



Posted: November 12, 2021

NOTICE AND CALL OF A MEETING OF THE
TRINIDAD PLANNING COMMISSION

The Trinidad Planning Commission will hold a regularly scheduled monthly meeting on
WEDNESDAY NOVEMBER 17th, 2021, AT 6:00 P.M.

In accordance with Executive Order N-29-20 this meeting will be held via videoconference
and will be hosted on the Zoom platform.

PUBLIC COMMENT:

Public comment may be submitted via email in advance of the meeting, or in an orderly process
during the conference orally or via email or Zoom chat. Your comments will be included in the
public record for the meeting and will be accepted at any time during the meeting.

You can email comments before the meeting to asouza@trinidad.ca.gov. Or you can deliver
hand-written comments to 409 Trinity Street, or mail them to P.O. Box 390, Trinidad CA, by 2:00
pm on the day of the meeting.

HOW TO PARTICIPATE:

Join from PC, Mac, Linux, iOS or Android:

<https://us06web.zoom.us/j/9402249434?pwd=cFBGendGN2xvMm5JWE9Rb0VkNzdrZz09>

Password: 290907

To phone in, dial 888-278-0296 (toll free); Conference Code: 685171

The following items will be discussed:
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- I. ROLL CALL
- II. APPROVAL OF MINUTES – September 15, 2021
– October 20, 2021
- III. APPROVAL OF AGENDA
- IV. ITEMS FROM THE FLOOR

V. AGENDA ITEMS

Public Hearing / Discussion / Decision / Action

1. Verizon 2020-03: Design Review, Grading, Use Permit, and Coastal Development Permit to fully decommission the cellular site on Trinidad Head. All remaining equipment, fencing and non-native vegetation (including several large Monterey Cypress trees) will be removed, and the site will be regraded and restored with soil amendments and native vegetation. Located at the Trinidad Head cellular site; APN: 042-121-004.
2. General Plan Update – Community Design Element: Discussion of the draft Community Design Element of the Trinidad General Plan. *Continued from the October 20, 2021 meeting.*
3. Streamlining Residential Projects: Discussion of CDP/DR exemptions and waivers for residential projects. *Continued from the October 20, 2021 meeting.*

VI. COMMISSIONER REPORTS

VII. STAFF REPORT

VIII. FUTURE AGENDA ITEMS

The items listed below have been requested to be on a future Planning Commission agenda and will not be discussed at this meeting. Publication of this list is not required by law, and the list's inclusion on this agenda does not constitute, nor substitute for any noticing requirements. Also, please be aware that this list is subject to change.

- Tsunami Siren Update
- TMP incorporation into the GP

IX. ADJOURNMENT

The meeting packets can be accessed at the following link:

<http://trinidad.ca.gov/document-library/pc-meeting-packets-2021>

MINUTES OF THE REGULAR MEETING OF THE TRINIDAD PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 15, 2021 VIA ZOOM

I. CALL TO ORDER/ROLL CALL (6:01 pm)

Commissioners Present: Kelly, Johnson, Hakenen, Hopkins, Stockness

Commissioners Late: Hakenen

City Planner Staff: Parker

City Staff: Zetter, Naffah

II. APPROVAL OF MINUTES

June 28, 2021

Motion (Kelly/Hakenen) to approve minutes as submitted. Passed (4-0). *Commissioner Johnson abstained due to not having been at the meeting.*

July 21, 2021

Motion (Kelly/Hakenen) to approve minutes as submitted. Passed (5-0). Passed unanimously.

III. APPROVAL OF AGENDA

Approval by acclamation.

IV. ITEMS FROM THE FLOOR

None

V. AGENDA ITEMS

Discussion/Decision/Public Hearing/Action

1. Vanderpool 2021-07B: Zoning conformance review to convert the Presbyterian Church building to an art center with community events. Activities would include, but not necessarily limited to, various classes (e.g. yoga, painting), art shows, movie showings, musical performances, and community gatherings. Located at 426 Trinity Street; APN: 042-031-006.

Staff report

City Planner Parker explains that the applicants are proposing to change the use from one principally permitted use to another. However, a change in the intensity of the use could require a coastal development permit. And the zoning ordinance does not provide many limitations such as hours of operation. She wants to ensure that appropriate limits are in place to ensure it stays within the zoning and the allowable uses. In addition, there has been public interest in the property, so this is an opportunity to understand any neighbor or community concerns.

Parker notes that no exterior changes are proposed at this time. She explains that there is no onsite parking, so that is a significant issue. The owners have gotten written permission to use the adjacent school parking lot during non-school hours, so events will

be limited to those times. Parker also explains that the septic system was recently replaced but was designed for use as a church. Therefore, the new uses cannot exceed the capacity of the system and no cooking is allowed. Finally, the church sign was replaced with one of similar dimensions; therefore, it doesn't require Design Review. Staff feels the project is consistent with applicable regulations and recommends approval.

