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Commission Action:

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO:	2015-05
APPLICANT (S):	Mike Sebring and Cheryl Kelly
AGENT:	Sarah Atkins
PROJECT LOCATION:	20 Scenic Drive
PROJECT DESCRIPTION:	Design Review, Grading Permit and Coastal Development Permit to tear down an existing 1-story, 2-bedroom, 960 s.f. residence consisting of two detached buildings, and rebuild as a 2-story, 2-bedroom, 1,988 s.f. residence in a single structure within approximately the same footprint as the existing buildings. The project also includes a septic system repair. No other improvements are proposed.
ASSESSOR'S PARCEL NUMBER:	042-131-07
ZONING:	SE – Special Environment
GENERAL PLAN DESIGNATION:	SE – Special Environment
ENVIRONMENTAL REVIEW:	Categorically Exempt from CEQA per §15302 of the CEQA Guidelines exempting replacement and reconstruction of existing structures and facilities.

APPEAL STATUS:

Planning Commission action on a coastal development permit, a variance or a conditional use permit, and Design Assistance Committee approval of a design review application will become final 10 working days after the date that the Coastal Commission receives a "Notice of Action Taken" from the City unless an appeal to the City Council is filed in the office of the City Clerk at that time. Furthermore, this project **is** _**X**_ / ~~is not~~ ___ appealable to the Coastal Commission per the City's certified LCP, and per Section 30603 of the Coastal Act.

SITE CHARACTERISTICS:

The proposed project is located just above Old Home Beach, below Wagner Street, and near the base of Parker Creek. The project site is accessed by a long, gravel driveway off Scenic Drive. The approximately 0.8 acre property is zoned Special Environment (SE), and is also surrounded by SE zoned land that includes steep bluffs and riparian habitat. The property is included within the Tsurai Study Area as mapped on Plate 1B of the City's General Plan. However, the property is outside of the 12.5 acres that is the subject of the Tsurai Management Plan and Coastal Conservancy easement. The parcel is developed with a single-family residence consisting of two detached structures, which are surrounded by a large deck that extends toward the bluff. There are also residences on the bluffs above the project site to the east and north. Parker Creek and the Parker Creek Trail run along most of the eastern edge of the property. Much of the property is steeply sloped, ranging from approximately 2 to 50 percent; the existing improvements are located on a fairly level bench of land at about 50 ft. in elevation above MSL with 2% slope to the southwest. Most of the property is forested except for the driveway and building site, with a flat, grassy area to the east of the house.

STAFF COMMENTS:

Based on the City's file information the property was developed with a residence in 1970. The original residence was the larger of the two existing structures on the site. However, that structure was originally located approximately 30 ft. to the southeast of its current location. In 1981, the City approved a detached addition to the residence in the form of the smaller structure in its current location. During the winter of '81-'82, El Niño storms created huge waves from the south, resulting in the largest episode of bluff retreat in Trinidad in modern times. There was approximately 10 ft. of bluff retreat below the Sebring (then Iverson) residence. In 1983, the City approved the relocation of the original, larger residential structure approximately 30 ft. to the northwest to its current location in order to maintain an appropriate setback from the bluff. Finally, in 1995, the City issued a permit to restore and repair the existing gabian walls that were installed at the base of the bluff below the residence when it was constructed in 1970. The current property owners have moved to Trinidad permanently and now want to rebuild and consolidate the two structures into one building and add a partial second story in order to increase its livability.

The applicants have been working with City staff on this proposed project for more than a year and a half. I conducted an initial site visit with the agent in February 2015, where we discussed site limitations, zoning requirements and options for redevelopment. The property is one of the most severely limited building sites in the City. It is entirely zoned Special Environment (SE), within the Tsurai Study Area (TSA), in an area designated as unstable, has steep slopes and drainage issues, contains a creek, riparian habitat, and a public trail, and is located on a bluff, 50 ft. above the beach, adjacent to the Trinidad Head ASBS. Therefore, it has taken time for the applicants to coordinate and put together all the necessary application materials.

Referrals for this project were sent to the City Engineer, City Building Inspector, Humboldt County Division of Environmental Health (DEH) and the local Coastal Commission office in November 2015. At the same time, formal referrals were also sent to the Tsurai Ancestral Society, Yurok Tribe, Trinidad Rancheria and State Historic Preservation Officer. The City Engineer commented that construction will have to comply with the R-1 Soils Report that was prepared for this project. The City Engineer will also review the Building Permit application and construction plans for conformance with the City's Grading Ordinance. The Building Inspector noted a variety of documents that will be required for the Building Permits, including construction plans, a site specific geologic report with foundation recommendations, energy calculations, stormwater plan, erosion or sediment control plan, and possibly others. Some of these documents have already been submitted for your review as well due to the complexity of the site and the questions that are likely to come up as part of the hearing. Coastal Commission staff had several comments, mostly related to geologic and aesthetic concerns; these issues are discussed further below in their own sections. Cultural issues and concerns are also discussed in their own section below.

The project has been described as a remodel and addition in most of the supporting documents. The applicants do plan on reusing as much of the existing structures and foundations as possible, but it is not known how much that will be. For planning purposes, it does not really matter if the project is a rebuild or remodel, though it makes some difference for the building permit. Because the height, bulk and floor area are being increased by 10% or more, the project does qualify as "new development" under the Coastal Act and is therefore subject to all the CDP standards and requirements of the City's LCP. However, the intensity of the use is not increasing, since the house will remain a 2-bedroom residence. The footprint is also essentially remaining the same. The applicants have submitted the following documents in support of their project (the ones that are starred are included in the packet; the technical reports are available upon request and in the file at City Hall):

- Site plan*
- Architectural drawings, elevations and floor plans*
- Visual / viewshed assessment*
- Glare analysis*
- Lighting plan*
- Engineering-Geologic Exploration R-1 Soils Report
- Coastal Bluff Setback Analysis
- Supplemental Information Relative to Coastal Bluff Setback
- Grading and Erosion Control Plan*
- Onsite Wastewater Treatment System Repair Recommendations
- DEH OWTS Repair permit
- Biological Review

Potential Conflict of Interest

Commissioner Stockness owns property within 500 ft. of the subject parcel, but more than 300 ft. away (approximately 430 ft.). The cut off for an assumed conflict of interest is 500 ft., but in small towns, that distance can be reduced to 300 ft. if certain conditions

apply. The conditions and responses are included below. It appears that conditions 5 and 6 are not met in this case. Therefore, there is still a potential conflict of interest. The proximity issue is only a conflict based on an assumed monetary change in property values due to the project. According to City Attorney Paul Hagen's Nov. 14, 2008 memo, when this *presumption* of a direct financial interest is the case, one of two things must occur: (1) the official makes a rebuttal of the presumption of a direct financial interest and proceeds to vote; or (2) if no rebuttal is made, then the official must recuse themselves and can not vote. Therefore it is an individual decision whether to recuse oneself based upon whether the Commissioner feels they will have any financial gain or loss from the project. Because the project is not visible from the Stockness residence, and access to the site is off Scenic Drive, no impacts to the value of the Stockness property are anticipated by staff.

Required Conditions (per CCR §18707.10)

1. *The jurisdiction (a) has a population of 30,000 or less, and (b) covers less than 10 sq. mi.* Response: Trinidad's population (2010 census) is 362 people, and covers an area of less than 1 sq. mile.
2. *The public official is required to live within the jurisdiction.* Response: Although up to two Planning Commissioners are allowed to live outside City limits, it is allowed only if suitable applicants from inside the City are not available.
3. *The public official, if elected, is elected in an at-large jurisdiction.* Response: Planning Commissioners are not elected, but are chosen by the City Council from City-wide (at-large).
4. *The official's property is more than 300 ft. from the boundaries of the property at issues in the decision.* Response: Commissioner Stockness's property is approximately 430 ft. from the subject property at the closest point.
5. *The official's property is located on a lot that is either (a) not more than ¼ acre in size, or (b) not larger than 125% of the median residential lots size in the jurisdiction.* Response: The Stockness property is 19,160 sq. ft., which is larger than ¼ acre in size. In addition, a conservative estimate of the median residential lot size in Trinidad is 9,044 sq. ft., and 125% of that is 11,305 sq. ft.
6. *There are at least 20 other properties under separate ownership within a 500 ft. radius of the boundaries of the property at issue in the decision that are similar in value.* Response: This one is difficult to estimate. While there are more than 20 developed properties within 500 ft. of the project parcel, their comparative values are unknown. And the project site is pretty unique due to its limitations.

ZONING & GRADING ORDINANCE / GENERAL PLAN CONSISTANCY:

SE Zone Requirements

The entire project parcel is zoned Special Environment (SE). This is only one of a few privately owned parcels that are zoned entirely SE, and the only one that is developed. Most parcels with SE zoning also have portions of the lot that are zoned Suburban Residential (SR), which is where development has / would occur. According to the Zoning Ordinance §17.20.010, the purpose of the SE zone is: *"to maximize preservation*

of the natural and scenic character of these areas through minimizing alteration of natural landforms and vegetation and limiting the extent of development in areas affected by geologic instability, steep slopes, tsunami and flood hazards on the basis of on-site investigations. It is intended that development not be visible from public viewpoints more than necessary and that it have a natural appearance."

Development of any kind is not a principally permitted use in the SE zone (§17.20.020), but single-family dwellings are allowed with a use permit (§17.20.030). The house was originally built prior to the City's Zoning Ordinance and prior to the passage of the Coastal Act. A use permit was issued by the City for construction of the second building in 1981 and again in 1983 for moving the first structure. Therefore, the use has already been established under a valid use permit. The use is not changing; not only is the proposed structure remaining single-family, the number of bedrooms, and therefore the intensity of use is not changing. Additions to existing structures do not require a use permit if the use is not changing. This is supported by the fact that the Open Space (OS) zone regulations specifically require a use permit for additions and alterations to existing structures.

However, the proposed project will result in a substantial change in the external profile of the structures, and therefore Design Review is required. In addition, all the specific requirements and limitations of the SE zone still apply. There is no minimum lot size stated for the SE zone (§17.20.040), because no new lots are allowed to be created. The maximum density is one dwelling per lot (§17.20.050), and the maximum allowed height is 25 ft. (§17.20.060). According to §17.56.100, building heights are measured from the average ground elevation covered by the structure. Chimneys and other architectural and mechanical appurtenances are not included in the height measurement. Since the building site has already been developed, the native ground elevation is difficult to determine. However, the plans indicate that the height of the proposed structure as measured from the existing ground elevation will be 25'-4." Since the site is fairly level, the existing and native ground elevations are likely similar. The proposed height is 4" above the allowed maximum, and so the roof peak will have to be lowered. In addition, the height limit is qualified with a provision that the maximum height may be reduced by through the Design Review process if necessary to make the required findings.

The following narrative addresses each of the requirements of the SE Zone.

<u>17.20.070 Requirements in tsunami hazard area.</u>
The Trinidad Zoning Ordinance sets the tsunami hazard area as only 20 ft. above mean lower low water. But this data is well out of date; almost nothing was known about the Cascadia Subduction Zone in 1980. Current mapping puts the tsunami hazard zone to approximately 40 ft. above mean sea level. However, there is no uniform elevation that has been set as the hazard zone. Instead maps have been developed for the local area based on computer models that account for a variety of factors such as topography and aspect. The official maps are on TopoQuads and individual properties are difficult to distinguish. However, Humboldt County has digitized the information in their WebGIS,

which shows the building site to be outside and above the hazard zone; it is also above the 40 ft. contour. A figure showing this has been included in the packet.

17.20.080 Requirements for structures on ocean bluffs

This section prohibits most structures from being located on bluff faces. Based on the geologic reports prepared for this project (Coastal Bluff Setback Analysis and Supplemental Information Relative to Coastal Bluff Setback prepared by Gary Simpson of SHN), the project is located on the remnant of a coastal terrace, and not on a bluff face. There was a question about this in informal correspondence from the Coastal Commission staff geologist, because most of the City sits on another uplifted, coastal terrace with a separate bluff edge well above the project parcel. However, that concern is specifically addressed in the supplemental memo. The top of bluff as determined by SHN is shown on the attached site plan.

17.20.090 Requirements for development on slopes near bluffs

This section is applicable to the project, and the requirements have either already been addressed in the project, or have been included as conditions of approval.

A. This subsection requires a minimum 30 ft. setback from the bluff edge for buildings, based on site specific geologic and soils reports. The bluff edge was located, and the building meets the 44 ft. setback recommended in the bluff setback analysis; the setback is shown on the attached site plan. This distance was based on a minimum setback of 35 ft. to maintain stability, and allowing for an estimated 9 ft. of bluff retreat during the 75-year economic lifespan of the project. The report did recommend maintenance of both the drainage system installed at the base of the driveway in 2008 and the deteriorated gabian walls at the base of the slope. A maintenance agreement already exists for the drain. And while the applicants have stated that they do intend to maintain and repair the walls in the future, it is not proposed as part of this project. Repair of the gabian walls would require a separate permit from the City if and when it is proposed.
B. This subsection requires that grading and excavation be the minimum necessary to accommodate the development. It also requires that grading direct surface runoff away from the bluff top. The R-1 soils report recommends that drainage be directed away from the foundation. The City requires that runoff also be directed away from the septic system. All of these requirements will need to be addressed in a drainage plan as part of the building permit process and approved by the City Engineer and Qualified Stormwater Professional.
C. This subsection applies to slopes greater than 20%. The building site has an approximately 2% slope.
D. This subsection requires the construction limits to be staked and limits vegetation removal, compaction and grading to within these limits. The construction envelope is included on the attached grading plan. This will be important for both this section and for determining the extent of the required open space easement (discussed below).

E. This subsection states that no excavation can occur until after the construction limits have been approved by the Planning Commission. The construction limit line is shown on the submitted grading plan.
F. Requires access roads and parking areas to be completed prior to stockpiling or construction; this requirement is not applicable since those already exist and are not changing.
G. Requires protection of vegetation outside the construction envelope. This has been included as a condition of approval through requirement of an open space easement, which is discussed further below.
H. Requires siting of buildings and appurtenant structures to minimize vegetation removal and visibility. The location of structures is not changing. Vegetation outside of the construction envelope will be protected by an open space easement. The aesthetics of the new building is addressed further in the Design Review findings.

17.20.100 Requirements for development in stream protection areas

This section prohibits development within 100 ft. of a stream unless that requirement would make the property undevelopable. Parker Creek runs along the eastern edge of the property within a culvert; replacement of the existing failed culvert was recently approved by the City, with construction scheduled to occur next week after the storms (the week of the meeting). One hundred feet is a standard stream setback in most jurisdictions. However, most jurisdictions also have a reduced setback for culverted channels. The proposed building footprint is not located any closer to Parker Creek than the existing building. The southeast corner of the proposed footprint may be about a foot closer (61' verses 60'), but the culvert location was not actually surveyed because it is underground, so the location is approximate. Setbacks of 25' to 50' are common for culverted or urban streams, so the 1' difference is not considered an encroachment in this case. In addition, the parcel may very well have been undevelopable with maintenance of the 100 ft. setback, which then allows construction within the 100 ft. setback.

The new leachfield and reserve area will be located closer to the culvert than the existing leachline. The primary field will be approximately 50 ft. from the culvert, and the reserve area is approximately 35 ft. from the culvert. The design has been approved by DEH, which also has a 100 ft. setback requirement from open channels, but a reduced setback for culverts. As part of the recent permitting for the repair of the culvert, I spoke at length about the septic design and location with DEH staff in terms of the potential to "daylight" or restore the creek to a natural channel. That was determined to be infeasible for a number of reasons, one of which was the septic system and its proximity to the stream. According to DEH staff, there is no other location on the parcel that is suitable for a leachfield. And because the creek is culverted, the leachfield poses no little to water quality in the creek.

