COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

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

Hearing Date: August 15, 2019

To: John H. Ford, Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

Subject: **Asara Coastal Development Permit and Special Permit**
Record Number PLN-2109-15623
Assessor's Parcel Numbers (APN) 517-251-031 and 032
369 and 379 Roundhouse Creek Road, Big Lagoon area

Table of Contents **Page**

Agenda Item Transmittal Form 2
Recommended Action and Executive Summary 3
Draft Resolution 4

Maps
- Location Map 5
- Zoning Map 6
- Assessor's Parcel Map 7
- Topographic Map 8
- Aerial Map 9
- Proposal Site Plan 10

Attachments
- Attachment 1: Recommended Conditions of Approval 11
- Attachment 2: Staff Analysis of the Evidence Supporting the Required Findings 13
- Attachment 3: Applicant's Evidence in Support of the Required Findings 20
- Attachment 4: Referral Agency Comments and Recommendations 21

Please contact Tricia Shortridge, Planner, at 707-268-3704, or by email at tshortridge@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
August 15, 2019	Coastal Development Permit and Special Permit	Tricia Shortridge

Project: A Special Permit and Coastal Development permit for tree removal under a CalFire 150-foot structure protection exemption. Trees proposed removal involve seven (7) Sitka spruce trees ranging in size from 11 inches to 29 inches in diameter all within proximity to PG&E electrical lines and within 150 feet of two residences on two adjacent properties. The trees are located on a 50-foot wide road stub in between Lots 31 and 32 of the Big Lagoon Park Subdivision (APNs 517-251-031 and 517-251-032). The street stub is not within the County maintained right-of-way and was dedicated to the public in 1962 as part of the Big Lagoon Park Subdivision. A PG&E "subcontractor assist" will involve removing the limbs that are located within the area of the electric lines prior to a licensed timber operator removing the trees. Tree stumps may stay in place. Project is located within the appeals jurisdiction of the Coastal Zone and there is no known Environmentally Sensitive Habitat within proximity to the project area.

Project Location: The project is located in Humboldt County, in the Big Lagoon area, on the east side of Roundhouse Creek Road, approximately 1,100 feet south from the intersection of Ocean View Drive and Roundhouse Creek Road, between the properties known as 369 Roundhouse Creek Road and 379 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)

Case Number: PLN-2019-15623 **Application Number**: PLN-15623

Assessor Parcel Number: 517-251-032 and 517-251-031

Applicant	Owner	Agent
Illijana Asara 379 Roundhouse Creek Rd. Trinidad, CA 95579	Same as applicant	None

Environmental Review: Exempt per Section 15301, Existing Facilities 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

ASARA
COASTAL DEVELOPMENT PERMIT AND SPECIAL PERMIT
Case Number PLN-2019-15623
APN 517-251-032 and 517-251-031

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 15301 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 Asara project subject to the recommended conditions.

Executive Summary: A request to remove seven (7) Sitka spruce trees within 150 feet of the two residences on either side of the project area. The landowners on either side of the street stub are concerned about windthrow and the potential for fire due to the PG&E lines that run through the stand of seven trees. The closest blue line stream watercourse is unnamed and is approximately 700-feet south of the proposed project site.

The project is consistent with the North Coast Area Plan, and the Humboldt County Code for the following reasons: 1) The proposed tree removal is not located within a mapped coastal view-shed requiring protection. The aesthetic of the neighborhood will continue to be preserved because of the large stand of fully-grown trees located at the end of the street stub, adjacent to the area of proposed tree removal; 2) The proposed tree removal/development is not located near any environmentally sensitive habitat and a condition of approval requires that trees stay in place until after August 15, when the bird nesting and fledgling season is complete; 3) All responding referral agencies have recommended approval of the project.

