



**COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT**

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

Hearing Date: January 9, 2020

To: John H. Ford, Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

Subject: **Royer Design Build Coastal Development Permit**
Case Number PLN-2019-15832
Assessor Parcel Number (APN) 514-015-002
770 8th Avenue, Westhaven area

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

AGENDA ITEM TRANSMITTAL

Hearing Date:	Subject	Contact
January 9, 2020	Coastal Development Permit	Alyssa Suarez

Project: A Coastal Development Permit to repair damage to an existing secondary dwelling unit caused by a fallen redwood tree. The proposed development includes the construction of a new foundation, walls, roof, and demolition of five unpermitted additions to the residence. The subject property contains three parcels (described as Lots 1, 4, and 5) identified by one Assessor's Parcel Number (APN). The parcels are developed with two dwelling units, and are served with private septic and community water from the Westhaven Community Services District.

Project Location: The project is located in the Westhaven area, on the south side of 8th Avenue, approximately 150 feet east from the intersection of Redwood Avenue and 8th Avenue, on the property known as 770 8th Avenue.

Plan Designation: Rural Village (RV), Density: 3 units per acre, Trinidad Area Plan (TAP), 2017 General Plan, Slope Stability: Low Instability (1).

Present Zoning: Residential Single Family, No Further Subdivision Allowed, Manufactured Home, Streams and Riparian Corridor Protection (RS/X-M-R).

Case Numbers: PLN-2019-15832

Assessor Parcel Number: 514-015-002

Applicant	Owner	Agent
Royer Design Build C/O Tim Royer 8263 West End Road Arcata, Ca 95521	Diane Sutherland 760 8 th Avenue Westhaven, CA 95570	Same as applicant

Environmental Review: Project is categorically exempt from environmental review per Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction) and 15333 (Small Habitat Restoration Projects).

Major Issues: None.

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

ROYER DESIGN BUILD
COASTAL DEVELOPMENT PERMIT
Case Number PLN-2019-15832
Assessor Parcel Number 514-015-002

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 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures) and 15333 (Small Habitat Restoration Projects) of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the Sutherland-Montoya project subject to the recommended conditions.

Executive Summary: A Coastal Development Permit to repair damage to an existing secondary dwelling unit caused by a fallen redwood tree. The proposed development includes the construction of a new foundation, walls, roof, and demolition of five unpermitted additions to the residence. The subject property contains three parcels (described as Lots 1, 4, and 5) identified by one Assessor's Parcel Number (APN). The parcels are developed with two dwelling units, and are served with private septic and community water from the Westhaven Community Services District.

The project is located in the Westhaven area, on the south side of 8th Avenue, approximately 150 feet east from the intersection of Redwood Avenue and 8th Avenue, on the property known as 770 8th Avenue. The existing legal, nonconforming residence was built in 1949. Additions to the home were built subsequent to 1985, without the benefit of county review. The project is located approximately 20 feet from a Class II stream, and a site visit was conducted with Environmental Scientist, Jennifer Olson, from the California Department of Fish and Wildlife. Restoration and mitigation measures were identified during the site visit, and are detailed in the Erosion Control Plan submitted by the applicant.

The parcel is zoned Residential Single Family (RS), and the proposed reconstruction to the existing dwelling unit is consistent with the regulations in the RS zone. Additionally, the demolition of the unpermitted structures is an allowable use with a CDP. The parcel is also zoned for No Further Subdivision (X Zone). No subdivision is proposed. Due to the proximity of the Class II stream, the project is appealable to the Coastal Commission and requires a public hearing.

The project is consistent with the Trinidad Area Plan (TAP) and the Humboldt County Zoning Code (HCC) for the following reasons: 1) the project is for the reconstruction of an existing residence and demolition to unpermitted structures, both of which are compatible uses in the RS Zone, 2) the proposed development complies with all development standards of the zone, and 3) the proposed development will not have adverse impacts on the neighborhood or the environment. The Department believes that the proposed project may be found Categorically Exempt from environmental review pursuant to Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) because the existing residence will be reconstructed within the existing footprint and serve the same purpose as it originated; the demolition of unpermitted structures will decrease the overall footprint of the residence. Additionally, the project may be found exempt from environmental review pursuant to Section 15333 (Small Habitat Restoration Projects),

because the proposed restoration measures will cover less than five acres in area, and include revegetation of disturbed areas and removal of invasive species around the Class II stream (Section 15333(d)(1)).

Based upon the on-site inspection conducted by the Building Division, 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.

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-2019-15832
Assessor Parcel Numbers 514-015-002**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Royer Design Build Coastal Development Permit.

WHEREAS, Timothy Royer submitted an application and evidence in support of approving a Coastal Development Permit for the reconstruction of a secondary dwelling unit, and demolition of five unpermitted structures; and

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

WHEREAS, the project is categorically exempt from environmental review pursuant to Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction) and 15333 (Small Habitat Restoration Projects) 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 (Case Number PLN-2019-15832); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Zoning Administrator on January 9, 2020.

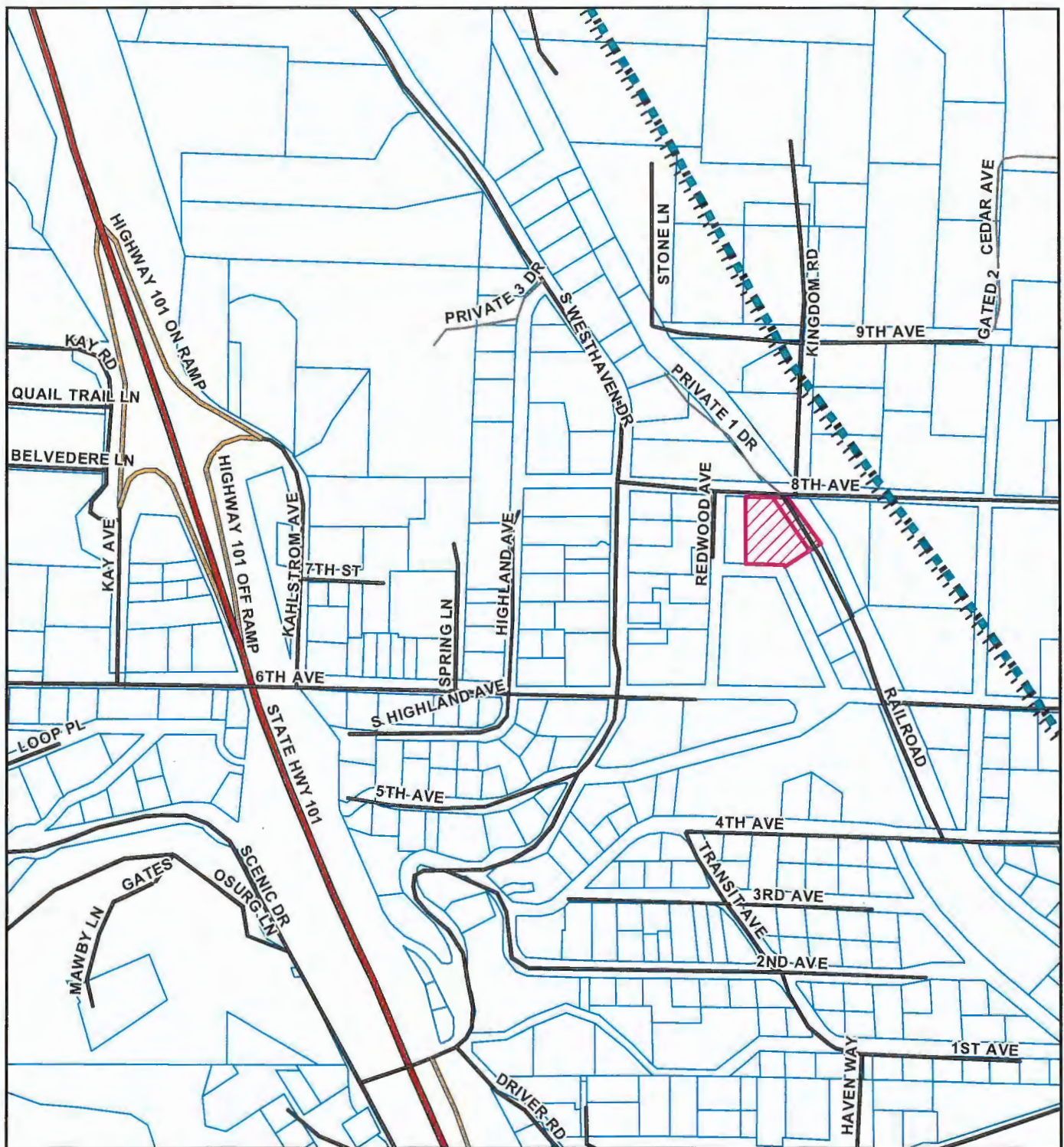
NOW, THEREFORE, be it resolved, determined, and ordered by the Zoning Administrator:

1. Finds that the application is categorically exempt from environmental review pursuant to Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction) and 15333 (Small Habitat Restoration Projects) of the CEQA Guidelines; and
2. Makes the findings in Attachment 2 of the Planning Division staff report for Case Number PLN-2019-15832 based on the submitted evidence; and
3. Approves the Coastal Development Permit applied for as recommended and conditioned for Case Number PLN-2019-15832.

Adopted after review and consideration of all the evidence on January 9, 2020.

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 ROYER DESIGN BUILD COASTAL DEVELOPMENT PERMIT

WESTHAVEN AREA

PLN-2019-15832

APN: 514-015-002

T08N R01E S31 HB&M (Crannell)

