



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

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

Hearing Date: May 16, 2019

To: John H. Ford, Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

Subject: **Klamath Cutters, LLC Coastal Development Permit and Special Permit**
Application Number 14382
Case Numbers CDP-18-039, SP-18-130 (PLN-14382-CDP)
Assessor's Parcel Numbers (APN) 517-241-020 and 517-121-008
97 Roundhouse Creek Road, Big Lagoon area

Table of Contents	Page
Agenda Item Transmittal Form	2
Recommended Action and Executive Summary	3
Draft Resolution	5
Maps	
Location Map	6
Zoning Map	7
Assessor's Parcel Map	8
Topographic Map	10
Aerial Map	11
Proposal Site Plan	12
Attachments	
Attachment 1: Recommended Conditions of Approval	13
Attachment 2: Staff Analysis of the Evidence Supporting the Required Findings	15
Attachment 3: Applicant's Evidence in Support of the Required Findings	20
Attachment 4: Referral Agency Comments and Recommendations	21

Please contact Joshua Dorris, Planner, at 707-268-3779, or by email at jdorris@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
May 16, 2019	Coastal Development Permit and Special Permit	Joshua Dorris

Project: A Coastal Development Permit (CDP) and Special Permit (SP) applications. The CDP would allow the construction of a two-bedroom, two-bath 2,429 square foot (SF) primary dwelling unit with attached 294 SF one-car garage, 126 SF covered porch and 96 SF uncovered porch. The SP is for Design Review. Fifteen trees are proposed to be removed for access and for the building pad. Water would be provided by Big Lagoon Community Services District. Wastewater disposal would be provided by an onsite wastewater treatment system. Electric power would be provided by Pacific Gas and Electric (PG&E). The building site would be accessed via a driveway accessing from Roundhouse Creek Road between Lots 49 and 50 of the Big Lagoon Park Subdivision (APNs 517-251-024 and 517-251-025) and running northeasterly across APN 517-121-008.

Project Location: The proposed project is located in the Big Lagoon area, on the south side of Roundhouse Creek Road, approximately 350 feet east of the intersection of Roundhouse Creek Road and Ocean View Drive, on the property known as 97 Roundhouse Creek Road.

Present Plan Designation: Residential Estates - Minimum parcel size 1 acre (RE(1)), North Coast Area Plan (NCAP), Density: One dwelling unit per acre, Slope Stability: Moderate Instability (2)

Present Zoning: (RS-X/D) Residential Single Family (RS), No further subdivision allowed (X), Design Review (D); RA-5-M/D,R Residential Agriculture (RA) five acre minimum parcel size, Manufactured Homes (M), Design Review (D), and Streams and Riparian Corridors Protection (R)

Case Number: CDP-18-039

Application Number: Number PLN-14382

Assessor Parcel Number: 517-281-004 and 517-121-008

Applicant

Klamath Cutters Inc.
Shelia Cruson
PO Box 779
Bayside, CA 95524

Owner

Same as applicant

Agent

Atkins Drafting
Sarah Atkins
2514 G Street
Eureka, CA 95501

Environmental Review: Exempt per Section 15303, New Construction/Conversion Small Structures and Section 15304, Minor Alterations to Land, of the California Environmental Quality Act Guidelines.

Major Issues: None

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

KLAMATH CUTTERS INC.
COASTAL DEVELOPMENT PERMIT AND SPECIAL PERMIT
Case Numbers CDP-18-039, SP-18-130 (PLN-14382-CDP)
APN 517-241-020 and 517-121-008

Recommended Zoning Administrator Action

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Find the project exempt from environmental review pursuant to Sections 15303 and 15304 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 Klamath Cutters, Inc. project subject to the recommended conditions.

Executive Summary: A Coastal Development Permit (CDP) and Special Permit (SP) is requested to allow for construction of a two-bedroom, two-bath, two-thousand four-hundred twenty-nine (2,429) square foot (SF) primary dwelling unit with attached two-hundred ninety-four (294) SF one (1)-car garage, one-hundred twenty-six (126) SF covered porch and ninety-six (96) SF uncovered porch on an approximately 0.45-acre parcel. A SP is required for Design Review within the Coastal Zone pursuant to Humboldt County Code Section 313-19.1. The structure would be a two-story, Craftsman-style with a maximum height of thirty-five feet (35'). Graded material would remain onsite. Fifteen (15) trees are proposed to be removed for the building pad. No tree removal would be required for the driveway as it was designed to avoid taking any trees by meandering approximately 400 feet through the trees to the dwelling. The driveway will access Roundhouse Creek Road between Lots 49 and 50 of the Big Lagoon Park Subdivision (APNs 517-251-024 and 517-251-025) and running northeasterly across APN 517-121-008, an adjoining parcel owned by the applicant. The closest blue line stream watercourse is unnamed and is approximately 150-feet easterly of the site and drains into the ocean. Water would be provided by Big Lagoon Community Services District. Wastewater disposal would be provided by an onsite wastewater treatment system. Electric power would be provided by Pacific Gas and Electric (PG&E).

The project is consistent with the North Coast Area Plan, and the Humboldt County Code for the following reasons: 1) The proposed residence is principally permitted in the Residential Estates (RE) land use designation and in the Residential Single Family (RS) Zone; 2) The proposed development complies with applicable development standards of the zone; 3) All referral agencies have recommended approval of the project; and 4) There is no evidence that the proposed development will negatively impact the environment. The Department believes that the project may be found Categorically Exempt from environmental review pursuant to Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land] of the California Environmental Quality Act (CEQA).

