

SUPPLEMENTAL INFORMATION

No. 1

For Zoning Administrator Agenda of:
May 7, 2020

Re:	Applicant:	Johnston Construction
	Case Number:	PLN-2019-16087
	APN:	305-111-005

Subsequent to the Zoning Administrator hearing on April 30, 2020, the following supplemental information was prepared to (1) address related policies within the Humboldt Bay Area Plan, and (2) provide additional details related to the existing and proposed development on the parcel. Changes to the staff report are underlined.

1. Attachment 1: Revised Conditions of Approval
2. Attachment 2: Additional findings addressing Sections 3.30 Resource Protection and 3.40 Visual Resource Protection in the Humboldt Bay Area Plan
3. Attachment 3: Revised Site plan
4. Attachment 4: Supplemental figures detailing the 2-acre building curtilage, primary and accessory structures, floor plans and elevations of proposed residence.
 - a. Figure 1. Aerial imagery of proposed development in relation to entire parcel.
 - b. Figure 2. Aerial imagery of proposed development and existing development within a 2-acre building curtilage.
 - c. Figure 3. Elevations of the proposed residence, detailing the 25-foot height of the residence.
 - d. Figure 4. First floor plan of the proposed residence.
 - e. Figure 5. Second floor plan of the proposed residence.

ATTACHMENT 1
REVISED RECOMMENDED CONDITIONS OF APPROVAL

Approval of the Coastal Development Permit and Conditional Use Permit is conditioned on the following terms and requirements which must be satisfied before a building permit may be issued or use initiated.

1. The applicant is responsible for meeting the project requirements detailed in the Public Works Memo date March 6, 2020.
2. All proposed work shall be constructed within the 2-acre building site to ensure residential development is subordinate of agricultural activities on the parcel.
3. A Notice of Restriction for the Second Agricultural Unit shall be recorded on forms provided by the Planning Department, subject to applicable notary and recording fees. The purpose of the Notice of Restriction to ensure the authorized farmhouse be occupied by the farm owner(s) or farm operator(s) of the agricultural operations on the subject property and be incidental to the primary farming use of the subject property.
- 4.

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

1. The project shall be conducted in accordance with the project description and approved project site plan submitted by the applicant on February 24, 2020.

Informational Notes:

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

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

The applicant is responsible for ensuring compliance with this condition.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.

3. 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. New development to require permit. Any new development as defined by Section 313-139.6 of the Humboldt County Code, shall require a Coastal Development Permit or permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations. New development must be reviewed to ensure consistency with incidental accessory uses to the primary agriculture use on the parcel.