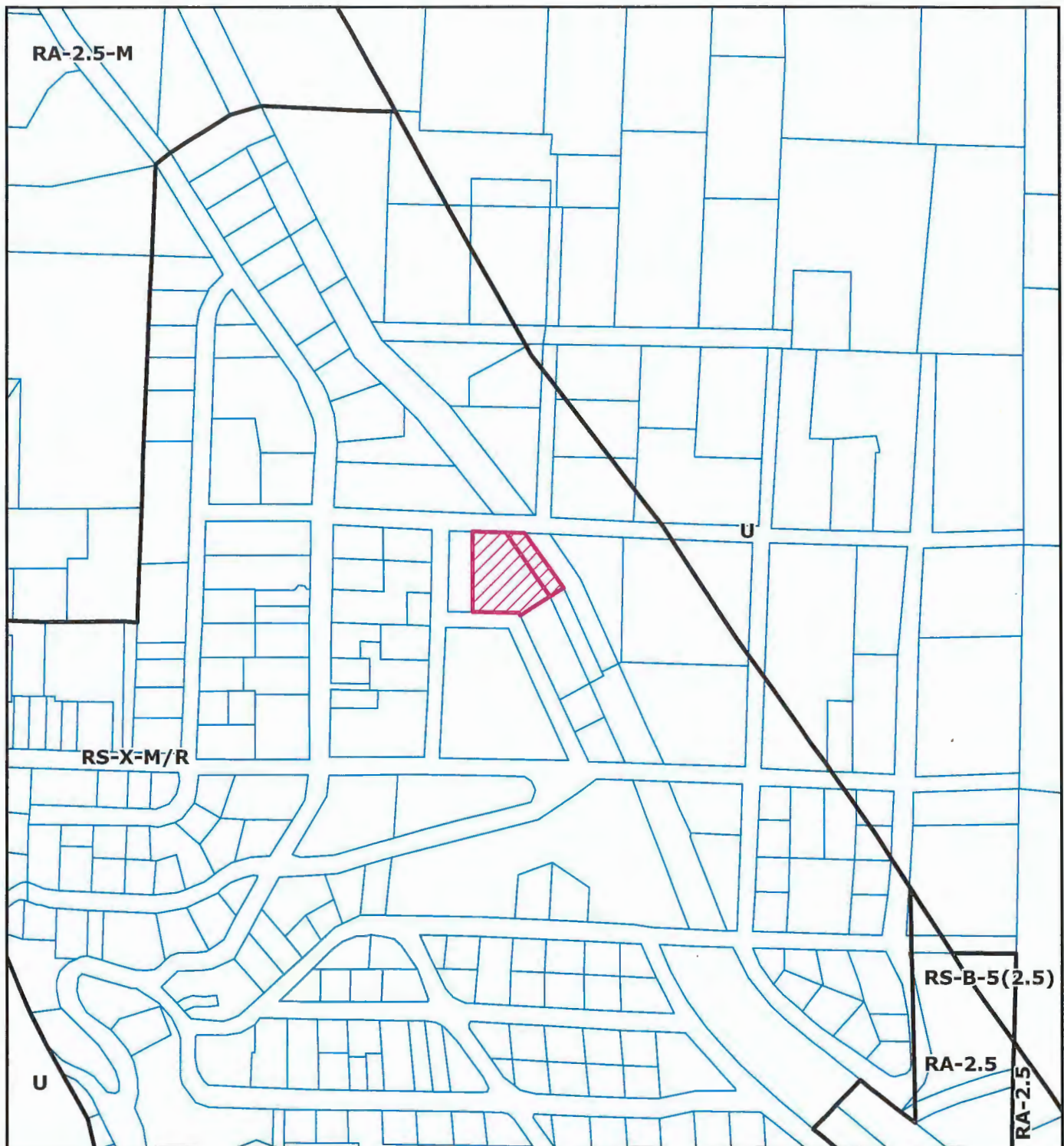
Project Area = 

Coastal Zone Boundary 

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



0 200 400 600
Feet



ZONING MAP

PROPOSED ROYER DESIGN BUILD COASTAL DEVELOPMENT PERMIT

WESTHAVEN AREA

PLN-2019-15832

APN: 514-015-002

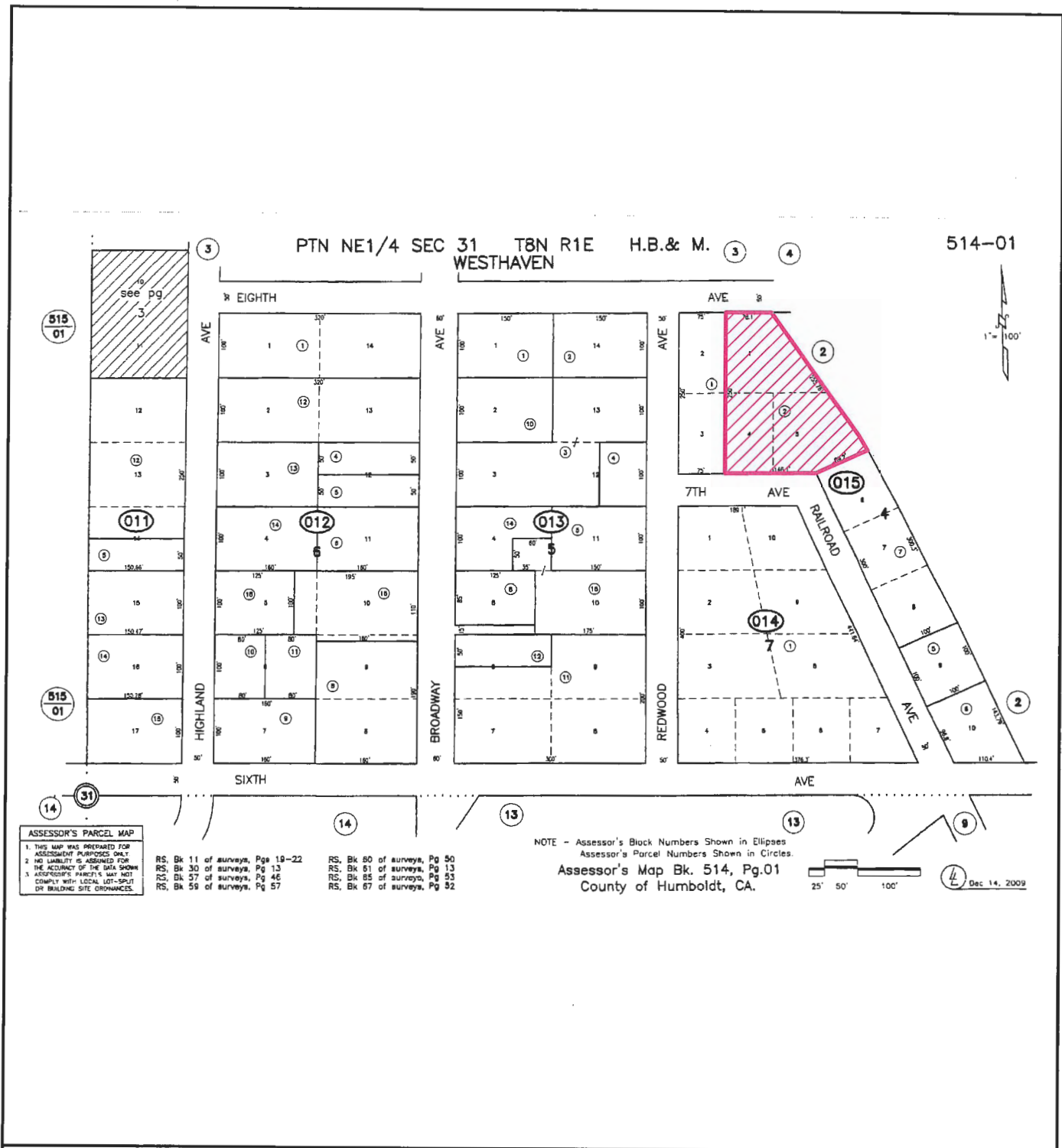
T08N R01E S31 HB&M (Crannell)

Project Area = 

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0 250 500 Feet



ASSESSOR'S PARCEL MAP

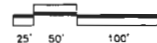
1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
 2. THE LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN.
 3. ASSESSOR'S PARCEL'S MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

RS, Bk 11 of surveys, Pg 19-22
 RS, Bk 30 of surveys, Pg 13
 RS, Bk 57 of surveys, Pg 46
 RS, Bk 59 of surveys, Pg 57

RS, Bk 50 of surveys, Pg 50
 RS, Bk 51 of surveys, Pg 13
 RS, Bk 55 of surveys, Pg 53
 RS, Bk 57 of surveys, Pg 52

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

Assessor's Map Bk. 514, Pg.01
 County of Humboldt, CA.



Dec 14, 2009

ASSESSOR PARCEL MAP

PROPOSED ROYER DESIGN BUILD

COASTAL DEVELOPMENT PERMIT

WESTHAVEN AREA

PLN-2019-15832

APN: 514-015-002

T08N R01E S31 HB&M (Crannell)

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.

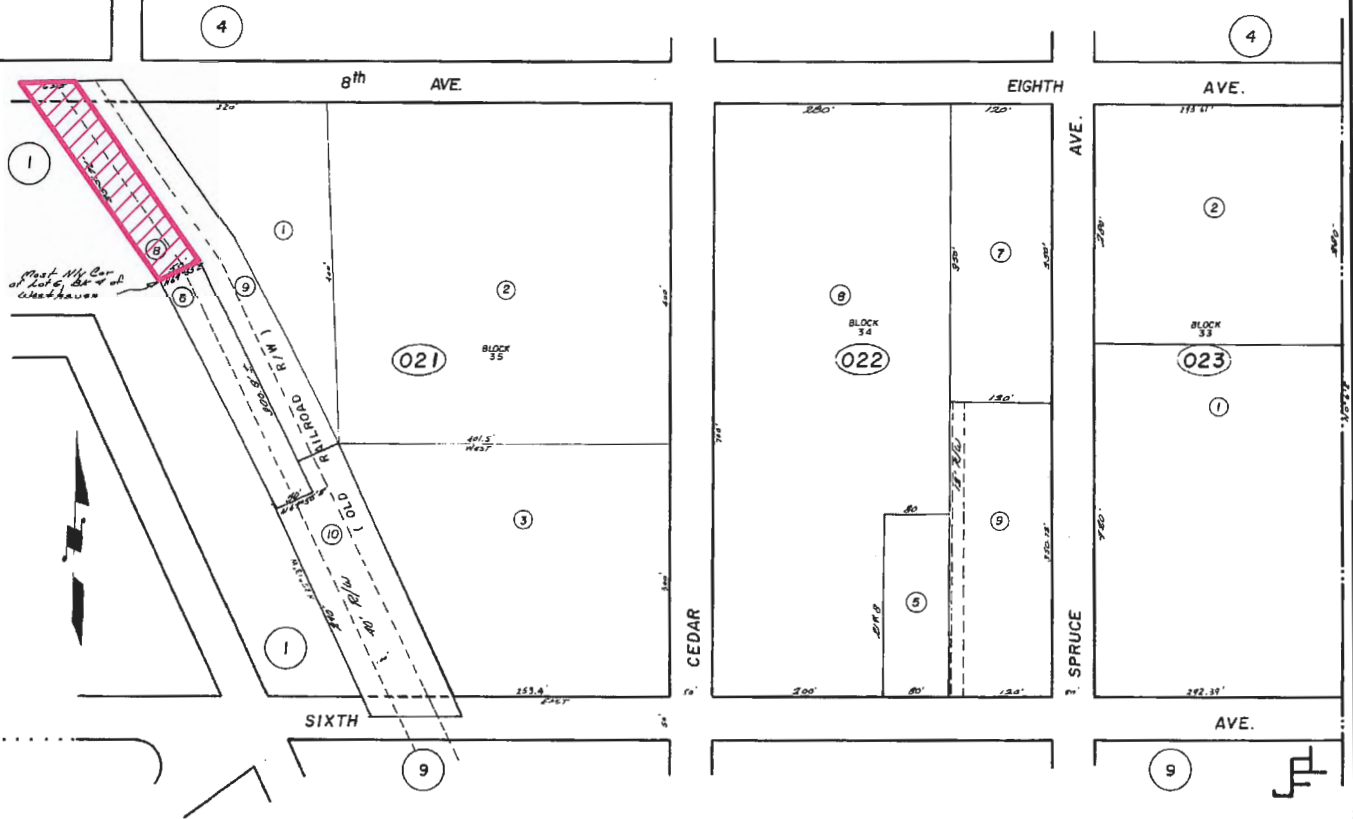


MAP NOT TO SCALE

WESTHAVEN
(PTN NE 1/4 SEC 31 BN 1E)

LS 29 P 76

514-02
T.C.A. 141-00
1" = 100'



ASSESSOR PARCEL MAP

**PROPOSED ROYER DESIGN BUILD
COASTAL DEVELOPMENT PERMIT**

WESTHAVEN AREA

PLN-2019-15832

APN: 514-015-002

T08N R01E S31 HB&M (Crannell)

