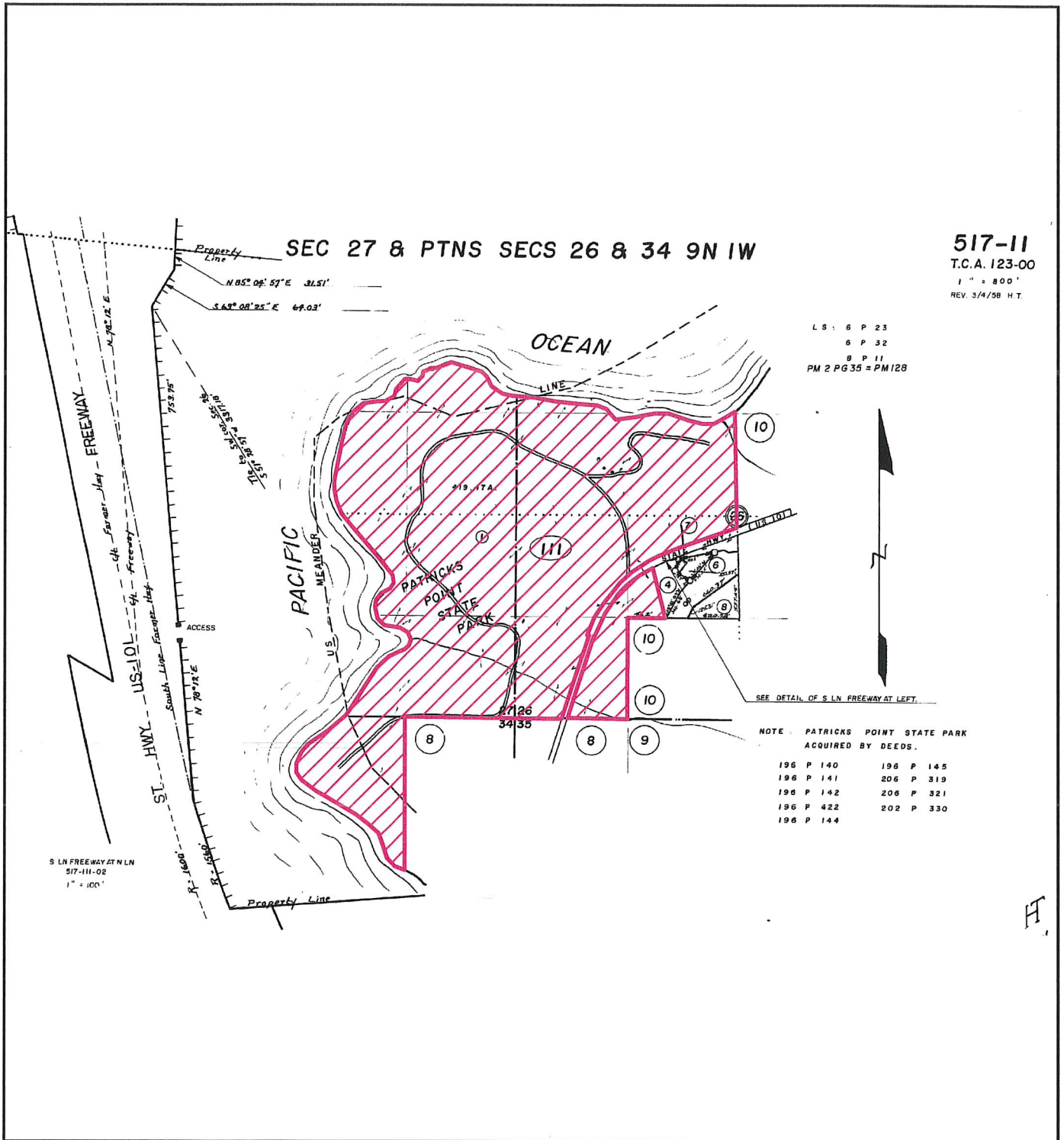
APN: 517-111-001

T09N R01W S26,27,34 HB&M (Trinidad)

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.



0 500 1,000
Feet



Project Area =



ASSESSOR PARCEL MAP

PROPOSED CALIFORNIA STATE PARKS COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT MODIFICATION PATRICKS POINT AREA

PLN-2018-15195

APN: 517-111-001

T09N R01W S26,27,34 HB&M (Trinidad)

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.

MAP NOT TO SCALE





Project Area = 

AERIAL MAP

PROPOSED CALIFORNIA STATE PARKS COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT MODIFICATION PATRICKS POINT AREA