Commissioner Comments/Questions

Commissioner Hopkins asked how the closest neighbor feels about the project. Parker responded that a notice was sent to her and other neighbors and posted around town. Hopkins expressed concerns about the condition of the roof. Parker responded that the project requires a building permit for a change of use, so the Building Inspector would address that if necessary.

Commissioner Hakenen pointed out that there wasn't a condition restricting cooking. He also noted that school events can occur outside of school hours, which could cause parking conflicts. Parker suggested amending condition 8 to require prior DEH approval for cooking. She also suggested amending condition to #3 to restrict activities on the subject parcel during school events. Hakenen then asked for assurance that the proposed uses are consistent with the allowable uses under the existing zoning. Parker confirmed that they are clearly allowable uses

Commissioner Stockness stated that she spoke with school board member J. West who said the permission to use the school parking lot was not brought up at a board meeting. The permission was granted by the superintendent in a letter; Stockness agrees with restricting events during school events. She asked if changing the sign needed approval. She opines that they should have gotten a business license before changing the sign. She is concerned about parking conflicts in this busy location. She also expressed concern about the lack of fire sprinklers. Parker responded that the applicant will need to maintain permission from the school to use the parking lot; it doesn't matter where the permission comes from, as long as it's valid. She also noted that the City has never required design review for changed sign copy, just new or larger signs. Parker acknowledges that the applicant does need a business license to operate and notes that the Building Official will address the need for sprinklers.

Commissioner Johnson voices support for the project, but also concerns about parking. He suggests that an MOU between the school and the owners would be beneficial, noting that the letter is from the superintendent is broadly worded. Johnson clarifies how water use is regulated and whether that would include landscaping. He is also concerned that they haven't heard from any neighbors, because the new uses could create noise. Johnson asked if the proposed conditions run with the property, or just the owners. Parker responded that these conditions would apply to the current owners and potentially any future business license. She noted that conditions could be added or modified to address these concerns.

Commissioner Kelly expressed excitement for this project, opining that it will be good for the community.

There was a discussion about parking and whether a formal MOU should be required. Parker suggested that the City shouldn't dictate the form of the agreement, just that one is in place. School staff or the board could revoke the permission if they choose to, and then the City's approval and any business license would be invalid.

There was a discussion about the purpose and need for Planning Commission approval. Parker explained that there was enough public interest coupled with the lack of specificity in the zoning ordinance, that she thought it would be prudent to discuss it in a public venue. Parker is looking for concurrence on a staff determination that the proposed uses are allowable and guidance on the conditions of approval to ensure consistency.

Stockness expressed a desire to hear from Westhaven Center for the Arts to better understand their planned activities, noting they are not a City organization. She would also like input from the school board. Johnson suggests that they should look at this from a broader perspective. It doesn't matter who is carrying out the activities, as long as they follow the rules.

Commissioner Hopkins requested assurance that any building code issues will be addressed.

Public Comment

S. Vanderpool provides additional detail through the chat feature (because her microphone wasn't working) regarding the planned activities, noting that they will generally be low-key. She also addresses some of the Commissioner comments and questions.

Commissioner Discussion

Motion (Kelly/Hopkins): Based on the information submitted in the application, included in the staff report, and public testimony, I find that that proposed activities are consistent with the zoning and other applicable regulations as conditioned in the staff report with a modification to condition 3 that the owners will coordinate with the school during school events outside of school hours and #8 that the kitchen will not be used for cooking unless approved by the department of health. Passed (4-1; Stockness dissenting).

2. ADU Ordinance: Continued discussion/decision on amending the City's non-certified ADU ordinance (#2012-02) or adopting a new ADU ordinance to meet State housing laws and the Coastal Act requirements while addressing local conditions and constraints. *Continued from July 21 meeting.*

Staff report

City Planner Parker provided a staff report. She explained that she had put all the pieces, previously reviewed separately, into one full ordinance. In addition, she added new permitting sections, which were based on the County of Mendocino ordinance currently being reviewed by the Coastal Commission. She explained the various scenarios, permit types and procedures, including new provisions for a ministerial CDP. She noted that she also included a cap on 2nd units, similar to Mendocino County, based on the City's water demand assessment. She noted that the ordinance will still need more work, but that it is ready for review by Coastal Commission staff.

Commissioner Discussion

Commissioner Johnson thanked staff for the work and agreed that the City needs agency input at this point prior to spending too much time on the details. He asked if a definition for "independent living unit" should be added. Johnson also asked what the cap of 36 ADUs was based on. Parker clarified that the Water Demand Assessment assumed 36 new ADUs at build-out. Johnson also asked about the process if a JADU requires OWTS improvements. Parker responded that JADUs shouldn't require upgrades unless the existing system is substandard. The permitting will depend on the type of improvements required and whether they would fall under "repair and maintenance" exemptions. Johnson also suggested that ADUs and JADUs should have similar building and safety requirements.