The Department believes that the project may be found Categorically Exempt from environmental review pursuant to Section 15301, Existing Facilities 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: PLN-2019-15623; Assessor's Parcel Numbers: 517-251-031 and 517-251-032

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

WHEREAS, Illijana Asara submitted an application and evidence in support of approving a Coastal Development Permit and Special Permit to remove seven (7) Sitka spruce trees located between 517-251-031 and 517-251-032; 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 15301, Class 1 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 (PLN-2019-15623); 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 15301, Class 1 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 Number PLN-2019-15623 based on the submitted evidence; and

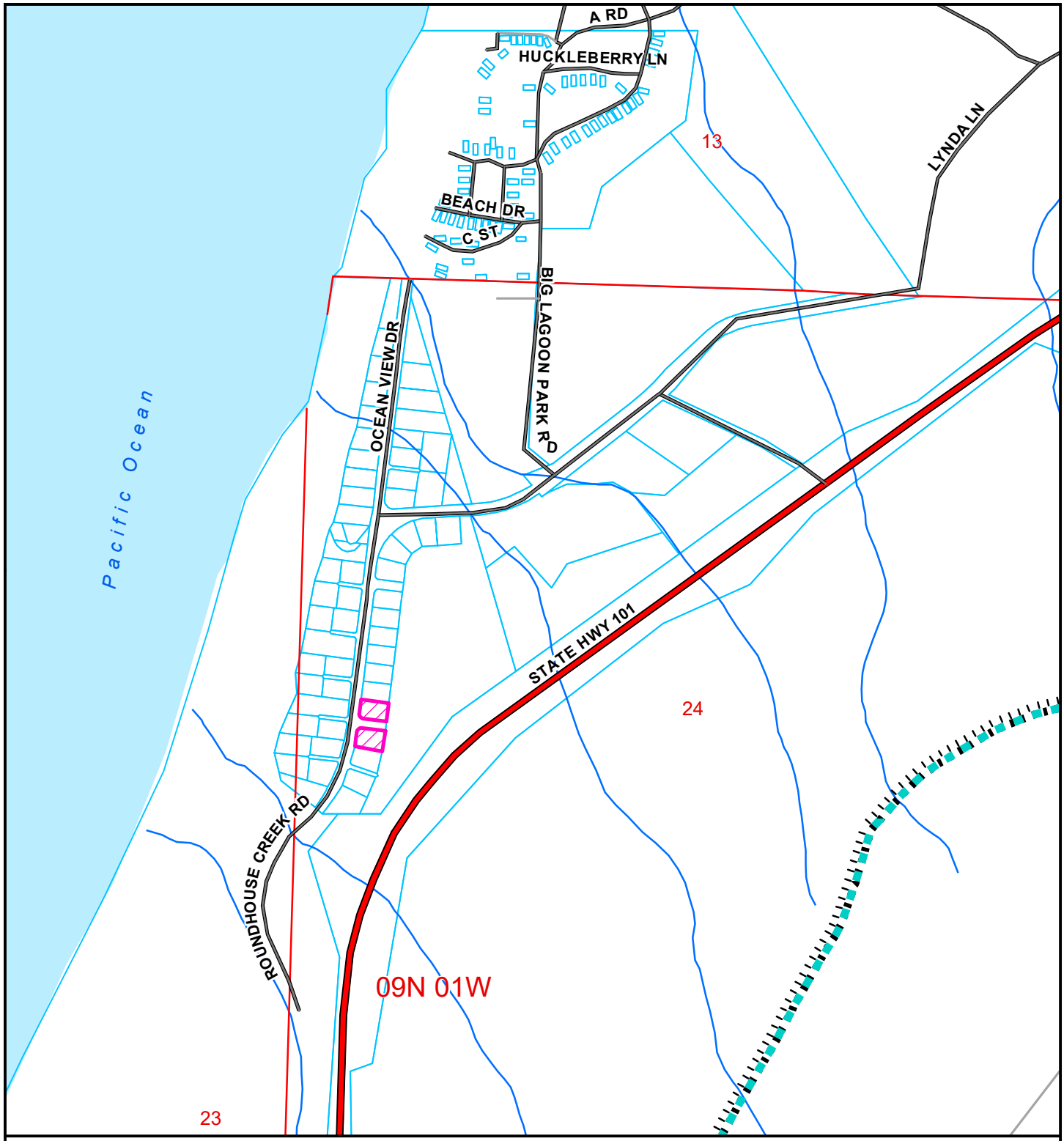
3. Coastal Development Permit and Special Permit Case Number PLN-2019-15623 is approved as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on August 15, 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 COAKLEY
COASTAL DEVELOPMENT PERMIT
BIG LAGOON AREA
PLN-2019-15623
APN: 517-251-031 & 517-251-032
T09N R01W S24 HB&M (Trinidad)