Based upon the on-site inspection, 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.

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 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: CDP-18-039/SP-18-130 (PLN-14382-CDP); Assessor's Parcel Numbers: 517-241-020 and 517-121-008

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

WHEREAS, Sarah Atkins submitted an application on behalf of Klamath Cutters Inc. with evidence in support of approving a Coastal Development Permit and Special Permit for a single-family residence; and

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

WHEREAS, the project is categorically exempt from environmental review pursuant to Section 15303, Class 3 and Section 15304, Class 4 of the State 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 (CDP-18-039/SP-18-130 (PLN-14382-CDP)) and

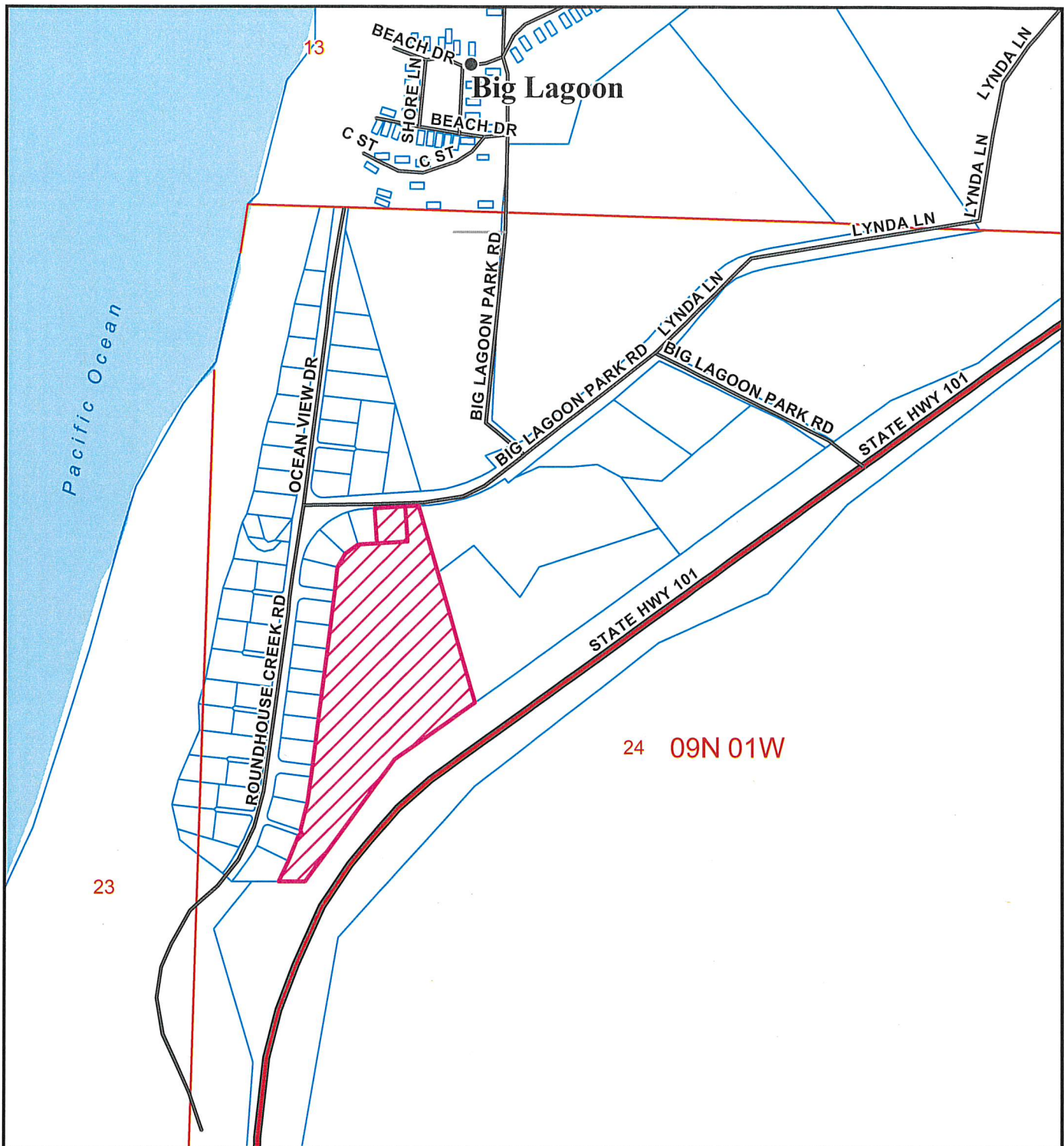
NOW, THEREFORE, be it resolved, determined, and ordered by the Zoning Administrator that:

1. The Zoning Administrator finds that the application is categorically exempt from environmental review pursuant to Section 15303, Class 3 and Section 15304, Class 4 of the State CEQA Guidelines; and
2. The findings in Attachment 2 of the Planning Division staff report support approval of Case Numbers CDP-18-039/SP-18-130 (PLN-14382-CDP) based on the submitted evidence; and
3. Coastal Development Permit and Special Permit Case Numbers CDP-18-039/SP-18-130 (PLN-14382-CDP) is approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on May 16, 2019.