Commissioner Hakenen clarified that staff would make the required findings for issuing ministerial permits. He also verified setbacks and that they applied to new construction; ADUs and JADUs are allowed in existing structures that don't meet setbacks. Hakenen also suggested that the owner-occupancy requirements and the use of an ADU as an STR should be clarified. He questioned why there were deed restriction requirements for JADUs but not ADUs. Parker responded that she would review those sections and make sure they are consistent.

Commissioner Stockness asked if neighbors are notified. Parker responded that they would be if a ministerial or regular CDP is required. Stockness feels that fire sprinklers should be required in all new units. She suggested that feed should be allowed to be set by resolution of the City Council.

Commissioner Hopkins clarified the appeal process. Parker explained that CDPs issued within the area appealable to the Coastal Commission could be appealed to them, but ministerial permits could not be appealed to the City Council. Hopkins suggested that the ordinance creates a loophole for people to get around the design review process and block views with an addition. Parker agreed that language should be added to prevent such a situation by requiring an ADU to remain an ADU. There was further discussion about potential view impacts and how to minimize them while complying with State law.

Public Comments

None

Commissioner Discussion
No further discussion

VI. COMMISSIONER REPORTS

None

VII. STAFF REPORT

Parker stated that the State extended the SB2 grant funding for additional 6 months, which will give us to the middle of next year to complete those tasks. She also noted that she has mostly completed responding to the CCC staff comments on the GP, but the figures still need work. She provided an update on pending applications and explained that the STR Ordinance would be heading to the Council for review.

VIII. FUTURE AGENDA ITEMS

- Tsunami Siren Update
- TMP incorporation into the General Plan

IX. ADJOURNMENT

Adjourned at pm. Next regularly scheduled meeting is.

Submitted by:

Trever Parker
City Planner

Approved by:

Cheryl Kelly
Planning Commission Chair

MINUTES OF THE REGULAR MEETING OF THE TRINIDAD PLANNING COMMISSION
WEDNESDAY, OCTOBER 20, 2021 VIA ZOOM

I. CALL TO ORDER/ROLL CALL (6:00 pm)

Commissioners Present: Kelly, Johnson, Hakenen, Hopkins, Stockness

Commissioners Absent: None

City Planner Staff: Parker

City Staff: Zetter, Naffah

II. APPROVAL OF MINUTES

August 18, 2021: On page 5, "The project does not need a building project" was corrected to "The project does not need a building permit"

Motion (Kelly/Johnson) to approve minutes as amended. Passed (5-0).

III. APPROVAL OF AGENDA

Approval by acclamation.

IV. ITEMS FROM THE FLOOR

Paula Levine (Greater Trinidad area) asked why there are different rates for water customers outside of the city versus inside the Trinidad city limits. She suggested that the rate be universal. City Planner Parker suggested that this issue be brought to the City Council, because the Planning Commission does not set rates.

V. AGENDA ITEMS

Discussion/Decision/Public Hearing/Action

1. Cole 2021-08: After-the Fact Use Permit and Coastal Development Permit to remove eight redwood trees (from four stumps) greater than 12" DBH from the property to provide more light and defensible space around the residence. Located at 117 Berry Road; APN: 515-331-039.

Staff report

City Planner Parker summarized her staff report, explaining that the City was made aware of the tree removal through a neighbor complaint. The property is an SR zone and a use permit and coastal development permit are required to remove trees greater than twelve inches. She noted that, other than the fact that the tree removal already occurred, the project is a straightforward request. She explained the process of working with the applicant through the permit process. Parker stated that the applicant was concerned about the costs and lack of clarity in the City's ordinances, and even some potential conflicting regulations. She suggested that the ordinance language should be reviewed at a later date.

Parker also mentioned that Commissioner Hopkins lives within 500 feet of the project property, and that this presents a presumed financial conflict of interest. However, Commissioner Hopkins has the option of refuting the assumed conflict. Staff

recommendation is for approval of the project, but the Planning Commission has the option of continuing or denying the project for good cause. Parker summarized the conditions of approval.

Commissioner Comments/Questions

Commissioner Hopkins stated that he does not know the applicant and can not see the property from his property, which is across the creek. Therefore, he does not have any financial or personal interest in the project and does not need to recuse himself.

Commissioner Kelly asked for clarification from Parker regarding the permit costs and fines for after-the-fact permits. Parker explained that the \$750 required to submit an application is just a deposit, and that applicants are charged the actual costs to the City for staff time to process the application, which is generally a minimum of \$1500. The Planning Commission policy is to double the permit costs as a fine for after-the-fact permits, but that the Planning Commission has the ability to adjust that based on extenuating circumstances. The applicant would have the option to appeal the fine to the City Council.

Commissioner Kelly disclosed that she had a conversation with Cal Fire regarding defensible space. Trinidad is designated as a “high risk” fire area.

Commissioner Stockness thought that doubling of fines pertained to buildings. She feels that defensible space, especially as it pertains to climate change and views, is important. She suggested that the standards need to be reviewed.