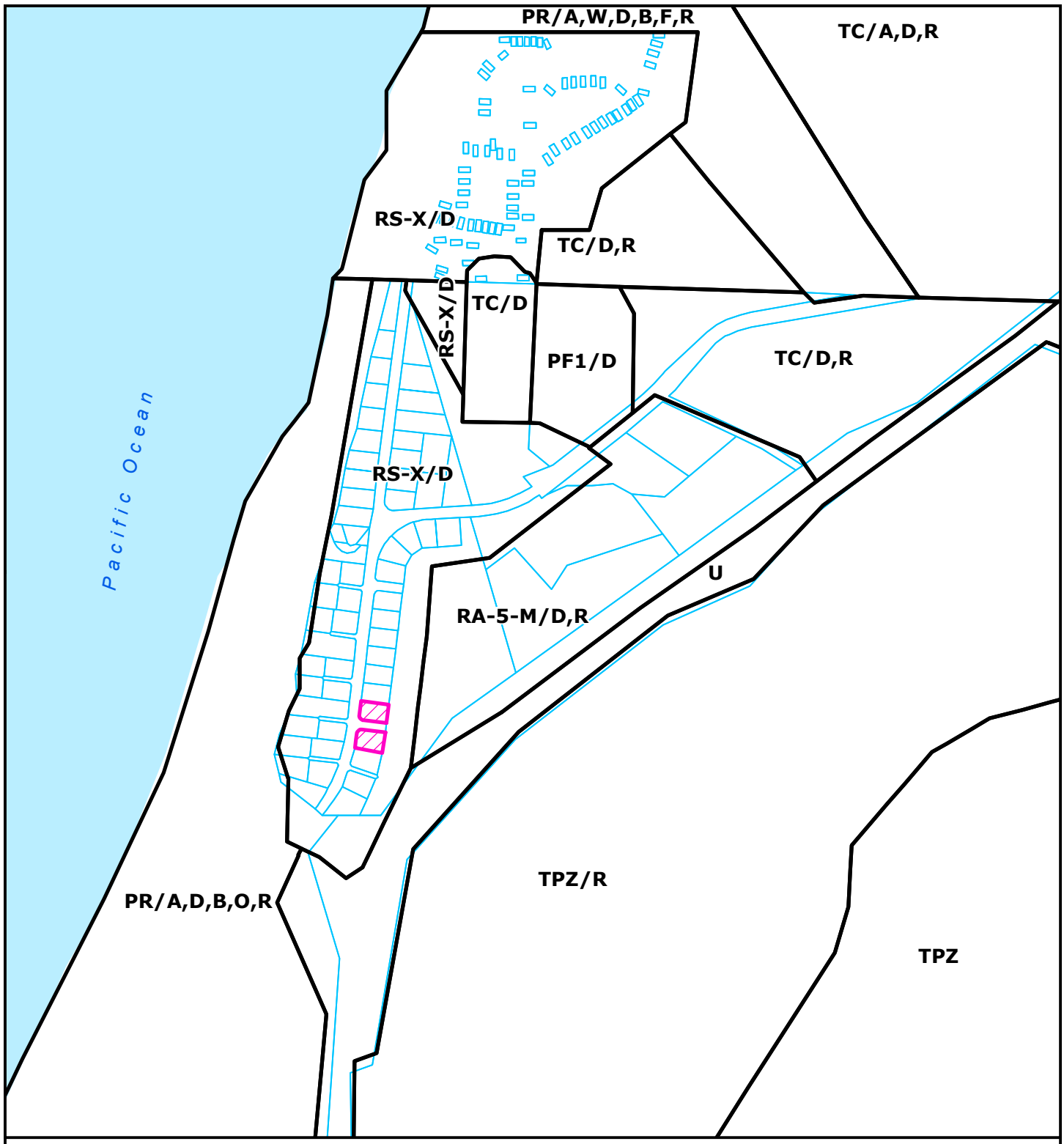
Project Area =

Coastal Zone Boundary

N

0 250 500 750 1,000 Feet

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



ZONING MAP

