



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

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

Hearing Date: May 2, 2019

To: John H. Ford, Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

Subject: **Hunt Coastal Development and Special Permit**
Case No. PLN-2019-15305
Assessor Parcel Number 518-052-023
Big Lagoon Area

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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 and Special Permit	Holly Merrifield

Project: A Coastal Development Permit to facilitate the development of a cabin, an outbuilding, and an on-site septic system and well to serve the residential use of the parcel. A Special Permit is required pursuant to Section 313-19.1 for Design Review within the Coastal Zone. A 480 square foot cabin is proposed to be constructed with an 80 square foot loft and an attached, 256 square foot covered porch. The cabin will not exceed a height of 14.5 feet. A 320 square foot outbuilding, not to exceed a height of 16.5 feet is also proposed as a shop/storage building. The building site is within an existing clearing. Minimal grading is proposed and major vegetation removal will be required to open up the site. No trees with a diameter at breast height (DBH) of over 12 inches are proposed to be removed.

Project Location: The project is located in the Big Lagoon area, on the west side of McDonald Creek Road, approximately 0.5 miles south of the intersection of U.S. Highway 101 and McDonald Creek Road, on the property identified as APN 518-052-023.

Present Plan Land Use Designation: Coastal Commercial Timber (TC). North Coast Area Plan (NCAP). Density: 100 acres per dwelling unit. Slope Stability: Moderate Instability (2).

Present Zoning: Timberland Production Zone, Coastal Elk Habitat, Design Review, Flood Hazard Areas, Streams and Riparian Corridor Protection (TPZ/E,D,F,R).

Case Number: PLN-2019-15305

Assessor Parcel Number: 518-052-023

Applicant:

Anthony Hunt
206 McDonald Creek Road
Trinidad, CA 95570

Owner:

Same as applicant

Agent:

N/A

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

Major Issues: None.

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

HUNT COASTAL DEVELOPMENT PERMIT AND SPECIAL PERMIT

Case Number: PLN-2019-15305
Assessor Parcel Number: 518-052-023

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 part of the consent agenda:

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

Executive Summary: The project is for a Coastal Development Permit to facilitate construction of a new cabin, an outbuilding, and an on-site septic system and well to serve the residential use of the parcel. Pursuant to Section 313-19.1, a Special Permit is also required for Design Review within the Coastal Zone. The 480 square foot cabin is proposed to be constructed with an 80 square foot loft and an attached 256 square foot covered porch. The cabin will not exceed a height of 14.5 feet. A 320 square foot outbuilding, not to exceed a height of 16.5 feet is also proposed as a shop/storage building. No trees with a diameter at breast height (DBH) of over 12 inches are proposed to be removed and grading will be minimal.

The project is located in the Big Lagoon area, on the west side of McDonald Creek Road, approximately 0.5 miles south of the intersection of U.S. Highway 101 and McDonald Creek Road. The parcel is planned Coastal Commercial Timber which allows for residential development. The parcel is zoned for Timberland Production which also allows residential development as a principally permitted use. The proposed cabin will be developed in an open area that requires minimal grading. Therefore, the residential use will be incidental to the overall timber production use of the property.

The project is consistent with the North Coast Area Plan, the H.C.C. and the Humboldt County General Plan for the following reasons: 1) The project consists of development of a new cabin, an outbuilding, and an on-site septic system and well to serve the residential use of the parcel, which is consistent with the Coastal Commercial Timberland Land Use Designation 2) All referral agencies have recommended approval of the project, and 3) There is no evidence that the proposed development will negatively impact the surrounding environment. The Department believes that the construction may be found Categorically Exempt from environmental review pursuant to Section 15303, Class 3, New Construction, of the California Environmental Quality Act (CEQA).

Based on the on-site inspection, 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 and Special 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-2019-15305
Assessor Parcel Numbers 518-052-023**

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

WHEREAS, Anthony Hunt, the owner, submitted an application and evidence in support of approving a Coastal Development Permit and Special Permit for the development of a new cabin and outbuilding; and

WHEREAS, the County Planning Division reviewed the submitted application and evidence and 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 15303, Class 3, New Construction, 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 and Special Permit (Case Number PLN-2019-15305); and