I, John Ford, Zoning Administrator of the Planning and Building Department of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the 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 KLAMATH CUTTERS INC
COASTAL DEVELOPMENT PERMIT &
SPECIAL PERMIT
BIG LAGOON AREA
PLN-2018-14382

APN: 517-121-008, 517-241-020
T09N R01W S24 HB&M (Trinidad)

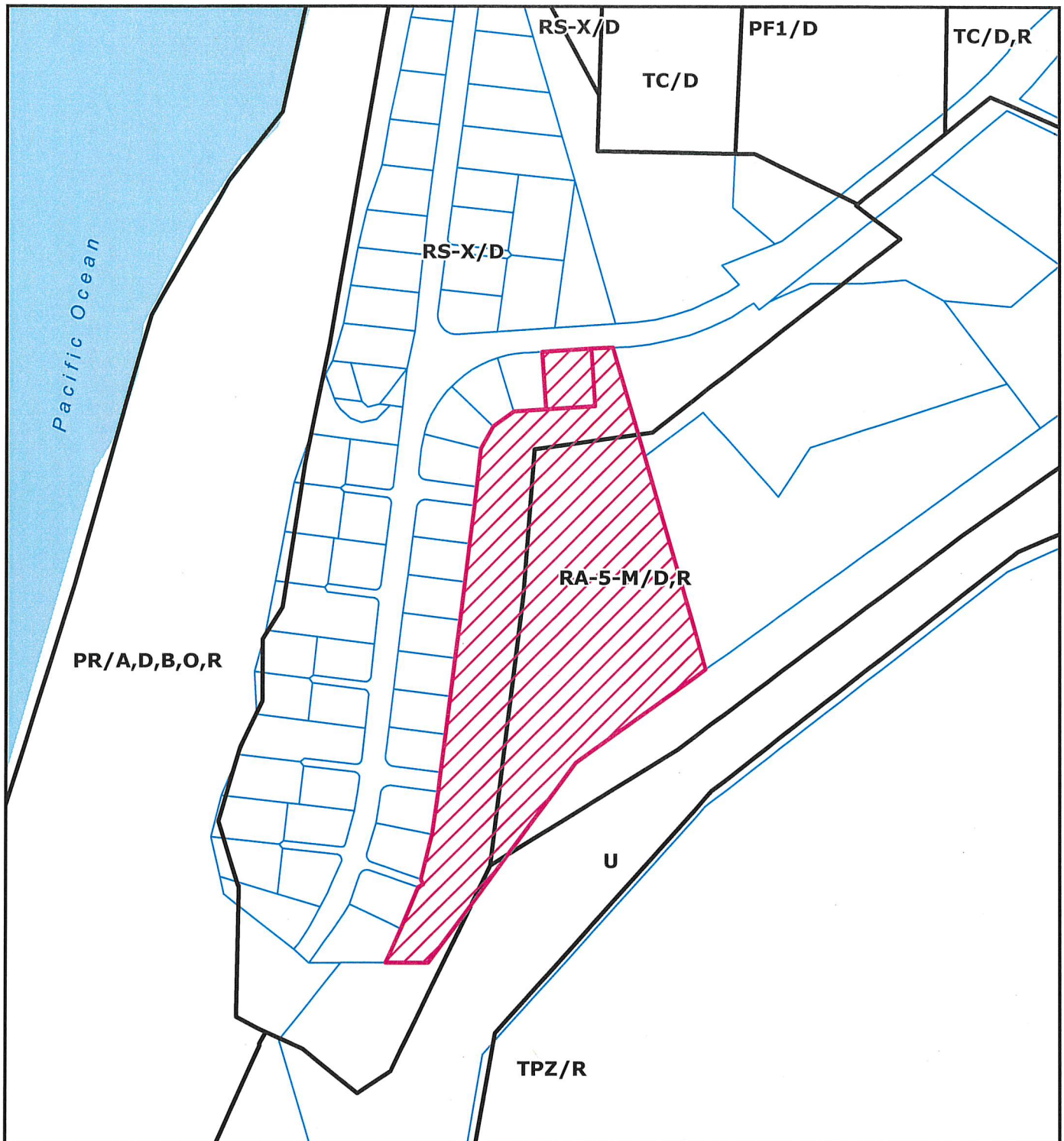
Project Area =



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.



0 250 500 750
Feet



ZONING MAP

**PROPOSED KLAMATH CUTTERS INC
COASTAL DEVELOPMENT PERMIT &
SPECIAL PERMIT
BIG LAGOON AREA
PLN-2018-14382**

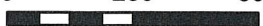
**APN: 517-121-008, 517-241-020
T09N R01W S24 HB&M (Trinidad)**