A biological report was prepared for this project. The primary habitat on the site is the riparian corridor and willows and alders surrounding the developed area. No vegetation is proposed to be removed by this project. No rare, threatened or endangered species were found on the site, nor are they expected to occur. The riparian vegetation provides

potential nesting habitat for several species, including two that are listed by CA as species of concern. However, considering the existing building site and trail use, the area is already disturbed and frequented by people, therefore, species present would already be habituated to the residential use. The construction will temporarily increase disturbance impacts, but impacts will only be temporary and not significant.

17.20.110 Requirements in Tsurai Study Area

This subsection requires development to be sited and designed with reasonable mitigation measures included to minimize adverse impacts on cultural resources. It also requires consultation with the State Historic Preservation Officer (SHPO). This requirement was in place when the second structure was built in 1981 and then moved in 1983, and so was taken into consideration for the existing building site. In 1983, the City Planner at the time wrote a memo stating that, "I spoke with Axel Lindgren last night, however, and he told me that there was absolutely nothing of cultural value on the Iverson building site." A referral for this project was sent to the SHPO on November 11, 2015; no response was received. However, the project site is adjacent to the culturally significant Tsurai Village, which is accessed through the subject parcel. Though no official comments have been received at this time, the TAS have voiced opposition to this project. Cultural resources and concerns are discussed in more detail below.

17.20.120 Requirements for open space protection

This subsection is closely related to §17.56.150 (Public access to the shoreline) and General Plan Policy 65. Section 17.20.120 requires areas outside of the construction zone to be preserved through an open space easement. Both sections 17.20.120 and 17.56.150 also require granting of a public access easement along the beach between the mean high tide line and the landward edge of vegetation. In addition, section 17.56.150 requires granting an easement along public trails designated in the General Plan, including Parker Creek Trail. In general, these access easements are required only for "new development," which includes any repair, reconstruction or addition that results in an increase of 10% or more in floor area, bulk or height of a structure (17.56.150.C); this project clearly falls in the category of "new development" for the purposes of these requirements.

Policy 65 of the Trinidad General Plan states in part: *"The city shall require an open space easement or similar agreement to assure public use or designated trails and to protect the natural character of Special Environment areas when approving permits for allowable development. Such agreements shall cover the portions of the lot which need not be disturbed by proposed structures and appurtenant uses."*

For this project, we need to consider three different types of easements--two public access easements and one open space easement. The public access easements would be along the beach and along the Parker Creek Trail, areas that are already regularly accessed by the public. The open space easement would protect areas outside of the proposed construction envelope / developed area from further development, but would not be open to the public.

Public access is one of the key components and requirements of the Coastal Act. Technically, these easements should already be in place after the 1981 and 1983 approvals. However, there is some question as to what extent that occurred. In a "Report to the City of Trinidad on the Implementation of the Local Coastal Program" prepared by the Coastal Commission in 1989, the easements were called into question. However, the report noted that: "*The president of the Humboldt North Coast Land Trust* [now Trinidad Coastal Land Trust (TCLT)] *has orally indicated, however, that the property does have access and open space easement located over it. It could be that these easements were gifted to the Land Trust prior to the City's action and thus the City did not require offers for access and open space easements."*

I spoke with the current Executive Director of the TCLT, Ben Morehead, about this property and whether there was any record of easements. He provided me with a Quitclaim Deed from 1980 in which the Iversons (owners of the subject parcel at the time) granted to the then Humboldt North Coast Land Trust, the northern portion of their parcel (042-131-04), which contained a portion of the Parker Creek Trail. That parcel is now 042-131-08, owned by the TCLT. The southern portion of the Iverson parcel, where this project is proposed, became 042-131-07. The 1980 Quitclaim deed also granted to the land trust any land south of the U.S. Meander Line; this meander line is currently shown as the southern boundary of the property. This part is more confusing.

The original Murray (federal land surveyor) surveys of Trinidad in the late 1800's indicate that the southern property boundaries, as defined at that time, went beyond the U.S. Meander Line to the mean low tide line. However, this may not have been legally valid, as the federal government generally reserved lands along navigable waterways below the mean high tide or ordinary high water line for the government. There are numerous court cases and state and federal laws dealing with property boundaries along navigable waterways, and property disputes are still common in court. To further complicate matters, my understanding is that the U.S. Meander Line was somewhat arbitrary when originally surveyed, does not necessarily correspond to the mean high tide line, and generally no longer represents property boundaries. Under California Civil Code, Section 830, the State owns the land seaward of the ordinary high water mark (OHW) or mean high tide line. When the meander line is used as a property line, more recent (1980's I think) State law has governed that the boundary is actually the OHW; some people gained land and some lost it under that statute. Therefore, I am proceeding under the assumption that the property extends down to the OHW, and that a lateral beach access easement is required, unless the applicants can show that their property line does not extend on to the beach south of the first line of vegetation.

Further, when meeting with the TCLT, I found that easements were offered and accepted on the neighboring property to the east (Nash, 042-131-05, 30 Scenic Dr.) for both access along the shoreline and the Parker Creek Trail. Since the southern boundary of the Nash property matches that of the Sebring property, requiring the beach access easement would be consistent with the adjacent access.

The Parker Creek Trail is another easement issue, because it is physically located partially on the Sebring property, and partially on the Nash property. But no easement to the trail exists on the Sebring property that I could find, and because of the steep slopes, it can not be moved on to the Nash property. Although prescriptive public access rights to utilize the Parker Creek Trail likely exist, the City's regulations clearly require an official public access easement. Section 17.56.150.A of the Trinidad Municipal Code reads as follows: *"As a condition of approval for any variance, conditional use permit or design review of new development, the landowner shall offer to dedicate an easement for public access, for a period of 21 years, along the ocean shoreline from the mean high tide line up to the first line of terrestrial vegetation or a distance inland of 25 feet, whichever is the greater, and a 25-foot-wide easement along any trail designated in the Trinidad general plan located on the subject property. These public easements shall only take effect when a public or private trust approved by the city accepts responsibility for liability and the improvement and maintenance of the access easement."*

Subsection B includes the following restrictions within the 25 ft. wide public access easements:

1. Existing motorized access shall not be enlarged and where motorized access does not exist, it shall not be allowed;
2. Foot trail portions of the easement shall not exceed 10 feet in utilized width;
3. Existing foot trails should be used except when design or stability problems require a change;
4. Buffer zone areas on the unutilized portions of the foot trails shall not be open to the public.

The way these public access easements work is that they are granted as "Offers to Dedicate" (OTDs) the easement for a period of 21 years. They do not actually become public access easements until the OTD is accepted by an appropriate entity, such as a public agency or a land trust. If the OTDs are not accepted within the 21 year period, then they expire. In Trinidad, these OTDs have usually been accepted by the TCLT.

The exact location of the eastern property line in relation to the Parker Creek Trail is unknown. I think the main site plan is probably the most accurate. The trail crosses the northeast corner of the property at the driveway, and then along and immediately to the east of the culvert until it veers to the east and on to the Nash property where the vegetation, steep slopes and fence also head east about half way down the property. The width of the area between the property line and fence along the trail is approximately 20 to 25 ft.

Finally, we must consider the open space easement. Even though the previous owner donated a portion of the property to the TCLT, the SE regulations still apply to the current project. The size of the structure is proposed to be significantly increased. While public access is not likely to be affected, visual resources and viewsheds may be. In particular, the house is not readily visible from the beach due to existing vegetation. That vegetation should be protected to preserve that viewshed in the future. Therefore,

staff is recommending an open space easement for areas outside of the construction envelope; this has been included as a condition of approval. The easement should be worded to allow some regular vegetation maintenance, including trimming to maintain the owners' views and to control non-native species. Because property was previously donated to the TCLT to comply with this open space requirement, the Planning Commission may consider other alternatives for protecting the viewshed.

17.20.130 Determination of development feasibility

This section requires a report by a registered geologist or certified engineering geologist for any development within areas designated as "unstable" or of "questionable stability" as mapped on Plate 3 of the General Plan. It requires that the Planning Commission find that the proposed development "will not significantly increase erosion and slope instability and that any potential adverse impacts have been mitigated to the maximum extent feasible." The geologic report must be based on an onsite inspection and address all aspects of the project including grading, building, accessways, leachfields, runoff and vegetation disturbance. The report must also contain professional opinions regarding the following:

"1. The area covered in the report is sufficient to demonstrate the geotechnical hazards of the site consistent with the geologic, seismic, hydrologic and soil conditions at the site;
2. *The extent of potential damage that might be incurred by the development during all foreseeable normal and unusual conditions, including ground saturation and shaking caused by the maximum credible earthquake;*
3. *The effect the project could have on the stability of the bluff;*
4. *How the project can be designed or located so that it will neither be subject to nor contribute to significant geologic instability through the lifespan of the project;*
5. *A description of the degree of uncertainty of analytical results due to assumptions and unknowns."*

Several geologic and soils reports have been prepared for this project. And the applicant has been working with the Coastal Commission geologist to ensure all current requirements are met, since the current Coastal Act regulations are somewhat stricter than Trinidad's ordinance from 1980. Trinidad's regulations focus on the potential impacts of the structure on bluff stability, but current Coastal Act regulations also require consideration of the impacts of bluff instability and bluff retreat on the structure. While none of the reports make the above findings verbatim, both geologists were given copies of the City's regulations, and the reports do address all the issues in the findings. The R-1 Soils Report focuses on the impact of the building on site stability and ensuring that the excavation, fill and foundations are engineered such that stability is maintained. The Bluff Setback Analysis and supplemental memo focus on the stability of the site and potential impact of bluff stability on the project over its 75 year economic lifespan.

The R-1 Soils Report addressed the following items:

- Description of site terrain and local geology.
- An interpretation of subsurface soil and groundwater conditions based on our exploration.

- Logs of soil profile characteristics observed within test excavations.
- Assessment of potential earthquake-related geologic and geotechnical hazards including surface fault rupture, liquefaction, differential settlement, and site slope instability.
- Discussion of potential geologic-hazard mitigation measures, as appropriate.
- Seismic design parameters per 2013 California Building Code (CBC), including Seismic Design Category, Site Class, and Spectral Response Accelerations.
- Discussion of appropriate foundation design options.
- Recommendations regarding foundation elements, including:
    - Allowable bearing pressures (dead, live, and seismic loads)
    - Evaluation of potential foundation settlement
    - Minimum foundation embedment
- Recommendations for earthwork; site and subgrade preparation; fill material; fill placement and compaction requirements; and criteria for temporary excavation support.
- Recommendations for construction materials testing and inspection, as appropriate.

The R-1 Soils Report concluded that: *"Based on the results of our research and explorations, and provided that our recommendations our adhered to, it is our opinion that the building site on parcel 042-131-007, is suitable for the proposed remodeling as described to us and summarized briefly in Section 1.1 of this report."* The report made several recommendations, including 6.2 through 6.12 and 7.1, which will be required to be adhered to through conditions of approval. Recommendation 6.1 has to do with bluff setbacks, which were more fully addressed in the SHN reports. Recommendation 6.13 has to do with the potential paving of the driveway, which is not proposed at this time. If it were proposed in the future, additional City approval would be required, so that recommendation is not applicable to this project.

The Bluff Setback Analysis concluded that (5): *"Based on the results of the bluff setback analysis herein, we conclude that the proposed remodeling and addition to the existing structures is reasonable from a geologic standpoint, as long as the improvements outlined above area maintained, and you acknowledge the risk associated with the inherent uncertainty of development at the site."* The Supplemental Information memo further concluded that: *"As such, we conclude that development of the site is consistent with the relevant LCP provisions. The subject terrace is not an unstable landform; rather it appears as a late Pleistocene age terrace remnant upon which the Tsurai Village was developed and occupied for a long time period."*

The Bluff Setback Analysis includes a couple of recommendations that don't lend themselves to being simple conditions of approval. One is that the drainage system installed at the base of the driveway should be maintained. The drain collects water from the base of the driveway, which is directed through a pipe to the Parker Creek culvert outlet. This drainage system was installed with funding from the City and the Coastal Conservancy to protect the Tsurai Village, which was being impacted by water draining from the hillside and flowing down the Sebring driveway. The City already has

an easement over the Sebring property to maintain the storm drain, because it was paid for with public funds. Trinidad Public Works staff maintains the drain on a regular basis to ensure that it continues to function. In fact, City staff cleaned out the drain on October 10 in preparation for upcoming rainstorms. Therefore, this recommendation is already met.

The other recommendation was to repair and maintain the gabian walls at the base of the bluff on this property. The gabian walls were installed in 1970 when the house was originally built. They were repaired in 1995 under a permit from the City. Under today's standards, that type of shoreline protection structure may not be allowed to be built, but the owners still have a right to repair and maintain them. Though repair and maintenance is normally exempt from permit requirements, because activity would need to occur on the beach, a permit would be required. However, that is not part of the proposed project at this time, and can not be included as a condition of approval, because a separate discretionary permit is required. I spoke with the applicants, and they do intent to repair and maintain the gabian walls as needed. They are aware that they will need a permit from the City to do so when proposed.

Design and Aesthetics

The proposed construction includes combining the two existing structures into one footprint and adding a second story. Except for a small portion behind the smaller, eastern structure, the entirety of the proposed footprint is already covered by either the buildings or the large deck. The applicants propose to reuse as much of the existing structures and foundation as possible. However, improvements to the foundation are required, and much of the building will be new construction. The existing deck will remain except where it will be replaced with the proposed addition. Project square footages are shown in Table 1.

TABLE 1 - AREAS

	EXISTING	PROPOSED
LOT AREA	34,400 s.f.	34,400 s.f.
FLOOR AREAS		
Total Residence	**960 s.f.**	**1,988 s.f.**
Footprint of residence	960 s.f.	1,316 s.f.
FLOOR TO LOT AREA RATIO		
Total Residence	**2.7%**	**5.8%**
Total Footprint (lot coverage)	2.7%	3.8%

The Trinidad General Plan and Zoning Ordinance protect importance public coastal views from roads, trails and vista points and private views from inside residences located uphill from a proposed project from significant obstruction. Due to the project location, including the fact that this residence sits much lower than any nearby residence, impacts to private views are not expected. However, also because of the

site's location adjacent to a public trail and to Old Home Beach, public views and viewsheds could be affected.

The applicants have submitted architectural drawings and elevations of the proposed structure that indicate the materials and colors to be used. In addition, the applicants have submitted a viewshed assessment of existing and proposed views from several key viewpoints, including the pier, Parker Creek Trail and the western property boundary (access to the Tsurai Village Site). The applicants have also submitted photos from three different vantage points on the beach, showing that the current residence is not visible (though a portion of the existing deck is). The applicant has been requested to place story poles before the meeting to indicate the maximum extent of the proposed structures; however, severe weather may interfere with the placement of those. Planning Commissioners are encouraged to visit the site before the meeting.

Due to existing vegetation and topography, the proposed addition will not be readily visible from areas seaward of the property, including the beach and pier. The addition of the second story will increase the visibility of the structure from the Parker Creek Trail, and likely from the village site as well. The siding is proposed to be naturally stained, random width, vertical wood siding to blend in with the natural surroundings. The roofing material will be standing seam metal roofing in a grey color with a matte finish. Proposed lighting will be shielded and directed downward to avoid impacts to sensitive habitats and neighboring properties. Glare was brought up as a potential issue by Coastal Commission staff. The applicants have submitted a glare study that indicates the time periods and locations that glare could be an issue. The study indicates potential for glare off the ocean-facing living room windows for a couple of hours in the mornings and in the evenings. The morning glare only occurs in the winter, and evening glare occurs for less than two hours. Based on the angles, it appears that people on the beach or bay could be impacted if the house were visible. But the house is not visible from the beach due to vegetation. The same vegetation that screens the view of the house should also screen most or all of the glare. In addition, the size and expanse of windows is less than many existing residences that are visible from the shoreline. No substantial impacts are expected.