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

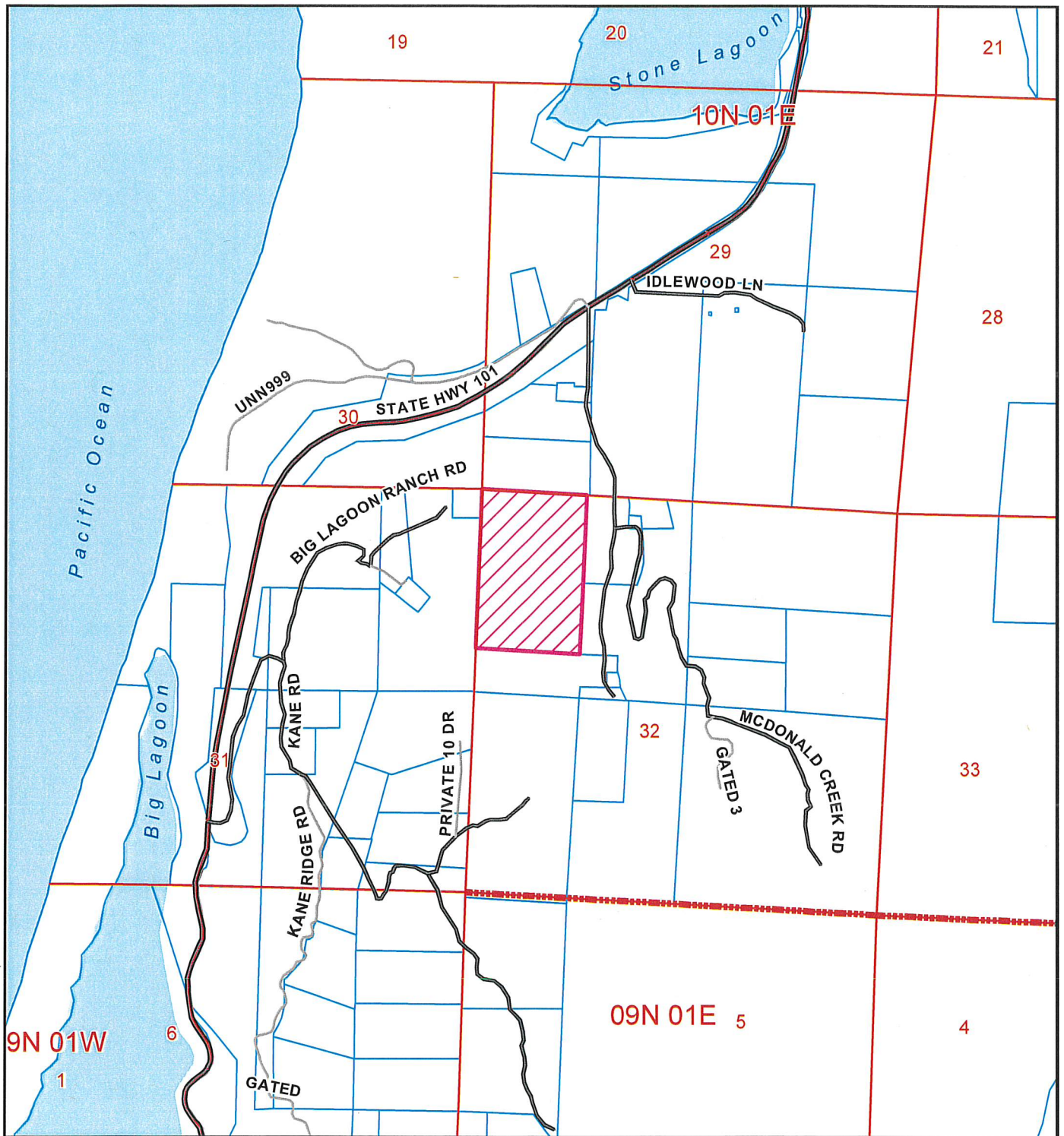
NOW, THEREFORE, be it resolved, determined, and ordered by the Zoning Administrator that:

1. The application is categorically exempt from environmental review pursuant to Section 15303, Class 3 of the CEQA Guidelines; and
2. Makes the findings in Attachment 2 of the Planning Division staff report for Case Number PLN-2019-15305 based on the submitted evidence; and
3. Approves the Coastal Development Permit and Special Permit applied for as recommended and conditioned for Case Number PLN-2019-15305.

Adopted after review and consideration of all the evidence on May 2, 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 HUNT
COASTAL DEVELOPMENT PERMIT &
SPECIAL PERMIT
TRINIDAD/ORICK AREA