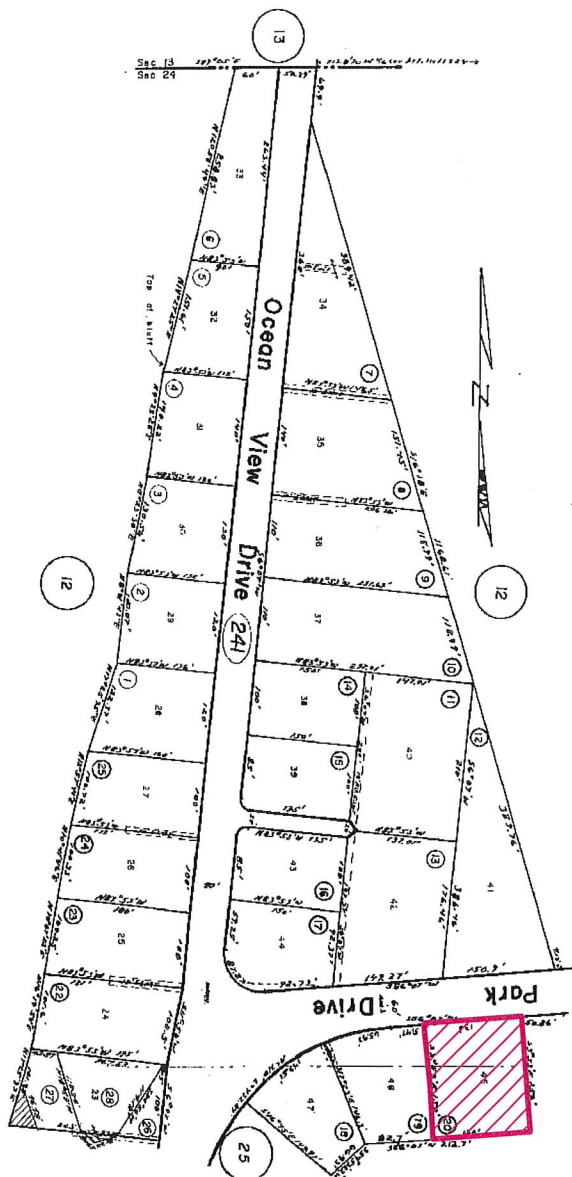
Project Area = 

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.



0 250 500 Feet





SEC 24, 9N 1W
(BIG LAGOON PARK SUBDVN., TRACT 22, BLK.A.)

517-24

1" = 100'
9/3/02

ASSESSOR PARCEL MAP

PROPOSED KLAMATH CUTTERS INC
COASTAL DEVELOPMENT PERMIT &
SPECIAL PERMIT
BIG LAGOON AREA
PLN-2018-14382

APN: 517-121-008, 517-241-020
T09N R01W S24 HB&M (Trinidad)

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.



MAP NOT TO SCALE

SECS 23 & 24 9N 1W

517-12

T.C.A. 123-00

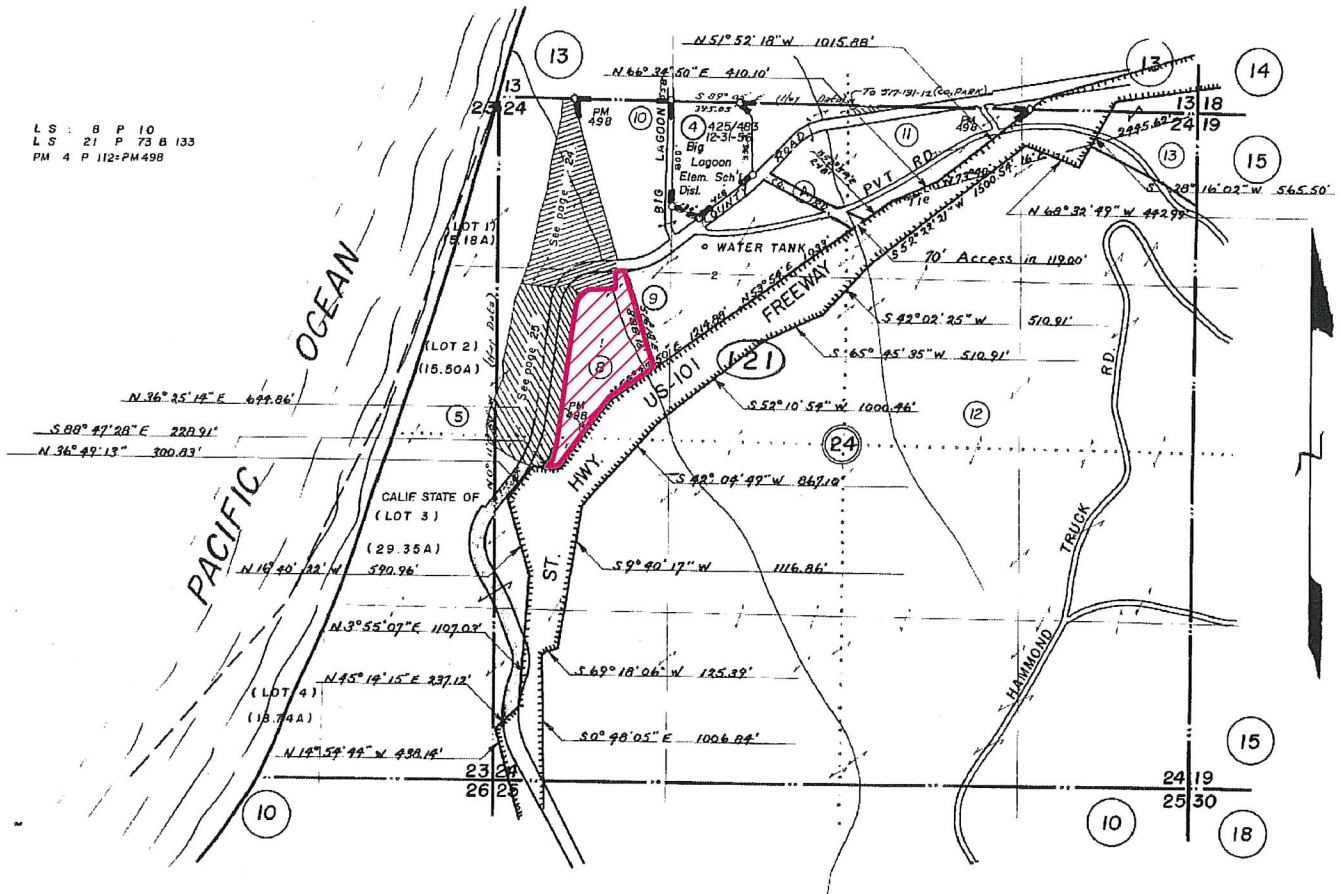
1" = 800'

REV. 3/4/98 H.T.