Commissioner Johnson reminded Commissioners that this kind of confusion has occurred before and is an ongoing problem. He suggested that the City needs to better communicate with the public regarding permit requirements. He asked staff why the septic system wasn't already in the City's management program. He doesn't have any issues with the tree removal, but voiced concern about the after-the-fact permit policy, suggesting that extenuating circumstances should be defined. Parker responded that staff have not had time to fully implement the OWTS program, but tries to ensure that all property sales and permits trigger a review.

Commissioner Hopkins noted that solar access is also important.

Commissioner Hakenen confirmed that the Views and Vegetation ordinance does not apply in the project area. He noted that defensible space is still important, and four trees is not a significant number. He opines that the process needs more clarity.

Commissioner Kelly suggested adding FAQ section for permits to the City's website and that the definition of vegetation removal in the Views and Vegetation Ordinance be revisited. She also recommended using the County's definitions for consistency. She

opined that the conflicting definition of “removal” in the Views and Vegetation Ordinance provides extenuating circumstances.

Public Comment

Tristan Cole (Applicant) stated that the septic system was inspected in 2018. He wasn't previously aware that he needed to submit anything to the City. He explained his confusion with the City's regulations, noting that he was not familiar with the Coastal Zone. He argued that the definitions should be consistent. He reiterated that the trees were removed for “defensive space” and explained that they are already resprouting. Cole admitted that he originally wanted to remove more trees and feels that defensible space is an important consideration, pointing out that it is required outside the Coastal Zone. He noted that the City of Arcata charges only \$230 for a tree removal permit.

Commissioner Discussion

Commissioner Kelly suggested that the City consult with Cal Fire regarding what tree removal requires a permit from them.

Commissioner Hakenen stated that he thinks the cost for a tree removal request is too high. He asked if there was anything the Commission could do in addition to not doubling the cost. City Planner Parker replied that permits require noticing, a staff report, public hearing and other procedures and paperwork that can't be avoided. Parker further explained that the Planning Commission has the authority to waive the fine, but not the actual permit costs to the City, which can only be adjusted by the City Council.

Commissioner Stockness asked if Applicant Cole had an arborist look at the trees. Parker said that he did not, but it was not necessary, because this was not an emergency request and the trees were not diseased.

Commissioner Johnson asserted that the Commission serves the public, and it is clear that the permit requirements for tree removal need to be reconsidered and streamlined in certain situations. There was a discussion about the emergency tree removal process, which doesn't require a permit or fees, but does require an arborist report to document that the trees are a hazard.

Motion (Hakenen/Johnson): Based on the information submitted in the application, included in the staff report, and public testimony, I move to adopt the information findings in the staff report and approve the project as conditioned therein, with the provision that the Planning Commission agrees that there are extenuating circumstances due to the definition of removal in the Views and Vegetation Ordinance and therefore removes condition number three doubling the permit fees. Passed 5-0. All in favor.

2. General Plan Update – Community Design Element & Design Review: Discussion of the 2018 draft Community Design Element and discussion of development of objective design standards and streamlined design review procedures.

Staff report

City Planner Parker summarized her staff report. She emphasized three topics: the community design element of the general plan, design review criteria, and permit waivers/exemptions. She provided background information on each of those topics, noting that development of more objective design standards and streamlined permitting for residential projects is a task under the SB2 grant.

Commissioner Discussion

Commissioner Kelly began the discussion with the design element. She suggested several edits to the introductory text. She also suggested that the sections on green building and landscaping may overlap with the Land Use Element.

Commissioner Hakenen asked for clarification regarding the City references in the document and whether the City has any designated view corridors. City Planner Parker explained that the references are to where the policy came from and that the City does not currently have any provisions for view corridors.

Commissioner Hopkins suggested using an award program for good designs and, possibly requiring nautical elements in buildings. He wondered if project cost could be one way to differentiate permit requirements.

Commissioner Johnson noted that there is a lot of redundancy in the draft policies. He suggested that new development should have a relationship to nearby structures. He noted that the policies don't address existing trees. He also suggested incorporating policies from the Tsurai Management Plan as applicable. Johnson wonder if the City could incentivize green building design.

Commissioner Stockness voiced concerns about overgrown landscaping obstructing views and access. She also requested clarification regarding the requirements of SB35. She supported the idea of incorporating the criteria from the Views and Vegetation Ordinance. Parker informed the Commission that SB35 does not apply to the coastal zone.

Commissioner Hakenen made several suggestions for updating and editing various policies. He opined that no single design theme would work well in Trinidad, but voiced support for more objective standards.

Commissioner Kelly pointed out that design standards include signage. She has previously suggested that the City develop a signage master plan and wondered if the City should seek professional architectural guidance. Commissioner Johnson likes the idea, but agrees with Hakenen that architecture in Trinidad is too varied to dictate

uniform design standards. Parker suggested emphasizing the primary issues of views and bulk.

Commissioner Hopkins stated that the design criteria should just set basic parameters. He wants to ensure solar access is protected.