PLN-2018-15195

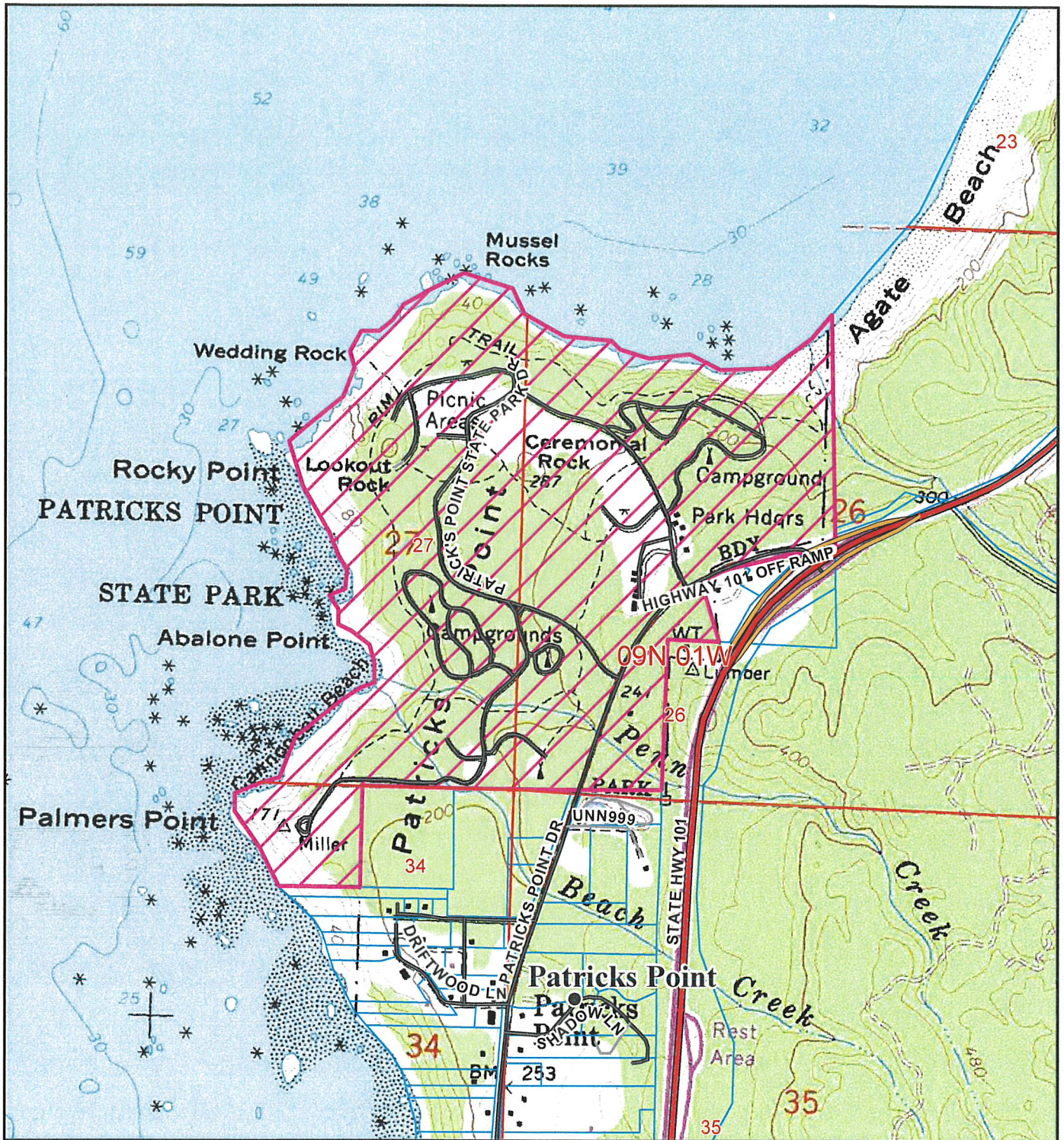
APN: 517-111-001

T09N R01W S26,27,34 HB&M (Trinidad)

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.



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Project Area = 

TOPO MAP

**PROPOSED CALIFORNIA STATE PARKS
COASTAL DEVELOPMENT PERMIT &
SPECIAL PERMIT MODIFICATION
PATRICKS POINT AREA**

PLN-2018-15195

APN: 517-111-001

T09N R01W S26,27,34 HB&M (Trinidad)

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.



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Feet

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION ACQUISITION AND DEVELOPMENT DIVISION/ ACCESSIBILITY SECTION PATRICK'S POINT STATE PARK ACCESSIBILITY IMPROVEMENTS

CSFM FILE NUMBER:

THIS PROJECT WILL UPGRADE CAMPFIRE AND CAMPGROUND FACILITIES TO CURRENT ACCESSIBILITY STANDARDS. SPECIFIC UPGRADES INCLUDE:

- UPGRADE 4 INDIVIDUAL CAMPSITES IN THE ABALONE CAMPGROUND
- UPGRADE 3 INDIVIDUAL CAMPSITES IN THE AGATE CAMPGROUND
- PROVIDE 4 COMPANION SEATING AREAS, ROUTE TO STAGE AREA, AND STAGE AREA INCLUDING SPEAKING LECTERN AND FIRE RING AT CAMPFIRE CENTER

PROJECT ADDRESS:
Patrick's Point State Park
4150 Patrick's Point Drive
Trinidad, CA 95070

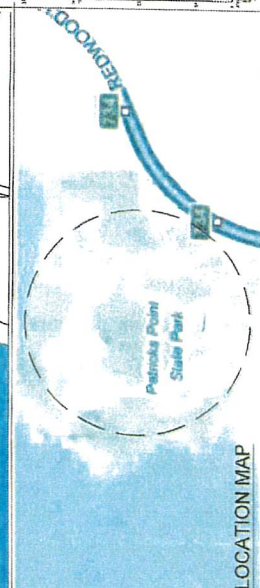
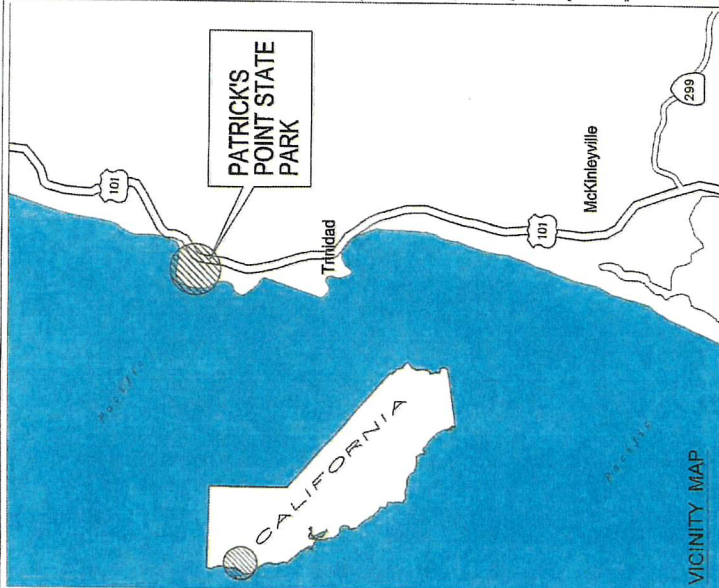
SHEET	SHEET NO.
COVER SHEET	G-1
CONSTRUCTION PLAN	L-1
CONSTRUCTION PLAN	L-2
CONSTRUCTION PLAN	L-3
CONSTRUCTION PLAN	L-4
DETAIL SHEET	D-1
DETAIL SHEET	D-2