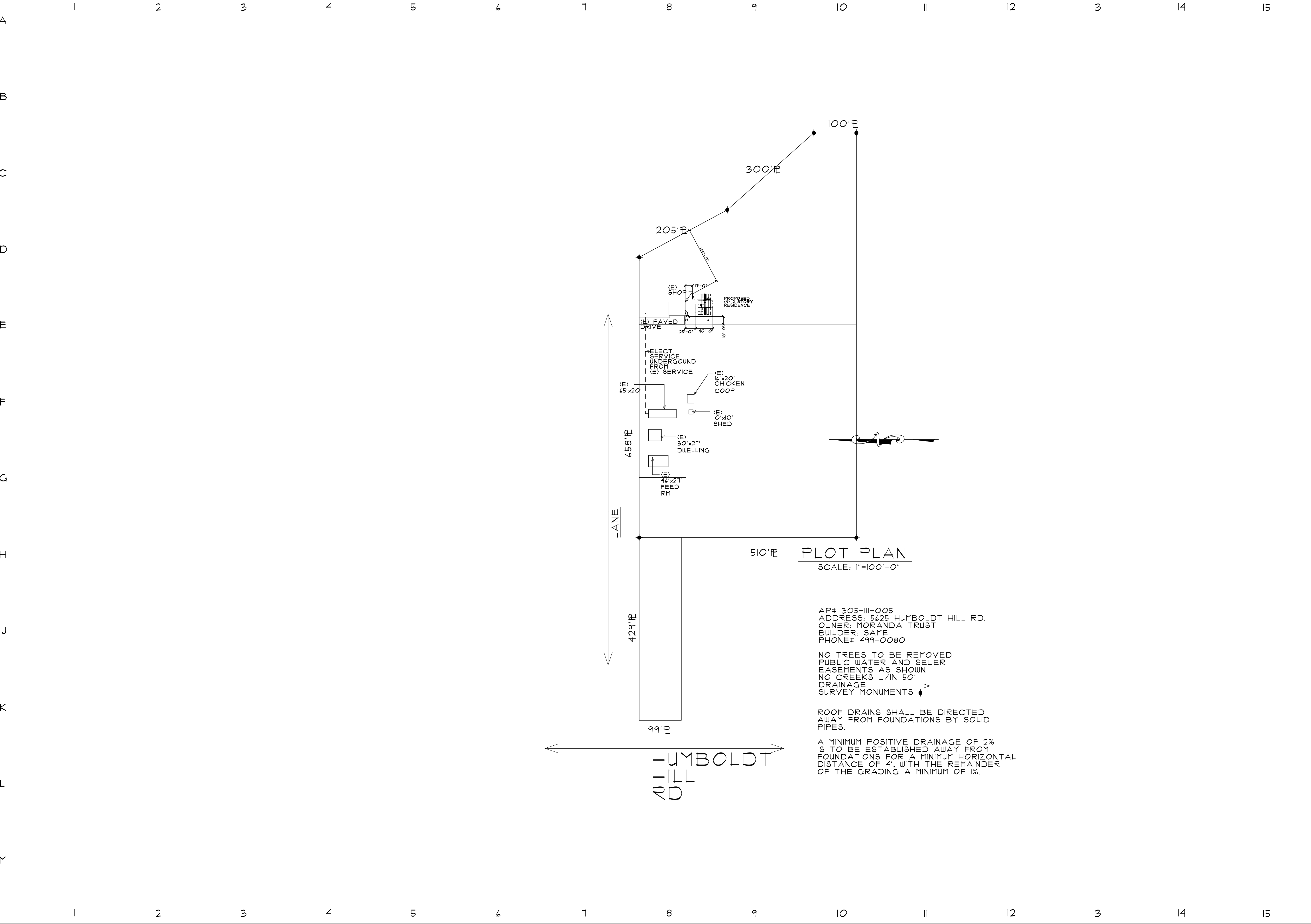
ATTACHMENT 2

ADDITIONAL FINDINGS

Resource Protection §3.30 (HBAP)	Protect designated sensitive and critical resource habitats.	<u>According to the California Natural Diversity Database, there are numerous sensitive species that are associated with the Elk River, which lies over 200 feet directly east of the project site. The majority of species identified by the CNDDDB include aquatic dependent, freshwater species such as coho salmon (<i>Oncorhynchus kisutch</i> pop. 2) and coast cutthroat trout (<i>Oncorhynchus clarkii clarkii</i>). Due to the wide buffer from the Elk River, no threats to the species identified by the CNDDDB are anticipated as a result of this project. The project was referred to both the California Department of Fish and Wildlife and California Coastal Commission. Neither agency responded with comments to the project.</u>
Visual Resource Protection §3.40 (HBAP)	<u>3.40 (b) Development Policies:</u> <u>1. Physical Scale and Visual Compatibility</u>	<u>The parcel is located adjacent to existing residentially developed manufactured home parks, and the project will occur adjacent to the existing garage on the parcel. The design of the home will be compatible with the styles and visible material as exists in the surrounding area.</u>
	<u>2. Protection of Natural Landforms and Features</u>	<u>There will be no alterations of natural landforms, including natural contours, visible hilltops, or coastal bluffs. The project site is essentially flat lying, and grading is not required for this project.</u>
	<u>3. Coastal Scenic Area</u>	<u>The subject parcel is not located within a mapped coastal scenic area as designated by the HBAP.</u>
	<u>4. Coastal View Area</u>	<u>The subject parcel is not located within a mapped, designated coastal view area. Nor is it anticipated to impact the viewshed of the Elk River. The standards in the HBAP emphasize protecting coastal scenic areas specifically near the Indianola area. Additional coastal view standards apply to commercial or industrial uses, which is not proposed on this project.</u>