8/31/62

NOTE:
PARCEL "A" CONNECTING LINK BETWEEN FREEWAY AND OLD HWY 101
WAS TAKEN AS EASEMENT ONLY.

LS : B P 10
LS : 21 P 73 B 133
PM 4 P 112:PM 498



ASSESSOR PARCEL MAP

PROPOSED KLAMATH CUTTERS INC
COASTAL DEVELOPMENT PERMIT &
SPECIAL PERMIT
BIG LAGOON AREA
PLN-2018-14382

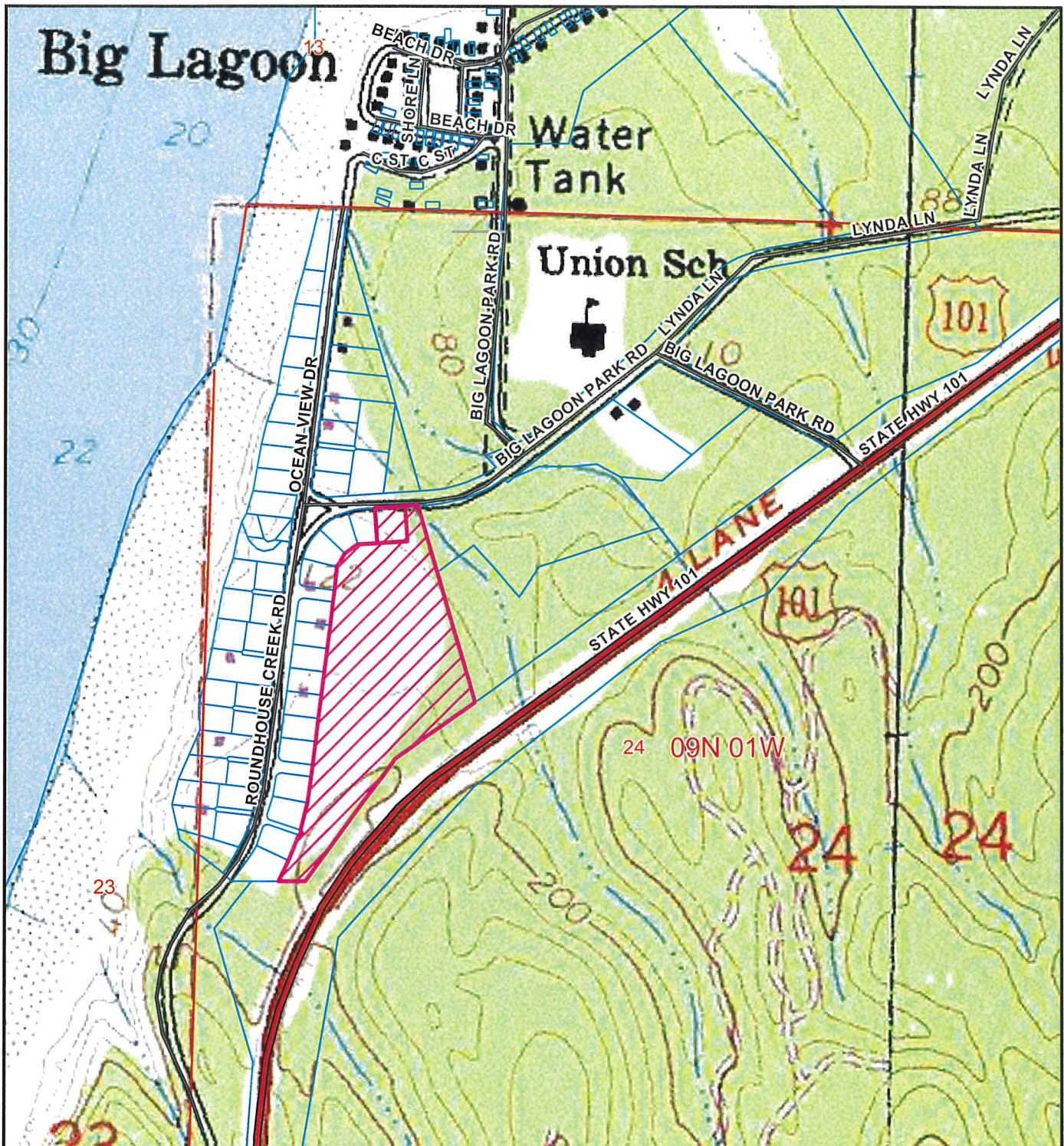
APN: 517-121-008, 517-241-020
T09N R01W S24 HB&M (Trinidad)

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.



MAP NOT TO SCALE



TOPO MAP

**PROPOSED KLAMATH CUTTERS INC
COASTAL DEVELOPMENT PERMIT &
SPECIAL PERMIT
BIG LAGOON AREA
PLN-2018-14382**

**APN: 517-121-008, 517-241-020
T09N R01W S24 HB&M (Trinidad)**

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.