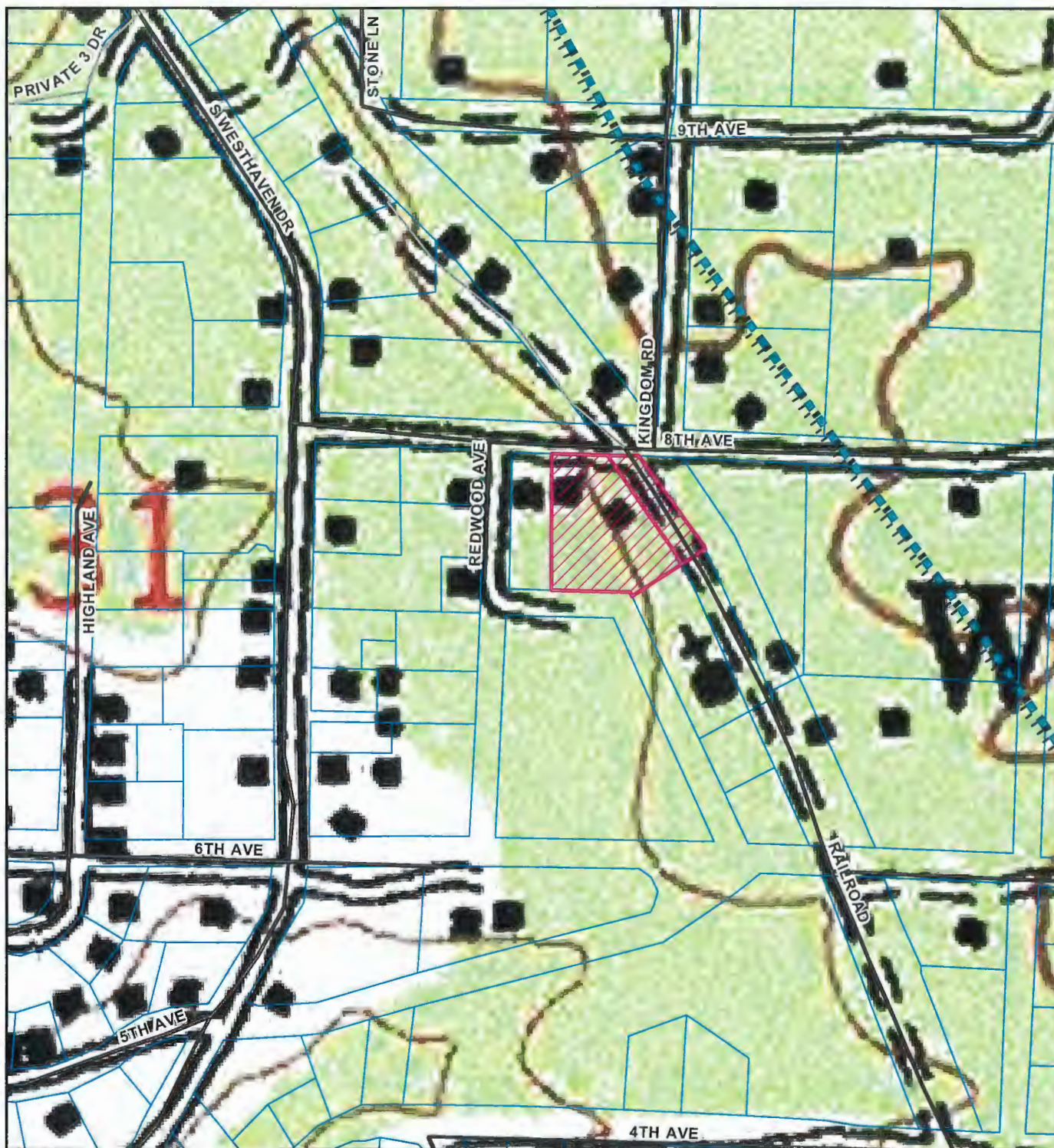
Project Area = 

Coastal Zone Boundary 

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



MAP NOT TO SCALE



TOPO MAP

PROPOSED ROYER DESIGN BUILD COASTAL DEVELOPMENT PERMIT WESTHAVEN AREA

PLN-2019-15832

APN: 514-015-002

T08N R01E S31 HB&M (Crannell)

Project Area = 

Coastal Zone Boundary 

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



0 100 200 300
Feet



AERIAL MAP

PROPOSED ROYER DESIGN BUILD COASTAL DEVELOPMENT PERMIT

WESTHAVEN AREA

PLN-2019-15832

APN: 514-015-002

T08N R01E S31 HB&M (Crannell)

Project Area = 

Coastal Zone Boundary 

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



0 50 100 150
Feet

PROJECT INFORMATION

PROJECT DESCRIPTION

A PERMIT IS BEING REQUESTED FOR THE REPAIR AND OR REBUILDING OF DAMAGED AREAS OF AN EXISTING HOME BUILT IN 1949. A LARGE REDWOOD TREE FELL ON THE STRUCTURE AND DAMAGED THE ROOF, WALLS AND THE FOUNDATION OF THE HATCHED AREA SHOWN ON THE PLOT PLAN ON THIS SHEET.

WE ARE PROPOSING THE CONSTRUCTION OF A NEW FOUNDATION FOR THE HOME AND THE REMOVAL OF THE EXISTING DAMAGED ROOF STRUCTURE WHICH WILL BE REPLACED WITH TRUSSES FROM "THOMAS TRUSSES". ROTTEN AND/OR INSECT DAMAGED WALL AND FLOOR FRAMING MEMBERS WILL BE REPLACED. ELECTRICAL AND PLUMBING WILL NEED REPAIRS AND UPGRADING.

A DEMOLITION PERMIT WILL BE REQUIRED TO REMOVE FOUR NON-PERMITTED ADDITIONS TO THE 1949 HOME AND A FREE STANDING SAUNA THAT WAS BUILT WITHOUT A PERMIT AND IS TOO CLOSE TO THE RIPARIAN AREA. A COASTAL PERMIT WILL BE NEEDED FOR THE DEMOLITION.

SITE DATA:

SITE ADDRESS: 770 8th AVENUE
WESTHAVEN, CA 95570
ZONING: RS-X-M/R
GENERAL PLAN RV
SRA YES- SETBACK EXEMPT
APN: 514-015-002
LOT AREA: .92 ACRES
EASEMENTS: NONE
VEGETATION: NO TREE REMOVAL
CREEKS: YES
BUILDING SITE: < 2%
SEWER: PRIVATE SEPTIC
WATER: CITY WATER
ELECTRICITY: PG&E OVERHEAD
TELEPHONE: SBC
GAS: PROPANE

BUILDING DATA:

OCCUPANCY: R-1
STORIES: ONE
HEIGHT: 15'
EAVES: 12"
SETBACKS: 72' FROM STREET
5'-4" FROM EAST SIDE
144' FROM REAR
EXISTING LIVING AREA: 1,067 SqFt
AREA TO BE REMOVED: 327 SqFt
AREA OF REPAIR: 740 SqFt
FOUNDATION: PERIMETER & POST & PIER

CONTACTS:

OWNERS: DIANE SUTHERLAND
760 8th AVENUE
WESTHAVEN, CA 95570
PH. (707) 677-2095

OCCUPANTS: UNOCCUPIED

DESIGN & DRAFTING: ROYER DESIGN/BUILD
8263 WEST END ROAD
ARCATA, CA 95521
PH. (707) 496-4150

STRUCTURAL ENGINEER: NA

GEOLOGIC-SOILS INVESTIGATION: NA

TITLE 24 REPORT: NA

APPLICABLE BUILDING CODES

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA GREEN BUILDING CODE

BEST MANAGEMENT PRACTICES

BEST MANAGEMENT PRACTICES ARE REQUIRED AFTER OCT. 15 AND THROUGHOUT THE RAINY SEASON.

SILT FENCING:

- INSPECT AND MAINTAIN SILT FENCES AFTER EACH RAINSTORM.
- MAKE SURE THE BOTTOM OF THE SILT FENCE IS BURIED IN THE GROUND.
- SECURELY ATTACH THE MATERIAL TO THE STAKES.
- DON'T PLACE SILT FENCES IN THE MIDDLE OF A WATERWAY OR USE THEM AS A CHECK DAM.
- MAKE SURE STORMWATER IS NOT FLOWING AROUND THE SILT FENCE.

SITE STABILIZATION:

- VEGETATE, MULCH, OR OTHERWISE STABILIZE ALL EXPOSED AREAS AS SOON AS LAND ALTERATIONS HAVE BEEN COMPLETED.

STORM DRAIN INLET PROTECTION:

- USE ROCK, HAY WADDLES OR OTHER APPROPRIATE MATERIAL TO COVER THE STORM DRAIN INLET TO FILTER OUT TRASH AND DEBRIS.
- MAKE SURE THE ROCK SIZE IS APPROPRIATE, (USUALLY 1 TO 2 INCHES IN DIAMETER).
- IF YOU USE INLET FILTERS, MAINTAIN THEM REGULARLY.

DIRT STOCKPILES:

- COVER OR SEED ALL DIRT STOCKPILES.

SLOPES:

- ROUGH GRADE OR TERRACE SLOPES.
- BREAK UP LONG SLOPES WITH SEDIMENT BARRIERS, OR UNDER DRAIN, OR DIVERT STORMWATER AWAY FROM SLOPES.

CONSTRUCTION ENTRANCES:

- ROCK ENTRANCES TO REMOVE MUD AND DIRT FROM TIRES OF CONSTRUCTION VEHICLES BEFORE THEY ENTER A PAVED ROADWAY.
- PROPERLY SIZE ENTRANCE BMPs FOR ALL ANTICIPATED VEHICLES.
- MAKE SURE THAT THE CONSTRUCTION ENTRANCE DOES NOT BECOME BURIED IN SOIL.

VEGETATIVE BUFFERS:

- INSTALL AND PROTECT VEGETATIVE BUFFERS ALONG WATER BODIES TO SLOW AND FILTER STORMWATER RUNOFF.
- MAINTAIN BUFFERS BY MOWING OR REPLANTING PERIODICALLY TO ENSURE THEIR EFFECTIVENESS.

PROTECT NATURAL FEATURES:

- MINIMIZE CLEARING AND AMOUNT OF EXPOSED SOIL.
- IDENTIFY AND PROTECT AREAS WHERE EXISTING VEGETATION WILL NOT BE DISTURBED BY CONSTRUCTION ACTIVITY.
- PROTECT STREAMS, STREAM BUFFERS, WILD WOODLANDS, WETLANDS OR OTHER SENSITIVE AREAS FROM ANY DISTURBANCE OR CONSTRUCTION ACTIVITY BY FENCING OR OTHERWISE CLEARLY MARKING THESE AREAS.

CONSTRUCTION PHASING:

- SEQUENCE CONSTRUCTION ACTIVITIES SO THAT THE SOIL IS NOT EXPOSED FOR LONG PERIODS OF TIME.
- SCHEDULE OR LIMIT GRADING SMALL AREAS.
- INSTALL KEY SEDIMENT CONTROL PRACTICES BEFORE SITE GRADING BEGINS.
- SCHEDULE SITE STABILIZATION ACTIVITIES, SUCH AS LANDSCAPING, TO BE COMPLETED IMMEDIATELY AFTER THE LAND HAS BEEN GRADED TO ITS FINAL CONTOUR.

NOTES:

THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR: CONSTRUCTION SAFETY, EXCAVATION SAFETY; PROTECTION OF ADJACENT STRUCTURES, TREES AND THEIR ROOTS, AND UTILITY LINES.

THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR VERIFYING CORRECTNESS OF DIMENSIONS BEFORE CONSTRUCTION WHERE CONFLICTS OR OMISSIONS OCCUR.

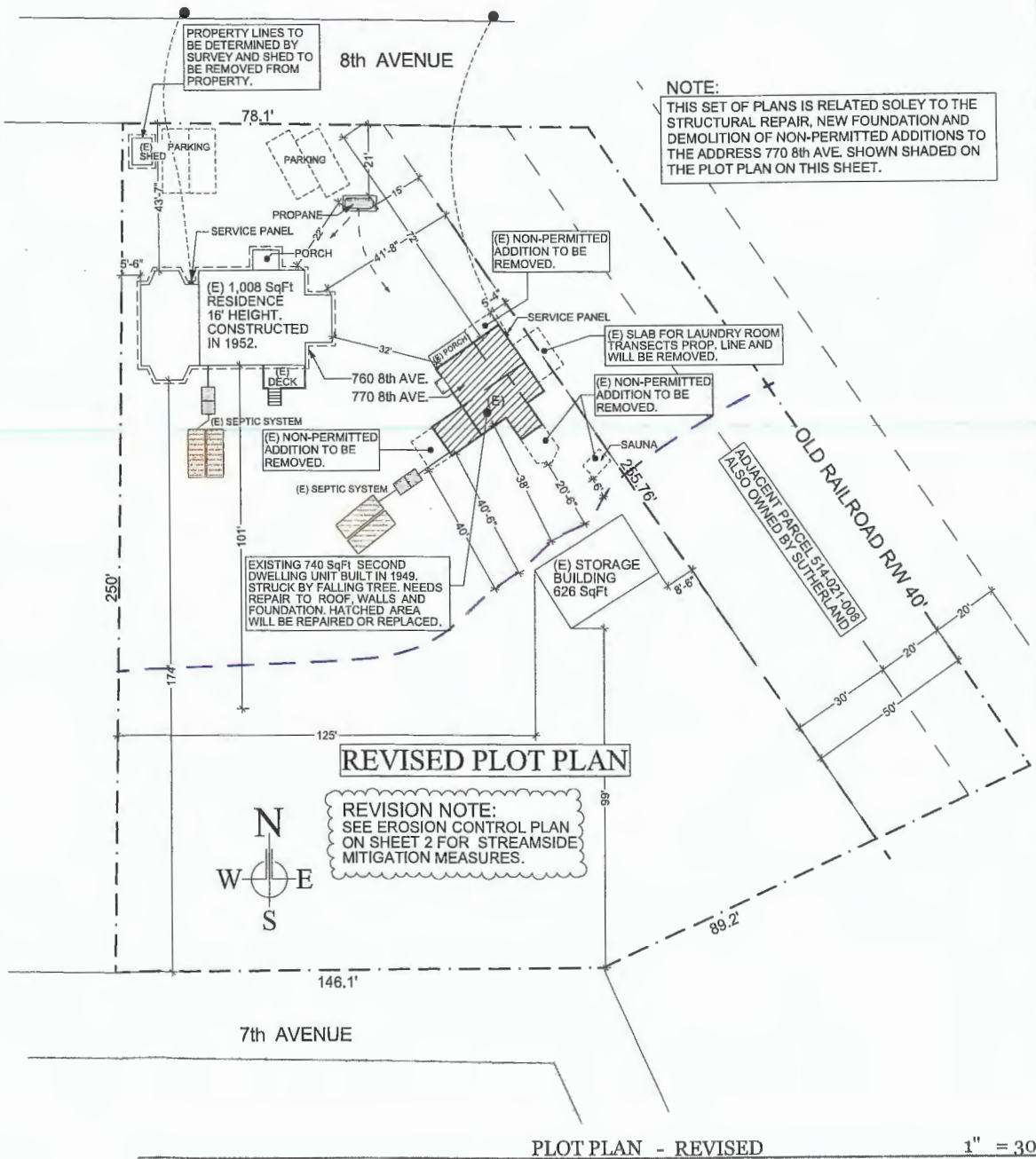
WHERE A PARTICULAR STRUCTURAL DETAIL IS NOT SHOWN, THE ASSUMPTION IS TYPICAL THAT THE DETAIL OF THE MOST SIMILAR CONDITION SHOWN IS APPROPRIATE. WHERE NO DETAIL IS SHOWN OF ANY SIMILAR CONDITION, AND CONVENTIONAL CONSTRUCTION PRACTICES DO NOT SEEM APPROPRIATE, NOTIFY THE DESIGNER AND ENGAGE AN ENGINEER IF NECESSARY.

THIS SET OF PLANS IS A BUILDERS SET AND DOES NOT SPECIFY ALL OF THE INTERIOR WALL, FLOOR & CEILING FINISHES, DOOR AND WINDOW HARDWARE, BATHROOM FIXTURES, OR SPECIFIC LIGHT FIXTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNERS TO SPECIFY AND AGREE ON THESE ITEMS. THE DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE FINAL COST OF THE PROJECT.

SHEET INDEX

- SHEET 1...SITE PLAN, PROJECT INFO
- SHEET 2...EROSION CONTROL
- SHEET 3...(E) FLOOR PLAN, (E) FOUNDATION
- SHEET 4...(N) FOUNDATION, FLOOR PLAN
- SHEET 5...ROOF PLAN, ELECTRICAL PLAN
- SHEET 6...ELEVATIONS
- SHEET 7...CONSTRUCTION NOTES

VICINITY MAP



ROYER
DESIGN / BUILD

ARCATA, CALIFORNIA, 95521
8263 WEST END ROAD1
PHONE: 707-826-1965
LICENSE # 716487

SUTHERLAND - RESIDENCE REPAIRS
& NEW FOUNDATION
MONTAÑA

PROJECT LOCATION:

770 8th AVENUE
WESTHAVEN, CA 95570
AP# 514-015-002

PROPERTY OWNER:

DIANE SUTHERLAND
760 8th AVENUE
WESTHAVEN, CA 95570
PHONE: 707-677-2095

Lic. Stamp

Issue/Revision : 9/5/19
Issue/Revision : 10/24/19
Issue/Revision : 10/31/19
Issue/Revision : iDate
Issue/Revision : iDate
APN : 514-015-002
Project ID
Drawn By Timothy Royer
Signature
Date 10/31/19

Sheet Title
REVISED PLOT PLAN
&
PROJECT INFORMATION

Sheet No.
1
of
4 Total Sheets

NOTE:

CONTRACTOR SHALL INSTITUTE AN ON-SITE SPILL PREVENTION AND CONTROL RESPONSE PROGRAM, CONSISTING OF BEST MANAGEMENT PRACTICES FOR THE STORAGE OF CLEAN-UP MATERIALS, TRAINING, DESIGNATION OF RESPONSIBLE INDIVIDUALS, AND REPORTING PROTOCOLS TO THE APPROPRIATE PUBLIC AND EMERGENCY SERVICE AGENCIES IN THE EVENT OF A SPILL. THIS PROGRAM SHALL BE IMPLEMENTED AT THE PROJECT TO CAPTURE AND CLEAN UP ANY ACCIDENTAL RELEASES OF OIL, GREASE, FUELS, LUBRICANTS, OR OTHER HAZARDOUS MATERIALS FROM ENTERING COASTAL WATERS.

THE PROGRAM SHALL INCLUDE A SCHEDULE FOR INSTALLATION AND MAINTENANCE OF APPROPRIATE CONSTRUCTION SOURCE CONTROL BEST MANAGEMENT PRACTICES TO PREVENT ENTRY OF STORMWATER RUN-OFF INTO THE CONSTRUCTION SITE AND THE ENTRAINMENT OF EXCAVATED MATERIALS INTO RUN-OFF LEAVING THE CONSTRUCTION SITE.

THE PROGRAM SHALL INCLUDE A SCHEDULE FOR INSTALLATION, USE AND MAINTENANCE OF APPROPRIATE CONSTRUCTION MATERIALS HANDLING AND STORAGE BEST MANAGEMENT PRACTICES TO PREVENT THE ENTRY OF POLLUTED STORMWATER RUN-OFF FROM THE COMPLETE DEVELOPMENT INTO COASTAL WATERS.

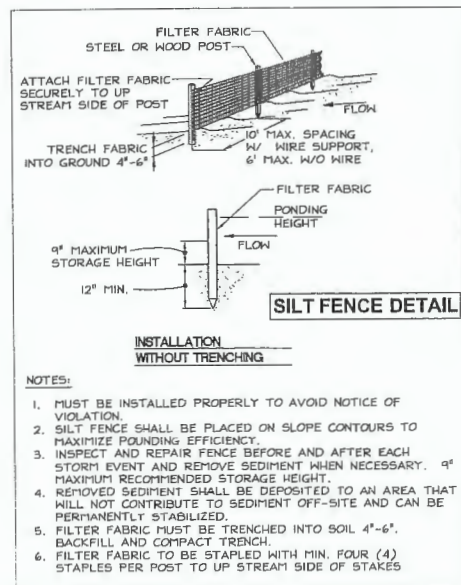
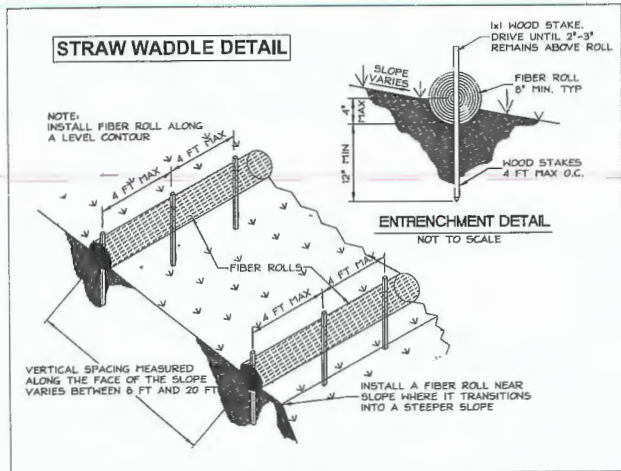
NOTE:

RUN-OFF FROM THE PROJECT SITE SHALL NOT INCREASE SEDIMENTATION IN THE RIPARIAN AREA OR SURROUNDING COASTAL WATERS.

RUN-OFF FROM THE PROJECT SITE SHALL NOT RESULT IN POLLUTANTS ENTERING THE RIPARIAN AREA OR SURROUNDING COASTAL WATERS.

BEST MANAGEMENT PRACTICES AS OUTLINED IN THESE PLANS SHALL BE USED TO PREVENT THE ENTRY OF POLLUTED STORM-WATER RUN-OFF INTO RIPARIAN AREAS AND COASTAL WATERS DURING DEMOLITION AND CONSTRUCTION.

USE BEST MANAGEMENT PRACTICES AS DETAILED IN THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK, INCLUDING, BUT NOT LIMITED TO, SD-10 (SITE DESIGN & LANDSCAPE PLANNING, SD-11 (ROOF RUNOFF CONTROLS), SD-21 (ALTERNATIVE BUILDING MATERIALS), TC-31 (VEGETATED BUFFER STRIP), AND TC-32 (BIORETENTION)



NOTES:

1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
3. INSPECT AND REPAIR FENCE BEFORE AND AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
5. FILTER FABRIC MUST BE TRENCHED INTO SOIL 4"-6", BACKFILL AND COMPACT TRENCH.
6. FILTER FABRIC TO BE STAPLED WITH MIN. FOUR (4) STAPLES PER POST TO UP STREAM SIDE OF STAKES

BEST MANAGEMENT PRACTICES:

BEST MANAGEMENT PRACTICES ARE REQUIRED AFTER OCT. 15 AND THROUGHOUT THE RAINY SEASON.