	<u>5. Highway 101 Corridor</u>	<u>The parcel is on the eastside of Highway 101 and is accessed via a long, narrow driveway off of Humboldt Hill Road that cannot be seen from Highway 101. There is commercial development between Highway 101 and the project site that obscures the residential development on the parcel. Thus, it is not anticipated to impact the Highway 101 corridor.</u>
	<u>6. New Off-Site Signs</u>	<u>No off-site signs are proposed.</u>
	<u>7. Public Lands Resource Buffer</u>	<u>The subject parcel is not located on or near designated public lands. Therefore, no impacts to public lands are anticipated as a result of this project.</u>
	<u>8. Natural Features</u>	<u>Significant natural features in the HBAP include the Bottomlands along South Bay. This project is located approximately 0.5 miles from the Humboldt Bay, and is not anticipated to impact natural features. Minimal grading may be required to facilitate development, but natural features will not be impacted as the proposed location is flat grassland.</u>

ATTACHEMENT 3
REVISED SITE PLAN



AP# 305-III-005
ADDRESS: 5625 HUMBOLDT HILL RD.
OWNER: MORANDA TRUST
BUILDER: SAME
PHONE# 499-0080

NO TREES TO BE REMOVED
PUBLIC WATER AND SEWER
EASEMENTS AS SHOWN
NO CREEKS W/IN 50'
DRAINAGE
SURVEY MONUMENTS

ROOF DRAINS SHALL BE DIRECTED
AWAY FROM FOUNDATIONS BY SOLID
PIPES.

A MINIMUM POSITIVE DRAINAGE OF 2%
IS TO BE ESTABLISHED AWAY FROM
FOUNDATIONS FOR A MINIMUM HORIZONTAL
DISTANCE OF 4', WITH THE REMAINDER
OF THE GRADING A MINIMUM OF 1%.

DESIGN DRAFTING
Drafting Service

2803 E ST. EUREKA, CALIFORNIA (707)443-9689

Project # 02-20
Date 5/1/2020
Drawn By JMA
Checked by JMA
Revised

Sheet No.




of Sheets

OWNER: TJARNSTROM
BUILDER: PETE JOHNSTON
AP# ADDRESS: 5625 HUMBOLDT HILL RD.
PHONE No. 499.0080

ATTACHMENT 4
SUPPLEMENTAL FIGURES



Site Plan
Applicant: Tjarnstrom, Bruce & Frances
Owner: Moranda, Larry & Judith Tr

 Driveway  APNs
 County roads

0 75 150 300 Feet





Structure		Size (Square Feet)	Area (Acres)
A	(E) Livestock Feed Room*	1,242	0.029
B	(E) Single Family Dwelling**	810	0.019
C	(E) Tractor Shed*	1,300	0.03
D	(E) Shed*	100	0.002
E	(E) Chicken Coop*	320	0.007
F	(E) Garage**	1,152	0.026
G	(P) Proposed Residence**	3,000	0.07
H	(E) Vegetable Garden*	13,068	0.3