0 250 500 750
Feet



AERIAL MAP

PROPOSED KLAMATH CUTTERS INC COASTAL DEVELOPMENT PERMIT & SPECIAL PERMIT BIG LAGOON AREA PLN-2018-14382

**APN: 517-121-008, 517-241-020
T09N R01W S24 HB&M (Trinidad)**

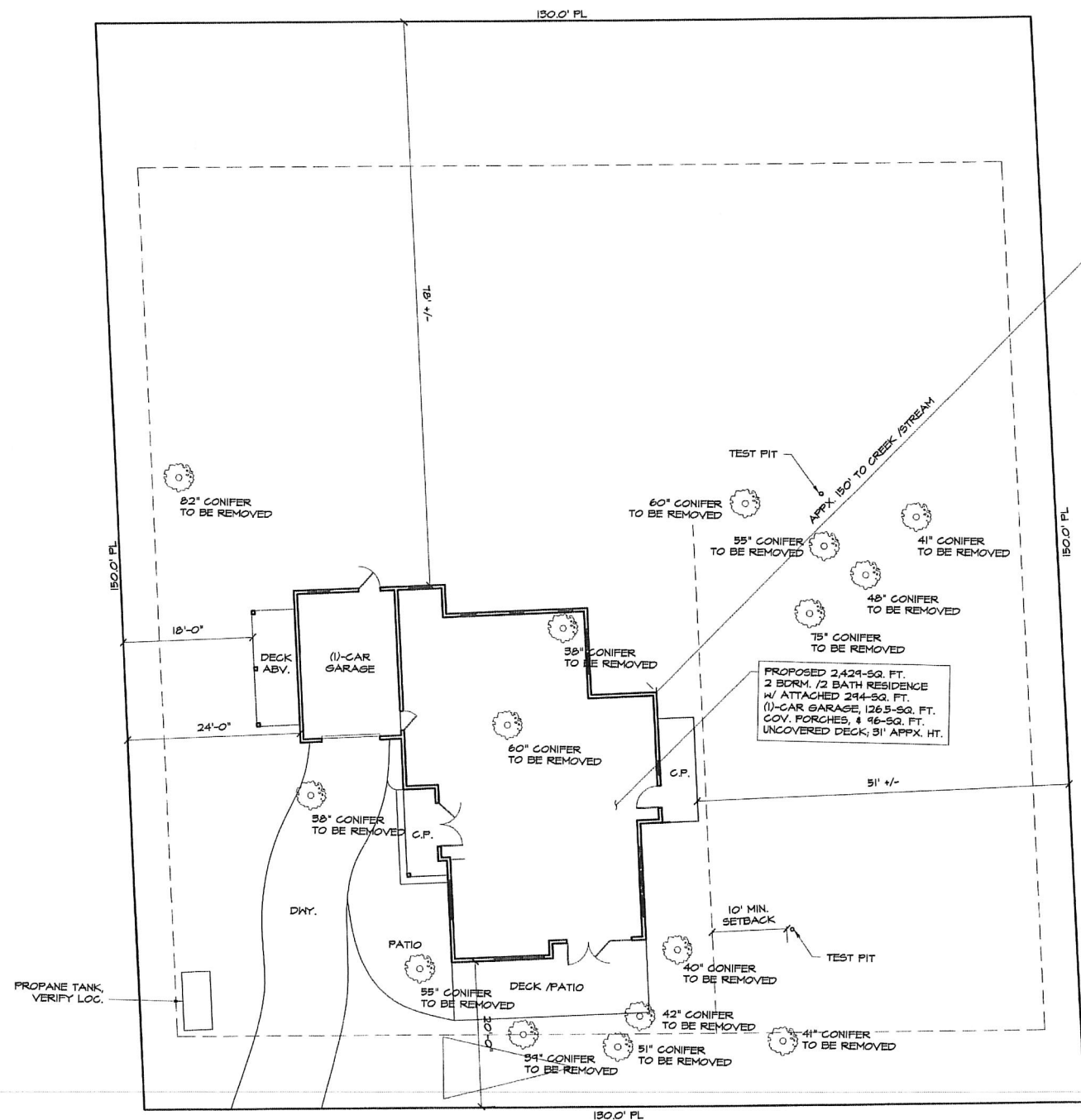
Project Area = 

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.



0 250 500
Feet

-- ROUNDHOUSE CREEK RD. --
60'-WIDTH



DRIVING DIRECTIONS

From Eureka

Take 7th St and 5th St to US-101 N/Michael J. Burns Memorial Hwy
6 min (2.6 mi)

Continue onto US-101 N/Michael J. Burns Memorial Hwy
Continue to Follow US-101 N
26 min (27.3 mi)

Drive to Roundhouse Creek Rd.

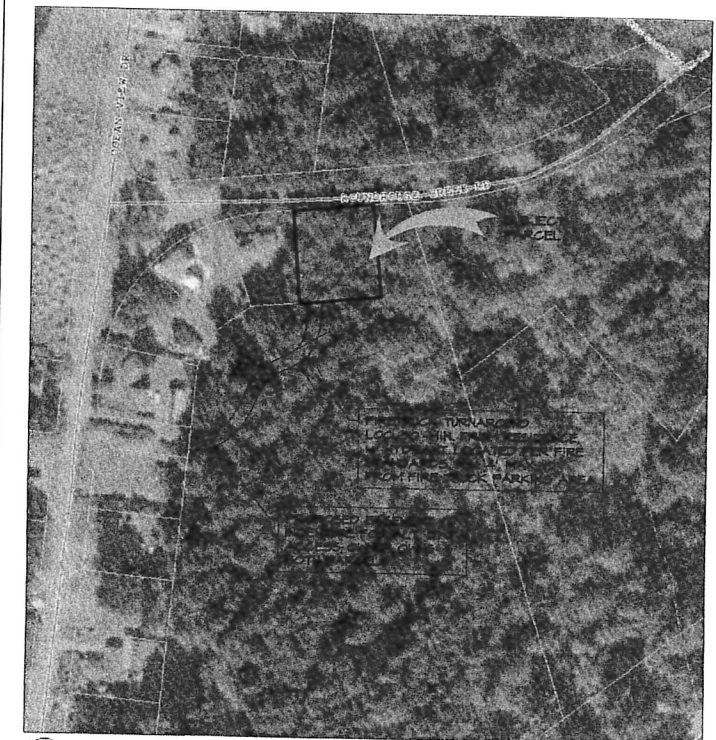
SITE PLAN NOTES

- PROJECT SITE LESS THAN 10% SLOPE.