SILT FENCING:

- INSPECT AND MAINTAIN SILT FENCES AFTER EACH RAINSTORM.
- MAKE SURE THE BOTTOM OF THE SILT FENCE IS BURIED IN THE GROUND.
- SECURELY ATTACH THE MATERIAL TO THE STAKES.
- DON'T PLACE SILT FENCES IN THE MIDDLE OF A WATERWAY OR USE THEM AS A CHECK DAM.
- MAKE SURE STORMWATER IS NOT FLOWING AROUND THE SILT FENCE.

SITE STABILIZATION:

- VEGETATE, MULCH, OR OTHERWISE STABILIZE ALL EXPOSED AREAS AS SOON AS LAND ALTERATIONS HAVE BEEN COMPLETED.

STORM DRAIN INLET PROTECTION:

- USE ROCK, HAY WADDLES OR OTHER APPROPRIATE MATERIAL TO COVER THE STORM DRAIN INLET TO FILTER OUT TRASH AND DEBRIS.
- MAKE SURE THE ROCK SIZE IS APPROPRIATE, (USUALLY 1 TO 2 INCHES IN DIAMETER).
- IF YOU USE INLET FILTERS, MAINTAIN THEM REGULARLY.

DIRT STOCKPILES:

- COVER OR SEED ALL DIRT STOCKPILES.

SLOPES:

- ROUGH GRADE OR TERRACE SLOPES.
- BREAK UP LONG SLOPES WITH SEDIMENT BARRIERS, OR UNDER DRAIN, OR DIVERT STORMWATER AWAY FROM SLOPES.

EROSION CONTROL NOTES:

1. ALL SURFACE WATER DRAINAGE SHOULD BE CONTROLLED TO FLOW AWAY FROM THE ADJACENT PROPERTIES. ALL EROSION CONTROL METHODS SHALL BE IN COMPLIANCE WITH HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. ALL ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY TRENCH AREA.
3. AFTER SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE ENGINEER OF RECORD. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ALL EROSION AND SEDIMENT CONTROL MEASURES. SHOULD EROSION AND SEDIMENT CONTROL MEASURES FAIL, THE ENGINEER OF RECORD SHALL PROVIDE A FINAL REPORT TO THE HUMBOLDT COUNTY BUILDING DEPARTMENT PRIOR TO OCCUPANCY.
5. APPLY VEGETATIVE STABILIZATION (I.E. MULCH AND/OR TEMPORARY SEEDING AS APPROVED BY ENGINEER) WITHIN 7 DAYS OF LAND CLEARING OR GRADING TO ANY PORTION OF THE SITE THAT IS PLANNED TO BE IDLE FOR MORE THAN 45 DAYS.
6. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON (OCTOBER 15-APRIL 15).
7. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT SEDIMENT-LADEN RUNOFF DOESN'T ENTER THE STORM DRAINAGE SYSTEM.
8. CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT, AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES MADE NECESSARY BY A CONSTRUCTION OPERATION, ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.
9. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC. ON A DAILY BASIS.
10. EXCESSIVE DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THE CONTRACTOR, WHEN HE/SHE OR HIS/HERS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON SITE, SHALL PREVENT FORMATION OF EXCESSIVE AIRBORNE DUSTING BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFIRM DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTOR'S ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITATIONS, FINES, OR CHARGES RESULTING FROM DUST NUISANCES. DUST CONTROL WILL BE DONE ON A DAILY BASIS.
11. ALL EROSION & SEDIMENT CONTROL WORK SHALL CONFORM TO SEC. 331-12 OF THE HUMBOLDT COUNTY LAND USE AND ORDINANCE AND TO SECTION 20-3 OF CALTRANS STANDARD SPECIFICATIONS.

NOTE:

ALL DEMOLITION WILL BE DONE WITHOUT HEAVY EQUIPMENT TO MINIMIZE SOIL DISRUPTION AND ALL WASTE FROM DEMOLITION WILL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE CURRENT GREEN CODE REQUIREMENTS.

MITIGATION MEASURES:

THE FOLLOWING STREAMSIDE RESTORATION MEASURES WILL BE ENACTED ADJACENT TO THE DEMOLITION SITE.

1. EXISTING DEBRIS IN AND AROUND THE STREAM WILL BE REMOVED, INCLUDING ALL CONCRETE DEBRIS AND ANY PLASTIC OR METAL PIPE OR DEBRIS THAT IS LOCATED ALONG THE BANK. DEBRIS THAT IS REMOVED WILL BE HAULED TO AN APPROVED DISPOSAL SITE.
2. ANY FOUND NON-NATIVE INVASIVE PLANTS WILL BE REMOVED, INCLUDING BUT NOT LIMITED TO BAMBOO, CROCOSMIA, AND FUCHIA. RECOMMEND REMOVAL OF BAMBOO AS SOON AS IS FEASIBLE.
3. UPON COMPLETION OF THE DEMOLITION PROCESS, NATIVE PLANTS WILL BE PLANTED WHERE EARTH HAS BEEN DISTURBED IN THE RIPARIAN AREA ALONG THE STREAM. SEE DRAWING THIS SHEET.

CONSTRUCTION ENTRANCES:

- ROCK ENTRANCES TO REMOVE MUD AND DIRT FROM TIRES OF CONSTRUCTION VEHICLES BEFORE THEY ENTER A PAVED ROADWAY.
- PROPERLY SIZE ENTRANCE BMPs FOR ALL ANTICIPATED VEHICLES.
- MAKE SURE THAT THE CONSTRUCTION ENTRANCE DOES NOT BECOME BURIED IN SOIL.

VEGETATIVE BUFFERS:

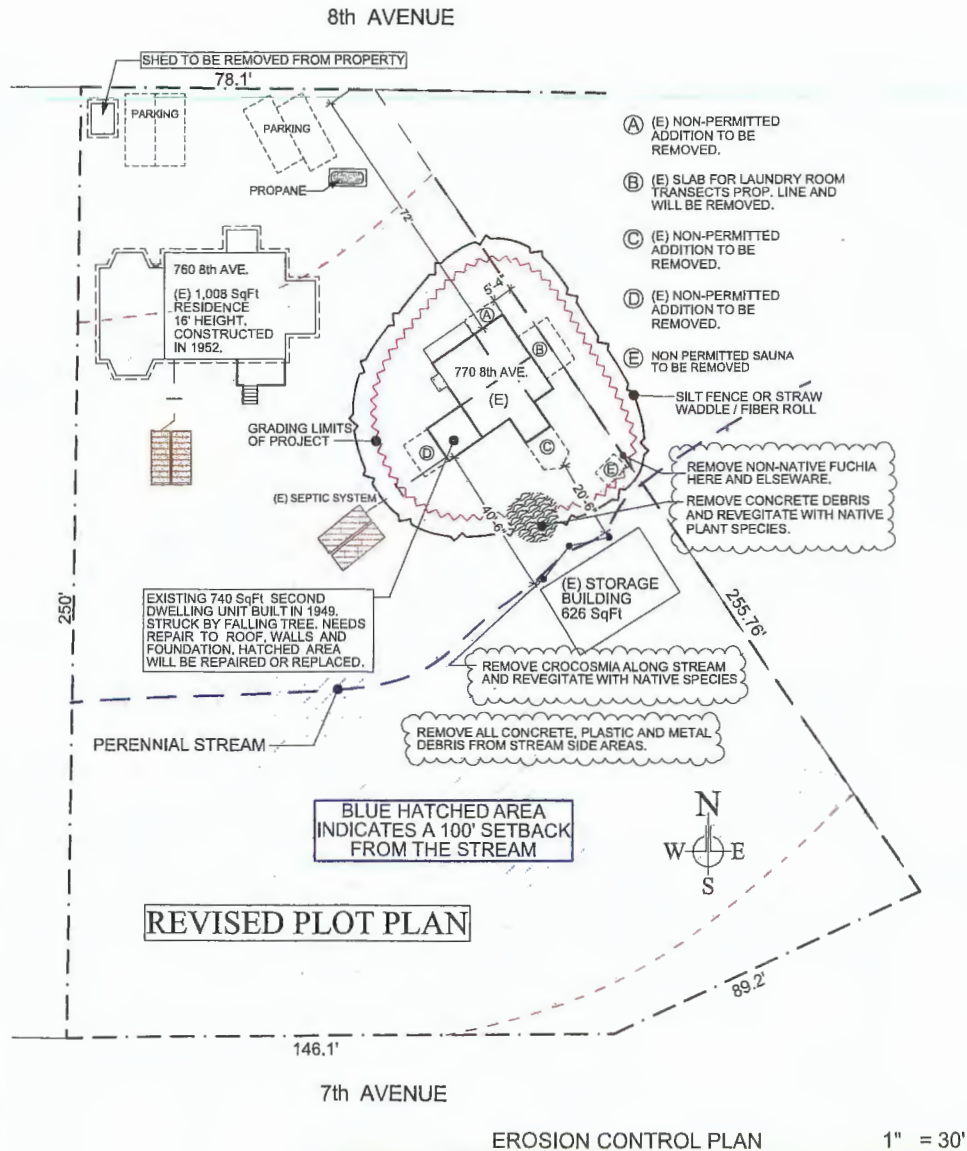
- INSTALL AND PROTECT VEGETATIVE BUFFERS ALONG WATER BODIES TO SLOW AND FILTER STORMWATER RUNOFF.
- MAINTAIN BUFFERS BY MOWING OR REPLANTING PERIODICALLY TO ENSURE THEIR EFFECTIVENESS.

PROTECT NATURAL FEATURES:

- MINIMIZE CLEARING AND AMOUNT OF EXPOSED SOIL.
- IDENTIFY AND PROTECT AREAS WHERE EXISTING VEGETATION WILL NOT BE DISTURBED BY CONSTRUCTION ACTIVITY.
- PROTECT STREAMS, STREAM BUFFERS, WILD WOODLANDS, WETLANDS OR OTHER SENSITIVE AREAS FROM ANY DISTURBANCE OR CONSTRUCTION ACTIVITY BY FENCING OR OTHERWISE CLEARLY MARKING THESE AREAS.

CONSTRUCTION PHASING:

- SEQUENCE CONSTRUCTION ACTIVITIES SO THAT THE SOIL IS NOT EXPOSED FOR LONG PERIODS OF TIME.
- SCHEDULE OR LIMIT GRADING SMALL AREAS.
- INSTALL KEY SEDIMENT CONTROL PRACTICES BEFORE SITE GRADING BEGINS.
- SCHEDULE SITE STABILIZATION ACTIVITIES, SUCH AS LANDSCAPING, TO BE COMPLETED IMMEDIATELY AFTER THE LAND HAS BEEN GRADED TO ITS FINAL CONTOUR.