Other

The Zoning Ordinance (§ 17.56.180) requires 2 off-street parking spaces other than any garage spaces for single-family dwellings. Each parking space is required to be 18 ft. long and 8.5 ft. wide. The existing parking area accommodates the required parking spaces, and the project will not result in the need for additional parking.

There are no required setbacks included in the SE zone regulations. However, setbacks would not be an issue regardless. The smallest setback is 57' to the western property line. This site is already connected to services and utilities.

The City does not have specific regulations for landscaping. However, there are new Statewide landscaping regulations that apply to the City. In addition, under the Coastal Act, impacts to coastal resources from landscaping should be considered. No changes

in landscaping on the project property are proposed at this time. The applicants have stated that they do conduct periodic maintenance on the existing vegetation (which should be considered and allowed in any open space easement). The treetops in front of the house are trimmed a few feet each year to maintain their existing height. The blackberries around the house are also trimmed back each year to keep them from encroaching into the yard. In addition, vegetation in the drainage ditch along the driveway is trimmed approximately monthly. The applicants have stated that they prefer native landscaping and that they are working with a local company to obtain native plants for revegetating areas disturbed during the culvert repair. Due to the sensitivity of the surrounding area, and the slope stability issues, it is important that only native plants that require no irrigation are planted in the ground on the property. This has been included as a condition of approval.

The City's Grading Ordinance is found in Chapter 15.16 of the City's Municipal Code. The ordinance is fairly technical, and responsibility for implementing it falls mainly on the City Engineer. However, grading (excavation and / or fill) is considered development, necessitating a coastal development permit, a public hearing, and approval by the Planning Commission. Therefore, this project has been noticed as a grading permit, because earthmoving will be required for work on the foundation. The applicants have submitted a grading and erosion control plan, which will need to be reviewed and approved by the City Engineer. All requirements of the grading ordinance are required to be met to the satisfaction of the City Engineer as part of the conditions of approval.

CEQA

The CA Environmental Quality Act requires analysis of the impacts from development projects. CEQA does contain a variety of "categorical exemptions" for different types of projects that normally do not have significant impacts on the environment. Residential development usually clearly falls into these exemptions. However, because the site is zoned SE, and it contains, and is adjacent to, sensitive habitat and resources, more consideration should be given to CEQA. If the site were vacant, a new residence may require preparation of an Initial Study, the first step in the CEQA process, because it is not in a residential zone. However, because the site is already developed, the project does fall under the Class 2 exemption (§15302 of the CEQA Guidelines) for *"replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced."*

However, there are also exceptions to the exemptions (CEQA Guidelines §15300.2) in the case of unusual circumstances. There is an exception for projects located within a sensitive environment, but that exception only applies to exemption Classes 3, 4, 5, 6 and 11, and may not apply anyway due to the specifics of the exception. Exceptions that could apply include the following, along to a response for each one. When considering the possible impacts and exceptions, keep in mind that impacts under

CEQA are measured using the existing conditions as a baseline, which includes a 2-bedroom residence in basically the same footprint. Therefore, the only impacts that should be considered would be from the increased size of the residence, not as if it was a new residence on a vacant lot.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. Response: For cumulative impacts to be considered significant, this project's individual contribution to the cumulative impact would have to be "considerable." Because the project footprint and intensity of use are not increasing, there is no evidence that this project would have a considerable contribution to any cumulative impact.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Response: The project site is unusual for a developed lot in Trinidad, but not that unusual for the north coast. The fact that the project is located adjacent to the culturally significant Tsurai Village Site makes it somewhat unique. However, the project complies with all of the rigorous requirements of the SE zone (which went through a CEQA analysis when adopted), and there is no evidence that it will have significant impacts.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR. Response: There are no designated State Scenic Highways in Humboldt County. Highway 101 through the Trinidad area is eligible for listing, but the project is not visible from 101, or Scenic Drive.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. Response: The project site is not a hazardous waste site.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Response: Historic resources include cultural resources. A recent addition to CEQA (AB 52) requires formal consultation with Tribes in the CEQA process. However, those requirements do not apply to exemptions. In addition, the City has reached out to the Tribal entities to the extent feasible to get input on this project. No substantial comments have been received at the time of writing this staff report. Cultural resources are discussed further below.

CULTURAL RESOURCES

The project is located within the Tsurai Study Area (TSA) as mapped on Plate 1B of the General Plan, but it is not within the 12.5 acres that is the subject of the Tsurai Management Plan (TMP) and Coastal Conservancy easement. However, it is adjacent

to the 12.5 acres and close to the village site itself. Therefore the area is considered culturally sensitive. This consideration was brought up early in the application process, and I suggested that the applicants consult with the Tsurai Ancestral Society (TAS) prior to designing the project so they could address at least some of their concerns up front. Unfortunately, the TAS representative backed out of a scheduled site visit at the last minute stating that the TAS Board could not provide comments until having the project plans and studies. However, they did express general concerns related to increased living space, increased water use, increased sewage output, impacts to the viewshed of the village site, and impacts to Parker Creek, slope stability, and the foundation. Sarah Lindgren-Akana noted that "since this [project] is located directly within the village nucleus, it's [sic] impact will be more significant no matter what."

Once the applicants had submitted a proposed design along with most of the required studies and reports, formal referrals were sent to the TAS, Yurok Tribe, Trinidad Rancheria and the State Historic Preservation Officer. The only response to the project that I got was from Robert McConnell, Heritage Preservation Officer for the Yurok Tribe. He expressed concerns over the second story and whether that would have a negative impact on the privacy of the TAS conducting ceremonies at the village site. He also had concerns about any increased loading to the septic system. The applicants have expressed a willingness to remove the west facing second story window to maintain privacy for the village site; making the glass opaque may also address this concern. Because the number of bedrooms is not proposed to increase, loading on the septic system is not expected to increase. The proposed repair has additional leachfield area compared to the existing system.

At the request of the TAS, electronic copies of the application documents were sent to the Tsurai Management Team (TMT), which consists of representatives of the City, CA Coastal Conservancy, Yurok Tribe and TAS. The TMT meets regularly to discuss implementation of the Tsurai Management Plan (TMP) and other issues related to the TSA. They discussed this project at their December 2015 and January 2016 meetings. I did not attend the meeting, and no written comments were provided. However, I spoke with the City Manager who was in attendance. It seems clear that the TAS representatives had objections to the project for the reasons expressed above. There were not clear objections from other members of the TMT. The TAS expressed a concern about offering specific recommendations to improve the project, lest those comments be taken as supporting the project if those recommendations are included.

Public notices were sent to neighboring property owners, the Tribal entities and the TMT on October 5, 2016. In addition, the applicants have stated that they have reached out to the TAS again themselves. I have not received any additional comments or objections. I expect that the TAS will make their concerns more clear in written comments at or prior to the meeting. It appears that the application materials do address the concerns over things like slope stability and increased water usage (which is not expected). Removing the west facing second story window would preserve privacy for those within the village site. However, the viewshed from the village may still be impacted, but without more specific input, I don't know how significant those impacts

are. A condition of approval has been included that the applicants must hire a qualified cultural monitor to be onsite during all soil disturbing activities.

SLOPE STABILITY

The project is located in an area mapped as 'unstable' on Plate 3 of the General Plan. Geologic investigations were conducted in accordance with §17.20.130 of the Zoning Ordinance (determination of development feasibility). Slope stability was previously discussed in more detail under specific Zoning Ordinance sections 17.20.090 and 17.20.130 above.

SEWAGE DISPOSAL

This project does involve installation of a new leachfield. An investigation of the existing septic system was conducted by Trinity Valley Consulting Engineers. The existing system consists of a 1200 gal. tank, an approximately 500 gal. pump chamber and one 60' leachline. It was found that the existing leachline has failed. Water use in June and July 2015 was significantly higher than normal, which agrees with the suggestion in the report that a leak may have been at least partially to blame. The applicants have obtained a repair permit from DEH to abandon the existing leachline and install two new 40' lines just north of the existing line; a reserve area is also included in the design. The number of bedrooms is not proposed to be increased as a result of this project. Therefore, the DEH permit is considered a repair, which does not require the system to be brought up to current standards.

However, §13.12.410 of the City's OWTS ordinance requires compliance with the City's OWTS Program as part of any permit for development. The OWTS program guidelines suggest that systems be brought up to current standards as part of any substantial improvements to a property. I spoke at length with DEH staff about this system. He is comfortable with the system as designed, but admitted that the property might not be developable under current standards, if it were vacant, due to the possibility of high groundwater and poorly leaching soils (because of the high clay content). In this case, the repair design has been engineered based on laboratory soil testing, which is not a requirement for repair permits, and it includes a reserve area. DEH staff suggested that the next steps, if the City felt more was needed, would be to install monitoring well(s) to look at groundwater levels and water quality and / or conduct wet weather testing (which could lead to additional requirements), or require installation of a pretreatment unit.

One consideration is that the existing system qualified as "failed," and DEH has already approved a repair permit. This is normally a separate process outside of City jurisdiction, because DEH serves as the City's Health Dept. However, due to the proximity of the OWTS to the Tsurai Village and Parker Creek and the Trinidad Bay ASBS, additional review and a higher standard are justifiable. City staff recommends that the applicants be required to install either a pretreatment unit or monitoring wells. If

monitoring wells are required, one should be installed within or near the leachfield for monitoring groundwater and one installed downslope, close to the existing edge of vegetation for monitoring water quality. The owners would be required to have those periodically checked by a qualified person and the results submitted periodically as part of the conditions of their OWTS Operating Permit. Standards would be established by City staff in consultation with DEH staff, and if those standards were exceeded, then a pretreatment unit would be required at that time. The applicants may prefer installation of the pretreatment unit now, because that would not require future monitoring other than regular inspections under the City's OWTS program.

DESIGN REVIEW / VIEW PROTECTION FINDINGS:

Because the project proposes changes to the external profile of the structure and is not exempt (§17.72.070.C) from a CDP, §17.60.030 requires Design Review and View Preservation Findings to be made. The required findings are written in a manner to allow approval, without endorsing the project. However, if public hearing information is submitted or public comment received indicating that views, for instance, may be significantly impacted, or the structure proposed is obtrusive, the findings should be reworded accordingly.

Design Review Criteria

A. *The alteration of natural landforms caused by cutting, filling, and grading shall be minimal. Structures should be designed to fit the site rather than altering the landform to accommodate the structure.* Response: The building is located on a flat portion of the lot. The existing foundation will be utilized to the extent possible, so that soil disturbance is minimized. Existing topography will not be altered.

B. *Structures in, or adjacent to, open space areas should be constructed of materials that reproduce natural colors and textures as closely as possible.* Response: The project is not located in or adjacent to any areas zoned open space, but it is adjacent to the beach and a public trail. Siding is proposed to consist of naturally stained, random width, vertical wood siding. The roof will be standing seam metal roofing in grey. Though metal is not a natural material, the standing seams match the lines of the vertical siding and the color is an earth tone. It is also consistent with a number of other houses that are visible from the beach. In addition, due to the project's location, as well as existing vegetation and a fence, it is not readily visible from most viewpoints.

C. *Materials and colors used in construction shall be selected for the compatibility both with the structural system of the building and with the appearance of the building's natural and man-made surroundings. Preset architectural styles (e.g. standard fast food restaurant designs) shall be avoided.* Response: The project is not located in or adjacent to any areas zoned open space, but it is adjacent to the beach and a public trail. Siding is proposed to consist of naturally stained, random width, vertical wood

siding. The roof will be standing seam metal roofing in grey. Though metal is not a natural material, the standing seams match the lines of the vertical siding and the color is an earth tone. It is also consistent with a number of other houses that are visible from the beach. In addition, due to the project's location, as well as existing vegetation and a fence, it is not readily visible from most viewpoints.

D. *Plant materials should be used to integrate the manmade and natural environments to screen or soften the visual impact of new development, and to provide diversity in developed areas. Attractive vegetation common to the area shall be used.* Response: No changes in landscaping are proposed at this time. Existing vegetation on the property, including that which screens the residence from the beach and trail will be protected through an open space easement.

E. *On-premise signs should be designed as an integral part of the structure and should complement or enhance the appearance of new development.* Response: No signs are proposed as part of this project.

F. *New development should include underground utility service connections. When above ground facilities are the only alternative, they should follow the least visible route, be well designed, simple and unobtrusive in appearance, have a minimum of bulk and make use of compatible colors and materials.* Response: No changes to the existing underground utilities are proposed.

G. *Off-premise signs needed to direct visitors to commercial establishments, as allowed herein, should be well designed and be clustered at appropriate locations. Sign clusters should be a single design theme.* Response: No off-premise signs are proposed as part of this project.

H. *When reviewing the design of commercial or residential buildings, the committee shall ensure that the scale, bulk, orientation, architectural character of the structure and related improvements are compatible with the rural, uncrowded, rustic, unsophisticated, small, casual open character of the community. In particular:*
   1. *Residences of more than two thousand square feet in floor area and multiple family dwellings or commercial buildings of more than four thousand square feet in floor area shall be considered out of scale with the community unless they are designed and situated in such a way that their bulk is not obtrusive.* Response: The proposed square footage of the structure will be near the 2,000 s.f. maximum guideline. Most oceanfront homes in Trinidad are at or above 2,000 s.f. This development does not include a garage or other accessory structures that would not count towards the square footage, so the bulk is less than most residential development. The architectural features, design and exterior colors and materials help blend the structure into its surroundings. Due to the project's location, the building is not readily visible from most viewpoints. Existing vegetation surrounding the building site also helps to soften the appearance of the structure and minimize its visibility.

2. *Residential and commercial developments involving multiple dwelling or business units should utilize clusters of smaller structures with sufficient open space between them instead of a consolidated structure.* Response: No such development is proposed.

View Protection

A. *Structures visible from the beach or a public trail in an open space area should be made as visually unobtrusive as possible.* Response: This project is visible from the Parker Creek Trail, but is not readily visible from the beach and surrounding areas. Architectural renderings have been provided to show the view from the trail where it crosses the driveway. Note there is a fence that runs along the west side of the trail that would mostly block the view of the structure from the trail; the view in the architectural drawings is through the open gate. Exterior materials and colors have been chosen for compatibility with the surrounding environment. Existing vegetation that screens the structure will be required to remain through an open space easement.

B. *Structures, including fences over three feet high and signs, and landscaping of new development, shall not be allowed to significantly block views of the harbor, Little Trinidad Head, Trinidad Head or the ocean from public roads, trails, and vista points, except as provided in subdivision 3 of this subsection.* Response: Based on the architectural drawings, the structure will block part of the view of Trinidad Head and Trinidad Bay from the Parker Creek Trail when looking through the open gate on the driveway. Otherwise, due to the project's location, the only public viewpoints of the structure would be from well above it or below it from the shoreline. Impacts to public views are not significant.

C. *The committee shall recognize that owners of vacant lots in the SR and UR zones, which are otherwise suitable for construction of a residence, are entitled to construct a residence of at least fifteen feet in height and one thousand five hundred square feet in floor area, residences of greater height as permitted in the applicable zone, or greater floor area shall not be allowed if such residence would significantly block views identified in subdivision 2 of this subsection. Regardless of the height or floor area of the residence, the committee, in order to avoid significant obstruction of the important views, may require, where feasible, that the residence be limited to one story; be located anywhere on the lot even if this involves the reduction or elimination of required yards or the pumping of septic tank wastewater to an uphill leach field, or the use of some other type of wastewater treatment facility: and adjust the length-width-height relationship and orientation of the structure so that it prevents the least possible view obstruction.* Response: The project will not be located on a vacant lot, nor is it in the SR or UR zone.

D. *If a residence is removed or destroyed by fire or other means on a lot that is otherwise usable, the owner shall be entitled to construct a residence in the same location with an exterior profile not exceeding that of the previous residence even if*

such a structure would again significantly obstruct public views of important scenes, provided any other nonconforming conditions are corrected. Response: There was no residence that was destroyed by fire associated with this project.

