



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

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Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: August 13, 2020

To: Humboldt County Zoning Administrator

From: John H. Ford, Director of Planning and Building Department

Subject: **Jones Coastal Development Permit**
Case Number PLN-2020-16170
Assessor Parcel Number: 400-011-053
1965 Locke Street, Manila area

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Please contact Alyssa Suarez, Planner, at (707) 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
	Coastal Development Permit	Alyssa Suarez

Project Description: A Coastal Development Permit to facilitate the reconstruction of a 1,408 square foot single-family residence due to hazardous building conditions (Humboldt County Code Section 351-3(c)). The project includes the reconstruction of a three-bedroom, one bath residence that will be built entirely within the existing footprint of the current residence. Demolition of the former structure was authorized pursuant to Section 30611 of the California Coastal Act. The subject parcel was previously developed with a legal, nonconforming residence and detached garage/shed. One non-native walnut tree (10" DBH) will be removed, and minimal grading is required to facilitate construction. The parcel is served water and sewer services by the Manila Community Services District. Utilities are provided by PG&E. This project is funded by the HOME Owner Occupied Rehabilitation Program. The project was found exempt from environmental review pursuant to Section 15302 (Replacement or reconstruction) and 15303 (New Construction or Conversion of Small Structures) of the CEQA guidelines.

Project Location: This project is located in the Manila area, on the west side of Locke Street, approximately 600 feet north from the intersection of Locke Street and Lupin Avenue, on the property known as 1965 Locke Street.

Present Plan Land Use Designations: Residential Low Density: 3 to 7 units (RL), Density: 3 to 7 units per acre, Humboldt Bay Area Plan (HBAP), 2017 General Plan, Slope Stability: Relatively Stable (0).

Present Zoning: Residential Single Family: 5,000 square feet minimum, Manufactured Home, Archaeological Resource Area Outside Shelter Cove, Beach and Dune Areas (RS-5-M/A,B)

Case Number: PLN-2020-16170

Assessor's Parcel Number: 400-011-053

Applicant

Marvin and Shirley Jones
1965 Locke Street
Arcata, CA 95521

Owner

Same as applicant

Agent

None

Environmental Review: Project is categorically exempt from environmental review per Section 15302 – Replacement or Reconstruction and 15303(a) - New Construction or Conversion of Small Structures of the CEQA Guidelines.

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

Major Issues: None

JONES COASTAL DEVELOPMENT PERMIT

Case Number: PLN-2020-16170

Assessor Parcel Number: 400-011-053

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 applications as a part of the consent agenda:

Find the proposed project consistent with Sections 15302 and 15303 (Categorical Exemption) of the CEQA Guidelines and make all of the required findings for approval of the Coastal Development Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the Jones Coastal Development Permit subject to the recommended conditions.

Executive Summary: A Coastal Development Permit to facilitate the reconstruction of a single-family residence due to hazardous building conditions (Humboldt County Code Section 351-3(c)). The project includes the reconstruction of a three-bedroom, one bath residence that will be built entirely within the existing footprint of the current residence. The structure is a like-for-like replacement. Demolition of the structure has been authorized pursuant to Section 30611 of the California Coastal Act. The subject parcel was previously developed with a legal, nonconforming residence and detached garage/shed. The structures were removed in early spring 2020. One non-native walnut tree (10" DBH), and minimal grading is required to facilitate construction. The parcel is served water and sewer services by the Manila Community Services District. Utilities are provided by PG&E.

The 0.17-acre parcel is located in the Manila area, on the west side of Locke Street, approximately 600 feet north from the intersection of Locke Street and Lupin Avenue, on the property known as 1965 Locke Street. The parcel is zoned Residential Single Family (RS), and the proposed residence is a principally permitted use. The parcel has an Archaeological Resource Area Outside of Shelter Cove (A) Combing Zone and is not located in an area of known cultural resources. The parcel also has a Beach and Dune Areas (B) Combing Zone, as it is located adjacent to the Manila Dunes. The project site is located near seasonally flooded wetlands and approximately 200 feet from dune habitat. Adjacent parcels are host to residential development and share similar zoning classifications and lot size. The parcel is located within the Appeals Jurisdiction of the California Coastal Commission and therefore requires a public hearing.

The former residence on the parcel was subject to Health and Safety Code violations (CE19-0127) and required removal due to the hazardous living conditions. A building permit was issued for the demolition of the existing residence on March 5, 2020 (BLD-2020-51264). The residence will be constructed over the existing footprint of the previous residence and is anticipated to improve the overall aesthetic of the neighborhood, and increase the health and safety of the current homeowners. The project is funded by the HOME Owner Occupied Rehabilitation Program. Under the HOME Program, the homeowner must be low-income and occupy the property as a principal residence. Additionally, the value of the HOME-assisted property after rehabilitation must not exceed 95 percent of the median purchase price for the area. The applicant has met all these requirements.

The project is consistent with the Humboldt Bay Area Plan (HBAP) for the following reasons: 1) the proposed residence is allowed in the Residential Low Density (RL) land use designation and is a

principally permitted use in the Residential Single Family (RS-5) Zone; 2) the proposed development complies with applicable development standards of the zone, 3) All referral agencies have recommended approval of the project, and 4) There is no evidence that the proposed development will negatively impact the environment. The Department believes that the project may be found Categorically Exempt from environmental review pursuant to 15302 – Replacement or Reconstruction and 15303(a) - New Construction or Conversion of Small Structures of the CEQA Guidelines, because the project is for the reconstruction of a single-family residence in a residential zone that will serve the same purpose and be located over the same footprint of the existing residence.

Staff Recommendations: 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.

Alternatives: Several alternatives may be considered: 1) The Zoning Administrator could elect to add, modify, or delete conditions of approval; or 2) The Zoning Administrator could elect not to approve the project. This alternative should be implemented if the Zoning Administrator is unable to make all of the required findings. Planning Division staff is confident that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT**

Resolution Number 20-

**Case Number PLN-2020-16170
Assessor's Parcel Number 400-011-053**

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

WHEREAS, Marvin Jones, submitted an application and evidence in support of approving a Coastal Development Permit; and

WHEREAS, the County Planning and Building Department 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, pursuant to Sections 15302 and 15303, Humboldt County Planning and Building Department, makes a CEQA determination that the project is Categorically Exempt; 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 No. PLN-2020-16170); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Zoning Administrator on August 13, 2020.