PROJECT SCOPE

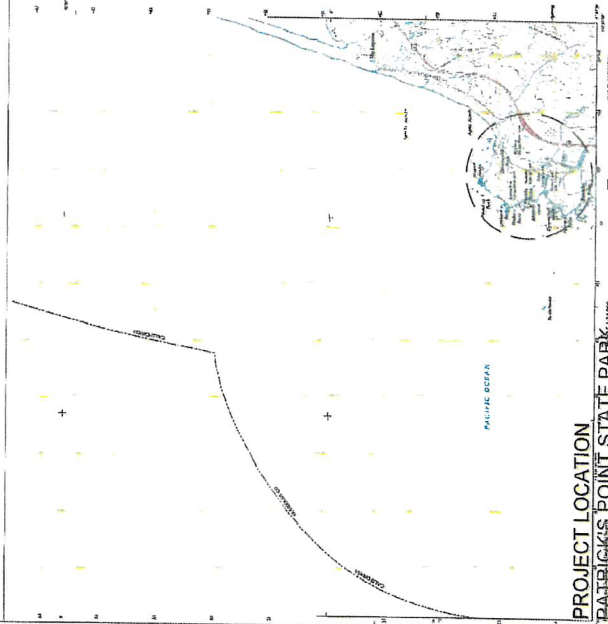
DRAWING SHEET INDEX

- 1-ALL MATERIALS SHOWN OR NOTED ON THE PLANS ARE NEW UNLESS CALLED OUT OTHERWISE.
- 2-THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS SHOWN OR DIMENSIONED HERE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STATE REPRESENTATIVE FOR RESOLUTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- 3-ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODES, AND ALL OTHERS HAVING JURISDICTION OVER THE WORK.
- 4-CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODES, AND ALL OTHERS HAVING JURISDICTION OVER THE WORK.
- 5-ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODES, AND ALL OTHERS HAVING JURISDICTION OVER THE WORK.
- 6-THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS, BUT SHALL RELY ONLY ON THE WRITTEN DIMENSIONS GIVEN. IF A DISCREPANCY EXISTS BETWEEN THE DRAWING AND THE WRITTEN DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE STATE REPRESENTATIVE FOR WRITTEN CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

GENERAL NOTES



PROJECT LOCATION
PATRICK'S POINT STATE PARK



ACQUISITION &
DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95833-2079



Approved for this State Park and submitted to the Department of Parks and Recreation for review and approval. This drawing is the property of the State of California and shall not be reproduced or used in any manner without the written consent of the State of California.

DATE: 4-16-16

DESIGNED: SEGBART
DRAWN: SEGBART
CHECKED: SEGBART
DATE: 4-16-16

REVISIONS
DATE

PATRICK'S POINT STATE PARK
ACCESSIBILITY IMPROVEMENTS
COVER SHEET

DRAWING NO.
XXXXXX XXX
SHEET NO.
G-1
1 OF 7



DRAWING NO.
XXXXXX.XXX

SHEET NO.
L-1

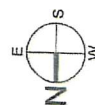
2 OF 7

DRAWING NO.

SHEET NO.

1-1

2 of 7





ACQUISITION &
DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3220

CALIFORNIA STATE PARKS (LANDING APPROVED)	
All work shall be done in accordance with the provisions of the California State Parks Act and the provisions of the California State Parks Rules and Regulations. The project shall be completed within the time frame specified in the contract. The project shall be completed within the time frame specified in the contract. The project shall be completed within the time frame specified in the contract.	
DESIGNED BY	T. SEGEBART
CHECKED BY	T. SEGEBART
DATE	10/15/18
REVISIONS	DATE
1	

PATRICKS POINT STATE PARK
ACCESSIBILITY IMPROVEMENTS
CONSTRUCTION PLAN
CAMPFIRE CENTER

DRAWING NO.
XXXXX.XXX

SHEET NO.
L-2

3 of 7



GENERAL NOTES:

- EXISTING TREES SHALL BE PROTECTED IN WORK AREAS WITH TEMPORARY FENCING
- LAYOUT SHALL BE APPROVED BY DPR RESOURCE STAFF PRIOR TO CONSTRUCTION



ACQUISITION &
DEVELOPMENT
DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

CAUTION: ALL FIELD MEASUREMENTS, EXISTING
CONSTRUCTION, AND ALL OTHER INFORMATION
SHOWN ON THIS PLAN ARE FOR INFORMATION
ONLY. THE USER SHALL BE RESPONSIBLE FOR
VERIFYING ALL INFORMATION AND FOR THE
ACCURACY OF THE INFORMATION SHOWN ON
THIS PLAN.