E. *The Tsurai Village site, the Trinidad Cemetery, the Holy Trinity Church and the Memorial Lighthouse are important historic resources. Any landform alterations or structural construction within one hundred feet of the Tsurai Study Area, as defined in the Trinidad general plan, or within one hundred feet of the lots on which identified historical resources are located shall be reviewed to ensure that public views are not obstructed and that development does not crowd them and thereby reduce their distinctiveness or subject them to abuse or hazards.* Response: The proposed project is not within 100 feet of the Holy Trinity Church, the Memorial Lighthouse, or the Cemetery. The project is within the Tsurai Study Area and adjacent to the village site. Public viewsheds are discussed above. The village site is not accessible by the public. The proposed structure will not be any closer to the village then the existing structures. However, addition of the second story could impact the privacy and viewshed from within the village. No specific comments from the TAS about this have been received at the time of this staff report. The applicants are willing to remove the west facing second story window to minimize privacy impacts. The applicants will be required to hire a cultural monitor to be onsite during any soil disturbing activities. Proper protocols will have to be followed in the event any artifacts are found during construction.

STAFF RECOMMENDATION

Based on the above analysis, and barring public input, the project can be found to be consistent with the City's Zoning Ordinance, Grading Ordinance, General Plan, Coastal Act, and other applicable policies and regulations. Therefore the necessary findings for granting approval of the project can be made. If the Planning Commission agrees with staff's analysis, a proposed motion might be similar to the following:

Proposed Motion for Approval
Based on application materials, information and findings included in this Staff Report, and based on public testimony, I move to adopt the information and required findings in this staff report and approve the project as described in this staff report and as conditioned herein.

PLANNING COMMISSION ALTERNATIVES

If the Planning Commission does not agree with staff's analysis, or if information is presented during the hearing that conflicts with the information contained in the staff report, the Planning Commission has several alternatives.

A. Add conditions of approval to address any specific concerns on the part of the Commission or the public.

B. Delay action / continue the hearing to obtain further information.
   - In this case, the Planning Commission should specify any additional information required from staff or the applicant and / or suggestions on how to modify the project and / or conditions of approval.

C. Denial of the project.
   - The Planning Commission should provide a motion that identifies the Finding(s) that can not be made and giving the reasons for the inability to make said Finding(s).

Alternative Motion for Denial

If the Commission does not agree with staff's analysis, or if the public presents evidence that conflicts with the findings contained in this staff report, the Commission may choose to deny the project**.**

Based on public testimony and information included in the application, I find that the project is inconsistent with the City's Zoning Ordinance and General Plan and / or that Design Review Finding(s) "---" can not be made because ---, and I move to deny the project.

Alternative Motion for Continuance

Based on the above analysis, and as conditioned below, the proposed project can be found to be consistent with the City's General Plan and Zoning Ordinance. However, the Planning Commission may find that additional information is needed in order for them to make a decision. The proposed motion might be similar to:

Based on the information submitted in the application, and included in the staff report and public testimony, I move to continue the project to ------- and request that the following information or documents be provided...

CONDITIONS OF APPROVAL

1. The applicant is responsible for reimbursing the City for all costs associated with processing this application, including inspections and other City staff work necessary after project approval. *Responsibility: City Clerk to verify prior to final inspection.*

2. Based on the findings that community values may change in a year's time, design review approval is for a two-year period starting at the effective date and expiring thereafter unless an extension is requested from the Planning Commission prior to that time. *Responsibility: City Clerk to verify prior to final sign off by the City Engineer and City Planner.*

3. The applicant is responsible for submitting proof that a statement on the deed, in a form approved by the City Attorney, has been recorded indicating that any increase in the number of bedrooms above a total of two bedrooms or use of the property in excess of a single unit will require City approval of adequate sewage

disposal capabilities and other applicable standards. *Responsibility: Building Official to verify prior to building permits being issued.*

4. Recommended conditions of the City Building Official shall be required to be met as part of the building permit application submittal. Grading, drainage and street improvements will need to be specifically addressed at the time of building permit application. *Responsibility: Building Official prior to building permits being issued.*

5. The applicant shall employ a qualified cultural monitor, from the Yurok Tribe, Tsurai Ancestral Society or Trinidad Rancheria to monitor any and all soil disturbing activities during construction. *Responsibility: Applicant and City to ensure during construction.*

6. Construction related activities are to occur in a manner that incorporates storm water runoff and erosion control measures in order to account for water quality considerations near the bluffs. The erosion control plan shall incorporate all the recommendations of 6.12 of the R-1 Soils Report. Specific water quality goals include, but are not limited to:
    a. Limiting sediment loss resulting from construction
    b. Limiting the extent and duration of land disturbing activities
    c. Replacing vegetation as soon as possible
    d. Maintaining natural drainage conditions

    Responsibility: Building Official to Confirm at time building permits are issued.

7. An open space easement for those portions of the lot outside of the building envelope / developed area shall be recorded in order to protect the natural and scenic character of that area. Annual maintenance of vegetation shall be allowed to control non-native species and trimming of annual growth to maintain the existing yard area and viewshed. *Responsibility: City Clerk to verify prior to final project sign off.*

8. The applicant shall offer a dedication of public access easement for the right to pass and repass along the shoreline, between the mean high tide line and the first line of terrestrial vegetation, or 25 feet, whichever is greater, unless the applicants can show that their property does not extend on to the beach below the first line of vegetation. *Responsibility: City Clerk to verify prior to final project sign off.*

9. A drainage and / or stormwater runoff plan shall be required to be prepared as part of the building permit. The drainage plan shall conform to the recommendations of the 6.11 of the R-1 Soils Report. In addition, runoff will be directed away from the bluff and away from the septic system and will be conveyed in a manner that does not concentrate flow. *Responsibility: City Engineer and/or Building Official as part of the building permit requirements.*

10. The applicant shall offer a dedication of 25 foot wide public access easement for the right to pass and repass along the existing Parker Creek Trail. The following conditions shall apply within that easement: *Responsibility: City Clerk to verify prior to final project sign off.*
    1. Motorized access shall not be allowed;
    2. Foot trail portions of the easement shall not exceed 10 feet in utilized width;
    3. Buffer zone areas on the unutilized portions of the foot trails shall not be open to the public.

11. All construction activity shall minimize the removal of vegetation, minimize alteration of natural landforms and adverse impacts on the scenic qualities of the area including minimizing the degree of visibility from beaches, shorelines, stream corridors, and other public viewpoints. *Responsibility: City Planner to verify prior to final project sign off.*

12. The applicant and contractor are responsible for ensuring all provisions of the City's grading ordinance are met to the satisfaction of the City Engineer and that any other requirements of the City Engineer are met to his satisfaction. *Responsibility: City Engineer to ensure prior to and during construction.*

13. All recommendations of the Engineering-Geologic Exploration R-1 Soils Report are required to be met, including 6.2-6.12 and 7.1. *Responsibility: City Engineer and/or Building Official as part of the building permit requirements.*

14. As part of the septic system repair, the applicants shall be required to install either a pretreatment unit or monitoring wells as described in this staff report. *Responsibility: Building Official to verify prior to building permits being issued and during construction.*

15. Construction related activities are to occur in a manner that does not impact the integrity of the primary or reserve sewage disposal areas. The leachfield area shall be staked and flagged to keep equipment off the area. Alternatively, a written description of techniques/timing to be utilized to protect the system will be required from the contractor. If the existing system area is impacted by construction activities, an immediate Stop-Work Order will be placed on the project. The builder will be required to file a mitigation report for approval by the City and County Health Department prior to permitting additional work to occur. A Copy of the report is to go to the building official and into the conditions compliance folder. *Responsibility: Building Official to verify prior to building permits being issued and during construction.*

16. Applicant to provide method for City to verify height measurements (such as a reference stake) before and during the roof framing inspection and upon project completion. The height of the structure, as measured from the average ground elevation to the highest point of the roof, shall not exceed 25 ft. *Responsibility:*

Building Official to confirm at time building permits are issued and during construction inspections.

17. Only native vegetation shall be planted in the ground on the property. No irrigation is allowed to be installed without further review and approval by the City. *Responsibility: Applicants to ensure on an ongoing basis.*

18. Lighting will conform to the submitted lighting plan. All lighting will be shielded, screened and / or directed downward so that it does not shine outside of the designated construction area. *Responsibility: Building Official to verify prior to building permits being issued and during construction.*

19. The proposed western-facing second story window shall either be removed or constructed with opaque glass to maintain the privacy of the Tsurai Village. *Responsibility: Building Official to verify prior to building permits being issued and during construction.*

SITE LAYOUT

PORTION OF SECTION 25 & 26 TOWNSHIP 8 NORTH, RANGE 1 WEST, H.B & M
APN: 042-131-007
FOR
MIKE & CHERYL SEBRING
TRINIDAD, HUMBOLDT COUNTY, CALIFORNIA

LEGEND

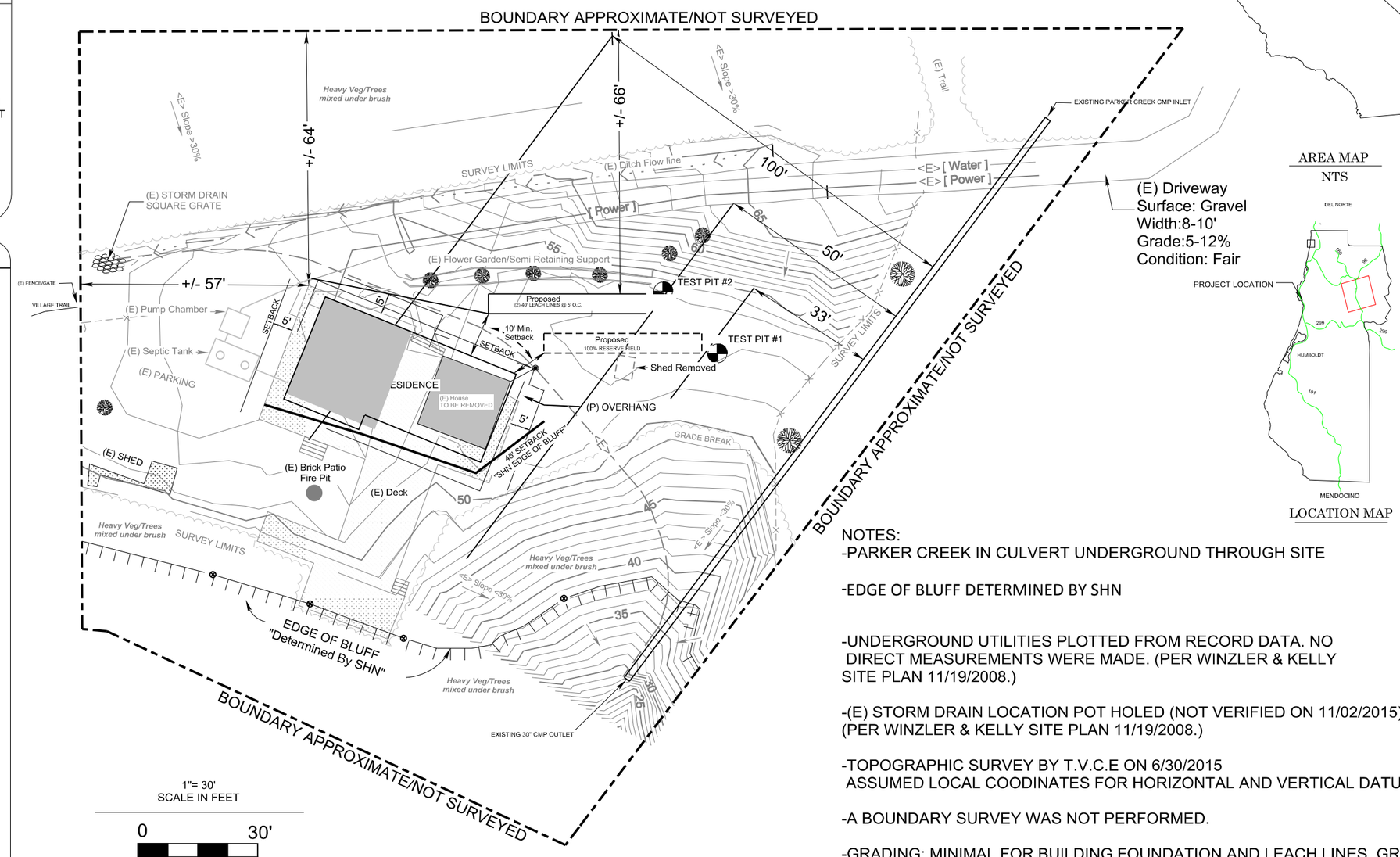
- ROAD
- PROPERTY LINE NOT SURVEYED
- VEGETATION/TREE LINE
- TEST PIT LOCATION
- PARKING
- POWER POLE
- (P) Pot Hole/Verification

GENERAL NOTES

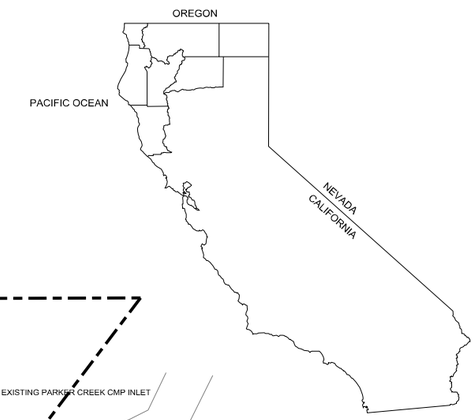
WATER: (E) ONSITE
WASTE WATER: (E) ONSITE
POWER:(E) YES
PHONE: (E) YES
CREEKS/STREAM: PARKER CREEK
TREES TO BE REMOVED: NONE
VEGETATION TO BE REMOVED: NONE
GRADING: MINIMAL FOR CONSTRUCTION
(P) NEW BUILDING IN EXISING FOOTPRINT

ABRREVIATIONS

AC=ASPHALTIC CONCRETE
AB=AGGREGATE BASE
A.D.=ALGEBRAIC DIFFERENCE
BC, PC =BEGIN CURVE
CO=CLEAN OUT
CL=CENTER LINE
CMP=CORRUGATED METAL PIPE
CPCT. =COMPACT
D=DELTA
DET=DETAIL
DRN=DRAIN
<E>=EXISTING
EC=END CURVE
EG=EXISTING GROUND
EP=EDGE OF PAVEMENT
FF= FINISH FLOOR
FG=FINISH GRADE
FH=FIRE HYDRENT
FL=FLOW LINE
GA=GUY ANCHOR
GV=GATE VALVE
HC=HANDICAPPED
HDPE=HIGH DENSITY POLYETHYLENE PIPE
INV=INVERT
(INT-X)=INTERSECTION
K=SIGHT DISTANCE
LAT=LATERAL
LD.=LOCAL DEPRESSION
LF.=LINEAR FEET
LF.=SEWER LEACH FIELD
LT.=LEFT
MAS.=MASONRY
MI=MILES
MSE=MECHANICALLY STABILIZED EARTH
(N)=NEW
NTS=NOT TO SCALE
O.C.=ON CENTER
PG&E=PACIFIC GAS & ELECTRIC
(P)=PROPOSED
PP=POWER POLE
PRC=POINT OF REVERSE CURVE
PT=POINT
PVI=POINT OF VERTICAL INTERSECTION
PVT=PRIVATE
RT=RIGHT
RTN=RETERN
SB=SET BACK
SDMH=STORM DRAIN MAN HOLE
SHT=SHEET
SD=STORM DRAIN
STA=STATION
STD.=STANDARD
TC=TOP OF CURB
TBC=TOP BACK OF CURB
TFC=TOP FACE OF CURB
TOB=TOP OF BANK
TEL=TELEPHONE
TP=TOP OF PAVEMENT
TVCE=TRINITY VALLEY CONSULTING ENGINEERS
TW=TOP OF WALL
(TYP)=TYPICAL
UG=UNDERGROUND
W=WATER
WV=WATER VALVE



(E) Driveway
Surface: Gravel
Width:8-10'
Grade:5-12%
Condition: Fair



AREA MAP
NTS

LOCATION MAP

NOTES:
-PARKER CREEK IN CULVERT UNDERGROUND THROUGH SITE

-EDGE OF BLUFF DETERMINED BY SHN

-UNDERGROUND UTILITIES PLOTTED FROM RECORD DATA. NO DIRECT MEASUREMENTS WERE MADE. (PER WINZLER & KELLY SITE PLAN 11/19/2008.)