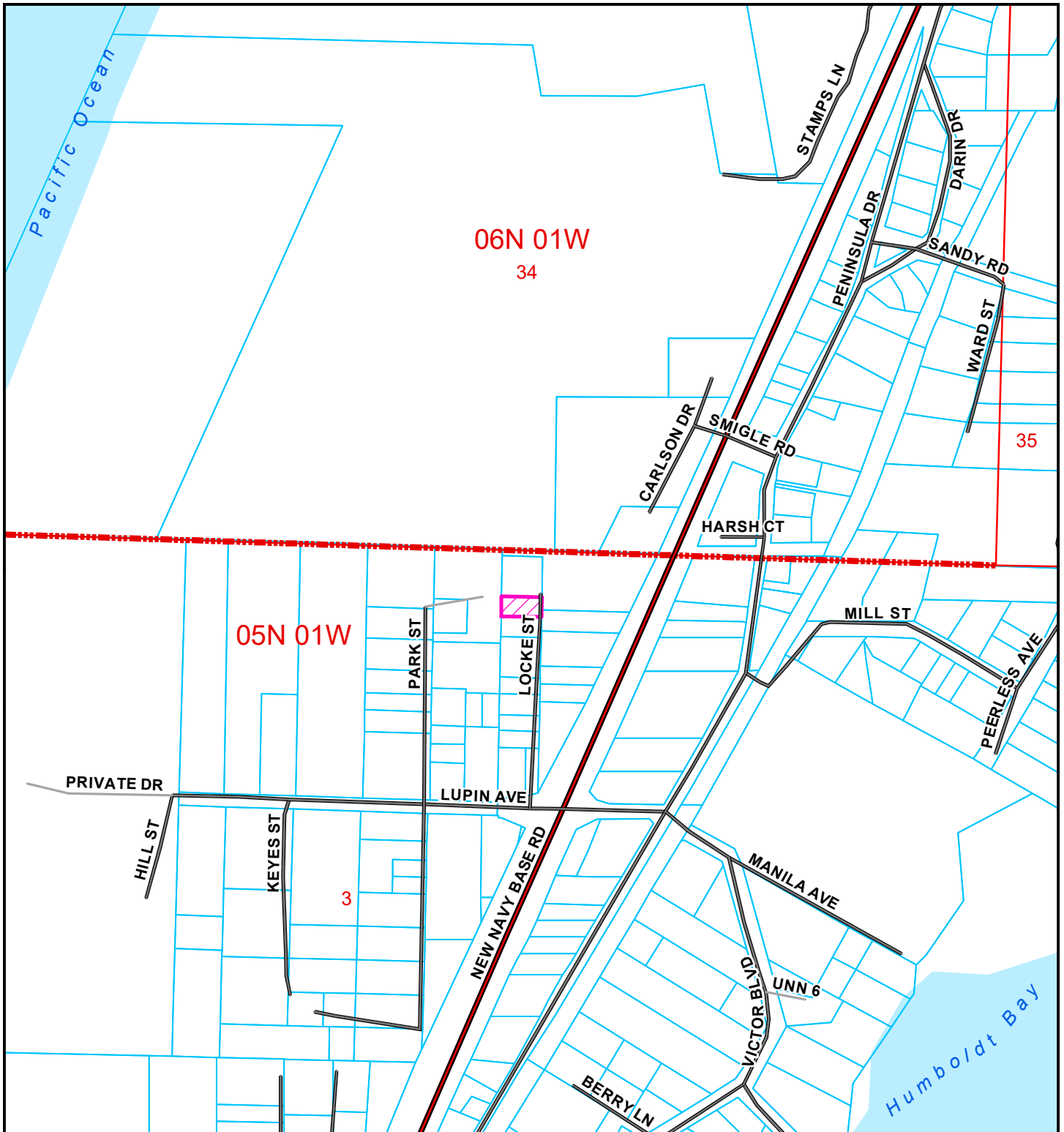
NOW, THEREFORE, be it resolved, determined, and ordered by the Zoning Administrator that:

1. The proposed project was determined pursuant to Sections 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines to be Categorically Exempt; and
2. The findings in Attachment 2 of the Planning Division staff report support approval of Case Number PLN-2020-16170 based on the submitted evidence; and
3. Approves the Coastal Development Permit, Case Number PLN-2020-16170 as recommended and conditioned in Attachment 1.

Adopted after review and consideration of all the evidence on August 13, 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 Ford, Zoning Administrator