ROYER
DESIGN / BUILD
ARCATA, CALIFORNIA, 95521
8263 WEST END ROAD1
PHONE: 707-826-1965
LICENSE # 716487

**SUTHERLAND - RESIDENCE REPAIRS
& NEW FOUNDATION
MONTAÑA**

PROJECT LOCATION:

770 8th AVENUE
WESTHAVEN, CA 95570
AP# 514-015-002

PROPERTY OWNER:

DIANE SUTHERLAND
760 8th AVENUE
WESTHAVEN, CA 95570
PHONE: 707-677-2095

Lic. Stamp

Issue/Revision : 9/5/19
Issue/Revision : 10/24/19
Issue/Revision : 10/31/19
Issue/Revision : iDate
APN : 514-015-002
Project ID
Drawn By Timothy Royer
Signature
Date 10/31/19

Sheet Title

REVISED PLOT PLAN
&
EROSION CONTROL

Sheet No.

2

of
4 Total Sheets

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

Approval of a Coastal Development Permit is conditioned upon the following terms and requirements, and must be fulfilled prior to issuance of a Building Permit:

1. A Covenant Agreement to Hold the Property as One Parcel shall be recorded for the purpose of remedying the setback issues associated with the existing septic system that serves the secondary unit. The following information must be submitted to the Planning Department for review prior to recordation:
 - a. A signed and notarized Covenant Agreement to Hold the Property as One Parcel. This document will be prepared and provided to the applicant by the Planning Department.
 - b. A notary fee of \$15.00
 - c. A recording fee of \$27.00
2. The existing shed located in the front yard setback must be relocated off-site. Evidence of removal shall be submitted to the Planning Department for review.
3. Per consultation with the California Department of Fish and Wildlife, the applicant shall employ the restoration and mitigation measures detailed in the revised Erosion Control Plan submitted on October 31, 2019, including:
 - a. Removal of invasive species along the stream bank, including all bamboo, crocosmia, and fuchsia species.
 - b. Removal of all debris located within and adjacent to the existing stream, including concrete debris, and plastic and metal pipes.
 - c. Revegetation of native species in areas where feasible.
 - d. Submit an annual monitoring report conducted in the spring to the Planning Department. This report shall identify the success criteria of the vegetation installation and identify any follow up measures required to achieve a 75 percent success rate over a three-year period.
4. The applicant shall employ Best Management Practices (BMPs) in the area receiving the mitigation activities, and shall include:
 - a. Proper scheduling of the work to avoid working during or immediately following a rain event.
 - b. The use of surface erosion control BMPs to prevent wind and water erosion of both the work site and the stockpiled soil over the winter.
5. As required by the encroachment permit (EP19030) issued for the Building Permit #48879 on the same parcel, the driveway entrance(s) are to be surfaced with asphalt concrete or portland cement concrete. The paved area shall extend a minimum of 20 feet back from the edge of the existing roadway pavement and be flared a minimum of 30 feet at the intersection with the County road. The driveway shall intersect the County road at a 90° angle. The driveway grade shall not exceed 2% in the first 20 feet. [reference: County Code sections 313-109.1.3.2.5 and 411-51 (b)(3)]
6. Site visibility must be maintained at the driveway entrance. [reference: County Code section 341-1 et seq.]

7. The applicant shall be responsible to correct any involved drainage problems within the County road right of way to the satisfaction of the Public Works Department.
8. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries, and shall be subordinate to the primary unit's outdoor lighting.
9. The project shall be developed, operated and maintained as described in the Project Description, site plan, and as conditioned herein. Changes in the project other than Minor Deviations from the Plot Plan as provided in Humboldt County Code Sec. 312-11.1 shall require a modification of this permit.

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. 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 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Coastal Development 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 that the proposed Coastal Development Permit is in conformance with all applicable policies and standards in the General Plan and the Humboldt Bay Area Community Plan (HBAP).

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use §4.30 (TAP)	Rural Village (RV): Principally permitted uses include residential single-family with neighborhood commercial services as allowed. Density: 3 units per acre.	The proposed project is for the reconstruction of a new foundation, walls, roof, and demolition of five unpermitted additions to an existing legal, nonconforming secondary dwelling unit. The parcel is served with on-site septic, and community water. The proposed project is allowed with a Coastal Development Permit, and density standards are not exceeded.
Housing §3.26 (TAP)	Housing shall be developed in conformity with the goals and policies of the Humboldt County Housing Element.	The proposed project is for the reconstruction and partial demolition of the existing, secondary dwelling unit, and is consistent with the policies and goals of the Housing Element.
Hazards §3.28 (TAP)	New development shall minimize risks to life and property in areas of high geologic, flood and fire hazard.	<p>The parcel is located within an area of low geologic instability, with slopes of less than 15%.</p> <p>The parcel is not located in any flood hazard areas, or areas of inundation.</p> <p>The parcel is in an area of moderate fire hazard severity. The parcel is within the State Responsibility Area (SRA) and located within the Westhaven VFC Response Area. The parcels qualify for exemption from SRA setbacks, due to parcel size of less than one acre. The project was referred to Cal Fire, who did not cite any issues with the project.</p>

Biological Resource §3.30 (TAP)	Protect designated sensitive and critical resource habitats.	A site visit was conducted with Jennifer Olson, Environmental Scientist at CDFW, who determined that with appropriate restoration and mitigation measures, the project would not have adverse impacts on sensitive and critical resource habitats. CDFW identified areas for restoration, as the project is located approximately 20 feet from a perennial stream that runs directly through the parcel. The project has been conditioned to include removal of invasive, non-native species along the stream, and in areas surrounding the existing structures. Additionally, concrete and plastic debris will be removed from the project area to allow for revegetation with native plant species. The project has been conditioned to include a three-year monitoring period to identify the success of the revegetation efforts that will be conducted. Additionally, the demolition of the unpermitted structures will be conducted without the use of heavy equipment to minimize soil disruption. Staff from the California Coastal Commission were invited to the site visit but were unable to make it. No comments were received from the CCC regarding biological resources.
Archaeological and Paleontological Resources §3.17 (TAP)	Protect cultural, archeological and paleontological resources.	The project was referred to the Yurok Tribe. No response was returned; however, the project has been conditioned to include the standard inadvertent discovery protocol.
Visual Resource Protection § 3.40 (TAP)	Protect scenic and visual qualities as a public resource.	The parcel is not located in a mapped Coastal Scenic Area per the Trinidad Area Plan (TAP). The development, as proposed is not expected to have any impacts on the visual quality of the area.
Coastal Access § 3.50 (TAP)	Development shall not interfere with the public's right of access to the sea.	The project will not have an impact on coastal access.

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 with 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 Coastal Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§312-1.1.2:	Development permits shall only be issued for a lot that	The subject property contains three parcels (described as Lots 1, 4, and 5 of the Map of

Legal Lot Requirement	was created in compliance with all applicable state and local subdivision regulations.	West Haven) identified by one Assessor's Parcel Number (APN). Pursuant to Case law the Map of West Haven is not a map of subdivision. However, in association with an earlier building permit application by the property owner, it was determined that each of the three lots were lawfully created by deed conveyance in accordance with state and local subdivision regulations. The three lots can be used as a single "building site" provided a Covenant to Hold as One Parcel is executed and recorded. This instrument will be required as a condition of permit approval.
§313-6.1: Residential Single Family (RS)	The Residential Single Family Principally Permitted Use includes the following uses: Single Family Residential, Second Residential Unit, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses.	The proposed project is for the reconstruction of a new foundation, walls, roof, and demolition of five unpermitted additions to the existing secondary dwelling unit. The project is in conformance with the RS Zone with a Coastal Development Permit.
Min. Lot Size	5,000 square feet	Approximately 0.92 acres
Min. Lot Width	50 feet	±107 feet
Maximum Lot Depth:	Three (3) times lot width	Approximately 140 feet
Max. Coverage:	35%	±5%
Minimum Yard Setbacks	Front: 20 feet Rear: 10 feet Side: 5 feet	Front: 72 feet Rear: 144 feet Side: 5 feet (after the demolition of unpermitted structures)
Max. Bldg. Height	35 feet primary residential structures 15 feet residential accessory structures	The secondary unit is 15 feet tall.
§313-109: Off-Street Parking	Four spaces are required.	The plot plan illustrates four (4) off-street parking spaces.
Combining Zones		
§313-40.1: No Further Subdivision Allowed (X)	Prohibits further subdivisions of any lots within the zone.	No subdivision is proposed.
§313-33.1:	The purpose of these regulations is to provide for	The project is located within 20 feet of an unnamed, class II stream. As mentioned, a

Streams and Riparian Corridors Protection (R)	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.	site visit was conducted with CDFW and based on recommendations from Jennifer Olson, the project has been conditioned to include restoration and monitoring efforts. Additionally, the demolition of the unpermitted structures will be conducted without the use of heavy equipment to minimize soil disruption. As conditioned, the project is not anticipated to impact streams or riparian corridors. Required mitigation for development within the R combining zone includes (1) replanting of disturbed areas with riparian vegetation, (2) retaining snags and (3) retaining live trees with visible evidence of current use as nesting sites by hawks, owls, eagles, osprey, herons, or egrets. Replanting native vegetation has been added as a Condition of Approval. No snags or trees will be removed, unless described by CDFW as invasive and required as part of the restoration work detailed in the Conditions of Approval. All work is detailed in the Erosion Control Plan submitted by the applicant. The applicant has provided the proper evidence in support of the activities proposed within the R combining zone.
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4. Public Health, Safety and Welfare; and 6. Environmental Impact. The following table identifies the evidence which supports finding that the proposed location of the use 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 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	The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.	All responding referral agencies have approved or conditionally approved the project. The project is not expected to be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
§15301, 15302 and 15333 of CEQA	Categorically exempt from State environmental review.	The project is categorically exempt from environmental review pursuant to Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction) and 15333 (Small Habitat Restoration Projects) of the CEQA Guidelines. None of the exceptions to the exemptions per Section 15300.2 of the CEQA Guidelines apply.

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, 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 parcel is currently developed with two dwelling units. Considering the proposed construction and demolition is subject to an existing unit, it will not add to nor reduce from the County's housing stock. The project is in conformance with the standards identified in the Housing Element.