- PUBLIC WATER (BIG LAGOON COMMUNITY WATER SERVICE).

- NO PROPOSED GRADING OR FILL IN EXCESS OF 50-CU. YDS.; FOUNDATION PREP. EXEMPT.

- TOT. CONIFER (15)-TREES TO BE REMOVED, AS SHOWN ON PLOT PLAN.



ArcGIS Web Map
Humboldt County Planning and Building Department

Highways and Roads: Private or Unclassified, Interim, Principal Arterials, Major River or Stream, Subsurface, Minor Arterials, Major Collectors, Minor Collectors, Local Roads, Blue Line, Stream, City Boundary, Parcel (no APN labels)

Printed: September 7, 2018
Web AppBuilder 2.0 for ArcGIS
Map Disclaimer: While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force & effect of law, rule, or regulation. Should any of the information or data be used, the user will take full responsibility. Source: MDCS, Humboldt County GIS, Esri, HERE, Garmin, OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, PHOT, FEMA, USGS

* SEPTIC WILL BE GRAVITY SYSTEM, PER DEH DESIGN

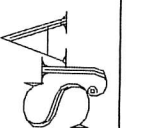
SITE PLAN

1"=10'-0"



REVISIONS	BY

Atkins Drafting ~ Sarah J. Atkins
28th & 5th ST EUREKA, CA 95501
PH: (707) 443-3492
R: sja@atkinsdrafting.net



PROPOSED RESIDENCE
97 ROUNDHOUSE CREEK RD. BIG LAGOON, CA APN 517-241-020
SITE PLAN
FOR: SHEILA CRUSON

Date	SEPT. 07, '18
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	

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 or use initiated.

1. The project as proposed is not creating a new residential driveway approach from Roundhouse Creek Road. The access location is from a private surfaced spur road off of the County maintained road. If applicant requires utilities within the Roundhouse Creek Road right-of-way an encroachment permit will be required.
2. An R-1 Soils Report shall be provided with the Building Permit Application.
3. Tree removal and any vegetation clearing must be conducted outside of the bird nesting season (generally no work during March 1 to August 15) 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 trees or vegetation must be removed within the breeding season, the applicant shall consult with California Department of Fish and Wildlife prior to removal in order to assess the potential for "take" of active bird nests.
4. The applicant shall use only native landscaping plants on the property to ensure that no invasive exotic plants are planted which could colonize and degrade adjacent and nearby Environmentally Sensitive Habitat Areas and park and recreation areas.
5. The applicant shall:
 - a. Use dust control techniques when excavating to minimize dust problems on adjacent dwelling(s).
 - b. Reseed disturbed areas prior to winter rain.
 - c. Take all precautions necessary to avoid the encroachment of dirt or debris on adjacent properties.
6. The applicant shall record a contingent easement for the driveway crossing APN 517-121-008 to ensure continued access. The easement shall include utilities if located thereon. The easement shall be approved as to form by the Planning Division.
7. The applicant shall incorporate the recommendations of the Big Lagoon Subdivision Design Review Committee into the final building plans.
8. 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.

On-going Requirements/Development Restrictions which Must be Satisfied for the Life of the Project:

1. The project shall be developed and maintained in accordance with the project description and approved project site plan.

2. All new and existing outdoor lighting shall be directed within the property boundaries.
3. New utilities shall be installed underground, when feasible.
4. 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, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the 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 responsible for ensuring compliance with this condition.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
3. The Coastal Development Permit and Special 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. New Development Requires a Permit. Any new development as defined by Section 313-139.6 of the Humboldt County Code (H.C.C.) shall require a Coastal Development Permit and Special 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 Modification and Conditional Use Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid-point of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
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 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)	Residential Estates – minimum parcel size of one acre (RE(1)). Single family residences are a principal use. Density: 0-2 units/acre.	The project is for the development of a single-family residence, which is principally permitted. The driveway will cross APN 517-121-008, an adjoining parcel owned by the applicant. This parcel includes the Residential Agriculture (RA-5) land use designation. The development of the access driveway would not preclude the development of this parcel for uses allowed in the RA designation.
Housing §3.24 (NCAP)	Housing shall be developed in conformity with the goals and policies of the Humboldt County Housing Element.	The existing parcel is currently zoned to allow for single family residential development and was not included in the Housing Inventory used by the Department of Housing and Community Development in determining compliance with Housing Element law. The proposed project would develop the parcel with the principally permitted use. Therefore, the project is in conformance with the standards in the Housing Element.
Hazards §3.26 (NCAP)	Per §3.26.A: developments permitted in the hazard areas shall be sited and designed to assure stability and structural integrity...while minimizing alteration of natural land forms.	The project site is located in a geologic area designated as having moderate instability. The site has a moderate fire hazard rating and is within an area of minimal flooding according to FIRM Map # 060060 0300B. All referral agencies have recommended approval of the proposed project.
Biological Resource §3.40 (NCAP)	Protect designated sensitive and critical resource habitats.	An intermittent stream is located approximately 150-feet east of the site. The CNDDB indicates that the site is within the vicinity of both the presumed extant northern red-legged frog and foothill yellow-legged frog, both rare and endangered species. The habitat of these frogs is in and along watercourses; therefore, it is unlikely that they would be present at this site.
Cultural Resources §3.29 (NCAP)	Protect cultural, archeological and paleontological resources.	The project was referred to the Yurok Tribe, who did not respond, and to the NWIC, who recommended further study. The project has been conditioned with the inadvertent discovery protocol.