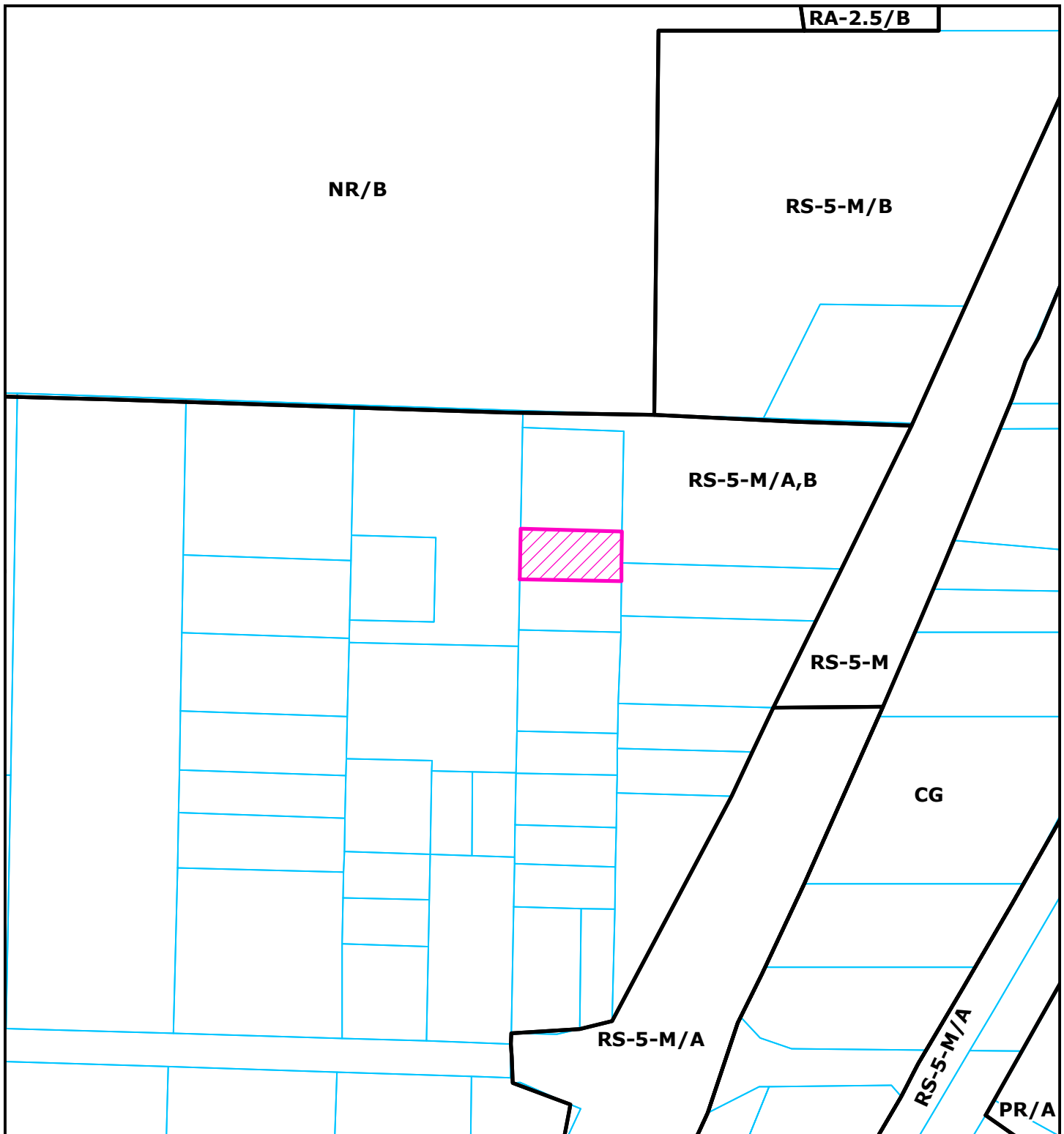
LOCATION MAP

PROPOSED JONES
COASTAL DEVELOPMENT PERMIT
ARCATA AREA
PLN-2020-16170
APN: 400-011-053
T05N R01W S03 HB&M (Eureka)

Project Area = 

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

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Feet




ZONING MAP

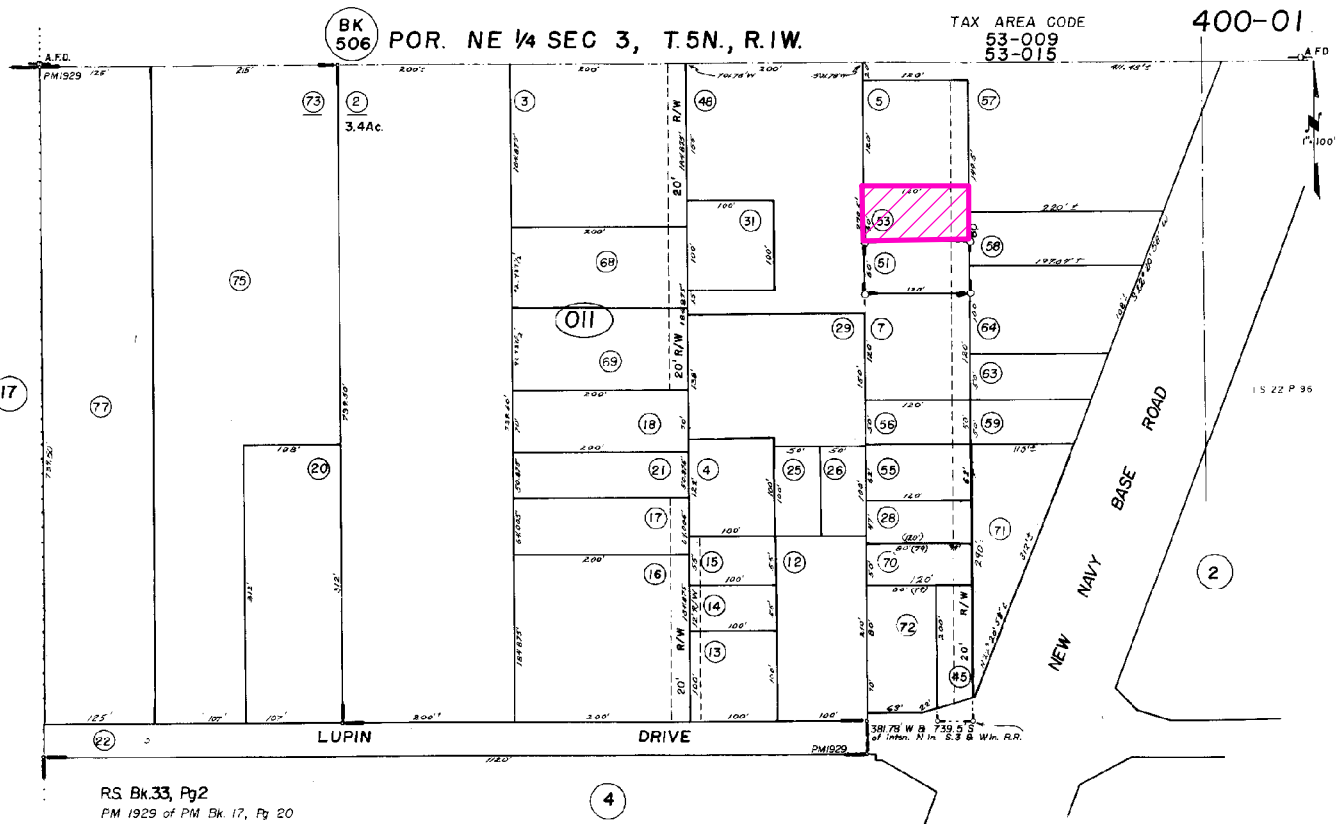
**PROPOSED JONES
COASTAL DEVELOPMENT PERMIT
ARCATA AREA
PLN-2020-16170
APN: 400-011-053
T05N R01W S03 HB&M (Eureka)**

Project Area = 

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



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ASSESSOR PARCEL MAP

PROPOSED JONES

COASTAL DEVELOPMENT PERMIT

ARCATA AREA

PLN-2020-16170

APN: 400-011-053

T05N R01W S03 HB&M (Eureka)

Project Area = 

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MAP NOT TO SCALE




AERIAL MAP

**PROPOSED JONES
COASTAL DEVELOPMENT PERMIT
ARCATA AREA
PLN-2020-16170
APN: 400-011-053
T05N R01W S03 HB&M (Eureka)**

Project Area = 

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



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 Feet




TOPO MAP

PROPOSED JONES
 COASTAL DEVELOPMENT PERMIT
 ARCATA AREA
 PLN-2020-16170
 APN: 400-011-053
 T05N R01W S03 HB&M (Eureka)