Commissioner Hakenen suggested having applicants come to the Commission with preliminary designs. He pointed out that there aren't many developable lots left in Trinidad, so basic criteria may be enough. Parker pointed out that there are 30-40 buildable parcels left in Trinidad and that people might also want to start building upward in neighborhoods with smaller homes.

Public Comments

None

Commissioner Discussion

The Commission moved on to discussing permit exemptions and administrative approvals. She suggested that whether a project affects views should be one of the criteria. She suggested that a spreadsheet be created to document the projects that have been brought to the Commission over the past ten years. Johnson liked the idea but pointed out that the past is not necessarily a good predictor of the future.

Parker suggested categorizing projects and requested the Commission to consider specific examples. Kelly added scope to the projects; i.e. cost, flat roofs, metal roofs. Stockness suggested revisiting the minutes from April 2002.

VI. COMMISSIONER REPORTS

Commissioner Stockness reported that the STR committee is looking for a new member. No new complaints have been received and the Committee wants to reduce the number of meetings; the next meeting will be in January and then quarterly after that.

VII. STAFF REPORT

Parker stated that the cell site decommissioning would be coming before the Commission next month so that Verizon could remove the site as soon as their new ones are up and working. There are also two pending rezone applications. She sent the ADU ordinance to Coastal Commission staff to review. She also updated the Commission on implementation of the OWTS Management Program.

VIII. FUTURE AGENDA ITEMS

- Tsunami Siren Update
- TMP incorporation into the General Plan
- Vegetation removal regulations
- After-the-Fact permit policy

IX. ADJOURNMENT

Adjourned at 8:25 pm. Next regularly scheduled meeting is November 17th.

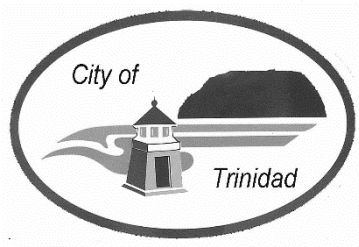
Submitted by:

Anton J. Souza
Administrative Assistant

Approved by:

Cheryl Kelly
Planning Commission Chair

DRAFT



Filed: December 1, 2020
Staff: Trever Parker
Staff Report: November 1, 2021
Hearing Date: November 17, 2021
Commission Action:

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2020-03

APPLICANT (S): Verizon Wireless

AGENT: Brett Ewing, Epic Wireless

PROJECT LOCATION: Trinidad Head Cellular Site
Trinidad, CA 95570

PROJECT DESCRIPTION: Design Review, Grading, Use Permit, and Coastal Development Permit to fully decommission the cellular site on Trinidad Head. All remaining equipment, fencing and non-native vegetation (including several large Monterey Cypress trees) will be removed, and the site will be restored with soil amendments and native vegetation.

ASSESSOR'S PARCEL NUMBER: 042-121-005

ZONING: OS – Open Space

GENERAL PLAN DESIGNATION: OS – Open Space

ENVIRONMENTAL REVIEW: Categorically Exempt from CEQA per § 15301 of the CEQA Guidelines exempting alterations to existing facilities including demolition of small structures; and/or CEQA Guidelines § 15304 exempting minor alterations to land and/or vegetation; and/or CEQA Guidelines § 15333 exempting small habitat restoration projects.

APPEAL STATUS:

Planning Commission action on a Coastal Development Permit, a Variance, a Conditional Use Permit, or 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 X is ~~is not~~ appealable to the Coastal Commission per the City’s certified LCP and may be appealable per the requirements of §30603 of the Coastal Act.

SITE CHARACTERISTICS:

Trinidad Head is a roughly 61-acre, 358-foot elevation headland that comprises the southwestern quarter of the City of Trinidad, and together with the recurving rocky coastline to the east, forms Trinidad Bay. The Head is zoned OS – Open Space with a variety of roads, trails, benches, signs and vista points. Other existing improvements include the subject communication/cellular facility, the BLM Lighthouse, Coast Guard communication tower, and NOAA air monitoring/research site. Trinidad Head contains areas of Environmentally Sensitive Habitat and is considered a Tribal Cultural Resource. The majority of Trinidad Head, approximately 46 acres, is owned by the City. The northernmost 13 acres is owned by BLM and is part of the California Coastal National Monument. The federal government also owns an approximately 1-acre parcel at the apex of Trinidad Head.

The approximately 3,000 sq. ft. existing communication facility was originally installed by Cox Cable as a cable television transmission site prior to 1983 when the parcel was acquired by the City and Trinidad Head was annexed. It was redeveloped by Cal-North Cellular in 1997 under permits from the City, with a number of permitted additions by Cal-North and other cellular companies in subsequent years. There is currently a 41’ pole (original 21’ pole with 20’ extension) and a 21’ pole (part of original cable facility) and a 50’ pole added in 2001, as well as equipment sheds and transmitter cabinets. There is also a 6’ fence, topped with barbed wire, with two separate gates, that surrounds the site. Access to the site is provided by a partially paved and partially gravel roadway. Verizon has a lease with the City of Trinidad, and they previously subleased the site to other communication companies (Sprint and AT&T). The existing Sprint and AT&T equipment has already been removed. Verizon will remove all of the remaining structures and improvements and restore the site to natural conditions.