-(E) STORM DRAIN LOCATION POT HOLED (NOT VERIFIED ON 11/02/2015), (PER WINZLER & KELLY SITE PLAN 11/19/2008.)

-TOPOGRAPHIC SURVEY BY T.V.C.E ON 6/30/2015
ASSUMED LOCAL COODINATES FOR HORIZONTAL AND VERTICAL DATUM.

-A BOUNDARY SURVEY WAS NOT PERFORMED.

-GRADING: MINIMAL FOR BUILDING FOUNDATION AND LEACH LINES. GRADING ACTIVITIES SHALL NOT ALTER THE EXISTING TERRIAN.

TVCE
67 WALNUT WAY
P.O. BOX 1567
WILLOW CREEK, CA 95573
PHONE: (530) 629-3099
FAX: (530) 629-3011

REV	DATE	DESCRIPTION	DWN BY	CHK BY	APP'BY'
1	10/29/15	PLOT PLAN	TO	J.M	TVCE

MIKE AND CHERYL SEBRING
APN: 042-131-07
SITE LAYOUT
TRINIDAR, HUMBOLDT COUNTY, CALIFORNIA

DRAWN BY:	T.O
DESIGNED BY:	
CHECKED BY:	J.M
APPROVED BY:	TVCE
DATE OF ISSUE:	8/10/2016
SCALE:	AS SHOWN
PROJECT NO:	840
DRAWING NO:	1 of 1

1" / 0" / 1/2" / 1"

D A V I D
VANDERVORT
ARCHITECTS
AIA

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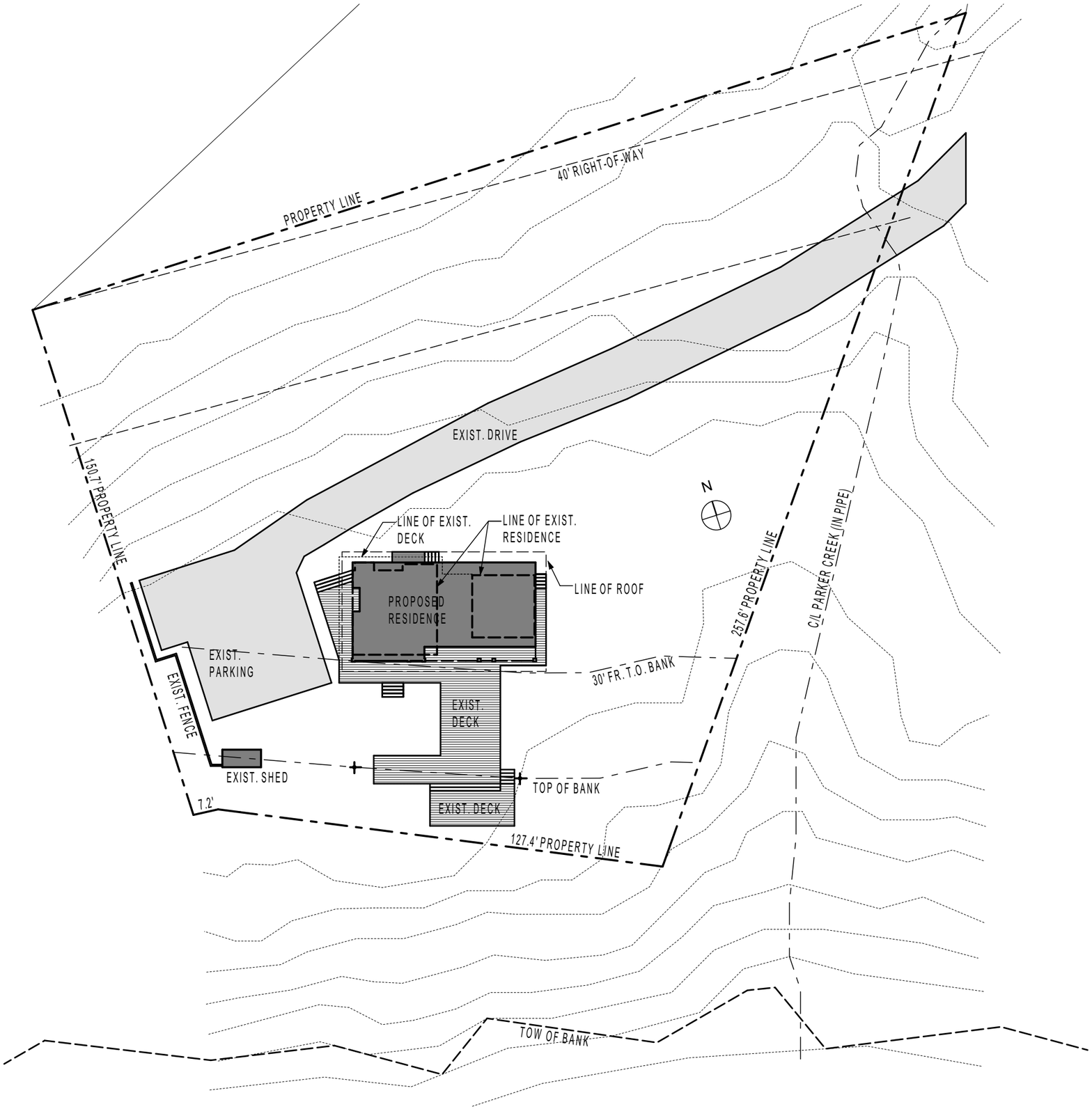

SITE PLAN

1" = 30'

SEBRING / KELLY
RESIDENCE
TRINIDAD, CA

8 / 1 7 / 2 0 1 5

01

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Front View
1/8" = 1'-0"

Rear View
1/8" = 1'-0"

SEBRING / KELLY
RESIDENCE
TRINIDAD, CA

8 / 1 7 / 2 0 1 5

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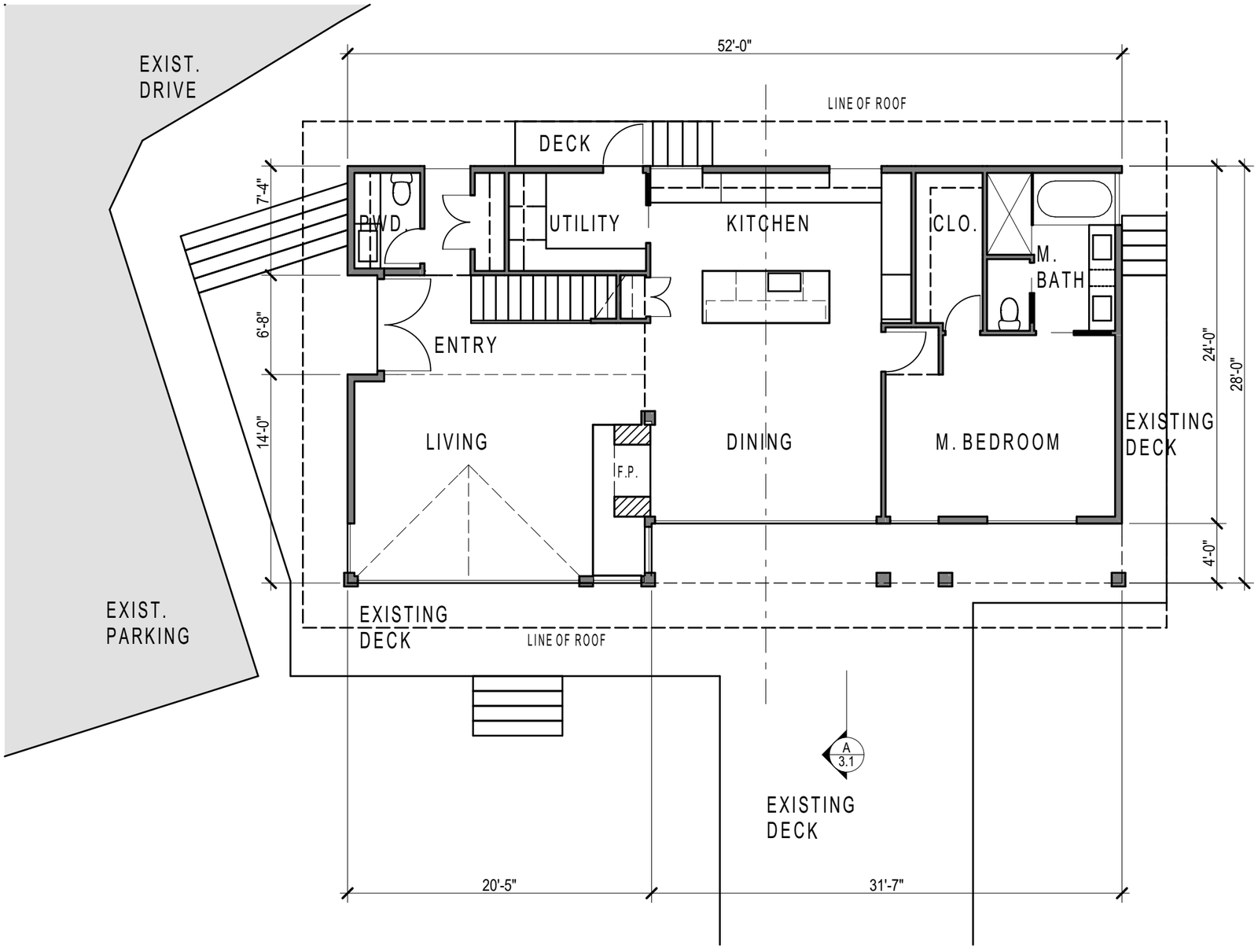

MAIN FLOOR PLAN

1/8" = 1'-0"

MAIN FLOOR LIVING AREA: 1,316 SF
TOTAL LIVING AREA: 1,988 SF

SEBRING / KELLY
RESIDENCE
TRINIDAD, CA

8 / 1 7 / 2 0 1 5

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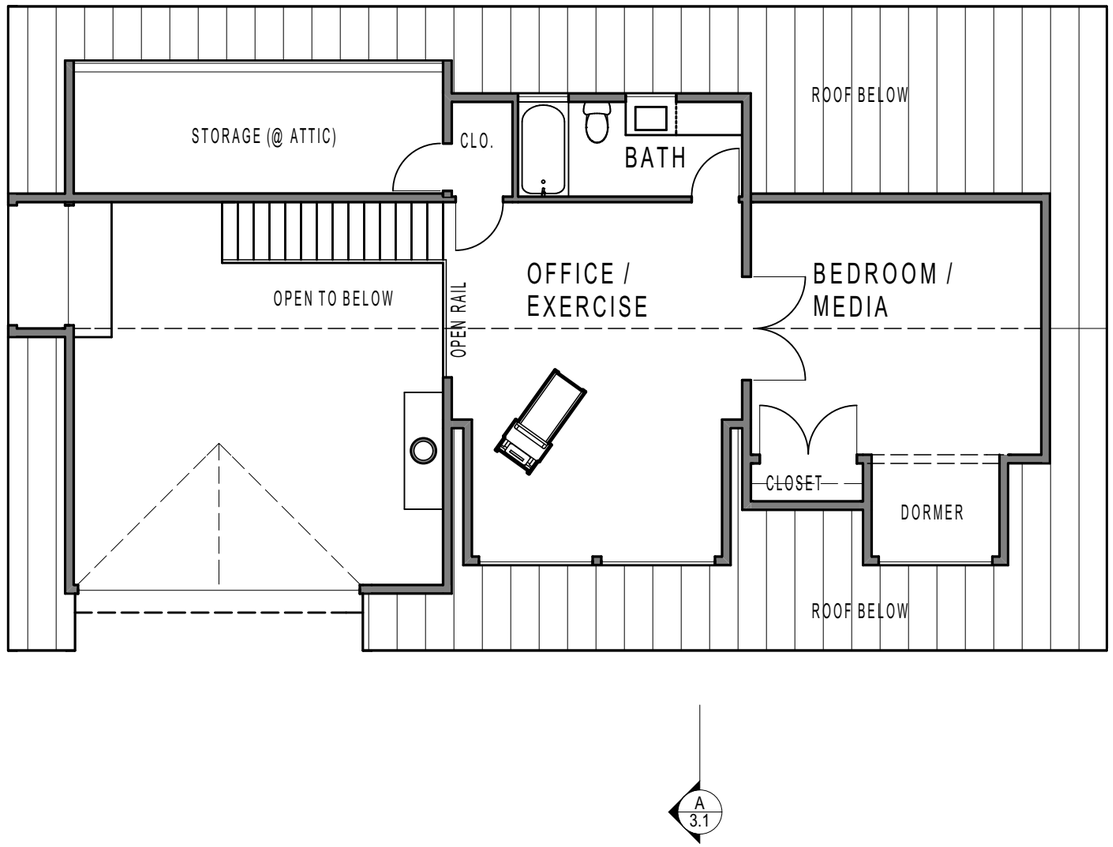


UPPER FLOOR PLAN

1/8" = 1'-0"

UPPER FLOOR LIVING AREA: 672 SF
TOTAL LIVING AREA: 1,988 SF

SEBRING / KELLY
RESIDENCE
TRINIDAD, CA

8 / 1 7 / 2 0 1 5

1.2

WEST ELEVATION

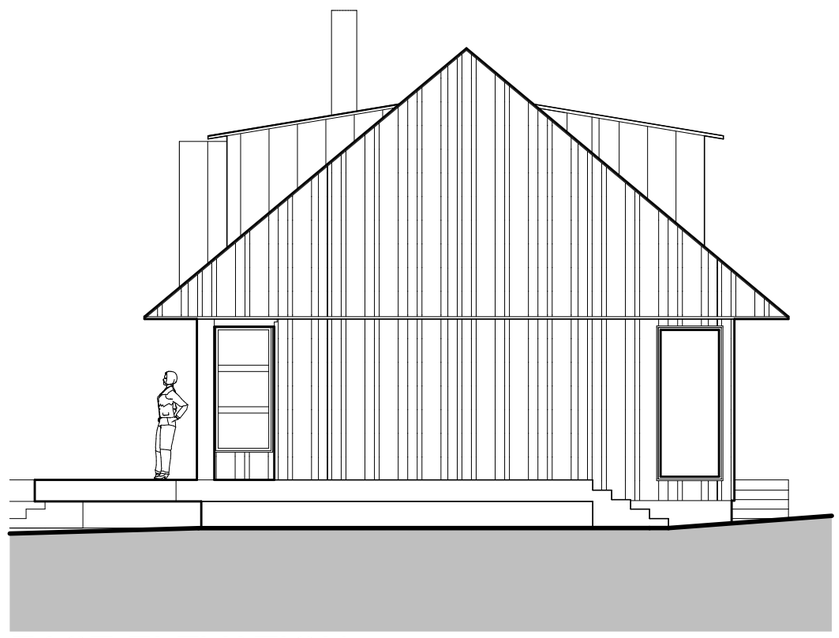
1/8" = 1'-0"

SOUTH ELEVATION

1/8" = 1'-0"

NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

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SEBRING / KELLY
RESIDENCE
TRINIDAD, CA