PLN-2019-15305

APN: 518-052-023

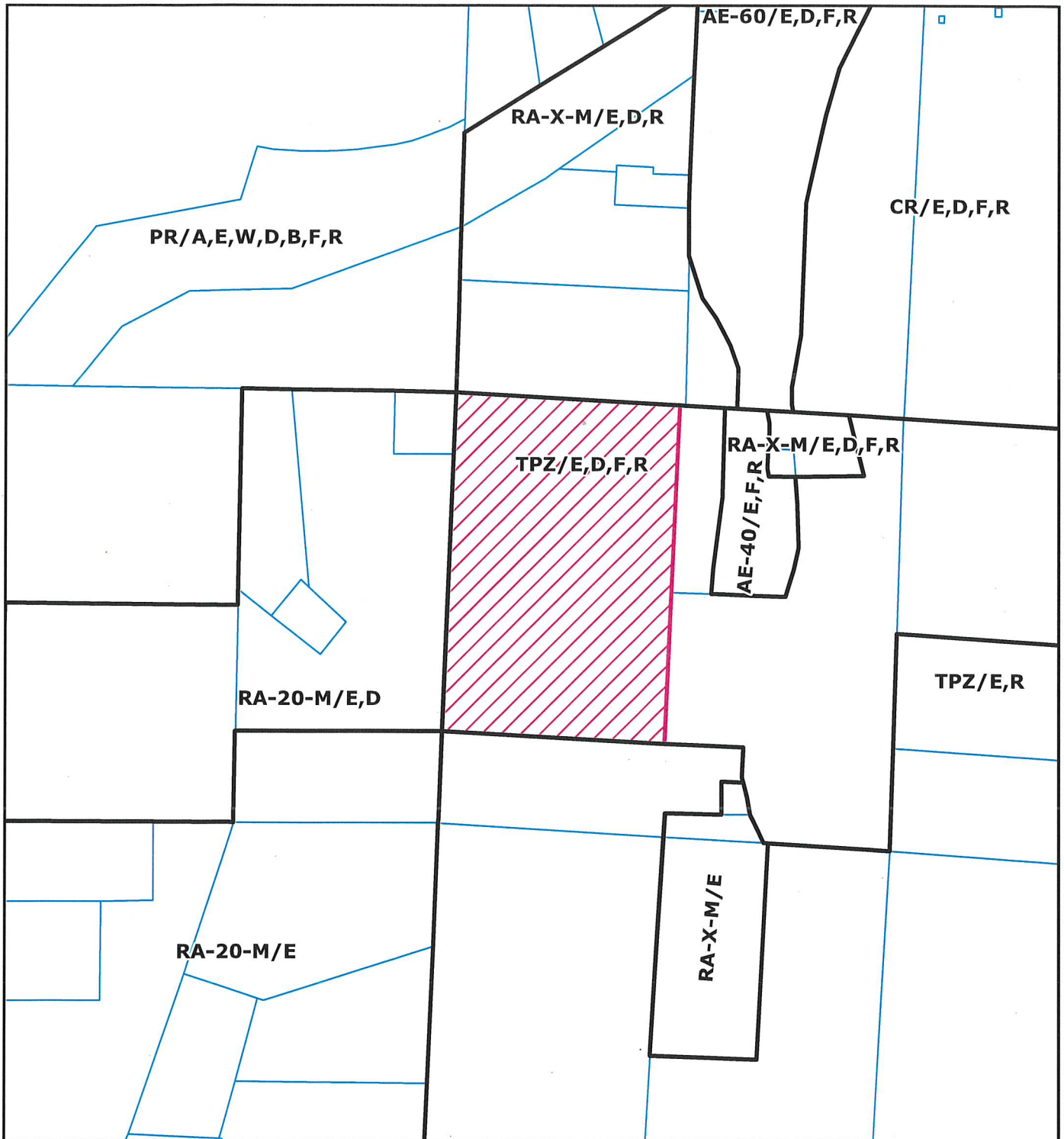
T10N R01E S32 HB&M (Rodgers Peak)

Project Area = 

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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ZONING MAP

PROPOSED HUNT COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT TRINIDAD/ORICK AREA

PLN-2019-15305

APN: 518-052-023

T10N R01E S32 HB&M (Rodgers Peak)

Project Area = 

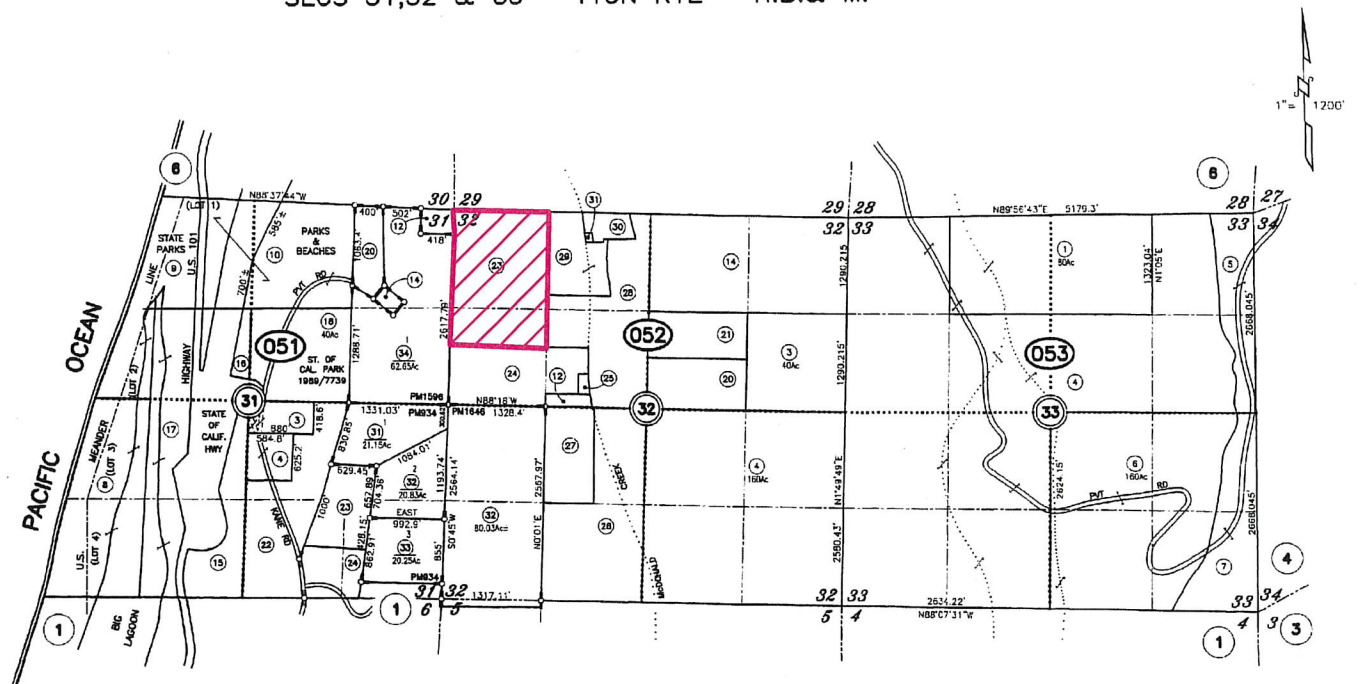
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SECS 31,32 & 33 T10N R1E H.B.& M.