Project Area = 

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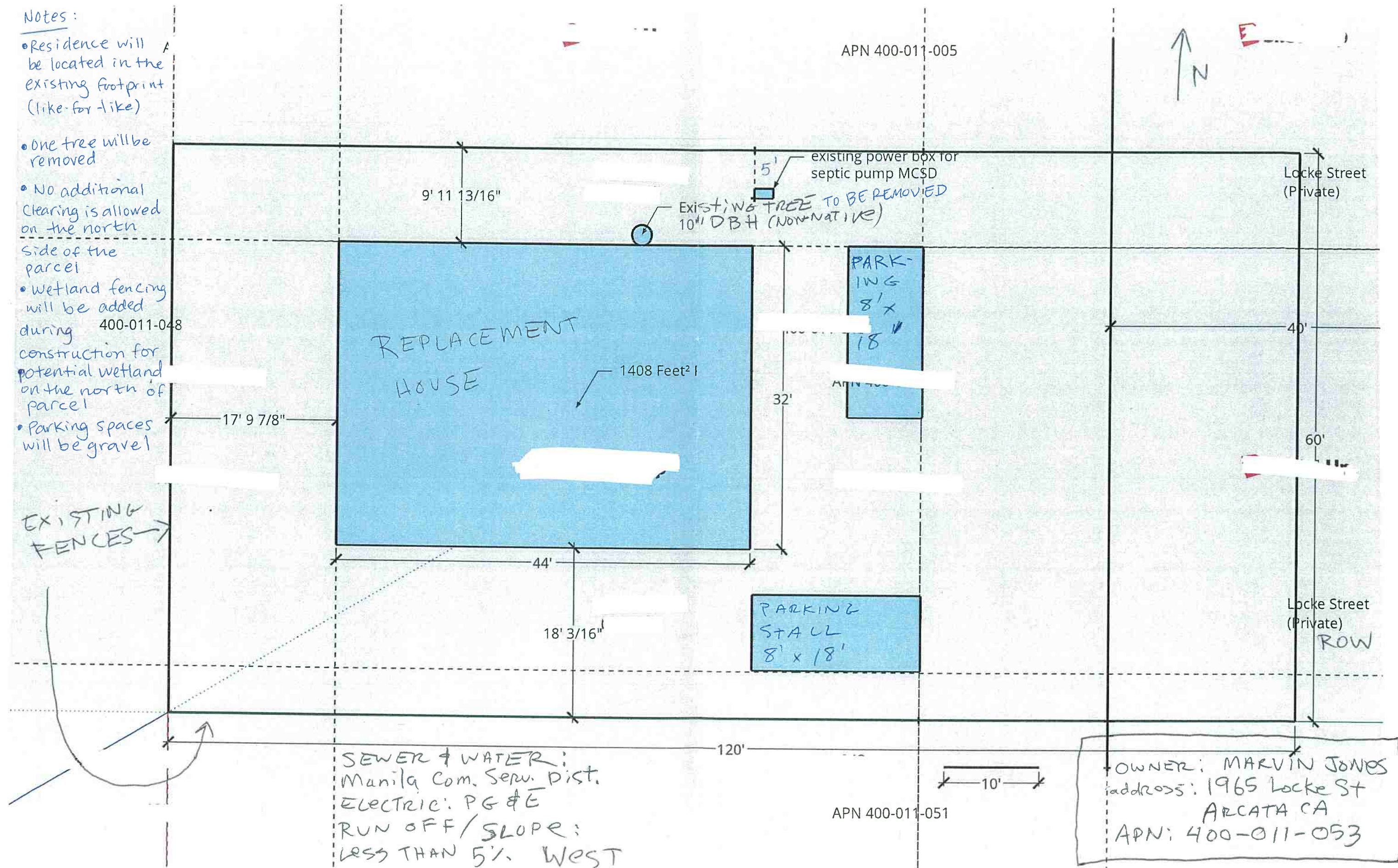


0 50 100 150 200
 Feet

Notes:

- Residence will be located in the existing footprint (like-for-like)
- One tree will be removed
- No additional clearing is allowed on the north side of the parcel
- Wetland fencing will be added during construction for potential wetland on the north of parcel
- Parking spaces will be gravel

EXISTING FENCES →



ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

Approval of the Coastal Development Permit is conditioned upon the following terms and requirements which must be fulfilled before final issuance of a Building Permit.

1. Due to the proximity of potential wetlands to the north of the parcel, the applicant shall employ appropriate mitigation measures to prevent trampling or disturbance of any kind. This shall include fencing at the edge of the existing disturbed area on the north side of the parcel to prevent incursion by equipment or removal of native vegetation while construction occurs. Construction fencing shall be easily identifiable and shall not be detrimental to the site.
2. The applicant shall incorporate Best Management Practices (BMPs) for erosion and sediment control as set forth in the County's Grading Ordinance (HCC Section 331-12.H.6(c)), including the following measures:
 - a. Use dust control techniques when excavating to minimize dust (and wind blown sand) problems on adjacent parcels;
 - b. Reseed disturbed areas prior to winter rain; and
 - c. Take all precautions necessary to avoid the encroachment of dirt or debris on adjacent properties. This may require the application of gravel or other acceptable surface treatment to construction access and turnaround areas to the satisfaction of the Building Official.

Ongoing Requirements/Development Restrictions which Govern the Life of the Project:

1. The project shall be conducted in accordance with the project description and approved project site plan.
2. All new outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
3. New utilities shall be installed underground, when feasible.

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 Tribal Historic Preservation Officers at the Bear River Band of the Rohnerville Rancheria, Blue lake Rancheria, and Wiyot Tribe 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 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. The Coastal Development 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. Any and all outstanding Planning fees to cover processing of the project 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 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:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint 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.
4. 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) will not 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 Humboldt Bay Area Plan (HBAP)

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Residential Low Density (RL) §4.10B (HBAP)	The purpose is to allow the development of homeowner residential uses making conservative use of urban land where adequate services are available.	The project is for the reconstruction of a single-family residence over the footprint of the previously existing residence. The project is consistent with the RL land use.
Hazards §3.17 (HBAP)	New development shall minimize risks to life and property and assure stability and structural integrity of the natural landforms found on-site.	<p>The project site is not located within a mapped flood hazard area. However, it is located within a mapped tsunami-evacuation area. The town of Manila has a tsunami-ready evacuation plan, and with proper adherence to the localized plan, threats to tsunami hazards are not anticipated to be increased by the proposed development.</p> <p>The parcel has a geologic rating of relatively stable (0), with slopes less than 5%.</p> <p>The parcel is not within a designated fire hazard severity area. The parcel is within the Arcata Fire Protection District response area for structural fires and emergencies. The project is not anticipated to increase risks to hazards, and will be built over the footprint of the original home, which will not require alteration of any natural landforms.</p>
§3.18 Archaeological and Paleontological Resources	Protect cultural, archeological and paleontological resources.	The project was referred to the NWIC, Wiyot Tribe, Blue Lake Rancheria, and Bear River Band. According to the Blue Lake Rancheria, there are no known cultural sites associated with the parcel. As a precaution, the project has been conditioned with the inadvertent discovery protocol.