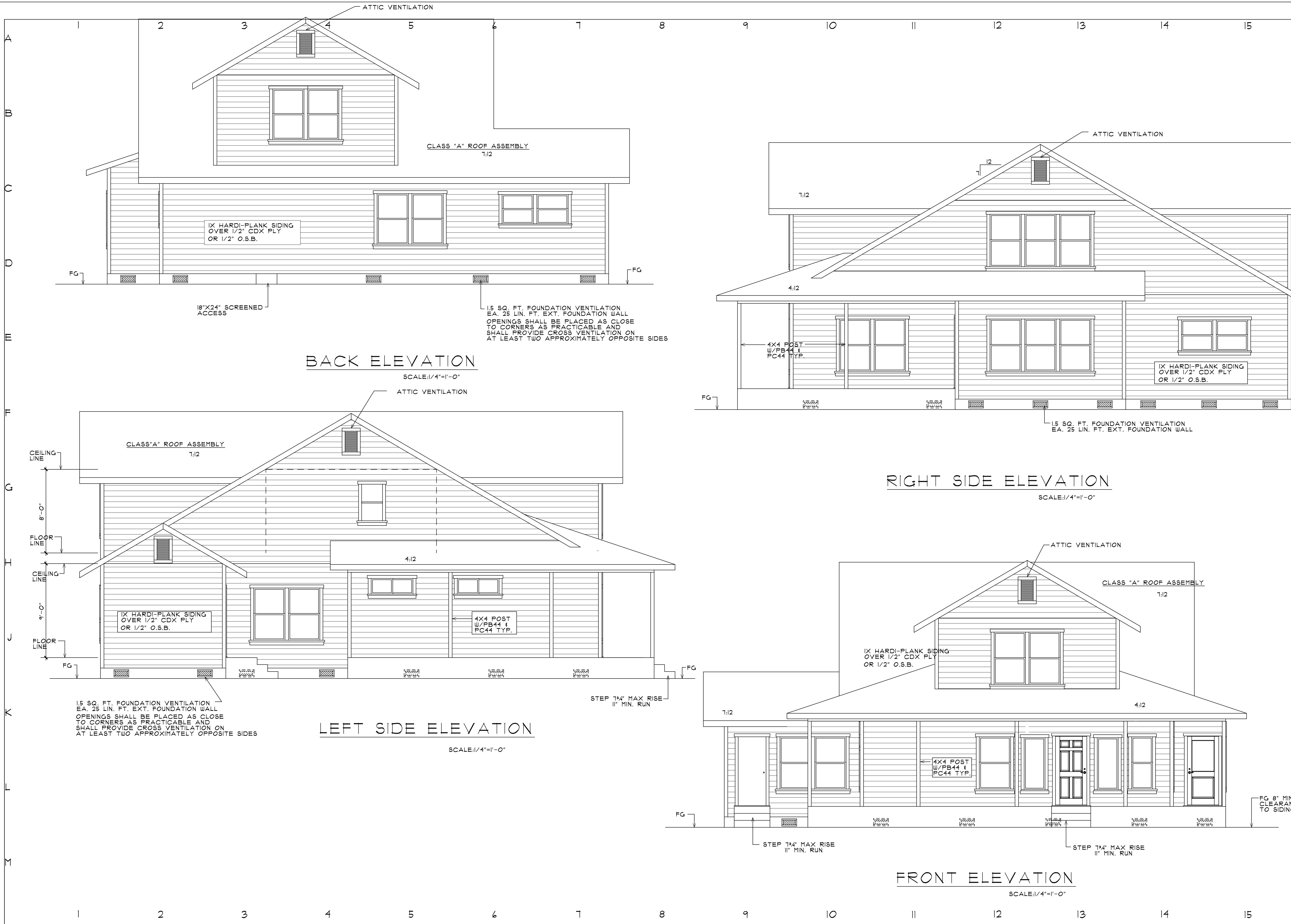
Total Ground Coverage = Approximately 0.50 acres