Visual Resources §3.42 (NCAP)	Protect and conserve scenic and visual qualities of coastal areas.	The subject parcel is not located within a designated coastal scenic area. The development would not be visible from the road nor would it block any part of the view. Based on the above, staff believes that the proposal would be consistent with the visual resource protection requirements of the North Coast Area Plan.
----------------------------------	--	--

2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms to all applicable standards and requirements of these regulations. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Code (HCC) Coastal Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence that Supports the Zoning Finding
§313-6.1 (HCC) Residential Single Family	Single family residential is a principally permitted use.	The proposed project is for the development of a single-family residence.
Minimum Parcel size and Lot Width	N/A. See §313-39.1 in the following table	N/A. See §313-39.1 in the following table
Maximum Density	2 Dwelling Units/Lot	One single family dwelling is proposed on the lot.
Minimum Yard Setbacks	Front: Twenty feet (20') Rear: Ten feet (10') Interior side: Five feet (5')	Front: Seventy-eight feet (78') Rear: Twenty feet (20') Western side: Eighteen feet (18') Eastern side: Fifty-one feet (51')
Maximum Ground Coverage	Thirty-five percent (35%)	Less than twenty-percent (20%)
§313-109.1 Parking	Four (4) off-street parking spaces are required for the proposed residential development.	The plot plan shows 4 off-street parking spaces, including one (1) in the garage, and three (3) uncovered.
Maximum Structure Height	35 feet (35')	Thirty-five feet (35') maximum

Combining Zones		
§313-39.1 X: No Further Subdivision Allowed	When the X designator is used, the minimum lot size shall not be listed in the table format.	No subdivision is proposed.

<p>§313-39.1 D: Design Review</p> <p>5.1 Consistency with the applicable elements of the General Plan.</p> <p>5.2 Protection of Natural Landforms</p> <p>5.3 Exterior Lighting</p> <p>5.4 Landscaping</p> <p>5.5 Underground Utilities</p> <p>5.6 Setbacks</p> <p>5.7 Off-Premise Signs</p>	<p>5.1 The project is consistent and compatible with the visual resource element of the General Plan. The project shall be compatible with existing development in the immediate neighborhood.</p> <p>5.2 To minimize alterations due to cutting, grading filling and clearing, except to comply with fire hazard regulations.</p> <p>5.3 All new outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.</p> <p>5.4 Screening or softening the visual impact of new structures through landscaping; preferably with native vegetation.</p> <p>5.5 Where feasible, new utilities shall be underground or sited unobtrusively if aboveground.</p> <p>5.6 Setbacks from roads and property lines are appropriate to protect the scenic and visual qualities of the site and area.</p> <p>5.7 Off-premise signs shall be designed attractively and, in a style compatible with the neighborhood setting.</p>	<p>5.1 The Neighborhood Design Survey submitted by the applicant indicates that the neighboring residences are a mix of architectural styles and exterior treatments that are single and double-story, ranging from 15' to 30' in height. The proposed residence is considered consistent with the neighborhood as it would be a two-story craftsman style, approximately 21' feet in height with wood siding and asphalt shingle roof material. Additionally, the residence will not be visible from the roadways so would not be an impact to these standards.</p> <p>5.2 Grading would be required to accommodate the construction of the foundation.</p> <p>5.3 This has been included as a Condition of Approval as an on-going development restriction.</p> <p>5.4 Fifteen (15) trees are proposed to be removed to accommodate construction of the dwelling. No trees would be removed construction of the driveway as it meanders from the roadway through the forest to the building site</p> <p>5.5 Underground utilities for the proposed project include a water connection and onsite wastewater treatment system.</p> <p>5.6 Setbacks comply with the zoning designation.</p> <p>5.7 No off-premise signs are proposed as part of this project.</p>
---	---	---

4. Public Health, Safety and Welfare, and 6. Environmental Impact: The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4	Proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.	All reviewing referral agencies have approved the proposed development. No detrimental effects to public health, safety and welfare were identified. The proposed development is not expected be detrimental to property values in the vicinity nor pose any kind of public health hazard.
CEQA Guidelines	Categorically exempt from State	Class 3, Section 15303(c); New Construction or Conversion of Small Structures. CEQA section

	environmental review.	15303 categorically exempts construction of limited numbers of new, small facilities or structures. Class 4, Section 15304; Minor Alterations to Land. CEQA Section 15304 exempts minor alterations in the condition of land and include grading on land with a slope of less than 10% and trenching and backfilling where the surface is restored. Per the submitted evidence and agency responses, none of the exceptions to the Categorical Exemption per Section 15300.2 of the State CEQA Guidelines apply to 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 shall not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The existing parcel is currently zoned to allow for single family residential development and was not included in the Housing Inventory used by the Department of Housing and Community Development in determining compliance with Housing Element law. The proposed project would develop the parcel with the principally permitted use. Therefore, the project is in conformance with the standards in the Housing Element.

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)
- Biological Report (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 comments are checked off.

Referral Agency	Response	Recommendation	On File
County Building Inspection Division	✓	Conditional Approval	✓
Public Works Land Use Division	✓	Conditional Approval	✓
Department of Environmental Health	✓	Approval	✓
Yurok Tribe			
NWIC	✓	Conditional Approval	✓