8 / 1 7 / 2 0 1 5

2.1

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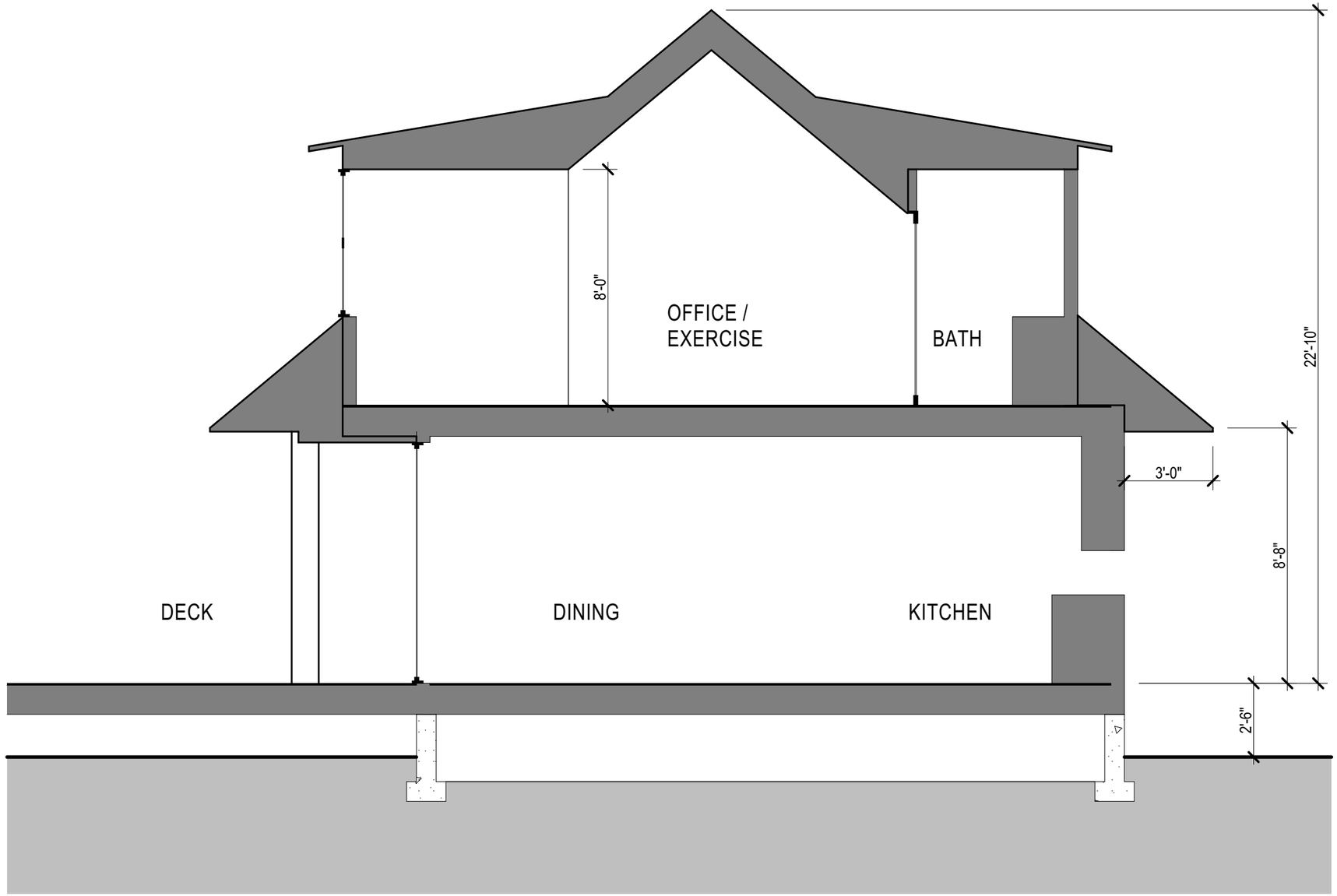

A BUILDING SECTION

1/4" = 1'-0"

SEBRING / KELLY
RESIDENCE
TRINIDAD, CA

8 / 1 7 / 2 0 1 5

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EXISTING VIEW FROM HARBOR

PROPOSED VIEW FROM HARBOR

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EXISTING VIEW FROM TRAILHEAD

PROPOSED VIEW FROM TRAILHEAD

SEBRING / KELLY
RESIDENCE
TRINIDAD, CA

11/24/2015

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EXISTING VIEW FROM FENCE

PROPOSED VIEW FROM FENCE

Views of the Sebring property from various vantage points on Old Home Beach.

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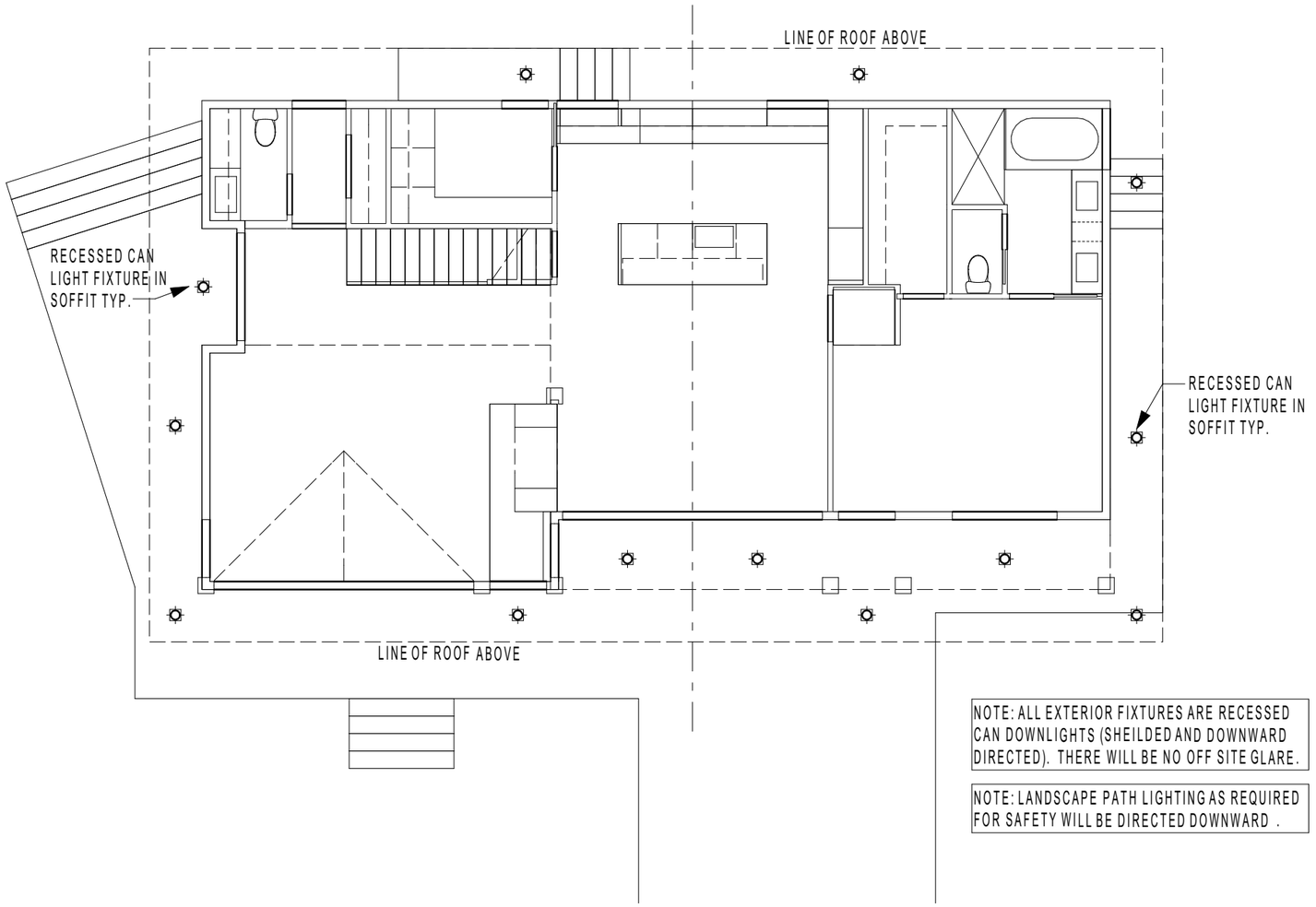

NOTE: ALL EXTERIOR FIXTURES ARE RECESSED CAN DOWNLIGHTS (SHEILDED AND DOWNWARD DIRECTED). THERE WILL BE NO OFF SITE GLARE.

NOTE: LANDSCAPE PATH LIGHTING AS REQUIRED FOR SAFETY WILL BE DIRECTED DOWNWARD .

EXTERIOR LIGHTING PLAN

1/8" = 1'-0"

SEBRING / KELLY
RESIDENCE
TRINIDAD, CA

10/10/2011

4.1

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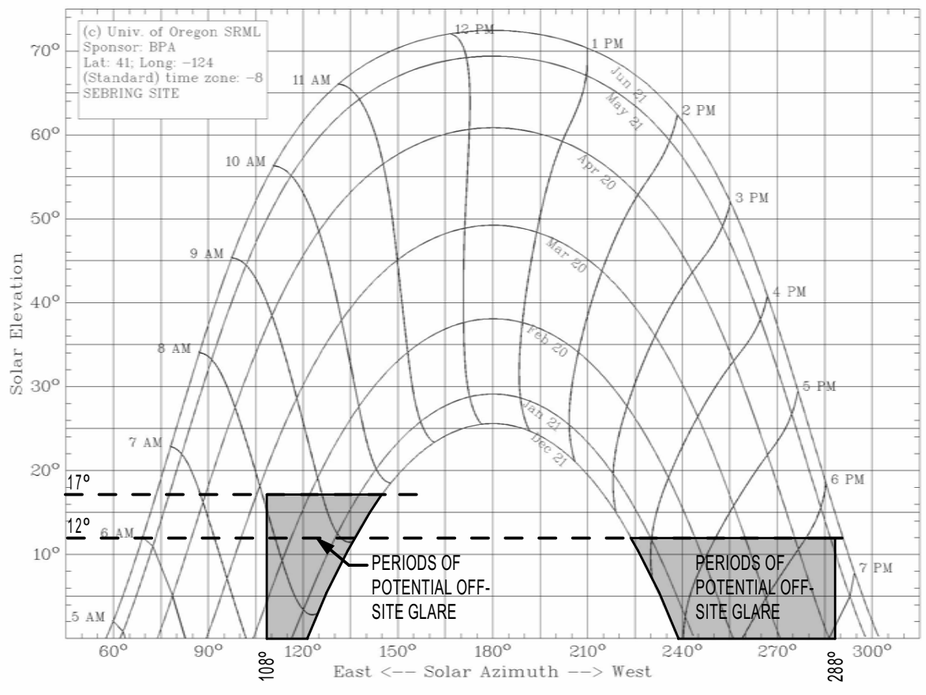
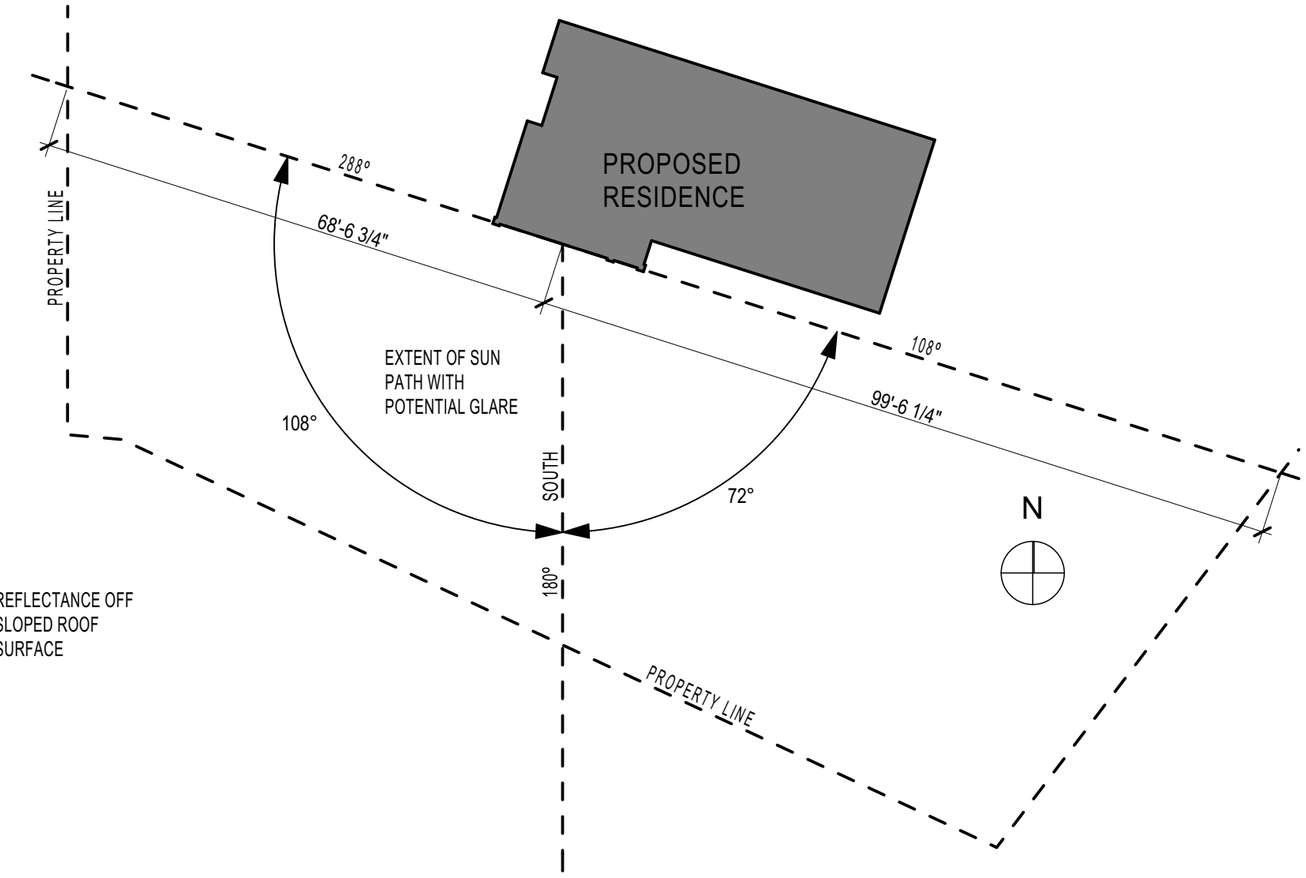
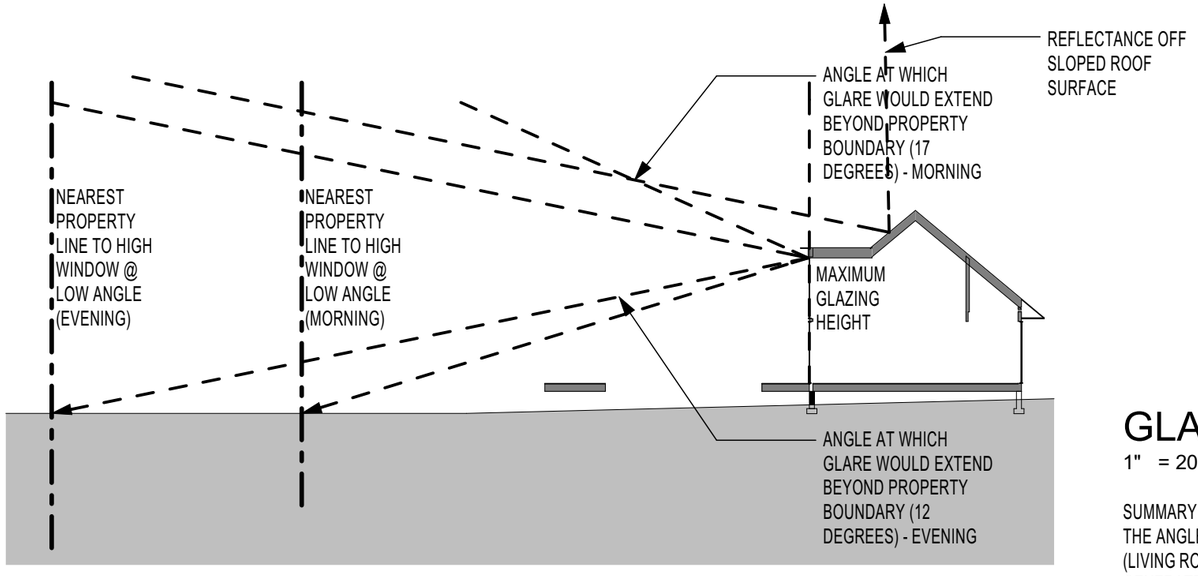






GLARE STUDY

1" = 20'

SUMMARY: THE SITE PLAN SHOWS THE EXTENT OF POTENTIAL GLARE GENERATING SOLAR PATH. THE SECTION DESCRIBES THE ANGLE AT WHICH GLARE COULD POTENTIALLY EXTEND BEYOND THE PROPERTY LINE FOR THE WORST CASE WINDOW (LIVING ROOM). BASED ON THESE CRITERIA THE SUN CHART DESCRIBES POTENTIAL TIMES OF YEAR AND DAY THAT COULD GENERATE GLARE. PLEASE NOTE THAT THESE INSTANCES OF POTENTIAL GLARE ARE EASILY MITIGATED BY EXISTING TREES AND SHRUBS. ANY UN-MITIGATED IMPACTS COULD BE RESOLVED BY THE PLANTING OF ADDITOINAL TREES OR SHRUBS.