STAFF COMMENTS:

As you are likely aware, the City has been working with the cellular providers for several years to achieve decommissioning and removal of the communication facility on Trinidad Head. Service providers have been working on developing new facilities in

alternative locations (outside the City) to replace the Trinidad Head site, which has taken several years. Sprint and AT&T have already removed their equipment, most of which did not require a permit. The site decommissioning will alter the appearance of the site and will require ground disturbance to remove poles and concrete pads and for revegetation. Therefore, design review is required as well as grading and coastal development permits. In addition, nine non-native Monterey cypress up to 24" DBH, which were planted to screen the site, will be removed, which requires a use permit.

Due to the sensitivity of the location, referrals were sent to the Tribal Historic Preservation Officers (THPOs) of the Trinidad Rancheria and Yurok Tribe as well as to the Tsurai Ancestral Society (TAS). No responses have been received at this time. Public notices of the hearing were also sent to them and neighboring property owners and facility operators.

In addition, referrals were sent to the Building Official, City Engineer and Coastal Commission staff. The Building Official did not have any comments at this time, but a demolition permit will be required. The City Engineer had quite a few comments and corrections on the plans. Conditions #2 and #4 will ensure that all of his comments, concerns and requirements are addressed.

ZONING & GRADING ORDINANCE/GENERAL PLAN CONSISTANCY:

The proposed project is located in an area zoned OS – Open Space. The purpose of the Open Space zone is to: *"maximize preservation of the natural and scenic character of these areas including protection of important wildlife habitat and cultural resources, and to ensure that the health and safety of the public is ensured through careful regulations of development in areas affected by geologic instability, steep slopes, tsunami and flood hazards."* Principally permitted uses in the OS zone include low intensity recreation such as hiking and picnicking and removal of hazardous vegetation, but no structural development. Removal of the structures and improvements related to the cellular facility will return the site to more natural conditions, consistent with the purpose of the zone. Removal of vegetation in the OS zone requires a use permit.

A grading permit is required for any excavation, fill, or combination therefore within the OS zone. In addition, this project will result in grading over an area of more than 1,000 sq. ft., which requires a grading permit in any zone. The project will require approximately 40 cubic yards of soil disturbance. The information required to be submitted by the grading ordinance as part of an application has been received. The cellular lease site is fairly flat and adjacent areas are mostly well-vegetated, so the site is at minimal risk from erosion. Grading will be the minimum necessary to remove the existing improvements, including poles and concrete slabs. Then the site and soil will be prepared for planting by ripping the surface and adding compost. A thick layer of mulch will also be added.

The Grading Permit is issued by the Planning Commission, but it is up to the City Engineer to ensure that all the provisions have been met. The findings that are required to be made by the Engineer (§15.16.070) are that (1) the proposed grading will not adversely affect the drainage or lateral support of other properties in the area, (2) will not be detrimental to the public health, safety or the general welfare, and (3) is not in conflict with City ordinances. The City Engineer has stated that he will need additional information in order to make the findings. This has been included as a condition of approval. The project will require an encroachment permit from the City.

The grading ordinance includes a variety of standards and specifications, particularly for things such as excavation, fills and terraces. In general, it is the responsibility of the City Engineer to ensure the standards are met, both through review of the plans and also through inspections during and after construction. The ordinance also allows the Planning Commission to place various conditions on the project to ensure compliance with City codes and policies.

The General Plan Policy 17 (p. 15) encourages minimizing development on Trinidad Head in order to protect rare plants and animals that exist there. Trinidad Head has been identified in General Plan background documents as being habitat for the Western Lily (*Lilium occidentale*), and could support other rare plants as well. However, the cellular site within the fenced area has been maintained to minimize vegetation growth within it. The site will be restored with native vegetation that has been observed in adjacent areas.

Policy 66 (p. 39) states that: *"Trinidad Head will be kept in its natural state with hiking trails and vista points,"* which this project will help implement by restoring the site.

The proposed development does not conflict with the primary purposes of open space and public recreational use of the Head. The project is consistent with the City's Local Coastal Program, including the Zoning Ordinance and General Plan.

TRAFFIC AND ACCESS

There may be temporary impacts to access during construction. A paved and gravel roadway provides access to the Trinidad Head Lighthouse, the NOAA weather monitoring facility at the summit, and the cellular lease site. Access to the roadway is controlled, and public vehicular access is not allowed. But the roadway also provides pedestrian access to the Trinidad Head trail system. A recreational loop trail traverses around Trinidad Head, and pedestrians walk directly on the paved and gravel road segments to complete a full loop of the trail system. Additional truck traffic will occur during decommissioning and revegetation activities.