*Principally permitted structures under general agriculture

**Subordinate structures to agricultural operation

— 2-acre building curtilage

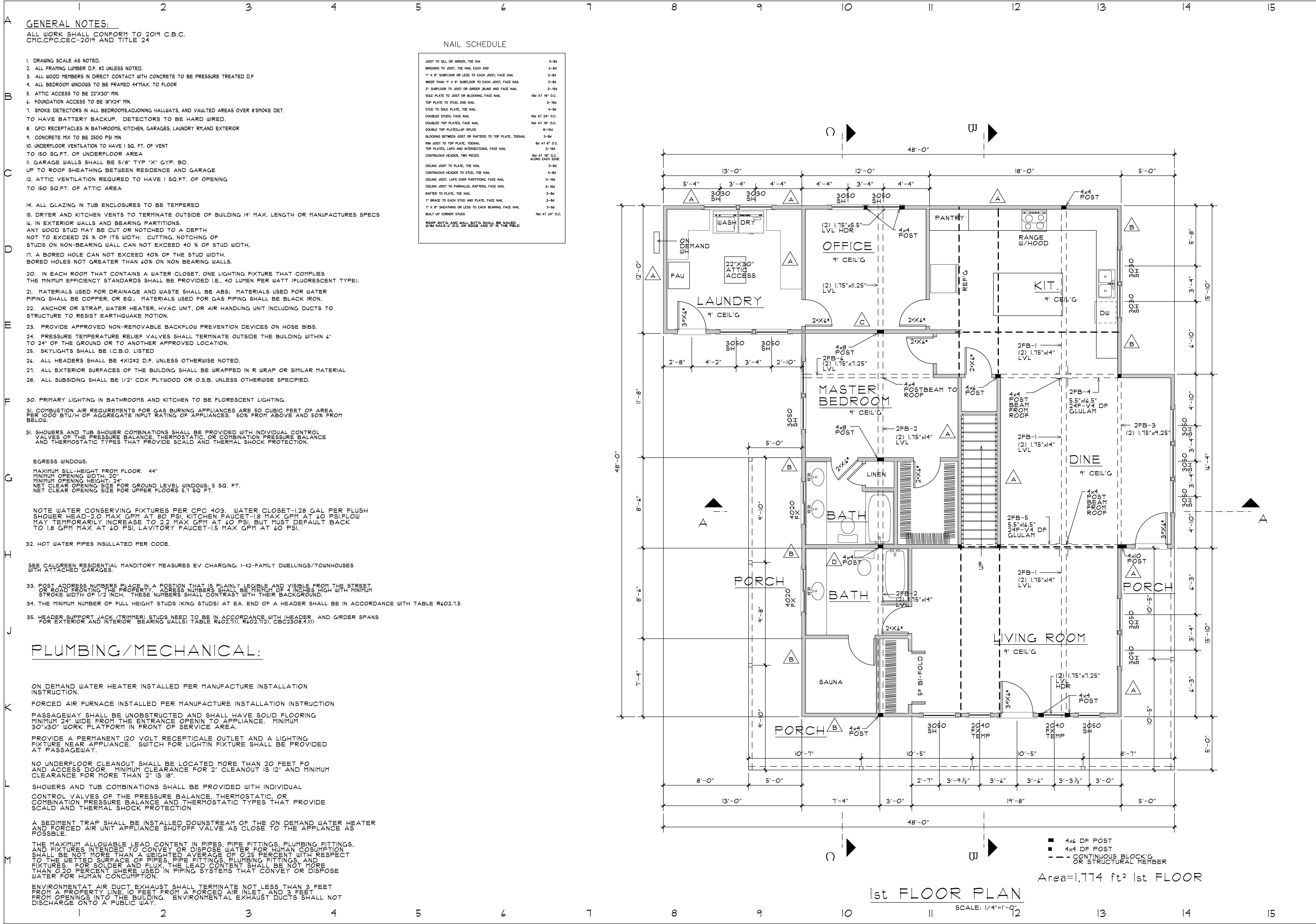