DATE: 01/15/18
DRAWN: T. SEGURMAN
CHECKED: D. KLUH
DATE: 01/15/18
REVISIONS: DATE

APPROVED: T. SEGURMAN
DATE: 01/15/18

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DATE: 01/15/18

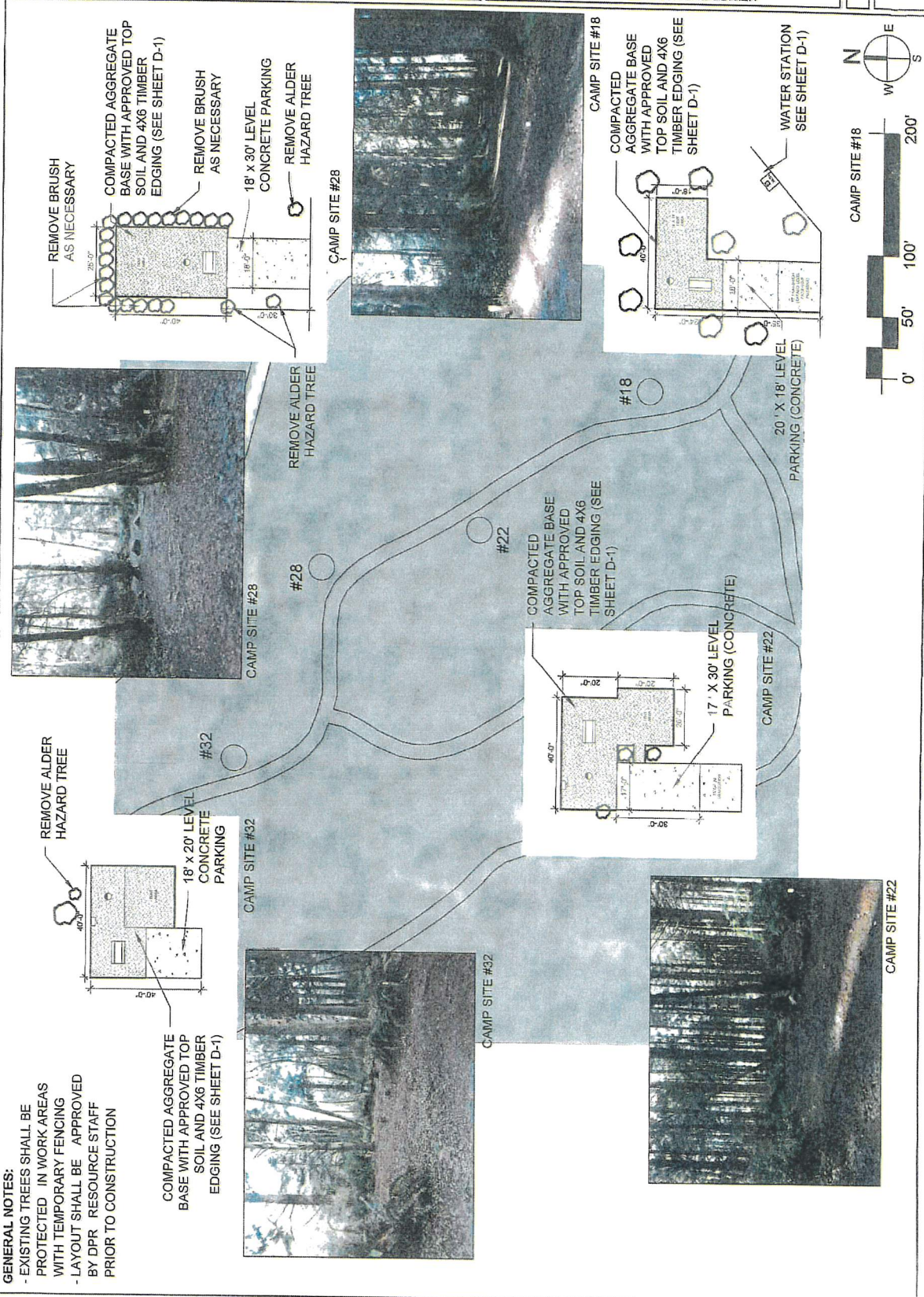
CONSTRUCTION PLAN ABALONE CAMPGROUND

NEW BRIGHTON STATE BEACH
ACCESSIBILITY IMPROVEMENTS

DRAWING NO.
XXXXXXX

SHEET NO.
L-3

4 OF 7



GENERAL NOTES:

- EXISTING TREES SHALL BE PROTECTED IN WORK AREAS WITH TEMPORARY FENCING
- LAYOUT SHALL BE APPROVED BY DPR RESOURCE STAFF PRIOR TO CONSTRUCTION

COMPACTED AGGREGATE BASE WITH APPROVED TOP SOIL AND 4X6 TIMBER EDGING (SEE SHEET D-1)