ATTACHMENT 3

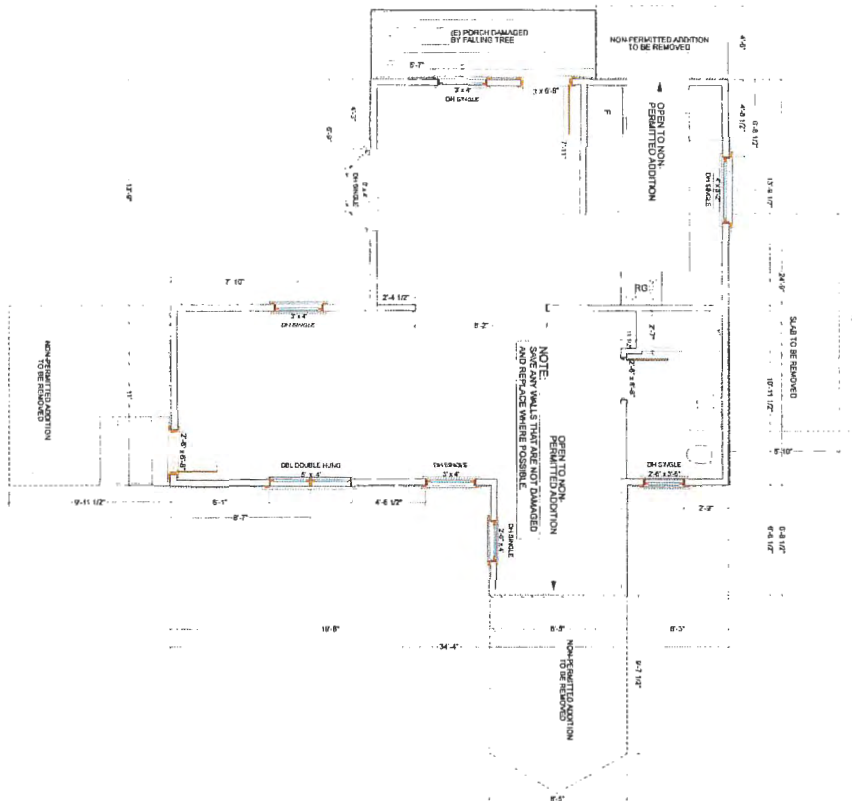
APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

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)
- Current Deed (in file)
- Condition of Title Guarantee (in file)
- Plot Plan
- Erosion Control Plan with Habitat Restoration Measures (attached)
- Floor Plans (attached)

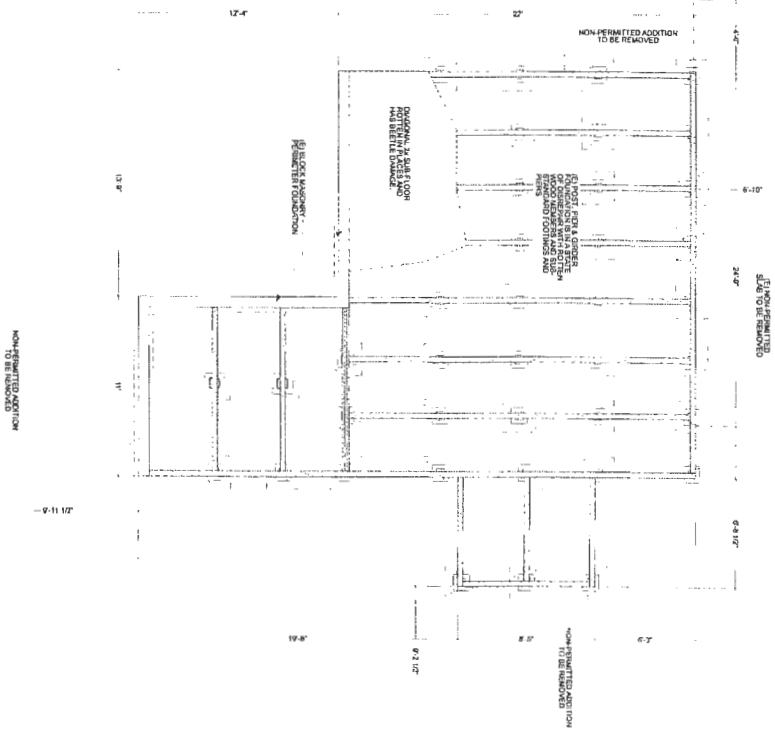
EXISTING FLOOR PLAN

3/16" = 1'-0"



EXISTING FOUNDATION PLAN

3/16" = 1'-0"



Lic. Stamp

SUTHERLAND - RESIDENCE REPAIRS & NEW FOUNDATION

PROPERTY OWNER :

PROJECT LOCATION:

DIANE SUTHERLAND
780 8th AVENUE
WESTHAVEN, CA 95570
PHONE: 707-677-2065

January 9, 2020

770 8th AVENUE
WESTHAVEN, CA 95570

AP# 514-015-002

ROYER DESIGN / BUILD

ARCATA, CALIFORNIA, 95521
8263 WEST END ROAD1
PHONE: 707-826-1888
LICENSE # 716487

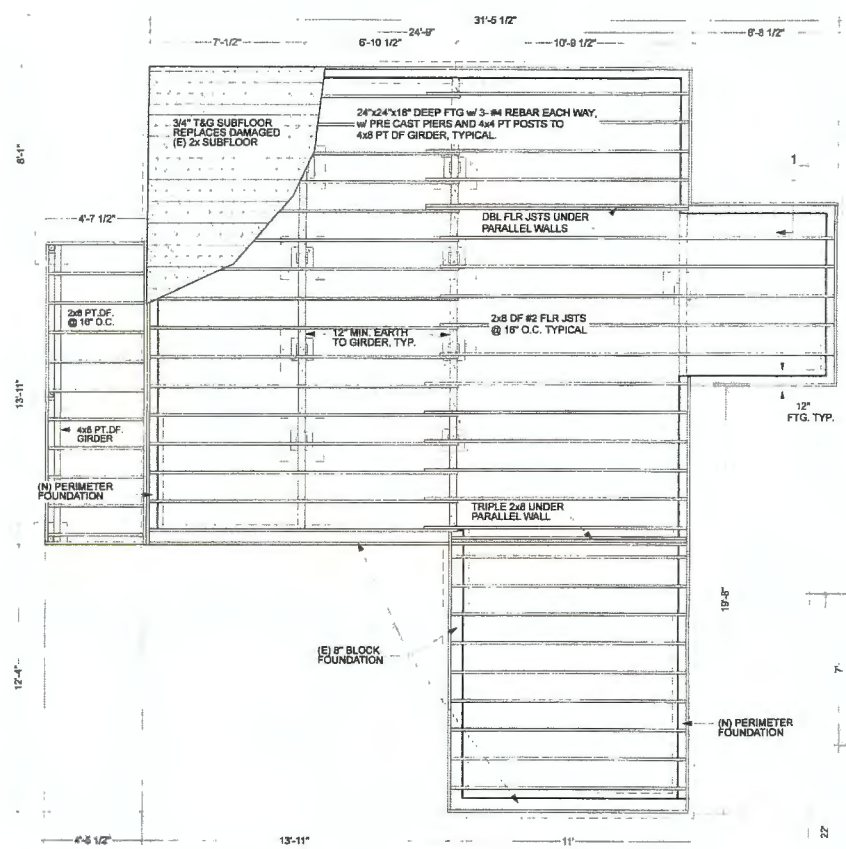
Sheet No.

3

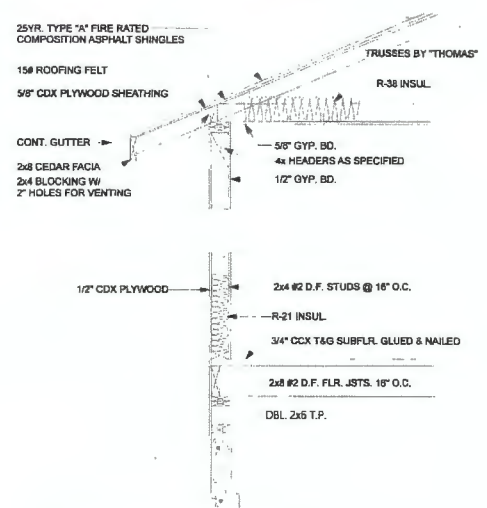
4 Total Sheets

(E) FOUNDATION PLAN
&
(E) FLOOR PLAN

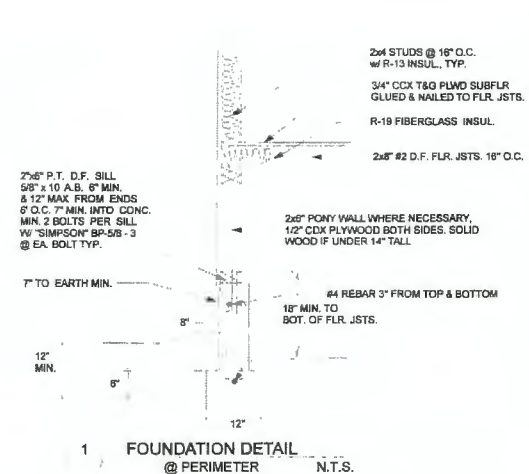
© 2019 Royer Design Build



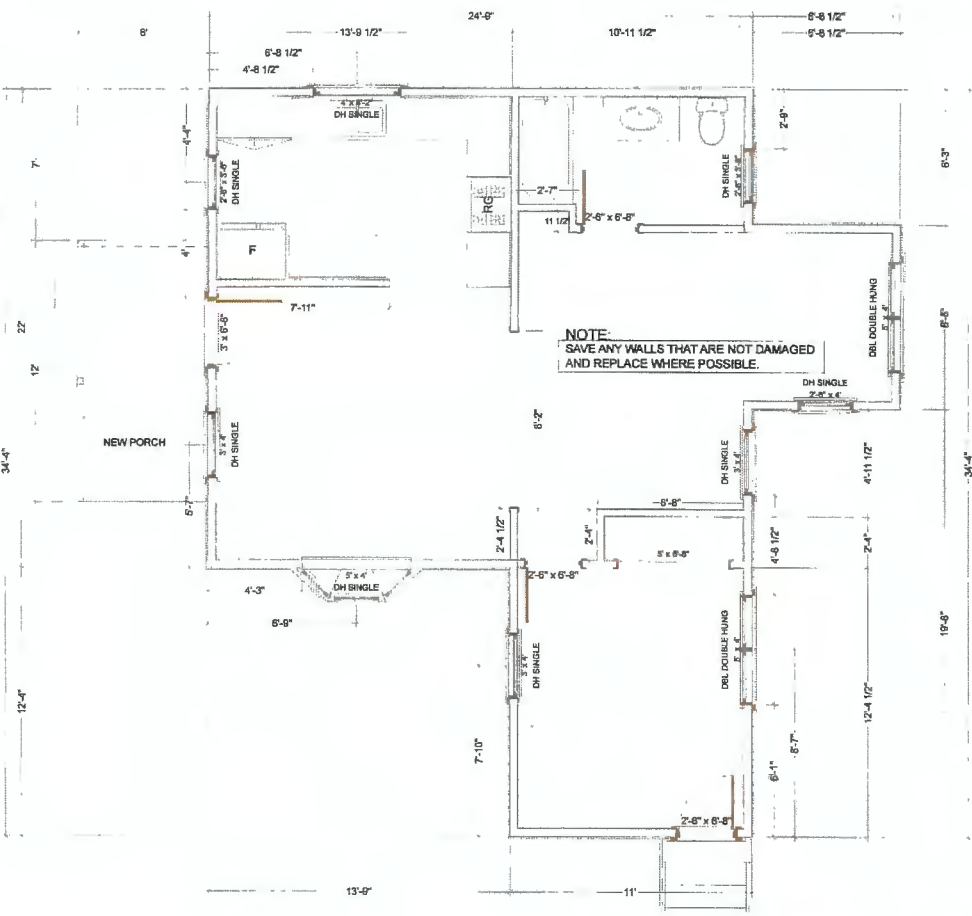
PROPOSED FOUNDATION PLAN 1/4" = 1'-0"



TYPICAL FRAMING SECTION @ REPLACED WALLS NTS



1 FOUNDATION DETAIL @ PERIMETER N.T.S.



FLOOR PLAN 1/4" = 1'-0"

- CONCRETE AND FOUNDATION NOTES**
1. FINAL SUBGRADE SHOULD BE PROOF-ROLLED TO A FIRM SURFACE PRIOR TO THE PLACEMENT OF ANY ADDITIONAL FILL MATERIALS. SUBGRADE SHOULD BE PROTECTED FROM DRYING OR EXCESSIVE MOISTURE.
 2. ALL CONCRETE SHALL BE PLACED IN 4\"/>
- FLOOR FRAMING NOTES**
1. FLOOR SHEATHING SHALL BE 3/4\"/>