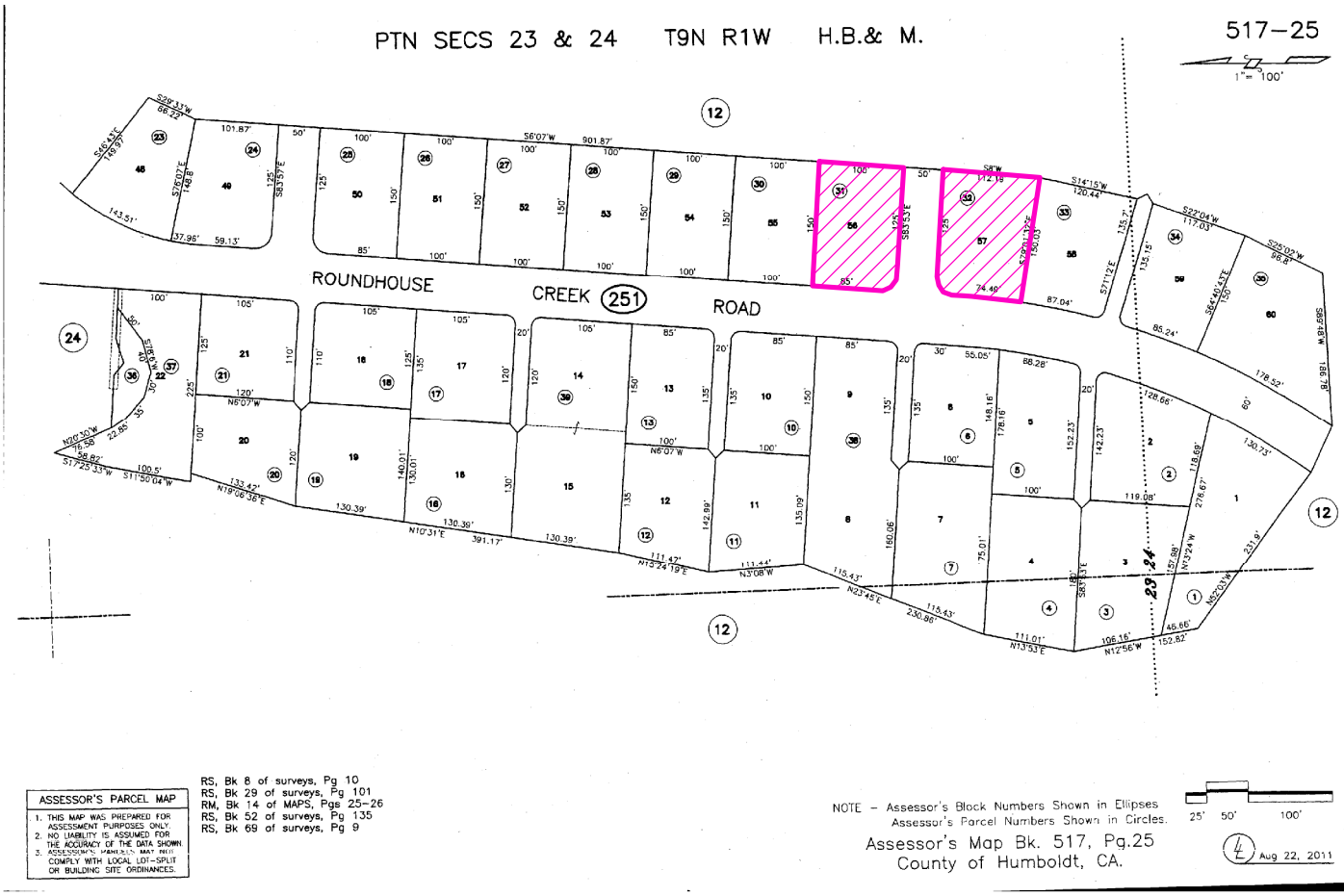
PROPOSED COAKLEY
COASTAL DEVELOPMENT PERMIT
BIG LAGOON AREA
PLN-2019-15623
APN: 517-251-031 & 517-251-032
T09N R01W S24 HB&M (Trinidad)