REMOVE ALDER HAZARD TREE

REMOVE ALDER HAZARD TREE

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REMOVE BRUSH AS NECESSARY

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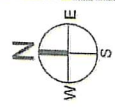
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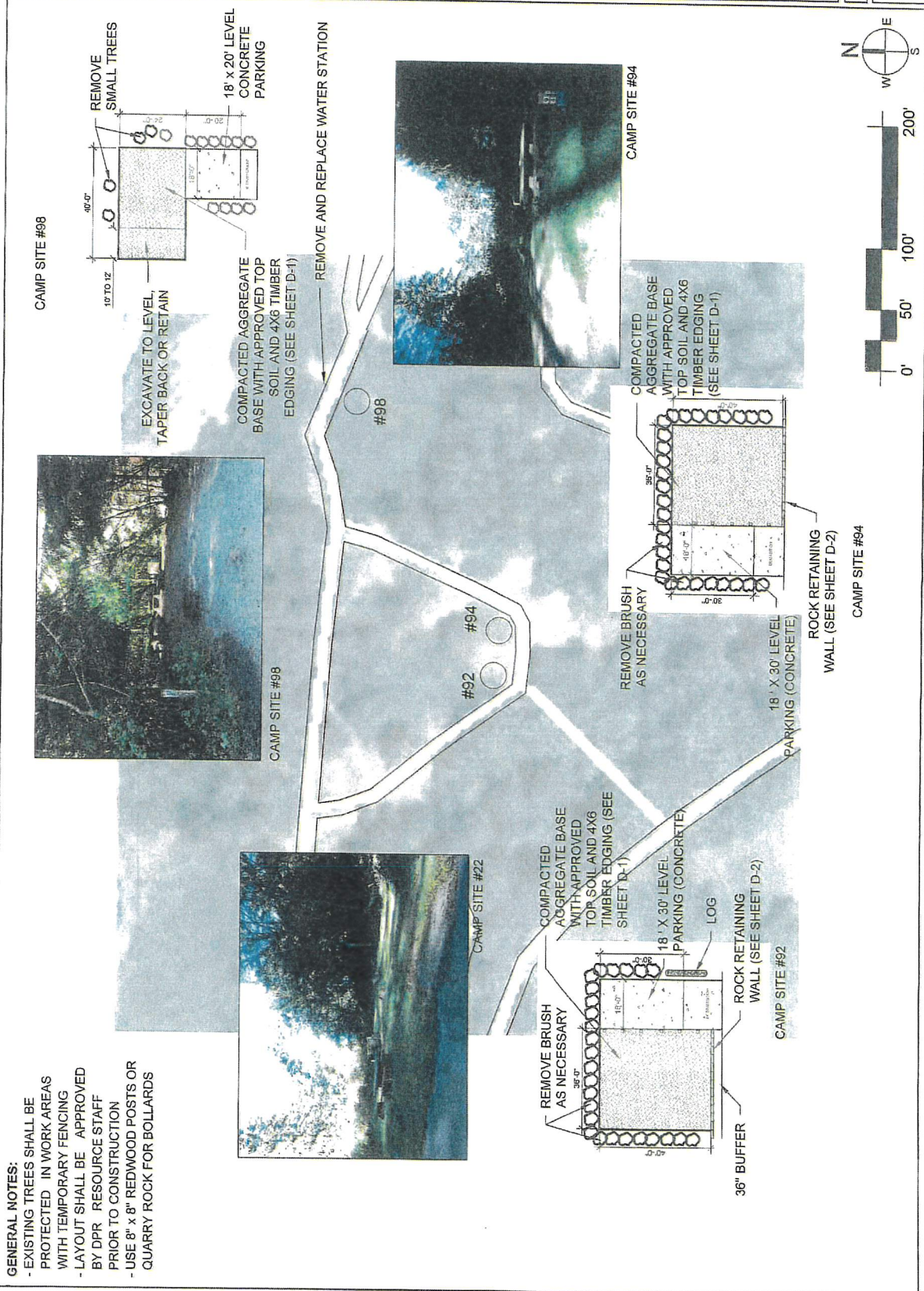
CAMP SITE #18
0' 50' 100' 200'

NEW BRIGHTON STATE BEACH
ACCESSIBILITY IMPROVEMENTS
CONSTRUCTION PLAN
AGATE CAMPGROUND

DRAWING NO.
XXXXX.XXX

SHEET NO.
L-4

5 OF 7





ACQUISITION &
DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95834-3220

DESIGNED: T. SEGEBART	DATE: 07/27/18
DRAWN: T. SEGEBART	DATE: 07/27/18
CHECKED: D. KUTH	DATE: 07/27/18
REVISIONS	DATE
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CONSTRUCTION DETAILS

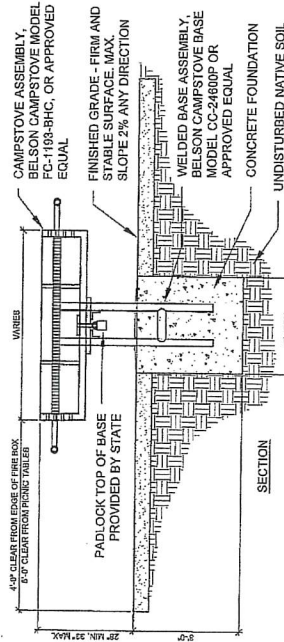
PATRICK'S POINT STATE PARK
ACCESSIBILITY IMPROVEMENTS

REVISIONS
XXXXXXX

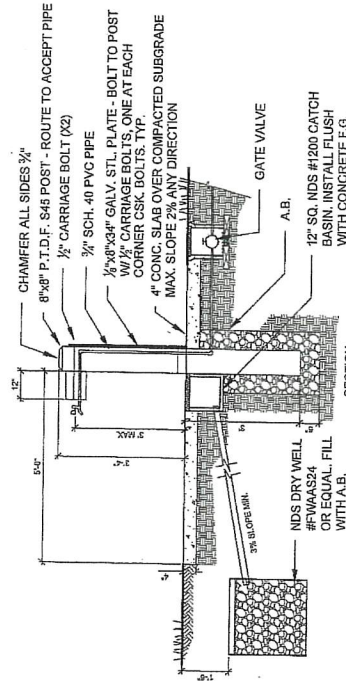
SHEET NO.