ROYER
DESIGN / BUILD

ARCATA, CALIFORNIA, 95521
8263 WEST END ROAD
PHONE: 707-826-ROGER 24
LICENSE # 716487

SUTHERLAND - RESIDENCE REPAIRS & NEW FOUNDATION
MONTOKA

PROJECT LOCATION:
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770 8th AVENUE
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PHONE: 707-877-2095

Lic. Stamp

Issue/Revision	Date
Issue/Revision	Date
Issue/Revision	Date
Issue/Revision	Date
Issue/Revision	Date

APN: 518-015-002

Project ID: 2019-01-02

Drawn By: Timothy Royer

Signature: [Signature]

Date: 9/5/19

Sheet Title: (N) FOUNDATION PLAN & FLOOR PLAN

Sheet No. 4 of 4 Total Sheets

ATTACHMENT 4

REFERRAL AGENCY COMMENTS

Referral Agency	Response	Recommendation
County Department of Environmental Health	✓	Approval
County Public Works	✓	Conditional Approval
County Building Division	✓	Conditional Approval
California Department of Fish and Wildlife	✓	Conditional Approval
Westhaven Community Services District	✓	Approval
CalFire	✓	No Comment
California Coastal Commission		
Yurok Tribe		



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

ON-LINE
WEB: CO.HUMBOLDT.CA.US

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7409


ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

LAND USE	445-7205
----------	----------

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Alyssa Suarez, Planner, Planning & Building Department

FROM: Kenneth Freed, Assistant Engineering 

DATE: 10/02/2019

RE: **MONTOYA; APN 514-015-002, APPS# PLN-2019-15832-CDP**

ROAD: Eighth Avenue (4N080) is paved approximately 20 feet wide within a 50 foot wide public right of way along the front frontage of the lot. The topography of the right of way will allow for the development of an asphalt concrete parking lane.

SITE PLAN: The Department has received a site plot plan that does not show the edge of the existing surfaced roadway or existing location of wood fence.



The following conditions are recommended: Our review of this project is limited to what is shown on the submitted plot plan. If other facilities not shown on the plot plan will be constructed, contact this Department immediately for approval before construction. This Department has regulations regarding facilities such as retaining walls, fence site visibility, drainage culverts, and parking lanes within the County right of way. This Department has included general statements for facilities that may not be included on the plot plan.

(1) Applicant has recently obtained an encroachment permit (EP19030), as part of Building Department application #48879, for the construction of a residential driveway(s) on Eighth Avenue. ✓
[reference: County Code section 411-11 (a)(b)]

(2) The permit will require the driveway entrance(s) to be surfaced with asphalt concrete or portland cement concrete. The paved area shall extend a minimum of 20 feet back from the edge of the existing roadway pavement and be flared a minimum of 30 feet at the intersection with the County road. The driveway shall intersect the County road at a 90° angle. The driveway grade shall not exceed 2% in the first 20 feet. [reference: County Code sections 313-109.1.3.2.5 and 411-51 (b)(3)] ✓

(3) All parking must be developed on-site or applicant must construct a parking lane along the County road in a manner approved by this Department. All parking required by Code must be constructed prior to occupancy of building or "final" issued for building permit. [reference: County Code section 313-109.1 et seq.]

(4) Site visibility must be maintained at the driveway entrance. [reference: County Code section 341-1 et seq.] ✓

(5) Applicant shall be responsible to correct any involved drainage problems within the County road right of way to the satisfaction of this Department. ✓

Informational Notes (not a requirement):

1. **FENCES/GATES:** Pursuant to County Code Section 411-11 (j) and California Streets & Highways Code Sections 1481 & 1482, fences are not allowed within the public right of way of County maintained roads. Prior to constructing any fences along (or near) the right of way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707.445.7205.

It is important to note that fences constructed outside of the public right of way are still subject to the County's visibility Ordinance (County Code Section 341-1). Fences and gates on private property may need to be setback further to comply with the County Visibility Ordinance.

Gates must be set back sufficiently from the road so that a vehicle can completely pull off the road while opening or closing the gate. In addition, for properties in the State Responsibility Area, conformance with Fire Safe Regulations (County Code Section 3112-13) is also required.

Fences and gates taller than 6 feet may require a building permit. The applicant is advised to consult with the Planning and Building Department – Building Division at 707.445.7245 prior to constructing any fences or gates.

// END //



COUNTY OF HUMBOLDT
Planning and Building Department – Current Planning
3015 H Street, Eureka, CA 95501 ~ PHONE (707) 445-7541
PROJECT TRANSMITTAL

APPLICANT KEY PARCEL 514-015-002-000 Westhaven DATE 9/30/2019 CONTACT Alyssa Suarez APPS# PLN-2019-15832

PROJECT INFORMATION

SUBJECT Royer Design Build - Sutherland House Rebuild CDP

PROJECT TYPE Coastal Development Permit

PROJECT DESCRIPTION A Coastal Development Permit to repair damage to an existing 740 square foot secondary dwelling unit, caused by a fallen redwood tree. The proposed development includes the construction of a new foundation, roof, and demolition of four unpermitted additions to the unit. The parcel is served with onsite septic and community water from the Westhaven Community Services District.

PROJECT LOCATION

The project is located in Humboldt County, in the Westhaven area, on the south side of 8th Avenue, approximately 150 feet east from the intersection of Redwood Avenue and 8th Avenue, on the property known as 760 8th Avenue and 770 8th Avenue.

PRESENT PLAN DESIGNATIONS Rural Village (RV), Density: 3 units per acre, Trinidad Area Plan (TAP), 2017 General Plan, Slope Stability: Low Instability (1).

PRESENT ZONING

Residential Single Family (RS), No Further Subdivision Allowed (X), Manufactured Home (M), Streams and Riparian Corridor Protection (R)

KEY PARCEL NUMBER 514-015-002-000

ADDITIONAL PARCEL #S

514-021-008-000

APPLICANT INFORMATION

Name Royer Design Build
Address 1 Timothy Royer
Address 2 8263 West End Rd
City Arcata State CA Zip 95521
Phone (707)826-1965 E-Mail
royerdesignbuild@gmail.com

OWNER INFORMATION

Name Montoya Diane S
Address 1
Address 2 760 8th Ave
City Trinidad State CA Zip 95570
Phone E-Mail

AGENT INFORMATION

Name
Address 1
Address 2
City State Zip
Phone E-Mail

ADDITIONAL PROJECT INFORMATION

ADDITIONAL OWNERS

Montoya Diane S

DECISION MAKER

ENVIRONMENTAL REVIEW REQUIRED?

MAJOR ISSUES

STATE APPEAL STATUS

PRELIMINARY CEQA FINDINGS Qualifies for Exemption

CEQA EXEMPTION SECTION

EXEMPTION DESCRIPTION

15303-New Construction/Conve

15302-Replacement or Reconsti

1) show stream + set back

2) identify class of stream

3) plans show demo of 3 units description states 4 units to be demo

Planning Referral

PLN-2019-15832

10/14/19

db

- Project is located within 20' of an actively running stream (other wet area). Humboldt County GIS does not show a SMA or identify a stream in this location. Submit a site specific biological report prepared consistent with the regulations outlined in the Land Use and Development Division 1, Planning Zoning Regulations, Chapter 6- General Provisions and Exceptions Section 314-61.1; Streamside Management Area Ordinance. The written report shall be prepared by a qualified biologist.
- revise and resubmit plot plan showing the stream and setbacks to the project
- plans show demo of 3 units, project description states 4 units to be demo. Please revise and resubmit

Suarez, Alyssa

CDFW comments 10/31/19 - Post Site Visit

From: Olson, Jennifer@Wildlife <Jennifer.Olson@wildlife.ca.gov>
Sent: Thursday, October 31, 2019 12:57 PM
To: Suarez, Alyssa
Subject: RE: Royer Design Build/ Sutherland CDP - Site Visit

Hi Alyssa, that looks good. If the county has the ability to condition the permit to have monitoring and success criteria for replanting, that would help ensure that the revegetation is completed and successful. For example, the county could require xx (estimate areas of former pond and stream bank) square feet of native plant revegetation on standard spacing (3 foot spacing for forbs/shrubs, 6 foot spacing for trees) and a success criteria of 75% survival over 3 years. Let me know if that works or if you have any questions.

Best,
Jen

From: Suarez, Alyssa <asuarez@co.humboldt.ca.us>
Sent: Thursday, October 31, 2019 11:50 AM
To: Olson, Jennifer@Wildlife <Jennifer.Olson@wildlife.ca.gov>
Subject: RE: Royer Design Build/ Sutherland CDP - Site Visit

Hi Jen,

Tim Royer sent over the revisions to the site plan. Can you please review and let me know if any revisions are needed.

Thank you,

Alyssa



Alyssa Suárez
Planner
Planning and Building Department
3015 H Street Eureka, CA 95501
Phone: 707-268-3703
Email: asuarez@co.humboldt.ca.us

From: Olson, Jennifer@Wildlife <Jennifer.Olson@wildlife.ca.gov>
Sent: Tuesday, October 29, 2019 4:41 PM
To: Suarez, Alyssa <asuarez@co.humboldt.ca.us>
Subject: RE: Royer Design Build/ Sutherland CDP - Site Visit

Hi Alyssa,

Here's a brief summary of my comments/observations from the site visit today:
I recommend that the county require, as a condition of approval, that the project implement restoration actions adjacent to the demolition site.

There is ample opportunity for both removal of debris from in and adjacent to the small stream onsite, and removal of invasive species (bamboo, crocosmia, fuschia) within the streamside management area. I recommend removal of all concrete debris and any plastic or metal pipe or debris that can be located along the bank in the area we viewed today. I recommend that the small area of bamboo be removed as soon as feasible to prevent spreading. The project proponent should propose areas for revegetation with native species (the former pond area that contains concrete debris to be removed might be a good candidate area) and include these areas in a revised site plan.

Let me know if you have any questions or need additional information from me.

Best,
Jen

Jennifer Olson
Environmental Scientist – Coastal Conservation Planning
California Department of Fish and Wildlife
619 2nd Street
Eureka, CA 95501
(707) 445-5387
jennifer.olson@wildlife.ca.gov

From: Suarez, Alyssa <asuarez@co.humboldt.ca.us>
Sent: Friday, October 25, 2019 10:20 AM
To: Olson, Jennifer@Wildlife <Jennifer.Olson@wildlife.ca.gov>
Cc: Tim Royer <royerdesignbuild@gmail.com>; Diane Sutherland <digsrocks@icloud.com>
Subject: RE: Royer Design Build/ Sutherland CDP - Site Visit

Great. Tim, Diane, and Jen—I look forward to seeing you all on Tuesday at 9 am for a site visit.

Please let me know if there are any questions before we meet. I will bring site plans.

Thank you,



Alyssa Suárez
Planner
Planning and Building Department
3015 H Street Eureka, CA 95501
Phone: 707-268-3703
Email: asuarez@co.humboldt.ca.us

From: Olson, Jennifer@Wildlife <Jennifer.Olson@wildlife.ca.gov>
Sent: Friday, October 25, 2019 10:16 AM
To: Suarez, Alyssa <asuarez@co.humboldt.ca.us>
Cc: Tim Royer <royerdesignbuild@gmail.com>; Diane Sutherland <digsrocks@icloud.com>
Subject: RE: Royer Design Build/ Sutherland CDP - Site Visit

Hi Alyssa, works for me, I'll put it on my calendar.

Best,
Jen