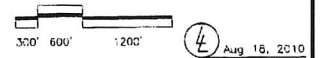
518-05



PM466 of PM Bk 4, Pg 79
 PM535 of PM Bk 4, pg 149
 PM639 of PM Bk 5, Pg 124
 RS, Bk 11 of surveys, Pg 70
 RS, Bk 12 of surveys, Pg 74
 RS, Bk 25 of surveys, Pgs 46-48
 RS, Bk 29 of surveys, Pg 96
 PM934 of PM Bk 8, Pg 58
 PM1596 of PM Bk 14, Pg 11
 PM1646 of PM Bk 14, Pg 72
 RS, Bk 68 of surveys, Pg 2

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

Assessor's Map Bk. 518, Pg.05
 County of Humboldt, CA.



ASSESSOR PARCEL MAP

PROPOSED HUNT COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT TRINIDAD/ORICK AREA

PLN-2019-15305

APN: 518-052-023

T10N R01E S32 HB&M (Rodgers Peak)

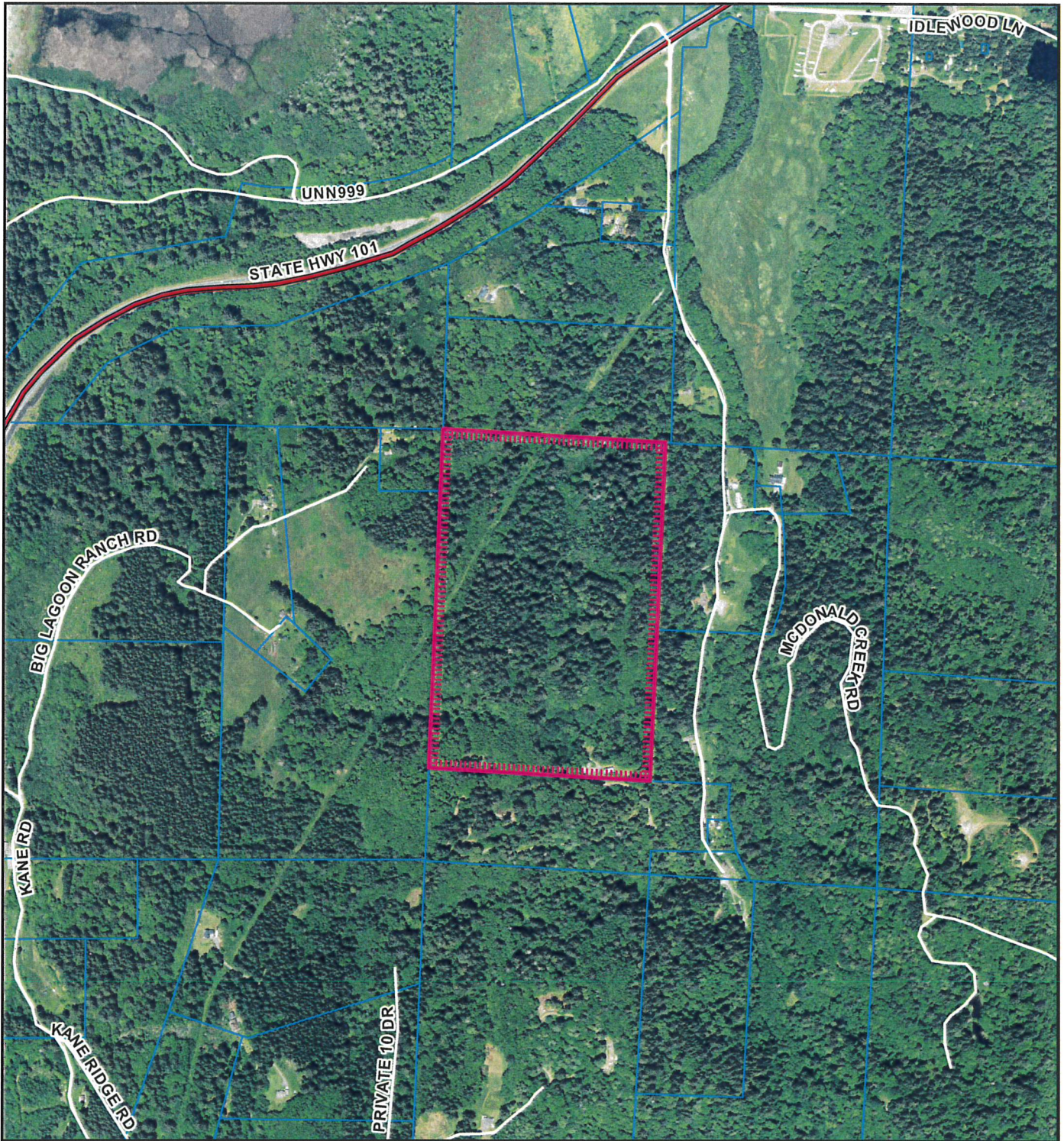
Project Area =



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MAP NOT TO SCALE



AERIAL MAP

PROPOSED HUNT COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT TRINIDAD/ORICK AREA

PLN-2019-15305

APN: 518-052-023

T10N R01E S32 HB&M (Rodgers Peak)

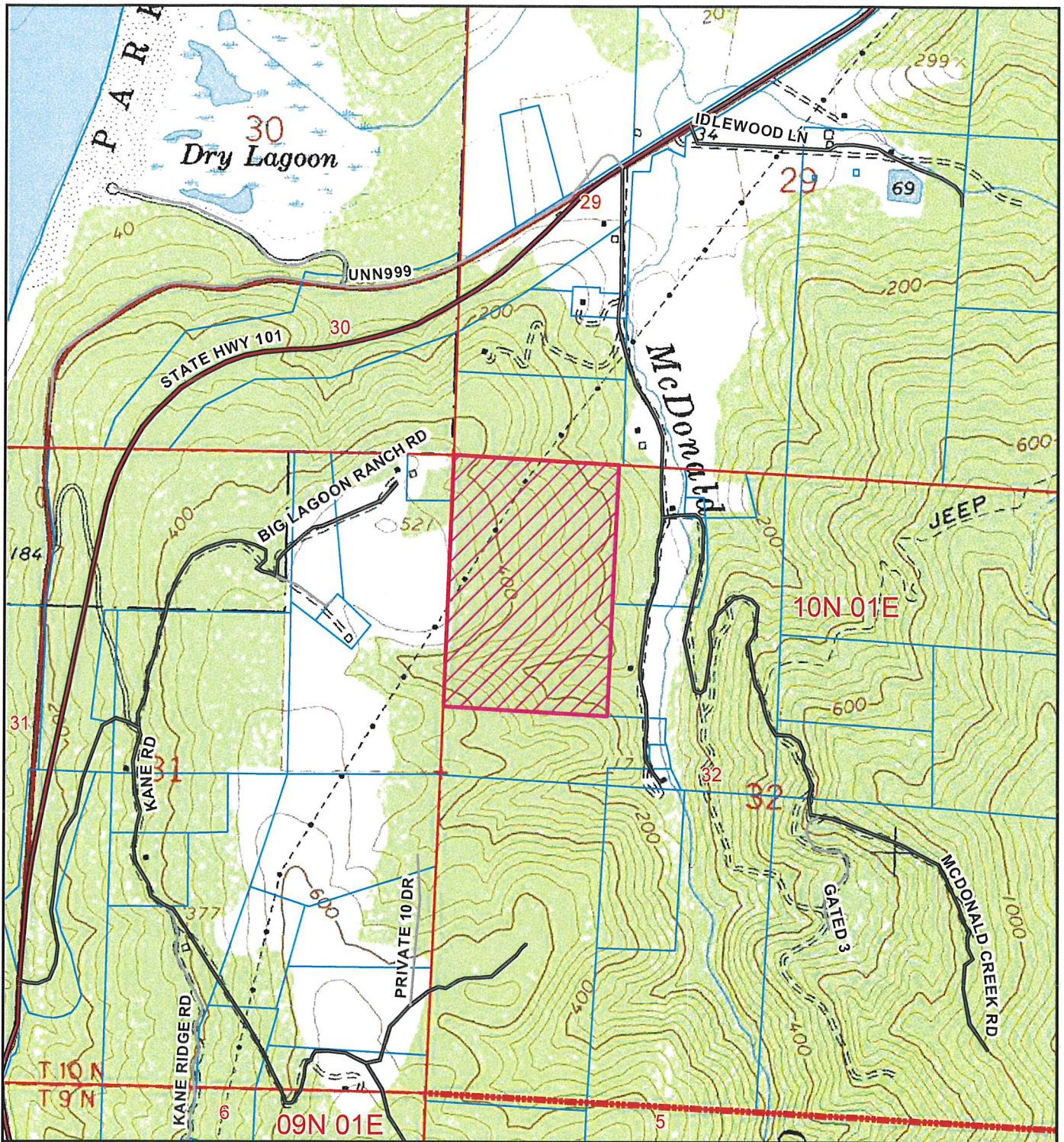
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Feet



TOPO MAP

PROPOSED HUNT COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT TRINIDAD/ORICK AREA

PLN-2019-15305

APN: 518-052-023

T10N R01E S32 HB&M (Rodgers Peak)