<p>Resource Protection §3.30 (HBAP)</p> <p>3.30(a) (30233) Development permitted in wetlands</p>	<p>Protect designated sensitive and critical resource habitats.</p> <p>Incidental public services allowed when there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects.</p>	<p>According to the California Natural Diversity Database, there are several species within habitat range of the subject parcel. However, given the historical disturbance and residential development on the parcel (residential development first assessed in 1961), the parcel is highly unlikely to be host to any critical resource habitat.</p> <p>Using the National Wetlands Inventory data, there are mapped wetlands on the north side of the subject parcel. According to the Resource Protection maps in the Humboldt Bay Area Plan, the parcel is not located in a designated wetland or farmed wetland area. The residence will be built entirely within the footprint of the recently demolished residence. The development will not be located any closer to the mapped wetlands than the former residence. In order to ensure no degradation occurs while in construction, the project has been conditioned to require construction fencing along the vegetation line of the potential wetland area to prevent trampling or disturbance of any kind. The residence will be built in the least environmentally damaging location on the parcel.</p>
<p>Visual Resource §3.40 (HBAP)</p>	<p>Protect and conserve scenic and visual qualities of coastal areas.</p>	<p>The subject parcel is not located within a designated Coastal View or Scenic Area, as designated by the Humboldt Bay Area Plan. Additionally, the residence will be located over the footprint of the former residence on the parcel, with the same height, and no alterations in landforms will occur. No impacts to coastal scenic areas are anticipated as a result of this project.</p>

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 Coastal Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence that Supports the Zoning Finding
§312-1.1.2 Legal Lot Requirement	Development permits shall only be issued for a lot that was created in compliance with all applicable state and local subdivision regulations.	The subject parcel has been determined to be one legal parcel. Evidence that the parcel existed in its present-day configuration prior to 1964 subdivision regulations coming into effect described in grant deed dated April 22, 1958 recorded in Vol 491 of Official Records, page 333.
§ 313-6.1 Residential Single Family (RS-5)	Single-family homes are the principally permitted use.	The proposed project is for the reconstruction of a single-family residence within the footprint of the former residence. The proposed residence is in conformance with the RS Zone.
Minimum Lot Size	5,000 square feet	0.17 acres (7,405 square feet)
Minimum lot Width	50 feet	Approximately 60 feet
Maximum Lot Depth	3 x lot width = 180 feet	±120 feet (legal nonconforming)
Maximum Density	One dwelling unit per lawfully created lot	One (1) dwelling unit is proposed within the footprint of the former residence.
Minimum Yard Setbacks:	Front: 20 feet Rear: 10 feet Sides: 5 feet	Front: 20 feet Rear: 12.6 feet Sides: 5 feet (north); 18 feet (south) Note: there is an existing legal nonconforming dilapidated chicken coop on the south side of the property that does not meet side setbacks.
Maximum Ground Coverage	Thirty-five Percent (35%)	±20%
Maximum Structure Height	35 feet	The height of the proposed residence is 15 feet.
§313-109.1 Off-street Parking	Two (2) off-street parking spaces are required.	The parcel is considered legal nonconforming and will not be required to provide additional parking spaces. Two (2) gravel parking spaces have been identified on the site plan outside of the front yard setback.
Combining Zones		

§ 313-16.1 Archaeological Resource Area Outside Shelter Cove (A)	The purpose of these regulations is to provide for reasonable mitigation measures where development would have an adverse impact upon archaeological and paleontological resources.	The project was referred to the NWIC, Bear River Band, Wiyot Tribe, and Blue Lake Rancheria. The THPOs at the above-mentioned Tribal governments have indicated there are no know cultural sites associated with the parcel. As a precaution, the project has been conditioned with the inadvertent discovery protocol as recommended by the THPOs.
§ 313-17.1 Beach and Dune Areas (B)	The purpose of these regulations is to ensure that any development permitted in coastal beach and dune areas, as designated in the Coastal Land Use Plan Resource Protection Maps, will not detract from the area's natural resource value or their potential for providing recreational opportunity.	The property has been developed with a single family residence since 1961 according to the Assessor's records. Over time the land has been highly modified from dune habitat to current day residential uses. The replacement residence will not detract from the area's natural resource value or the potential for providing recreational opportunity. The parcel does not offer recreational values, nor is it zoned for recreational uses.
	The following mitigation shall be required for all new developments within beach and dune areas: 17.1.8.1 Minimize disturbance of vegetated dunes	No disturbance of vegetated dunes is anticipated as a result of this project. The location of the proposed residence is currently vacant due to demolition of the previous structure. The north end of the parcel is vegetated with non-native vegetation, including a large walnut tree that is proposed to be removed but will not impact native dune ecology. All new development will be located entirely within the exiting footprint of the previous residence that was removed in spring 2020.
	17.1.8.2 Replant vegetation in disturbed habitat areas	The location of the home has been greatly modified over time, and because the house is a like-for-like replacement, no revegetation is required or proposed.
	17.1.8.3 Provide measures to control wind blown sand	This has been added as a Condition of Approval and is a concurrent requirement with adherence to Best Management Practices (BMPs) for erosion and sediment control as set forth in the County's Grading Ordinance (HCC Section 331-12.H.6(c)), which must be acknowledged as part of construction under a building permit.

	17.1.8.4 If Menzie's wallflowers are adversely impacted, the mitigation shall include protection, and if appropriate, restoration of Menzie's wallflower habitat off of the project site.	17.1.8.4 The site of development is not within a mapped area known to host Menzie's wallflowers. The closest recorded observations and known presence of the species is located in the Lanphere Dunes, approximately 3 miles north of the project site, as identified by the CNDDDB. The site has been highly modified over time. The project was referred to CDFW and the Coastal Commission, and no comments were received with concerns for natural resources, environmentally sensitive habitat (ESHA) or dune habitat.
§ 313-28.1 Manufactured Home (M)	Allows manufactured homes as permitted building types.	The proposed home will be a stick-built residence.

Supplemental Resource Protection Findings

Zoning Section	Summary of Applicable Requirement	Evidence that Supports the Zoning Finding
§312-39.6.1 Coastal Beach and Dune Areas	<p>Development shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitats;</p> <p>There is no less environmentally damaging feasible alternative; and</p> <p>The development will not interfere with the protection of dredge spoils disposal locations designated on the HBAP Resource Protection Maps.</p>	<p>The property has been developed with a single-family residence since 1961 according to the Assessor's records. Over time the land has been highly modified from dune habitat to current day residential uses. The replacement of the structure is necessary to correct unsafe living conditions will be constructed over the existing building footprint minimizing impact to the nearby coastal dune habitat. Only one non-native Walnut tree will be removed. No disturbance of vegetated dunes is anticipated as a result of this project.</p> <p>No feasible less environmentally damaging alternatives that would permit continued use of the property for residential habitation exist. The building site is confined to the developed portion of the parcel and the project is a like for like replacement of the residence.</p> <p>The site is not located in or near a designated dredge spoil disposal area.</p>