Site decommissioning will require the use of a large-tracked skidsteer, a 45k excavator with a breaker unit for demolition of the buildings and concrete pads and possible a small crane to drop to wood poles. A 20-yard dumpster will be brought to the site to collect waste, all of which will be removed after demolition. Demolition will require approximately 12 truck trips and 5 days. Tree removal and revegetation will require additional vehicle trips and work days. But the activities are consistent with other repair and maintenance activities that occur periodically on Trinidad Head and will not be excessive. Pedestrian access immediately around the site will be restricted for the minimum amount of time and area necessary to ensure public safety.

SLOPE STABILITY

The property where the proposed project is located is outside of any areas designated as unstable or questionable stability based on Plate 3 of the Trinidad General Plan. Erosion control will be employed during construction as detailed in the plans and approved by the City Engineer. And the site will be revegetated immediately following demolition and site preparation. Although unlikely, if decommissioning occurs outside the planting season (after the wet season), the site will still be mulched as detailed in the revegetation plan to control erosion.

SEWAGE DISPOSAL

There is no sewage disposal associated with this project.

LANDSCAPING AND FENCING:

Planting specifications are included in the Revegetation Plan for Trinidad Head Cellular Lease Site. The plan has been prepared by a qualified biologist and includes native species common in the adjacent area. A three to five-year monitoring plan is included, which ensures that plants become established or replaced and that nonnative species are controlled. Photos showing existing vegetation within the site are attached.

CULTURAL RESOURCES:

Trinidad Head is a culturally significant area. Referrals and notices were sent to the Yurok, Trinidad Rancheria and TAS. The City requires a cultural monitor to be onsite during ground-disturbing activities in sensitive areas; this has been included as condition of approval #7. An Inadvertent Discovery Protocol, in the event that resources are found during decommissioning, has also been included as a condition (#8).

DESIGN REVIEW / VIEW PROTECTION FINDINGS:

Because the project is located within the Coastal Zone and alters structures and the appearance of the site, §17.60.030 of the Zoning Ordinance requires Design Review and View Protection Findings to be made. Application materials show the project location and include the plot plan that shows proposed and existing improvements, and elevations. Recommended Design Review / View Preservation Findings are written in a manner to allow approval, without endorsing the project. However, if information is submitted or public comment received indicating that one or more of the findings cannot be made, they 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 amount of grading will be the minimum necessary to remove the existing structures, prepare the soil, and revegetate the site. Disturbed areas will be restored to similar contours upon project completion.
- 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: Trinidad Head is designated as open space. The project will result in the removal of existing structures and restoration of the site with native vegetation common to Trinidad Head.
- 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 will result in the removal of existing structures and restoration of the site with native vegetation common to Trinidad Head.
- 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: The project will result in the removal of existing structures and restoration of the site with native vegetation common to Trinidad Head.
- 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 on-premise signs are associated with 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 new above-ground utilities are proposed as part of the project. Existing utilities serving the site will be removed. Any underground utilities will be abandoned in place. The existing overhead utilities serving the nearby federal weather and communications site will not be affected.

- 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 associated with 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.*
 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.*
- No new residential or commercial buildings are proposed.

View Protection Criteria

- A. *Structures visible from the beach or a public trail in an open space area should be made as visually unobtrusive as possible.* Response: The project will result in the removal of existing structures and restoration of the site with native vegetation common to Trinidad Head.
- 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: The project will result in the removal of existing structures and restoration of the site with native vegetation common to Trinidad Head. Some of the revegetation species include trees. However, that is consistent with the trees and large shrubs that already surround the site. In addition, several large non-native trees will be removed along with all of the existing structures, which will improve the overall aesthetics of the site.
- 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 does not involve a new residence.

- 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 Trinidad Cemetery, Holy Trinity Church, or the Tsurai Study Area.*

USE PERMIT FINDINGS

Removal of vegetation within the OS zone requires a use permit (§ 17.16.030). The project involves removal of non-native vegetation within and immediately surrounding the site, including several large Monterey Cypress trees. Section 17.72.040 requires written findings to be adopted as part of approval of a use permit. Required Use Permit Findings are written in a manner to allow approval. However, if information is submitted or public comment received indicating that one or more of the findings cannot be made, they should be reworded accordingly.

- A. *The proposed use at the site and intensity contemplated and the proposed location will provide a development that is necessary or desirable for and compatible with the neighborhood or the community. Response: The project will result in the removal of existing structures and restoration of the site with native vegetation common to Trinidad Head. The City has been working towards this decommissioning for*

several years. Additional cellular sites have been constructed around Trinidad to provide replacement service.