D-1

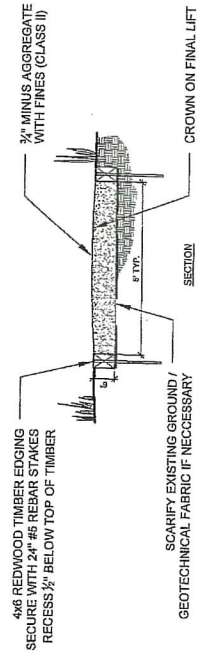
6 OF 7



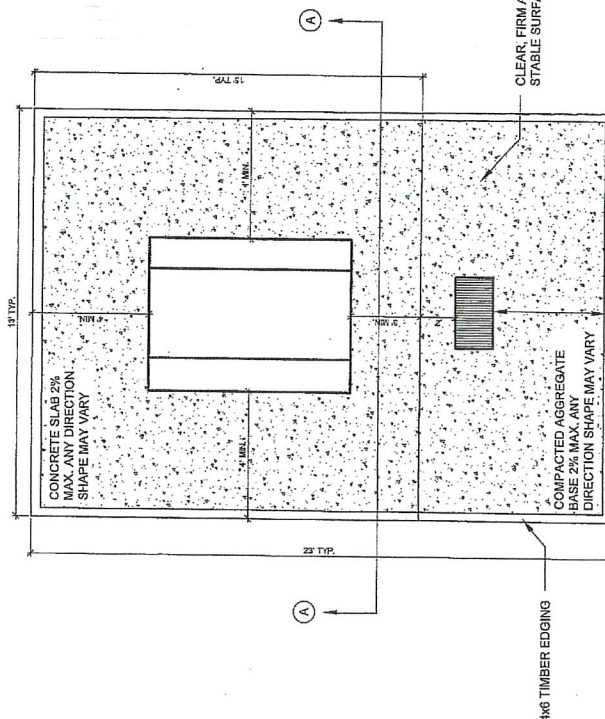
1 ACCESSIBLE BBQ



2 ACCESSIBLE WATER STATION

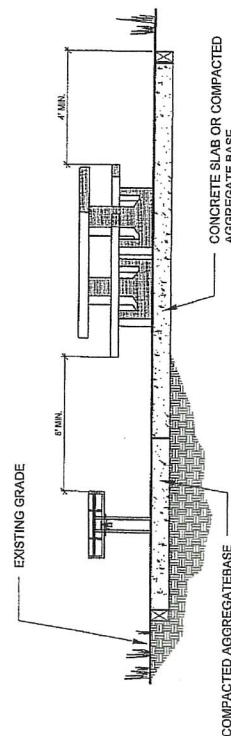


3 COMPACTED AGGREGATE PAVING - TYPICAL



NOTE:
PICNIC PAD SHAPE MAY VARY,
MAINTAIN PROPER CLEARANCES

PLAN



SECTION A-A

4 ACCESSIBLE PICNIC SITE TYP.



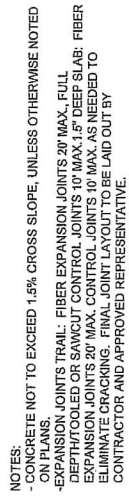
PATRICK'S POINT STATE PARK
ACCESSIBILITY IMPROVEMENTS

DRAWING NO.
XXXXXX.XXX

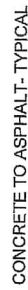
SHEET NO.

D-2

7 of 7



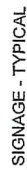
CONCRETE SLAB - TYPICAL



CONCRETE TO ASPHALT- TYPICAL



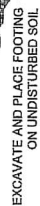
ASPHALT PAVING - TYPICAL



SIGNAGE - TYPICAL



EXCAVATE AND PLACE FOOTING ON UNDISTURBED SOIL



ROCK RETAINING WALL

ATTACHMENT 1

Recommended Conditions of Approval

Approval of the Coastal Development Permit and Special Permit Modification is conditioned upon the following terms and requirements which must be fulfilled before work is initiated:

1. The applicant shall adhere to the Project Descriptions, including all maps, plans and diagrams, submitted December 14, 2018.

On-going Requirements/Development Restrictions Which Govern the Life of the Project

1. The applicant shall take all precautions necessary to avoid the encroachment of dirt or debris on adjacent properties.
2. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
3. Where feasible, new utilities shall be underground or sited unobtrusively if above ground.
4. Tree removal and vegetation clearing associated with the Project should be conducted outside of the bird breeding season (the nesting season is generally considered to be March 1 – August 15) in order to avoid 'take' as defined and prohibited by Fish and Game Code (FGC) §3503, 3503.5, 3513, and by the Federal Migratory Bird Treaty Act (16 U.S. Code 703 et seq.). If work must be conducted during the bird nesting season, a qualified ornithologist (someone who is able to identify Northern California birds, and who has experience in nest-searching for passerines and raptors) should thoroughly survey the area no more than seven days prior to tree/vegetation removal to determine whether active nests (nests containing eggs or nestlings) are present. If active nests are found, appropriate buffers should be developed in consultation with CDFW to avoid take.

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 and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, will 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 are Native American, the NAHC will 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. 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 (find at <http://nahc.ca.gov/resources/a-professional-guide-for-the-preservation-and-protection-of-native-american-human-remains-and-associated-grave-goods>).

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. The March 29, 2019 document, "Basic Project Review Input on All Development Projects" is considered part of any input from the California Department of Forestry and Fire Protection (CDF) regarding this project. CDF suggests that the applicant have access to that document's input at the earliest contact possible. Handouts which describe the document are available from the Planning Division.
5. Additional New Development Requires Additional Permit(s). Any new development, as defined by Section 313-139 of the Humboldt County Code (H.C.C.), 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.