<p>§ 313-39.15 Coastal Wetland Buffers</p>	<p>Development will be sited and designed to prevent impacts which would significantly degrade wetland habitat areas, and shall be compatible with the continuance of such habitat areas; and</p> <p>The biological diversity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms shall be maintained, and where feasible, restored.</p>	<p>According to the California Natural Diversity Database, there are several species within habitat range of the subject parcel. However, given the historical disturbance and residential development on the parcel (residential development first assessed in 1961), the parcel is highly unlikely to be host to any critical resource habitat.</p> <p>Using the National Wetlands Inventory data, there are mapped wetlands on the north side of the subject parcel. According to the Resource Protection maps in the Humboldt Bay Area Plan, the parcel is not located in a designated wetland or farmed wetland area. The residence will be built entirely within the footprint of the recently demolished residence. The development will not be located any closer to the mapped wetlands than the former residence. In order to ensure no degradation occurs while in construction, the project has been conditioned to require construction fencing along the vegetation line of the potential wetland area to prevent trampling or disturbance of any kind. The residence will be built in the least environmentally damaging location on the parcel.</p>
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4. Public Health, Safety and Welfare, and 5. Environmental Impact. The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4	Proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.	All reviewing referral agencies have approved or conditionally approved the proposed development. No detrimental effects to public health, safety and welfare were identified. The proposed development is not expected be detrimental to property values in the vicinity nor pose any kind of public health hazard.
CEQA Guidelines	Categorically exempt from State environmental review.	The proposed project is categorically exempt from environmental review per Section 15302 - Replacement and Reconstruction and 15303(a) - New Construction or Conversion of Small Structures of the CEQA Guidelines,

		because it is for the construction of a single family residence in a residential zone. None of the exceptions to the exemptions per Section 15300.2 of the CEQA Guidelines apply.
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6. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

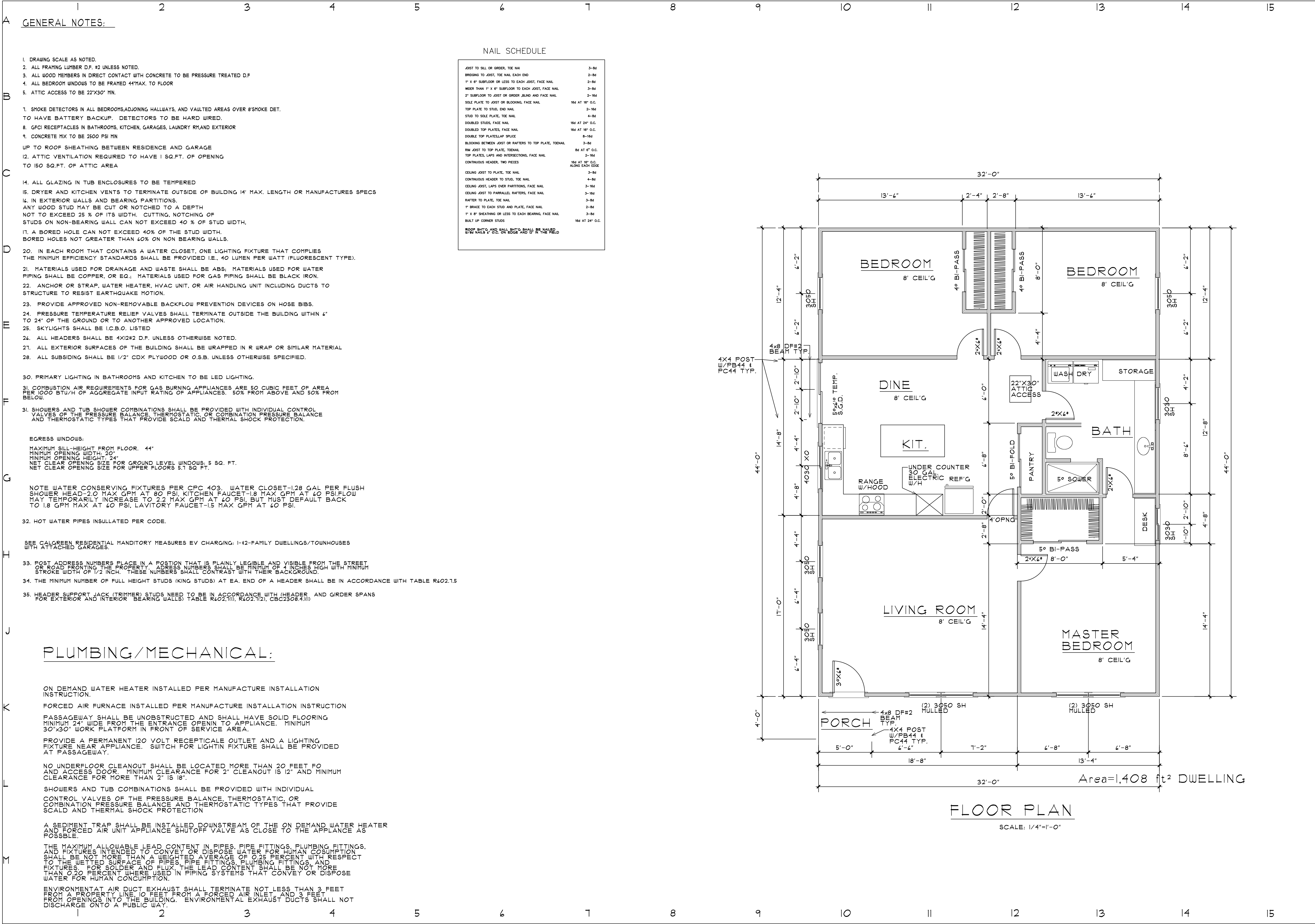
Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.5 Housing Element Densities	The proposed development shall not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The proposed project is for the reconstruction of a single-family. The project will not have an impact on the County Housing Element, as the residence will replace what previously existed and will be used for the same purpose. The project is funded by the HOME Owner Occupied Rehabilitation Program, and the applicant meets all program criteria.

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:

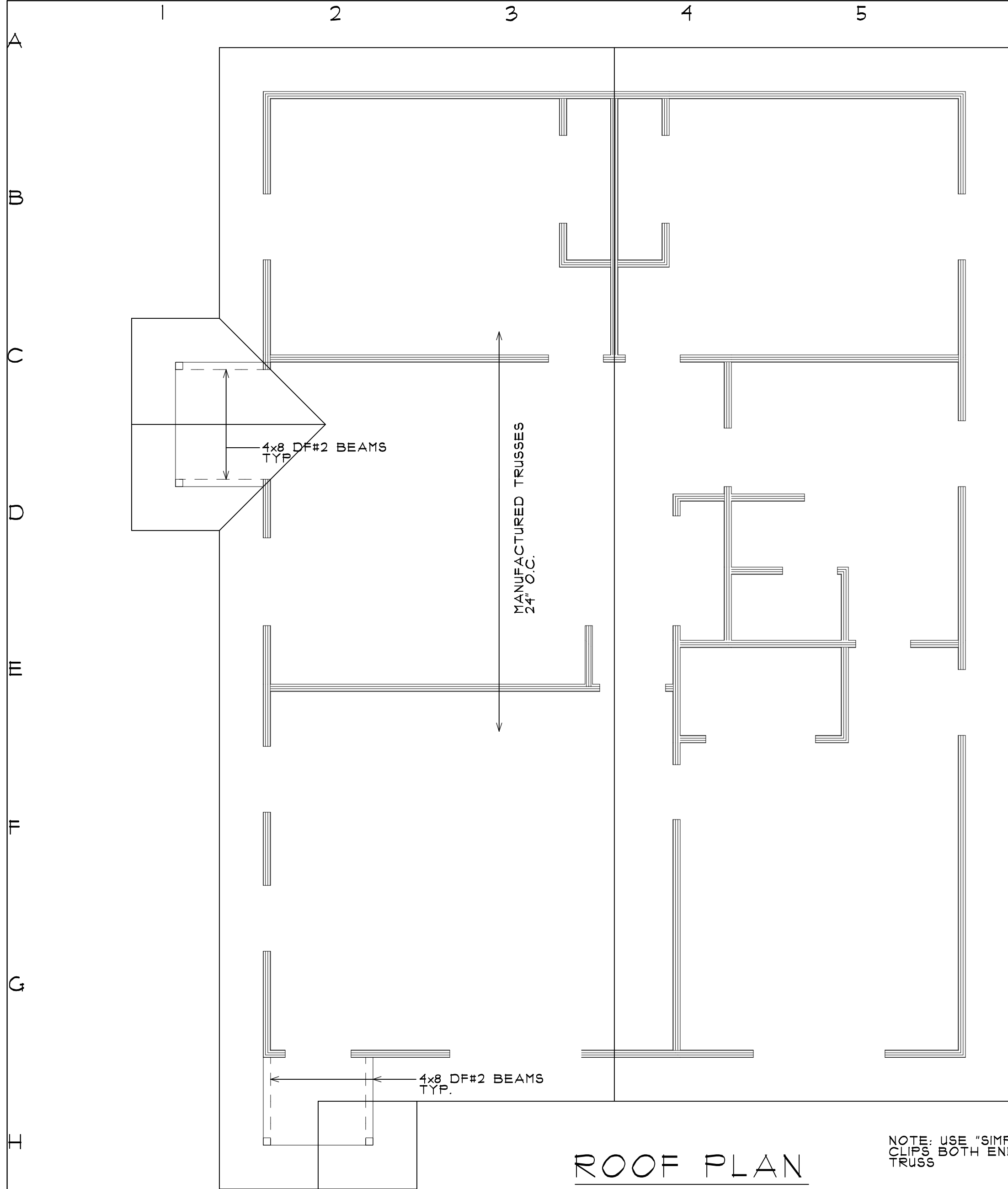
- Application Form (In file)
- Plot Plan (Attached)
- Architectural Elevations and Floor Plans (Attached)
- Current Deed (In file)



OWNER: MARVIN AND SHIRLEY JONES
BUILDER:
AP#400-011-053 ADDRESS:1915 LOCKE ST., ARCATA, CA.
PHONE No.

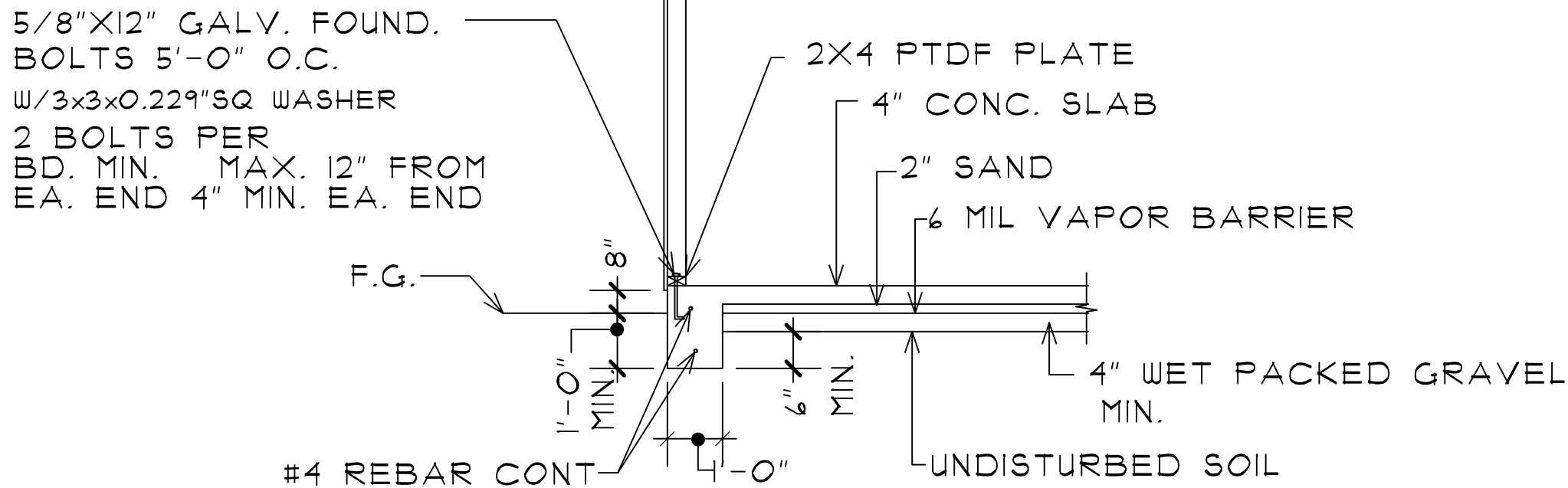
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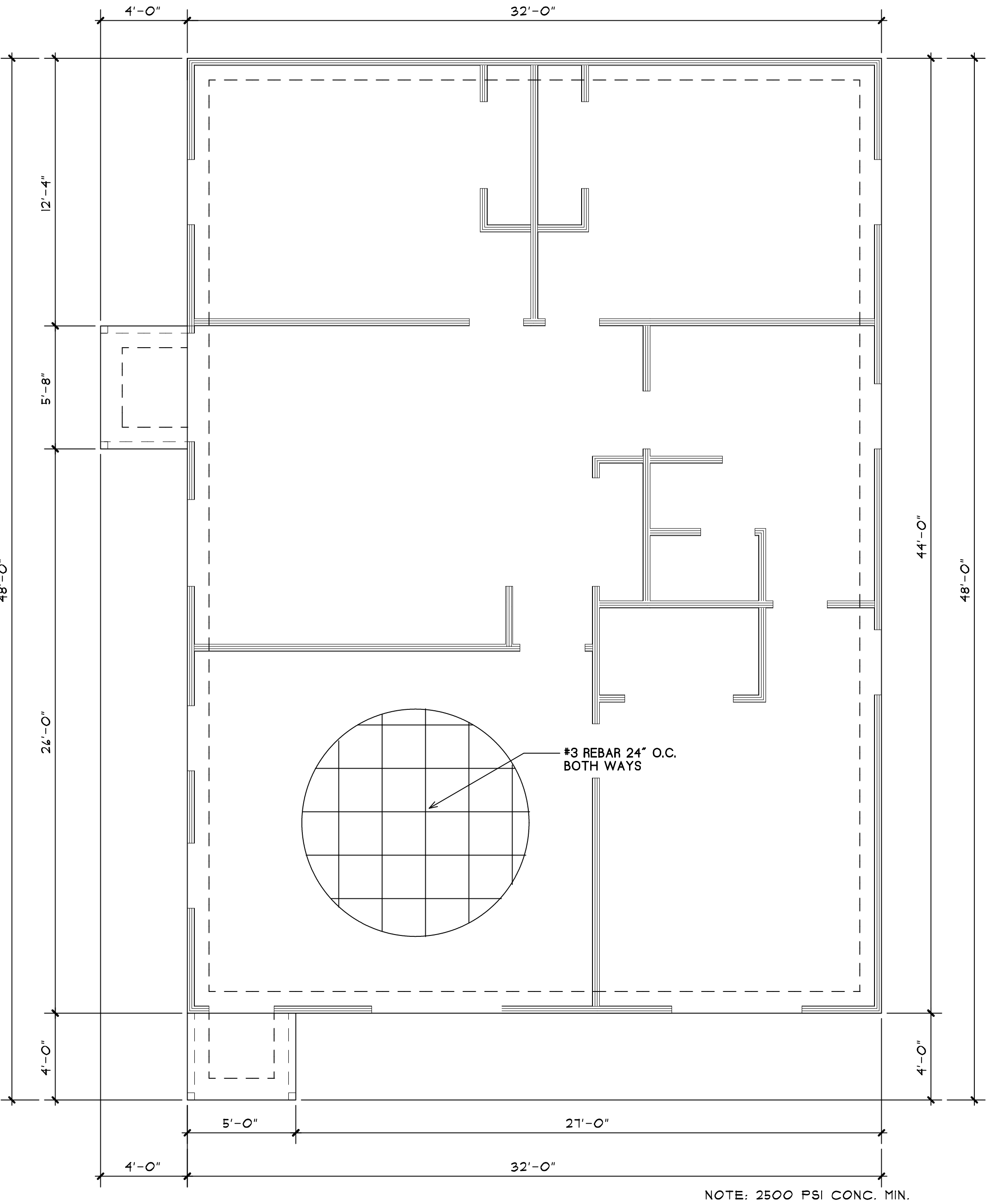