SEBRING / KELLY
RESIDENCE
TRINIDAD, CA

10/10/2011

5.1

AEP Span Color Performance Data

Please note that color specific *CRRC Notification of Product Rating* can be produced upon request

PRODUCT DESCRIPTION	CA TITLE 24 & ENERGY STAR							LEED				
	via CRRC listings (data based on color families)				Energy Star		CA Title 24	via Accredited Independent Testing Laboratory (using ASTM C1549, C1371, & E1980)				
	CRRC Reference Number	Solar Reflectance (Init.)	Thermal Emittance (Init.)	SRI Init.	Low Slope	Steep Slope		Solar Reflectance (Init.)	Thermal Emittance (Init.)	SRI Init.	Low Slope (Leed V3)	Steep Slope (Leed V3)
BARE ZINCALUME®												
ZINCALUME® Plus	1014-0002	0.68	0.30	**65**	✓	✓		0.68	0.30	**65**		✓
DURATECH® NT COLORS												
COOL TAHOE BLUE	0818-0027	0.25	0.83	**22**		✓	REFER TO CALIFORNIA ENERGY COMMISSION (CEC) REQUIREMENTS	0.33	0.84	**33**		✓
COOL OLD TOWN GRAY	0818-0039	0.35	0.83	**35**		✓		0.40	0.84	**43**		✓
COOL DENALI GREEN	0818-0028	0.25	0.83	**22**		✓		0.30	0.83	**29**		✓
COOL RUSTIC RED	0818-0031	0.35	0.83	**35**		✓		0.40	0.84	**43**		✓
COOL LIGHT STONE	0818-0033	0.55	0.83	**63**		✓		0.60	0.84	**70**		✓
COOL DESERT BEIGE	0818-0042	0.45	0.83	**49**		✓		0.51	0.84	**58**		✓
COOL CHESTNUT BROWN	0818-0034	0.32	0.83	**31**		✓		0.35	0.83	**36**		✓
COOL WEATHERED COPPER	0818-0035	0.32	0.83	**31**		✓		0.32	0.83	**32**		✓
COOL WINTER WHITE	0818-0044	0.70	0.83	**84**	✓	✓		0.73	0.83	**88**	✓	✓
COOL SURF WHITE	0818-0036	0.55	0.83	**63**		✓		0.63	0.84	**74**		✓
DURATECH® 5000 & DURATECH® MX COLORS												
COOL METALLIC SILVER	0818-0003	0.35	0.75	**32**		✓		0.57	0.82	**65**		✓
COOL ZACTIQUE® II	0818-0004	0.35	0.75	**32**		✓		0.37	0.84	**39**		✓
COOL METALLIC COPPER	0818-0006	0.35	0.75	**32**		✓		0.48	0.83	**53**		✓
COOL METALLIC CHAMPAGNE	0818-0038	0.35	0.75	**32**		✓		0.48	0.84	**54**		✓
COOL TAHOE BLUE	0818-0007	0.25	0.83	**22**		✓		0.33	0.84	**33**		✓
COOL REGAL BLUE	0818-0008	0.25	0.83	**22**		✓		0.30	0.84	**29**		✓
COOL OLD TOWN GRAY	0818-0009	0.35	0.83	**35**		✓		0.40	0.85	**43**		✓
COOL ZINC GRAY	0818-0010	0.35	0.83	**35**		✓		0.37	0.85	**39**		✓
COOL MARINE GREEN	0818-0011	0.32	0.83	**31**		✓		0.43	0.85	**47**		✓
COOL FOREST GREEN	0818-0012	0.25	0.83	**22**		✓		0.30	0.84	**29**		✓
COOL HEMLOCK GREEN	0818-0048	0.32	0.83	**31**		✓		0.34	0.85	**35**		✓
COOL JADE GREEN	0818-0014	0.25	0.83	**22**		✓		0.29	0.86	**29**		✓
COOL LEAF GREEN	0818-0015	0.25	0.83	**22**		✓		0.30	0.85	**30**		✓
COOL MATTE BLACK	0818-0046	0.25	0.83	**22**		✓		0.30	0.84	**29**		✓
COOL COLONIAL RED	0818-0016	0.25	0.83	**22**		✓		0.34	0.85	**35**		✓
COOL TERRA COTTA	0818-0037	0.35	0.83	**35**		✓		0.39	0.84	**41**		✓
COOL RED	0818-0017	0.25	0.83	**22**		✓		0.42	0.85	**46**		✓
COOL DARK BRONZE	0818-0018	0.25	0.83	**22**		✓		0.32	0.84	**32**		✓
COOL PARCHMENT	0818-0047	0.45	0.83	**49**		✓		0.51	0.84	**58**		✓
COOL WEATHERED COPPER	0818-0019	0.32	0.83	**31**		✓		0.34	0.83	**34**		✓
COOL SIERRA TAN	0818-0020	0.45	0.83	**49**		✓		0.49	0.84	**55**		✓
COOL REGAL WHITE	0818-0049	0.70	0.83	**84**	✓	✓		0.73	0.84	**88**	✓	✓
VINTAGE	1014-0003	0.30	0.70	**22**				0.30	0.70	**22**		

All ratings listed above are initial readings. Three year performance data is located on the CRRC website and is based on CRRC color families.

[A] - Reflectivity data for Bare ZINCALUME is actual 3 year weathered solar reflectivity data.

ArcGIS Web Map

Humboldt County Planning and Building Department

0 87.5 175 350 Feet

0 0.015 0.03 0.06 Miles

RF= 1:2,257 1 in = 188 ft

N W E S

Printed: October 10, 2016 Web AppBuilder 2.0 for ArcGIS

Highways and Roads

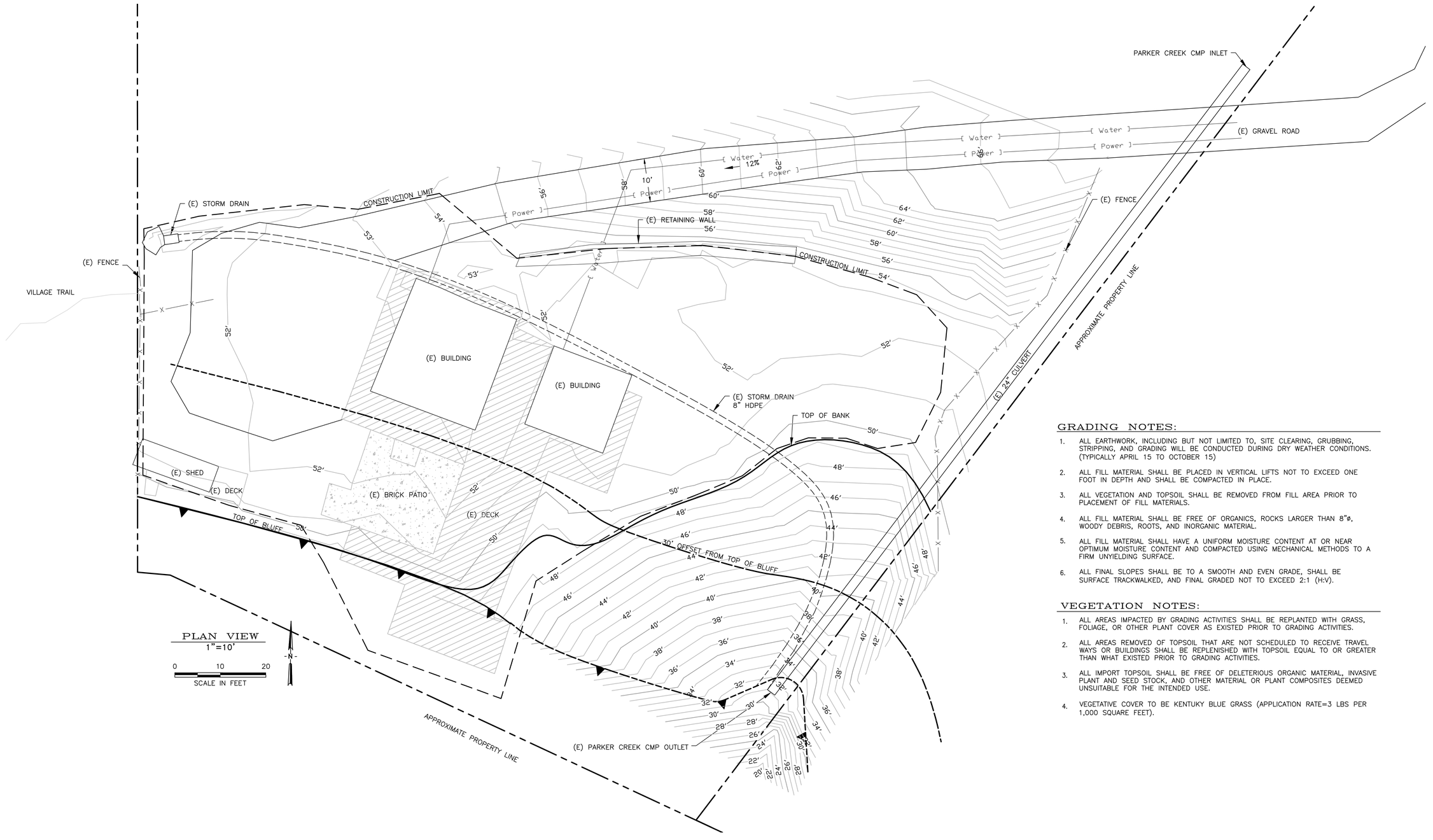
- Principal Arterials
- Minor Arterials
- Major Collectors
- Minor Collectors
- Local Roads
- Private or Unclassified
- Major River or Stream

Blue Line Streams

- Perennial 1-3
- Perennial >4
- Intermittent
- Subsurface
- City Boundary
- Counties
- Parcels
- Tsunami Evacuation Area

Map Disclaimer:
While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force & effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.

Source: NRCS, Humboldt County GIS, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Healthy Rural Roads, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community, FRAP, FEMA, USGS



GRADING NOTES:

1. ALL EARTHWORK, INCLUDING BUT NOT LIMITED TO, SITE CLEARING, GRUBBING, STRIPPING, AND GRADING WILL BE CONDUCTED DURING DRY WEATHER CONDITIONS. (TYPICALLY APRIL 15 TO OCTOBER 15)
2. ALL FILL MATERIAL SHALL BE PLACED IN VERTICAL LIFTS NOT TO EXCEED ONE FOOT IN DEPTH AND SHALL BE COMPACTED IN PLACE.
3. ALL VEGETATION AND TOPSOIL SHALL BE REMOVED FROM FILL AREA PRIOR TO PLACEMENT OF FILL MATERIALS.
4. ALL FILL MATERIAL SHALL BE FREE OF ORGANICS, ROCKS LARGER THAN 8"ø, WOODY DEBRIS, ROOTS, AND INORGANIC MATERIAL.
5. ALL FILL MATERIAL SHALL HAVE A UNIFORM MOISTURE CONTENT AT OR NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED USING MECHANICAL METHODS TO A FIRM UNYIELDING SURFACE.
6. ALL FINAL SLOPES SHALL BE TO A SMOOTH AND EVEN GRADE, SHALL BE SURFACE TRACKWALKED, AND FINAL GRADED NOT TO EXCEED 2:1 (H:V).

VEGETATION NOTES:

1. ALL AREAS IMPACTED BY GRADING ACTIVITIES SHALL BE REPLANTED WITH GRASS, FOLIAGE, OR OTHER PLANT COVER AS EXISTED PRIOR TO GRADING ACTIVITIES.
2. ALL AREAS REMOVED OF TOPSOIL THAT ARE NOT SCHEDULED TO RECEIVE TRAVEL WAYS OR BUILDINGS SHALL BE REPLENISHED WITH TOPSOIL EQUAL TO OR GREATER THAN WHAT EXISTED PRIOR TO GRADING ACTIVITIES.
3. ALL IMPORT TOPSOIL SHALL BE FREE OF DELETERIOUS ORGANIC MATERIAL, INVASIVE PLANT AND SEED STOCK, AND OTHER MATERIAL OR PLANT COMPOSITES DEEMED UNSUITABLE FOR THE INTENDED USE.
4. VEGETATIVE COVER TO BE KENTUKY BLUE GRASS (APPLICATION RATE=3 LBS PER 1,000 SQUARE FEET).