Project Area =

N

0 250 500 750 1,000 Feet

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



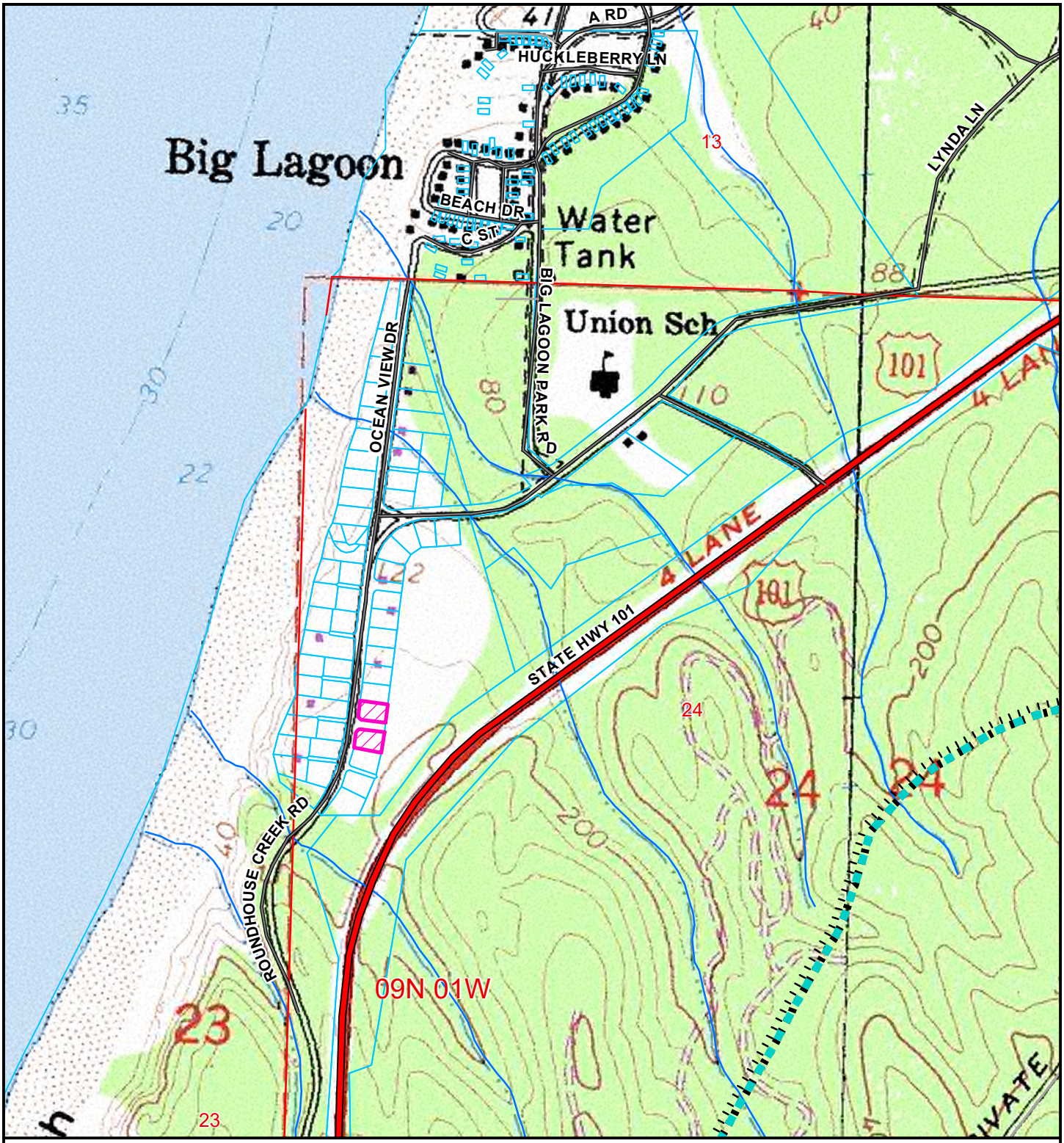
ASSESSOR PARCEL MAP

PROPOSED COAKLEY COASTAL DEVELOPMENT PERMIT BIG LAGOON AREA PLN-2019-15623 APN: 517-251-031 & 517-251-032 T09N R01W S24 HB&M (Trinidad)

Project Area =

MAP NOT TO SCALE

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.