5621 Humboldt Hill Rd



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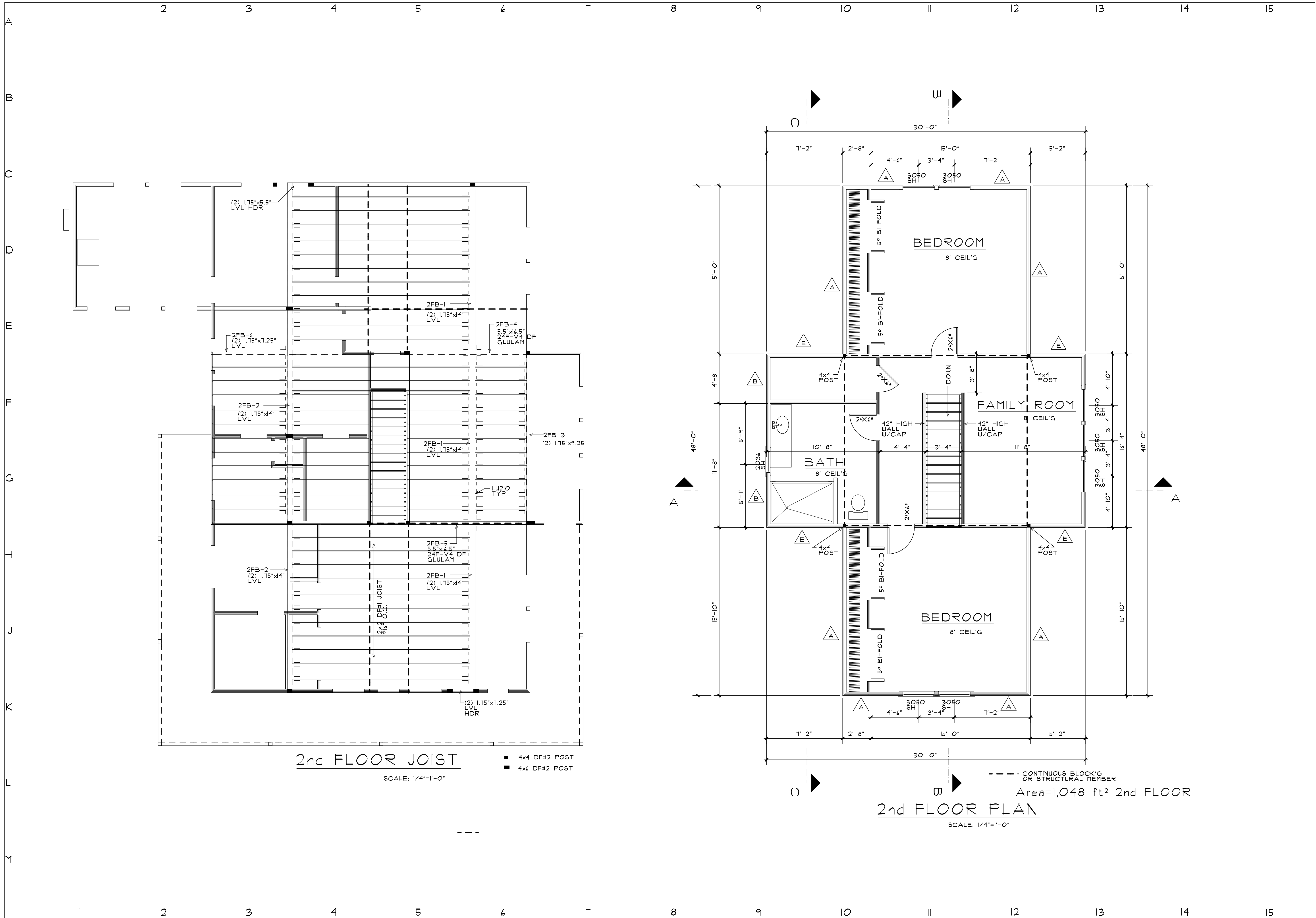
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