ROOF PLAN
SCALE: 1/4"=1'-0"

NOTE: USE "SIMPSON" H-I CLIPS BOTH ENDS EA. TRUSS



SECTION @ SLAB
SCALE: 3/8"=1'-0"



FOUNDATION PLAN
SCALE: 1/4"=1'-0"

NOTE: 2500 PSI CONC. MIN.

OWNER: MARVIN AND SHIRLEY JONES

BUILDER:

AP#400-011-053 ADDRESS: 1965 LOCKE ST., ARCATA, CA.

PHONE No.

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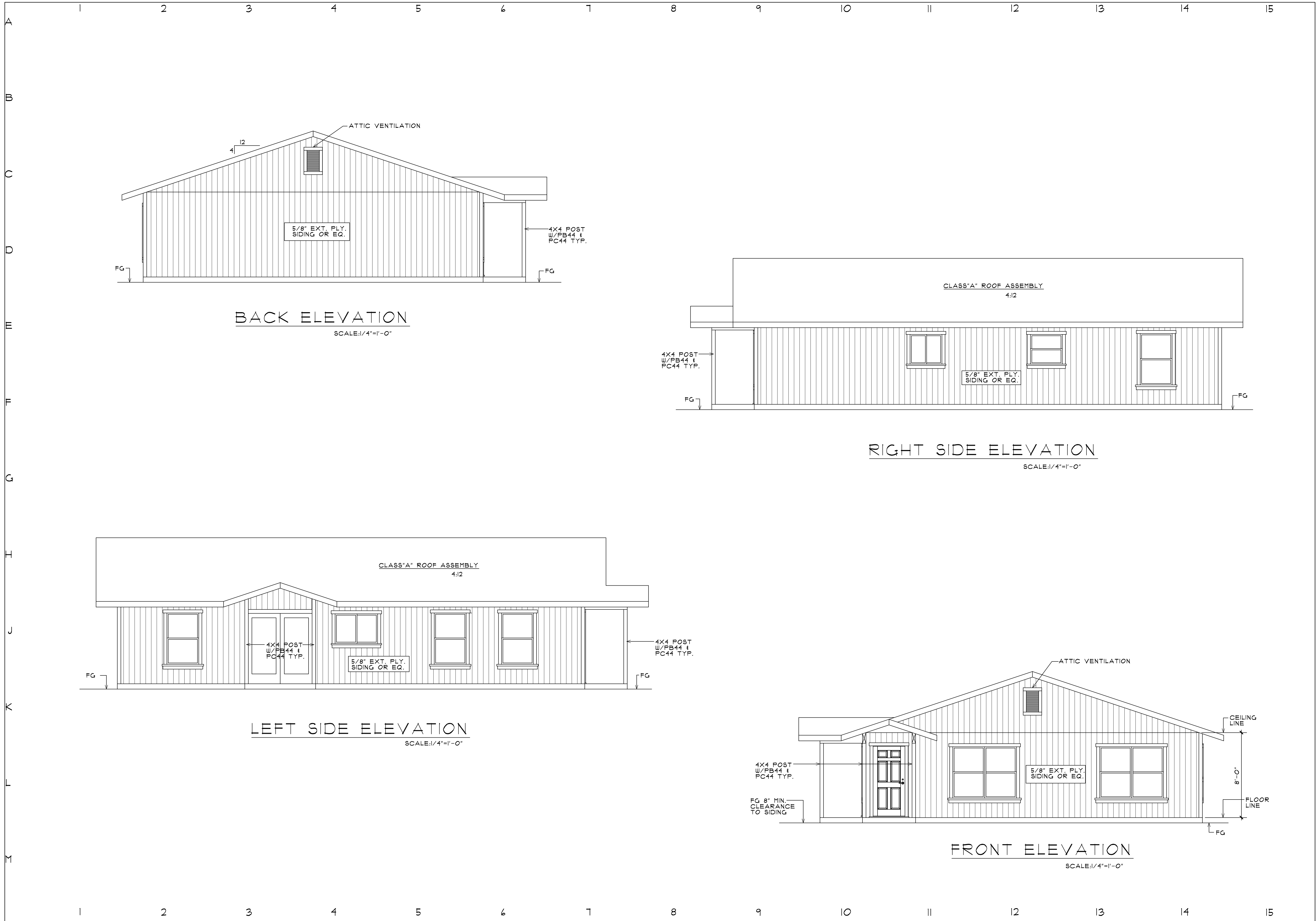
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BUILDER:
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ATTACHMENT 4

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
Public Works Land Use Division	✓	Approval	✓
Division of Environmental Health	✓	Approval	✓
Manila CSD			
CDFW			
California Coastal Commission			
Bear River Band	✓	Conditional Approval	✓
Blue Lake Rancheria	✓	Conditional Approval	✓
Wiyot Tribe	✓	Conditional Approval	✓
NWIC	✓	Conditional Approval	✓
PG&E	✓	Conditional Approval	✓