TOPO MAP

PROPOSED COAKLEY
COASTAL DEVELOPMENT PERMIT
BIG LAGOON AREA
PLN-2019-15623
APN: 517-251-031 & 517-251-032
T09N R01W S24 HB&M (Trinidad)

Project Area =

Coastal Zone Boundary

N

0 250 500 750 1,000 Feet

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



AERIAL MAP

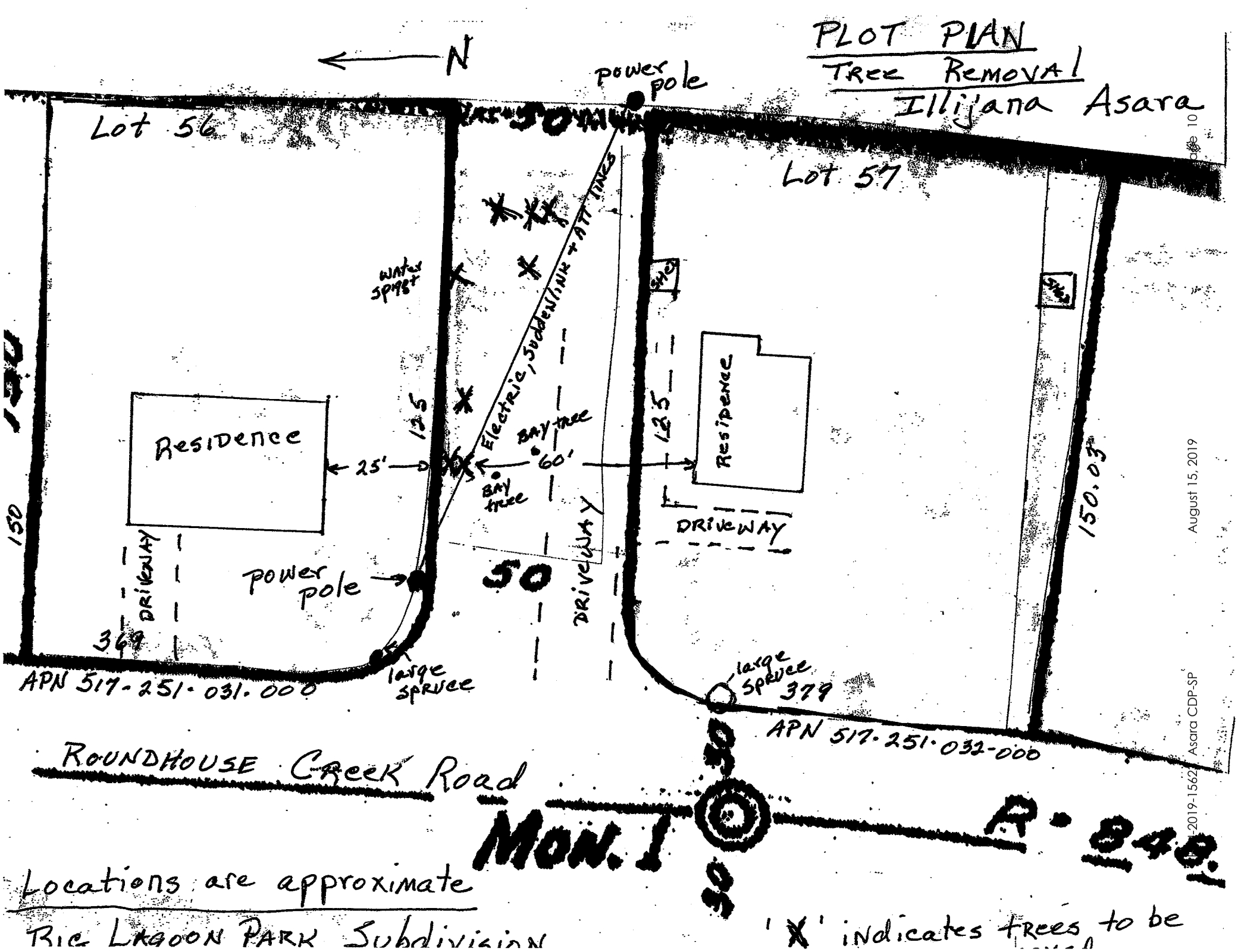
PROPOSED COAKLEY
COASTAL DEVELOPMENT PERMIT
BIG LAGOON AREA
PLN-2019-15623
APN: 517-251-031 & 517-251-032
T09N R01W S24 HB&M (Trinidad)

Project Area =

N

0 100 200 300 400 Feet

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.