TVCE
67 WALNUT WAY
PO BOX 1567
WILLOW CREEK, CA 95573
PHONE (530) 629-3000
FAX (530) 629-3011

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
		PRELIMINARY LAYOUT	EEK	FAM	JTM	TVCE
1	10/12/16					

MIKE AND CHERYL SEBRING
APN: 042-131-07

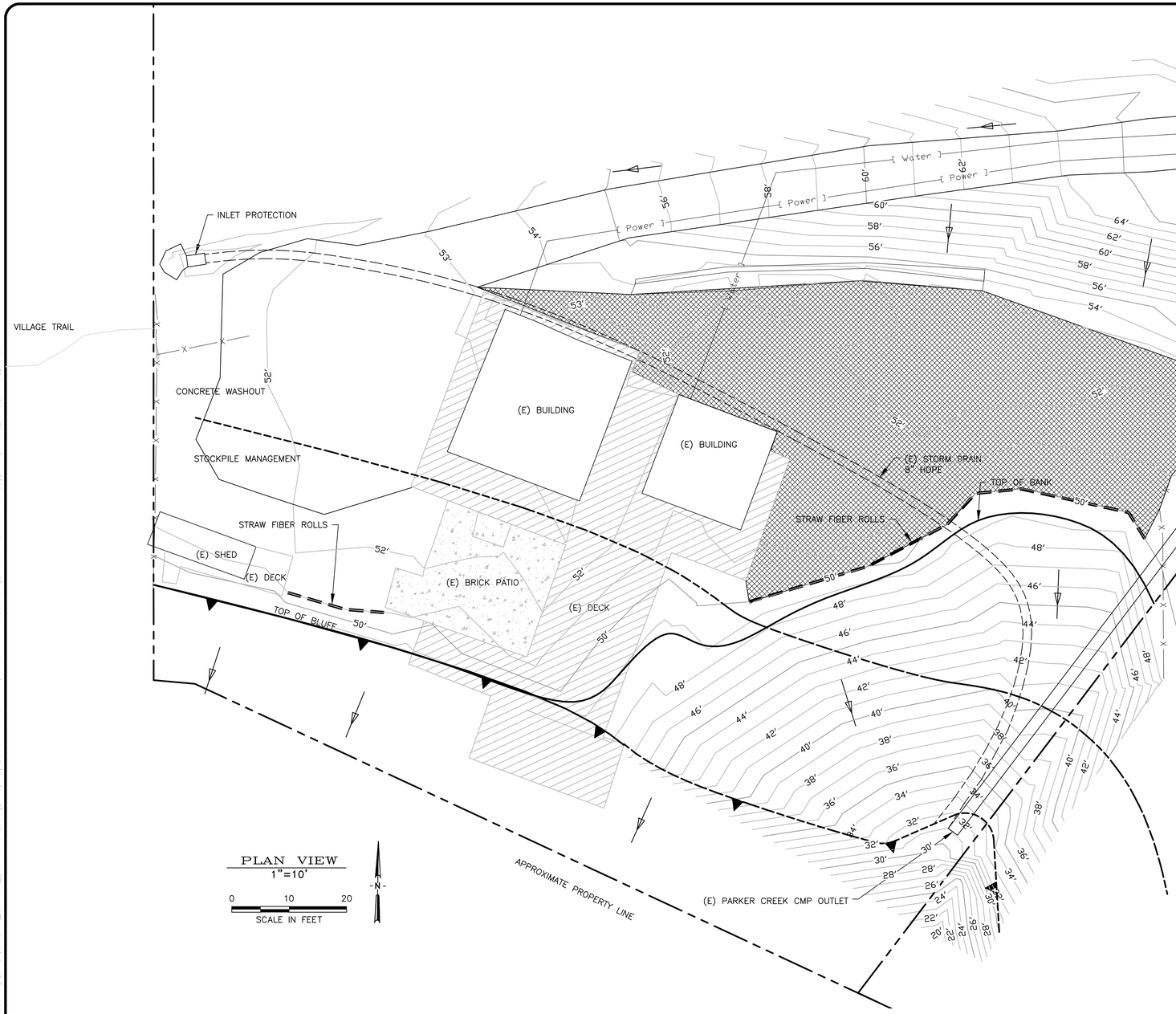
GRADING & DRAINAGE PLAN

TRINIDAD, HUMBOLDT COUNTY, CALIFORNIA

DRAWN BY: E. KETES
DESIGNED BY: F. MASTEN
CHECKED BY: J. McKNIGHT
APPROVED BY: TVCE

DATE OF ISSUE: OCTOBER 2016
SCALE: AS SHOWN
PROJECT NO: 840
DRAWING NO: C3.0

1" 1/2" 0" 1"



PLAN VIEW
1"=10'

0 10 20
SCALE IN FEET

- N -

EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED AND MAINTAINED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). SEDIMENT CONTROL BMP'S SHALL BE INSTALLED AND MAINTAINED ALL YEAR.
2. ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREA AND WITHIN THE WORK AREA SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS, YEAR ROUND.
3. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER STANDARD DRAWING TC-1 WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR-ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
4. ALL AREAS DISTURBED DURING CONSTRUCTION, BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD.
5. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMP'S SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
6. SEDIMENT CONTROL BMP'S SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED YEAR-ROUND UNTIL THE CONSTRUCTION IS COMPLETE OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
7. ALL SLOPES GREATER THAN 1:1 SHALL RECEIVE SEED AND STRAW OR OTHER EROSION CONTROL.
8. ALL FENCING AND EROSION CONTROL METHODS SHALL BE MAINTAINED THROUGHOUT ALL ON-SITE CONSTRUCTION ACTIVITIES.
9. ALL BMPS SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY ANTICIPATED STORM EVENT.

BMP MAINTENANCE NOTES:

1. ALL OF THE IMPLEMENTED BMPS SHALL BE INSPECTED AND CORRECTED AS NEEDED PRIOR TO, DURING, AND DIRECTLY FOLLOWING ANY STORM EVENT, OR WHENEVER PRACTICAL.

STRAW MULCH NOTES:

1. STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY. WHERE REQUIRED BY THE PLANS, SPECIFICATIONS, PERMITS, OR ENVIRONMENTAL DOCUMENTS, NATIVE GRASS STRAW SHALL BE USED.
2. A TACKIFIER IS THE PREFERRED METHOD FOR ANCHORING STRAW MULCH TO THE SOIL ON SLOPES.
3. CRIMPING, PUNCH ROLLER-TYPE ROLLERS, OR TRACK WALKING MAY ALSO BE USED TO INCORPORATE STRAW MULCH INTO THE SOIL ON SLOPES. TRACK WALKING SHALL ONLY BE USED WHERE OTHER METHODS ARE IMPRACTICAL.
4. AVOID PLACING STRAW ONTO ROADS, SIDEWALKS, DRAINAGE CHANNELS, SOUND WALLS, EXISTING VEGETATION, ETC.
5. STRAW MULCH WITH TACKIFIER SHALL NOT BE APPLIED DURING OR IMMEDIATELY BEFORE RAINFALL.
6. APPLY STRAW AT A MINIMUM RATE OF 1.5 TONS/ACRE, EITHER BY MACHINE OR BY HAND DISTRIBUTION.
7. ROUGHEN EMBANKMENTS AND FILL RILLS BEFORE PLACING THE STRAW MULCH BY ROLLING WITH A CRIMPING OR PUNCHING TYPE ROLLER OR BY TRACK WALKING.
8. EVENLY DISTRIBUTE STRAW MULCH ON THE SOIL SURFACE.
9. ON SMALL AREAS, A SPADE OR SHOVEL CAN BE USED TO PUNCH IN STRAW MULCH.
10. ON SLOPES WITH SOILS THAT ARE STABLE ENOUGH AND OF SUFFICIENT GRADIENT TO SAFELY SUPPORT CONSTRUCTION EQUIPMENT WITHOUT CONTRIBUTING TO COMPACTION AND INSTABILITY PROBLEMS, STRAW CAN BE "PUNCHED" INTO THE GROUND USING A KNIFE BLADE ROLLER OR A STRAIGHT BLADED COULTER, KNOWN COMMERCIALLY AS A "CRIMPER".
11. ON SMALL AREAS AND/OR STEEP SLOPES, STRAW CAN ALSO BE HELD IN PLACE USING PLASTIC NETTING OR JUTE. THE NETTING SHALL BE HELD IN PLACE USING 11 GAUGE WIRE STAPLES, GEOTEXTILE PINS OR WOODEN STAKES AS DESCRIBED IN EC-7, GEOTEXTILES AND MATS.
12. TACKIFIER ACTS TO GLUE THE STRAW FIBERS TOGETHER AND TO THE SOIL SURFACE. THE TACKIFIER SHALL BE SELECTED BASED ON LONGEVITY AND ABILITY TO HOLD THE FIBERS IN PLACE. A TACKIFIER IS TYPICALLY APPLIED AT A RATE OF 125 LB/ACRE. IN WINDY CONDITIONS, THE RATES ARE TYPICALLY 180LB/ACRE.

BMP INSTALLATION SCHEDULE

PHASE OF CONSTRUCTION	EROSION AND SEDIMENT CONTROL MEASURES										
	(WET SEASON)		(WET AND DRY SEASON)								
	HYDROSEEDING/ MULCHING	PRESERVATION OF EXISTING VEGETATION	STRAW/ FIBER ROLLS	STORM DRAIN INLET PROTECTION	TEMP. SEDIMENT TRAP	STABILIZED CONSTRUCTION ENTRANCE	CONTRACTOR EQUIPMENT CONTROLS	MATERIAL & WASTE DISPOSAL LOCATION	DUST CONTROL	DEWATERING OPERATIONS	CONCRETE WASHOUT
PRE-GRADING	●	●	●	●		●	●	●	●		
CUT AND FILL ACTIVITIES											
UNDERGROUND WORK											●
STORM DRAIN IMPROVEMENTS											
OFFSITE IMPROVEMENTS											
COMPLETION OF PAVING				●							
POST-GRADING	●	●									

LEGEND:

- ONSITE OVERLAND RELEASE PATH
- OFFSITE OVERLAND RELEASE PATH
- STRAW/FIBER ROLLS
- SILT FENCE
- SEED AND STRAW

TVCE
67 WALNUT WAY
PO BOX 1567
WILLOW CREEK, CA 95573
PHONE (530) 629-3000
FAX (530) 629-3011

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
1	10/12/16	PRELIMINARY LAYOUT	EEK	FAM	JTM	TVCE

MIKE AND CHERYL SEBRING
APN: 042-131-07

EROSION CONTROL PLAN

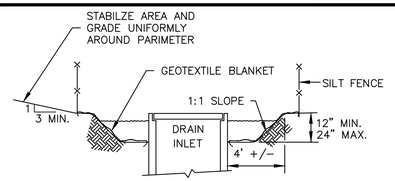
TRINIDAD, HUMBOLDT COUNTY, CALIFORNIA

DRAWN BY: E. KETES
DESIGNED BY: F. MASTEN
CHECKED BY: J. McKNIGHT
APPROVED BY: TVCE

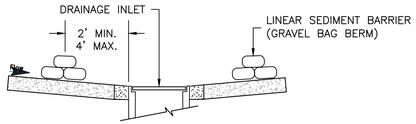
DATE OF ISSUE: OCTOBER 2016
SCALE: AS SHOWN
PROJECT NO: 840
DRAWING NO: C4.0

1" 1/2" 0" 1"

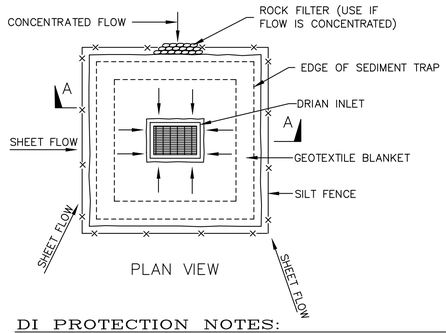
X:\840-BRDY\840_Assistance_Sabrina\DWG\erosion_control_plan16\1012.dwg, 10/12/2016 11:44:11 AM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1, TVCE, Inc., TVCE, Inc.



SECTION A–A



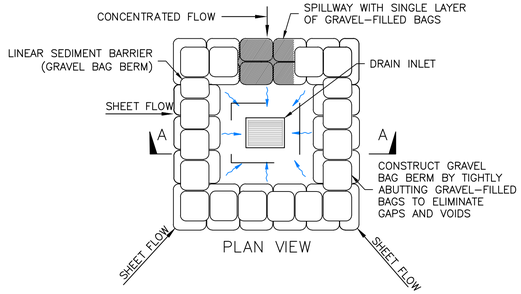
SECTION A–A



PLAN VIEW

DI PROTECTION NOTES:

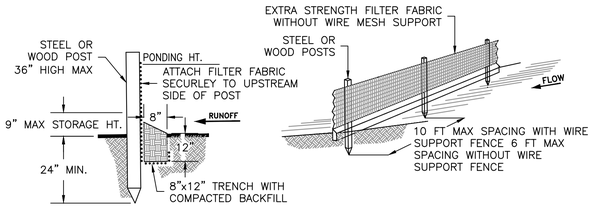
1. REMOVE SEDIMENT BEFORE REACHING ONE–THIRD FULL
2. FOR USE IN CLEARED, GRUBBED, AND GRADED AREAS.
3. SHAPE BASIN SO THAT LONGEST FLOW AREA FACES LONGEST LENGTH OF TRAP.
4. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.



PLAN VIEW

DI PROTECTION NOTES:

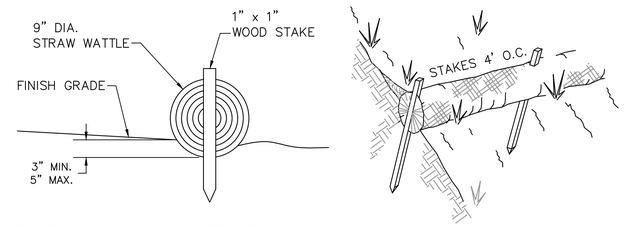
1. REMOVE SEDIMENT BEFORE REACHING ONE–THIRD FULL
2. FOR USE IN PAVED AREAS.
3. SHAPE BASIN SO THAT LONGEST FLOW AREA FACES LONGEST LENGTH OF TRAP.



SILT FENCE NOTES:

1. THE CONTRACTOR SHALL INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT.
2. CONTRACTOR SHALL REMOVE SEDIMENT AS NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND IN AN AREA THAT CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE DETAILS
NTS

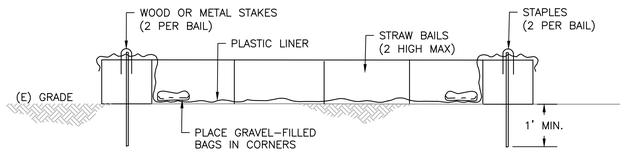


STRAW WATTLE NOTES:

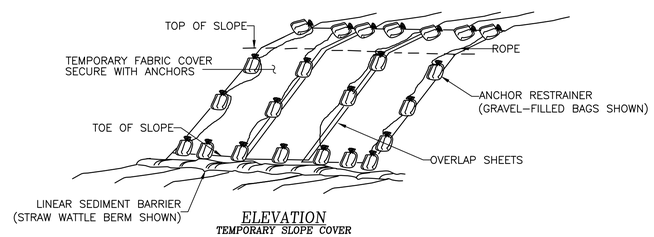
1. STRAW WATTLES SHALL BE INSTALLED WITH 18 OR 24 INCH WOOD STAKES AT FOUR FEET ON CENTER. THE ENDS OF ADJACENT STRAW WATTLES SHALL BE ABUTTED TO EACH OTHER SNUGLY OR OVERLAPPED BY SIX INCHES.
2. STRAW ROLL INSTALLTION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"–5" DEEP. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND THE ROLL.

STRAW WATTLE INSTALLATION DETAIL
NTS

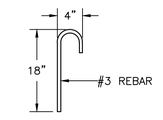
PLAN
TEMPORARY CONCRETE WAHSOUT FACILITY
NTS



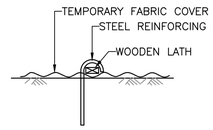
PROFILE
TEMPORARY CONCRETE WASHOUT FACILITY
NTS



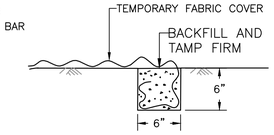
ELEVATION
TEMPORARY SLOPE COVER



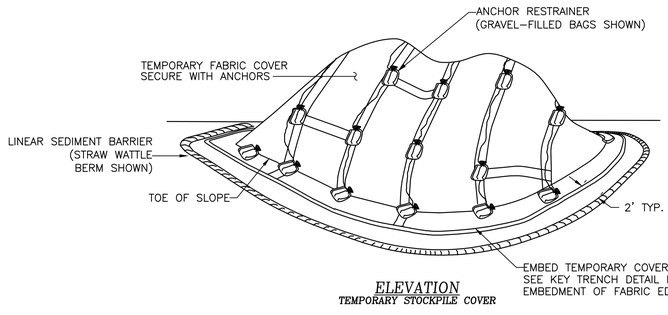
DETAIL
STEEL REINFORCING BAR ANCHOR



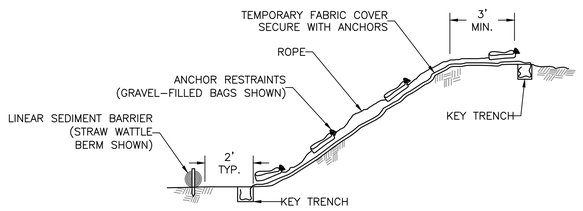
SECTION
STEEL BAR & WOODEN LATH



SECTION
KEY TRENCH



ELEVATION
TEMPORARY STOCKPILE COVER



SECTION
TEMPORARY COVER

TVCE
67 WALNUT WAY
PO BOX 1567
WILLOW CREEK, CA 95573
PHONE (530) 629–3000
FAX (530) 629–3011

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MIKE AND CHERYL SEBRING
APN: 042–131–07

EROSION CONTROL DETAILS

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