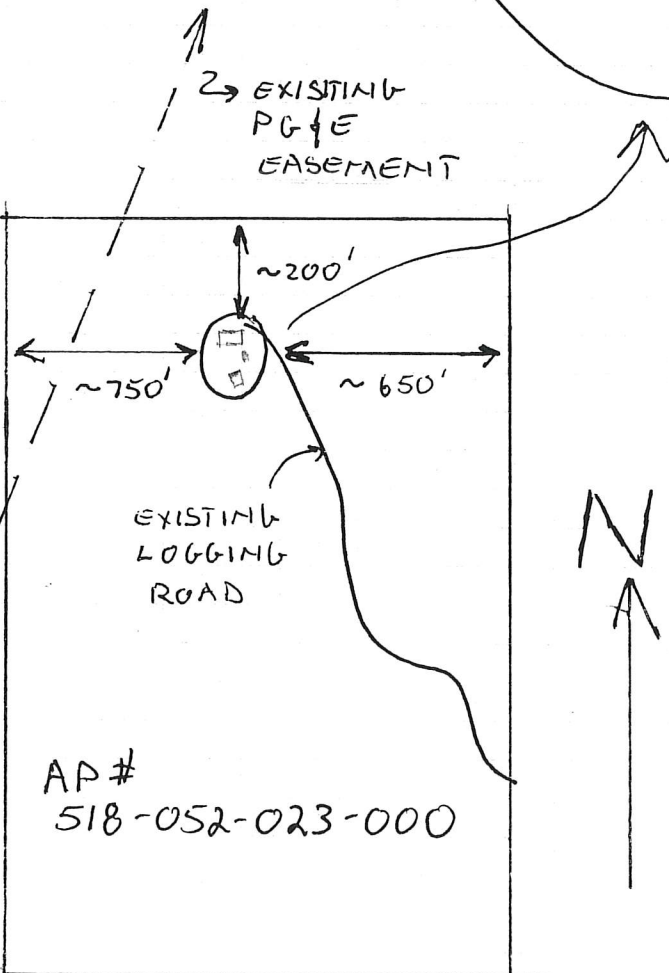
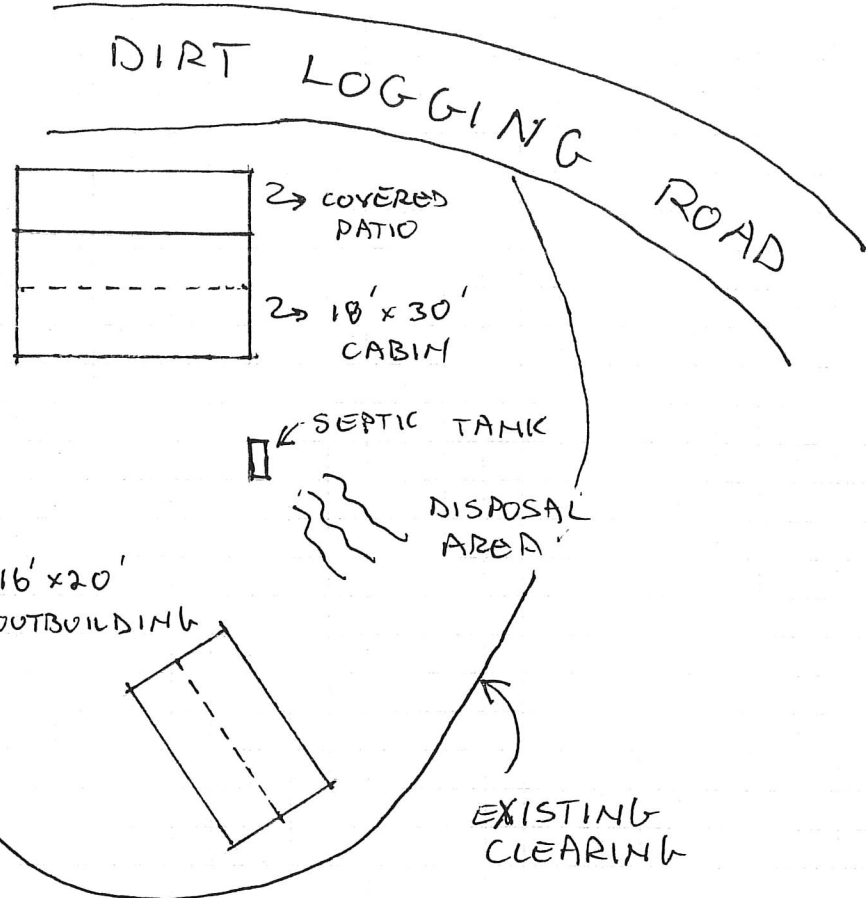
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This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



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GENERAL PLOT PLAN



ANTHONY & SUZI HUNT

206 McDONALD CREEK RD
TRINIDAD CA 95570

(707) 298-7348

ATTACHMENT 1
CONDITIONS OF APPROVAL

Approval of the Coastal Development Permit and Special Permit is conditioned upon the following terms and requirements which must be fulfilled before a building permit may be issued. Applicant shall adhere to the following:

1. The project shall be developed, operated, and maintained as described in the Project Description, Plan of Operations, site plan, elevations and as conditioned herein. Changes in the project other than Minor Deviations from the Plot Plan as provided in Humboldt County Code Section 312-11.1 shall require a modification of this permit.
2. Applicant shall adhere to the terms of the Humboldt County Code relating to Fire Safe Regulations, including maintenance of all fuel modification and construction mitigations for the life of the project.
3. Vegetation removal shall be conducted outside of the nesting bird season (March 1 – August 15) unless surveys are conducted by a qualified biologist to identify any nests within or adjacent to proposed work areas, so that active nests can be avoided. Surveys shall be conducted no more than 7 days prior to vegetation removal, and results shall be submitted to CDFW for review and concurrence. The qualified biologist shall be knowledgeable in distribution, habitat, life history, and identification of Northern California birds; experienced in nest searching for birds that may occur within study area; knowledgeable in survey protocols and/or permits needed to survey for state or federally listed birds.
4. The erection of any fencing is prohibited unless consultation with the California Department of Fish and Wildlife concludes that the design and location of the fencing will be compatible with the sensitive habitats in the area.
5. Landscaping shall be limited to native tree and plant species appropriate for the area.

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

1. All new and existing outdoor lighting shall be directed within the property boundaries.
2. New utilities shall be installed underground, when feasible.
3. Alteration to natural landforms shall be minimized.

Informational Notes:

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached

at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

The applicant is ultimately 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. 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.
5. 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.

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 County 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;
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.
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, the proposed project is in conformance with all applicable policies and standards in the North Coast Area Plan (NCAP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use §5.20 (NCAP)	Coastal Commercial Timberland (TC): Primary and compatible uses: Timber production, road construction and harvesting, and residential uses.	The proposed project is to facilitate the construction of a new cabin and covered porch, an outbuilding, and an on-site septic system and well to serve the residential use of the parcel. The residential use will be incidental to the overall timber production.
Housing §3.24 (NCAP)	Housing should be developed in conformance with the goals and policies of the Humboldt County Housing Element.	The project is in conformance with the goals and policies of the Housing Element in that development will provide an additional residential unit to the County's housing stock.
Hazards §3.26 (NCAP)	New development shall minimize risks to life and property in areas of high geologic, flood and fire hazard.	<p>The subject parcel is located within an area of moderate instability. The majority of the parcel has a slope ranging from 15 to 30%. The Building Inspection Division found no geologic issues and recommended project approval.</p> <p>According to County resource maps, the subject parcel is within the State Responsibility Area (SRA) for fire protection.</p> <p>The subject parcel is not located within the Alquist-Priolo Fault Hazard Zone or the Tsunami Evacuation Area. The subject parcel is within the path of a Military Training Route. A representative with the U.S. Navy responded with no concerns regarding the proposed development.</p>
Biological Resources §3.40 (NCAP)	Protect designated sensitive and critical resource habitats.	County records from the California Natural Diversity Database (CNDDB) indicate that the site is potential habitat for Oregon coast paintbrush and is adjacent to the mapped Marbled Murrelet range. The parcel is also zoned as a Coastal Elk Habitat Area. A site visit was conducted with a representative from the California Department of Fish and Wildlife and no sensitive species were identified on site.
Archaeological and Historical Resources §3.27 (NCAP)	Protect cultural resources including historic, archaeological and scenic resources.	The project was referred to NWIC and the Yurok THPO for comment. The NWIC recommended consultation with local tribes. The Yurok THPO did not respond with any concerns. Therefore, an informational note has been included in the Conditions

		of Approval identifying the applicant's responsibility if archaeological or historical resources are encountered during project development.
Visual Resource Protection §3.42 (NCAP) C. Coastal Scenic Areas	Protect scenic and visual qualities as a public resource.	The subject parcel is located in the North Coast Coastal Scenic Area. The proposed development will not significantly detract from coastal views. This is further discussed under Coastal Scenic Areas §3.42.C.1.c (NCAP).
Coastal Scenic Areas §3.42.c.1.c (NCAP)		
1.	Siding and roofing materials shall not be of reflective materials, excepting glass and corrugated roofing.	The proposed cabin and outbuilding are proposed to utilize board/batten siding and corrugated metal roofing.
2.	Structure shall not exceed 30 feet high from the highest point of the foundation or 40 feet from the lowest point.	The proposed cabin is planned to be 14.5 feet in height and the outbuilding will be approximately 16.5 feet in height.
3.	Setbacks shall be a minimum of 30 feet from all property lines and 50 feet from public roads.	All development is proposed to be at least 30 feet from all property lines in order to accommodate the Fire Safe Regulations for parcels over one acre. The proposed residence is approximately 1,200 feet from the nearest public road.
4.	Exterior lighting shall be shielded so as it is not directed beyond the boundaries of the property.	This has been made a Condition of Approval.
5.	Clearings for new homesites planned for Rural Residential development shall be limited.	The building site is in a clearing that is relatively flat. Minor grading and vegetation removal are necessary to facilitate development and to provide defensible space for the cabin.
6.	Timber Harvest standards for Special Treatment Areas.	This project does not propose any Timber Harvest, but rather the removal of small diameter trees to facilitate development of the proposed structures. The parcel is zoned Timber Production Zone.