PLOT PLAN
Tree Removal
Illijana Asara
N
power pole
Lot 56
Lot 57
water spigot
Electric, Sudenlink + ATT lines
Residence
25'
125
Bay tree
60'
Bay tree
Residence
125
DRIVEWAY
DRIVEWAY
power pole
50
DRIVEWAY
150
150.03'
369
379
large spruce
large spruce
APN 517-251-031-000
APN 517-251-032-000
ROUNDHOUSE CREEK Road
MON. 1
A-848
30
30
Locations are approximate
RIO LAGOON PARK Subdivision
'X' indicates trees to be
August 15, 2019
2019-1562 Asara CDP-SP
Page 10

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. All work shall be consistent with the application site plan received by the planning division on June 7, 2019. No trees other than what is located within the 150-foot fire hazard zones, as shown on the site plan, are authorized to be removed by this permit.

2. All activities related to the removal of trees under this permit shall be in strict conformance with the Small Woodland Performance Standards.

1. 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.

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. 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.

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;

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; and

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. The Hearing Officer may approve or conditionally approve an application for a Special Permit only if Supplemental Coastal Zone Findings are made:

   §312-38.1 Coastal Geologic Hazard:

   Development on bluffs and cliffs (including related storm runoff, foot traffic, site preparation, construction activity, irrigation, wastewater disposal and other activities and facilities accompanying such development) will not create or contribute significantly to problems of erosion or geologic instability on the site or on surrounding areas.

   Alteration of cliffs and bluff tops, faces, or bases by excavation or other means will be minimized. Cliff retaining walls shall be allowed only to stabilize slopes.

   § 312-39.3 Coastal Scenic Areas:
   The project is sited and designed to be subordinate to the character of the setting.

   § 312-39.5 Coastal View Areas:
   To the maximum extent feasible, the project is sited so as not to interfere with public to and along the ocean from public roads and recreation areas.

§ 312-39.9 Coastal Natural Landforms:
Alterations to natural landforms will be minimized.

§312-39.13 Coastal Vegetation Removal, Major:
The visual effects of the vegetation removal will be subordinate to the character of its setting.

7. 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.	No impact to density. The proposed project is for fire hazard tree removal within 150 feet of legally permitted habitable structures. No residential development is proposed.
Housing §3.24 (NCAP)	Housing shall be developed in conformity with the goals and policies of the Humboldt County Housing Element.	No impact to housing. The project is for fire hazard tree removal on a street stub that was dedicated to the public with the Big Lagoon Park Subdivision.
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.	No impact. Based on County resource maps, there are no known sensitive habitats or species on or within the subject parcel. The nearest mapped blue line stream is approximately 650 feet upland and from the center line of the street stub where the project site is located. The California Department of Fish and Wildlife did not identify any issues with regard to sensitive species.
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 consulting with the Yurok Tribe for potentially 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.	No impact. 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 potential impacts will be negligible to minimal because the conditions of approval are in place to protect the environment while allowing the applicant remove trees located in the same spot as the PG&E electricity line and within 150 feet of the two legally permitted residences on both sides of the project site, thus reducing the chances for property damage from windthrow.
Minimum Parcel size and Lot Width	N/A	No impact.
Maximum Density	2 Dwelling Units/Lot	No impact.
Minimum Yard Setbacks	Front: Twenty feet (20') Rear: Ten feet (10') Interior side: Five feet (5')	No impact. Structures are not being erected.
Maximum Ground Coverage	Thirty-five percent (35%)	Not applicable.
§313-109.1 Parking	Four (4) off-street parking spaces are required for the proposed residential development.	Not applicable.
Maximum Structure Height	35 feet (35')	Not applicable.

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.