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 and Special 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 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.
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a) is categorically or statutorily exempt; or
 - b) has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
 - c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated, or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

1. General Plan 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 Trinidad Area Plan (TAP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use §5.30 (TAP)	Public Recreation (PR): public recreation and open space are principally permitted uses.	The proposed project is for ADA improvements to existing campsites and the Campfire Center at Patrick's Point State Park. These improvements will improve public recreation opportunities because they will provide accessible accommodations in an area that does not meet current ADA standards. The proposed project is compatible with the principal uses of the area.
Housing § 3.26 (TAP)	Housing shall be developed in conformity with the goals and policies of the Humboldt County Housing Element.	This project has no impact on Housing Element policies. It does not involve residentially zoned property.
Hazards §3.28 (TAP)	New development shall minimize risks to life and property in areas of high geologic, flood and fire hazard.	<p>The parcel is outside the 100-year flood hazard zone (Flood Zone C) per FIRM map panel 320. There are no known significant flood hazards.</p> <p>The parcel is rated as a moderate Fire Hazard Severity Rating and is within the State Responsibility Area. The proposed project poses no new fire risk.</p> <p>The general project areas have a seismic safety of Moderate Instability based on the General Plan Hazard maps. All project activities will be conducted on slopes of less than 15%. Improvements to trails in order to comply with Americans with Disability Act (ADA) guidelines, will improve slope stability by improving the linear grade, surface firmness, and stability.</p>
§3400 - §3604 (TAP)	Protect designated sensitive and critical resource habitats.	<p>A Sensitive Plant Survey and Habitat Assessment has been prepared for previous projects.</p> <p>The project will incorporate State Parks department best management practices to control erosion and protect waterways.</p> <p>According to County resource maps, there are no mapped wetlands or Coastal Resource Protection areas on the subject parcel. The California Natural Diversity Database indicates the site contains potential habitat for various sensitive species. Given that the proposed</p>

		improvements are located on previously disturbed campsites, no adverse impacts are anticipated.
Archaeological and Paleontological Resources §3.17 (TAP)	Protect cultural, archaeological and paleontological resources	California State Parks completed an archaeological review of the site and consulted with the THPO for the Yurok Tribe for the previous projects. The modification was sent to the Yurok Tribe THPO and the NWIC, who did not respond with any concerns. The standard inadvertent discovery language has been added as an informational note should cultural resources be discovered during ground disturbing activities.
Visual Resource §3.40 (TAP) and Coastal Access §3.50 (TAP)	Protect and conserve scenic and visual qualities of coastal areas. Protect coastal access	<p>The project site is located within a coastal scenic area. The property is within California State Parks System. Patrick's Point State Park trails offer spectacular views of the coastline. There are no structures which would impair coastal views or the scenic qualities of the area. This project is for ADA improvements to several campsites and will therefore make coastal view opportunities more accessible within the park.</p> <p>There is one coastal access point within the park, which is reached by Agate Beach Trail. This will not be affected by project activities, and the trail will remain open to the public.</p>

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.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§313-5.1 PR: Public Recreation	Public recreation and open space, coastal access facilities and minor utilities are principally permitted.	The proposed project is for ADA improvements to existing campsites and the Campfire Center at Patrick's Point State Park. These improvements will improve public recreation opportunities because they will provide accessible accommodations in an area that does not meet current ADA standards. The proposed project is compatible with the principal uses of the area.
Min. Lot Size	5,000 square feet.	Approximately 398 acres
Min. Lot Width	50 feet	Approximately 6,500 feet
Max. Density	None specified	N/A. The property is not residentially zoned or developed.
Max. Lot Depth	Three (3) times the lot width	Approximately 4,200 feet
Yard Setbacks	Front: 30 feet Rear: 30 feet Sides: 30 feet Note: project is located within the State Responsibility Area for Fire Protection, 30-foot setbacks from all property lines are required.	Based on the large parcel size, exact setbacks from property lines were not determined. According to the submitted plot plan, it can be verified that structures meet SRA setback requirements.
Max. Lot Coverage	35%	<1%
Max. Bldg. Height	35 feet	Approximately 14 feet
Combining Zones		
313-33.1 R: Streams and Riparian Corridor Protection	The Streams and Riparian Corridors Protection combining zone is to provide for the protection water resources by restricting development, and by minimizing adverse effects of runoff, interference with surface waterflow, and alteration of natural streams, and by protecting riparian habitats.	The project activities will be located outside of identified streams or riparian corridors. No new sites are proposed, only improvements to existing sites.

313-30.1 O: Offshore Rocks and Rocky Intertidal Areas	The purpose of these regulations is to protect rock intertidal habitats and rocky marine habitats from developments and uses which would significantly degrade their resource values.	The project area lies on a marine terrace. The project includes accessibility improvements to existing campsites. As such, the impact to nearby rocky or intertidal areas is negligible.
313-16.1 A: Archaeological Areas Outside Shelter Cove	Provide for reasonable mitigation measures where development would have an adverse impact upon archaeological resources.	State Parks completed an archaeological review of the project site (consistent with PRC 5024, 5024.5 and EO W-26-92) which included a records review, site history research, and a field survey. All tribal members identified by the Redwood Coast District were sent project referrals in November 2013. Additional contact was made to the Yurok Tribe regarding the proposed modification to the approved project.
313-17.1 B: Beach and Dune Areas	Ensure that any development permitted in coastal beach and dune areas will not detract from the area's natural resource value or their potential for providing recreational opportunity.	No proposed development is located in beach and dune areas.
313-19.1 D: Design Review	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 proposed construction is consistent and compatible with the General Plan and the Zoning Designation. No structures are proposed at this time.
Design Review Committee Findings	The Design Review Committee must determine that the project is consistent and compatible with the applicable elements of the General Plan.	The subject parcel is within a designated Coastal Scenic area. The accessibility improvements which are proposed will help to maintain safe access at a scenic and well used location.
Protection of Natural Landforms	To minimize alterations due to cutting, grading filling and clearing, except to comply with fire hazard regulations.	The accessibility improvements have been designed to minimize alterations to land. Sensitive species and habitats will be flagged and avoided, and six alder trees which pose a hazard to campsites will be