2. Zoning Compliance and 3. Development Standards: 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
§313-7.3 TPZ Timberland Production Zone	Principally permitted uses single family residential, timber production, cottage industry, and minor utilities to serve these uses.	The proposed project is to facilitate the construction of a new cabin and covered porch, an outbuilding, and an on-site septic system and well to serve the residential use of the parcel.
Min. Lot Size	40 acres	Approximately 55 acres
Min. Lot Width	None Specified	± 1,300 feet
Yard Setbacks	Front: 20 feet Rear: 30 feet Side: 30 feet Note: project is located within the State Responsibility Area for Fire Protection, 30-foot setbacks from all property lines are required.	Front: ±650 feet Rear: ±750 feet Side: ±200 feet
Max. Lot Coverage	None Specified	Approximately 0.04%
Max. Bldg. Height	35 feet	±16.5 feet
Combining Zones		
§313-20.1 E: Coastal Elk Habitat	The purpose of these regulations is to ensure that development within elk habitat is compatible with such habitat areas and is sited and designed to mitigate impacts, which would significantly degrade such habitat.	The project does not propose the installation of any fences or development that may be considered incompatible with elk habitat areas. A condition of approval requires consultation and approval from the California Department of Fish and Wildlife if any fencing is proposed.
§313-21.1 F: Flood Hazard Areas	The purpose of these regulations is to minimize public and private losses due to flood and tsunami conditions in specific areas of the County.	There are no mapped watercourses on the subject parcel. McDonald Creek lies to the east of the subject parcel and the 100-year flood zone associated with the creek does not encroach onto the parcel.
§313-33.1 R: Streams and Riparian Corridor Protection	The purpose of these regulations is to provide for the maintenance, enhancement, and, where feasible, restoration of 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.	There are no mapped streams or wetlands on the property. The proposed development is approximately 800 feet from the nearest mapped stream, McDonald Creek.

§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. The applicant submitted a Neighborhood Design Survey which surveyed four (4) residences in the vicinity. The architectural style of the homes varies from contemporary homes to ranch style homes. All of the homes surveyed utilized wood siding and composition shingle roofing. The cabin and outbuilding will be constructed with a corrugated metal roof and the exterior siding is proposed to be board and batten siding.
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.	Staff has reviewed the proposed development and found the project to be compatible.
Protection of Natural Landforms	To minimize alterations due to cutting, grading, filling and clearing, except to comply with fire hazard regulations.	The project does require some minor vegetation removal and grading will be minimal. Additionally, only native plant species shall be planted on the property due to proximity to surrounding environmentally sensitive areas.
Exterior Lighting	All new outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.	No new outdoor lighting other than a typical porch light is proposed. This requirement has been included as an on-going development restriction.
Landscaping	Screening or softening the visual impact of new structures through landscaping; preferably with native vegetation.	Staff has determined that the visual impact of the proposed project on neighboring parcels will be insignificant. Minor vegetation removal within an existing clearing/flat area is proposed in order to facilitate development of the property. Only the proposed building site is proposed to have any vegetation removal.
Underground Utilities	Where feasible, new utilities shall be underground or sited unobtrusively if aboveground.	New utilities shall be placed underground, when feasible. This has been included in the Conditions of Approval.
Setbacks	Setbacks from roads and property lines are appropriate to protect the scenic and visual qualities of the site and area.	The proposed project meets all setback requirements for the parcel. It is not likely that there will be impacts to scenic or visual qualities of the area.
Off-Premise Signs	Off-premise signs shall be designed attractively and in a style compatible with the neighborhood setting.	No off-premises sign are proposed.

4. Public Health, Safety, and Welfare and 6. Environmental Impact: The following table identifies the evidence which supports finding that the proposed project will not be detrimental to the public health, safety and welfare, 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.	No detrimental effects to public health, safety and welfare were identified. The proposed development will not be materially injurious to property or improvements in the vicinity.
CEQA Guidelines	Categorically exempt from State environmental review.	The project was found to be exempt from environmental review per Sections 15303 (a), New Construction or Conversion of Small Structures, of the CEQA Guidelines.

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 or increase the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law, 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 in conformance with the goals and policies of the Housing Element in that the development will provide an additional residential unit to the County's housing stock.

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]
- Floor Plans [in file]
- Elevations [in file]
- Grant Deed [in file]
- Neighborhood Design Survey [in file]

ATTACHMENT 4

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

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

Referral Agency	Response	Recommendation
County Building Inspection Division	✓	Approval
County Public Works, Land Use Division	✓	Approval
County Environmental Health	✓	Approval
California Coastal Commission	✓	Conditional Approval
NWIC	✓	Conditional Approval
Cal Fire	✓	Conditional Approval
Yurok Tribe		No Response
California Department of Fish and Wildlife	✓	Conditional Approval
US Navy	✓	No concerns