§313-39.1 **D**: Design Review 5.1 Consistency with the applicable elements of the General Plan. 5.2 Protection of Natural Landforms 5.3 Exterior Lighting 5.4 Landscaping 5.5 Underground Utilities 5.6 Setbacks 5.7 Off-Premise Signs	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. 5.2 To minimize alterations due to cutting, grading filling and clearing, except to comply with fire hazard regulations. 5.3 All new outdoor lighting shall be compatible with the existing setting and directed within the property boundaries. 5.4 Screening or softening the visual impact of new structures through landscaping; preferably with native vegetation. 5.5 Where feasible, new utilities shall be underground or sited unobtrusively if aboveground. 5.6 Setbacks from roads and property lines are appropriate to protect the scenic and visual qualities of the site and area. 5.7 Off-premise signs shall be designed attractively and, in a style compatible with the neighborhood setting.	5.1 The proposal does not involve the construction of structures. 5.2 Grading is not required to remove the seven (7) trees 5.3 There is no new lighting proposed to be part of this project. 5.4 Seven (7) trees are proposed to be removed but there are no new structures proposed. 5.5 No new utilities are proposed to be part of this project. 5.6 No new structures are proposed and setbacks do not apply. 5.7 No off-premise signs are proposed as part of this project.

4. Public Health, Safety and Welfare, and 7. Environmental Impact: The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4	Proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.	All responding referral agencies have approved the proposed development or have not provided any comments. 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 environmental review.	Class 1, Section 15301(h) Existing Facilities and Class 4, Section 153604 (i) Minor Alterations to Land. 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 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), 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 for the removal of seven (7) trees from a public right of way stub within the Big Lagoon Subdivision. The subject area is not a building lot and was not included in the 2014 Housing Inventory. The purpose of the project is to protect the two adjacent residences from wildfire and/or windfall. The project will not increase or decrease the County's available housing inventory. Therefore, the project has been determined to be consistent with the County's housing element.

6. Supplemental Findings for Development Inside the Coastal Zone:

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-38.1 Coastal Geologic Hazard	Development on bluffs and cliffs (including related storm runoff, foot traffic, site preparation, construction activity, irrigation, wastewater disposal and other activities and facilities accompanying such development) will not create or contribute significantly to problems of erosion or geologic instability on the site or on surrounding areas; and Alteration of cliffs and bluff tops, faces, or bases by excavation or other means will be minimized. Cliff retaining walls shall be allowed only to stabilize slopes.	No impact. The proposed tree removal is approximately 500 feet east of the nearest bluff.
39.3.1 Coastal Scenic Areas	The project is sited and designed to be subordinate to the character of the setting.	No impact. The proposed tree removal is located within a street stub that was dedicated

		to the public as part of the Big Lagoon Subdivision. If the street stub is ever opened to provide access to the property adjacent to the east, this would require removal of the seven (7) trees. The tall stand of trees located on the property adjacent to the east will provide adequate vegetative cover so that aesthetics of this neighborhood is preserved. The tree removal will not have any impact on coastal views from autos passing by on State Highway 101 located over 500 feet to the east.
§312-39.5.1 Coastal View Areas	To the maximum extent feasible, the project is sited so as not to interfere with public views to and along the ocean from public roads and recreation areas.	No impact. There is a thick stand of redwood and spruce trees in between the project area and the State Highway 101 which is located over 500 feet due east of the project area.
§312-39.9.1 Coastal Natural Landforms	Alterations to natural landforms will be minimized	The topography in the project area is flat, and there is no grading or fill required as part of the tree removal. Stumps will be left in place.
§312-39.13 Coastal Vegetation Removal, Major	§312-39.13.2 **Within Coastal Scenic Areas.** The visual effects of the vegetation removal will be subordinate to the character of its setting.	No impact. The subdivision is not located within a mapped Coastal Scenic Area, the proposed tree removal is located within a street stub that was dedicated to the public as part of the Big Lagoon Subdivision. If the street stub is ever opened to provide access to the property adjacent to the east, this would require removal of the seven (7) trees. The tall stand of trees located on the property adjacent to the east will provide adequate vegetative cover so that aesthetics of this neighborhood is preserved.

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)

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	✓
Yurok Tribe	✓	Approval	✓
NWIC	✓	Conditional Approval	✓