		removed.
Exterior Lighting	All new outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.	No new lighting is proposed as a part of this project. However, an ongoing condition has been added which specifies that all new outdoor lighting shall be compatible with the existing setting and directed within property boundaries.
Landscaping	Screening or softening the visual impact of new structures through landscaping; preferably with native vegetation.	In order to maintain as much vegetation as possible, only vegetation which must be removed to facilitate improvements and trees posing a hazard are proposed to be removed.
Underground Utilities	Where feasible, new utilities shall be underground or sited unobtrusively if aboveground.	Two new water stations are proposed at campsite 98 and 18. The design of the water stations will be compatible with existing water stations.
Setbacks	Setbacks from roads and property lines are appropriate to protect the scenic and visual qualities of the site and area.	There is not likely to be impacts to scenic or visual qualities of the area as property lines and roads are not nearby.
Off-Premise Signs	Off-premise signs shall be designed attractively and in a style compatible with the neighborhood setting.	No off-premises signs are 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 and will not adversely impact the environment.	All reviewing referral agencies have approved the proposed development. The use is principally permitted in the zone and the applicant has demonstrated compliance with all development standards. No adverse impacts to properties in the vicinity are expected.
§15301, §15303, §15304 of CEQA	Categorically exempt from State environmental review.	The California State Parks, as CEQA Lead Agency, has found the project exempt from environmental review pursuant to Class 1 Section 15301, Class 3 Section 15303, and Class 4 Section 15304 of the State CEQA Guidelines. A Notice of Exemption (SCH# 2018058315) was filed by the California Department of Parks and Recreation for this project.

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 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), 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 proposed project is not located on residentially planned or zoned land and does not propose an increase or decrease in the density of the parcel. Therefore, the project has no impact on Housing Element policies.

ATTACHMENT 3

Applicant's Evidence in Support of the Required Findings

Attachment 3 includes a list of all written evidence 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)
- Project Description (attached)
- Sensitive Plant Survey and Habitat Assessments (in file)
- Notices of Exemption (in file)
- Historical and Archaeological Review Forms (in file)
- Site Plans (attached)

PATRICK'S POINT STATE PARK

ADA IMPROVEMENTS PROJECT DESCRIPTION

California State Parks (CSP) intends to undertake a project on seven campsites in the Abalone Campground as well as the Campfire Center at Patrick's Point State Park, to make the facilities accessible to visitors with disabilities. Specifically, CSP will modify campsites, 18, 22, 28, 32, 92, 94 and 98 (Please refer to attached plans). The existing Accessible campsites (65, 68 & 69) are no longer in compliance and would be very difficult to bring back into compliance. CSP will rehabilitate these three sites and made consistent with the other non-accessible campsites. Work will:

At each campsite as noted:

- Saw cut, remove and dispose of existing asphalt parking from each campsite;
- Remove three alder trees from Site 28, one alder tree at Site 32, and 2 alder trees at Site 98;
- Prepare, form and pour up to 630ft² of concrete at each campsite for parking and up to an additional 180ft² of concrete for a transition to the park loop road;
- Construct two (2) level 4" x 6" x 20' pads for picnic area and tent site, each bordered with Redwood, PTDF or Composite Material placed on top of ground and pinned, and backfilled with compacted class II road base and approved topping soil;
- Replace existing table, fire ring, and food locker with 1 ADA Compliant redwood table, animal proof food locker and fire ring in each campsite;
- Establish 5'-wide routes of access between these areas with bordered and backfilled pathways, set at compliant slope;
- Excavate a 30" deep x 18" diameter post hole and install a new 3"x3" ISA symbol on campsite post;
- Excavate a 42" deep x 18" diameter post hole and a 36" deep x 24" diameter hole at Site #18 and install a new water station with dry well, and remove and replace existing water station at Site #98.

At the Campfire Center

- Modify small portion of existing bench seating to provide area for 4 companion seating spots (two up top and two down at the front). Border each site with 4" x 6" Redwood, PTDF or Composite Material and backfill with compacted class II road base;
- Saw cut, remove and dispose of non-compliant asphalt from stage area and reconstruct to accessible standards, either with bordered and compacted soil or with concrete;
- Construct an accessible path of travel between the stage area and the two front companion seats;
- Modify the speaking lectern and fire ring as necessary to meet accessibility standards.

As the work primarily entails providing firm, stable and level surfaces and will occur only within previously disturbed areas; the proposed improvements to existing campsites and campfire center do not pose an environmental risk and are not located in areas with sensitive coastal resources. They are within the existing camp spaces where no such resources exist. The improvements are minor in nature and do not enlarge the original spaces and do not involve substantial risk of adverse environmental impacts.

ATTACHMENT 4

Referral Agency Comments and Recommendations

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

Referral Agency	Response	Recommendation
California Coastal Commission		No response
Calfire	✓	Standard Project Comments
Yurok Tribe		No response
Department of Public Works	✓	Approval
Department of Environmental Health	✓	Approval