B. *Such use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity or injurious to property improvements or potential development in the vicinity with respect to aspects including but not limited to the following:*

1. *The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;* Response: The project will result in the removal of existing structures and restoration of the site with native vegetation common to Trinidad Head. This will be more compatible with the primary uses of Trinidad Head for open space and public recreation.
2. *The accessibility of the traffic pattern for persons and vehicles, and the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;* Response: The project will result in the removal of existing structures and restoration of the site with native vegetation common to Trinidad Head. Some vehicle trips will be generated from decommissioning activities. Once revegetation and monitoring is completed, the project site will not generate any traffic.
3. *The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;* Response: The proposed decommissioning activities will produce some small emissions, including noise and small amounts of dust. Once the project is complete, it will not have any emissions.
4. *Treatment given, as appropriate, to such aspects as landscaping, screening, open space, parking and loading areas, service areas, lighting and signs;* Response: The project will result in the removal of existing structures and restoration of the site with native vegetation common to Trinidad Head. No signs, lights or other improvements will remain on the site.

C. *That such use or feature as proposed will comply with the applicable provisions of this title, will be consistent with the policies and programs of the general plan and will in carrying out and be in conformity with the Trinidad coastal program.* Response: As described above in "Zoning & Grading Ordinance/General Plan Consistency," the proposed project is consistent with the Zoning and Grading Ordinances and the General Plan and will carry out policies, consistent with the Trinidad Local Coastal Program by restoring the site to open space.

D. *That the proposed use or feature will have no significant adverse environmental impact or there are no feasible alternatives, or feasible mitigation measures, as provided in the California Environmental Quality Act, available which would substantially lessen any*

significant adverse impact that the actions allowed by the conditional use permit may have on the environment. Response: The project is exempt from CEQA per § 15301 of the CEQA Guidelines exempting alterations to existing facilities including demolition of small structures; and/or CEQA Guidelines § 15304 exempting minor alterations to land and/or vegetation; and/or CEQA Guidelines § 15333 exempting small habitat restoration projects.

E. *When the subject property is located between the sea and the first public road paralleling the sea or within three hundred feet of the inland extent of any beach or of the mean high tide line where there is no beach, whichever is the greater, that:* The project is located between the sea and the first public road, so the following findings apply.

1. *The development provides adequate physical access or public or private commercial use and does not interfere with such uses;* Response: The pedestrian access may be restricted immediately around the project site during decommissioning activities to protect public safety, but the Trinidad Head trail system will remain open. Restoration and revegetation of the site will not permanently affect any existing access.
2. *The development adequately protects public views from any public road or from a recreational area to, and along, the coast;* Response: Due to existing structures and vegetation, the project site does not provide important views. Removal of existing structures and revegetation with native species common to the area will improve the aesthetics of the site and will not block any existing views.
3. *The development is compatible with the established physical scale of the area;* Response: The project will result in the removal of existing structures and restoration of the site with native vegetation common to Trinidad Head. This will be more compatible with the primary uses of Trinidad Head for open space and public recreation.
4. *The development does not significantly alter existing natural landform;* Response: The project will result in the removal of existing structures and restoration of the site with native vegetation common to Trinidad Head. Land contours will not be significantly altered.
5. *The development complies with shoreline erosion and geologic setback requirements.* Response: Trinidad Head is not an area mapped as being unstable or questionably stable on Plate 3 of the General Plan. Erosion control will be employed during and after decommissioning.

STAFF RECOMENDATION

Based on the above analysis, the proposed project can be found to meet the requirements of the Trinidad Local Coastal Program and other applicable regulations. Provisions of the Zoning Ordinance, Grading Ordinance and General Plan have been met. If the Planning Commission agrees with staff's analysis the project could be approved with the following motion:

Based on the information submitted in the application, included in the staff report and public testimony, I find that the project is consistent with the Trinidad Local Coastal Program and other applicable regulations, and I move to adopt the information and findings in this staff report and approve the project as submitted in the application and as described and conditioned in the staff report.

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. However, the City does not have much ability to alter the design of the project at this point.

- A. Alter the proposed 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 cannot be made and giving the reasons for the inability to make said Finding(s).

CONDITIONS OF APPROVAL

1. The applicant is responsible for reimbursing the City for all costs associated with processing the application. *Responsibility: City Clerk to verify prior to demolition or encroachment permit being issued.*
2. Recommended conditions of the City Engineer shall be required to be met as part of the Grading Permit approval. Grading, fill, disposal and erosion control need to be reviewed and approved by the City Engineer prior to work commencing. The City Engineer must find that the proposed grading will not adversely affect the drainage or lateral support of other properties in the area, and will not be

detrimental to the public health, safety or the general welfare, and is consistent with the Trinidad Municipal Code. *Responsibility: City Engineer prior to demolition or encroachment permit being issued.*

3. Recommended conditions of the City Building Inspector shall be required to be met as part of the building permit application submittal. *Responsibility: Building Inspector prior to demolition permits being issued and during demolition.*
4. Construction and demolition related activities are to occur in a manner that incorporates storm water runoff and erosion control measures as necessary in order to protect water quality considerations near the bluffs. Prior to demolition, the applicant or contractor shall provide the City with a detailed sediment and erosion control plan, including a site plan showing the location of BMP, which shall be subject to approval of the City Engineer. The following Best Management Practices (BMPs) shall be adhered to during construction:
 - a. No construction materials, debris, or waste shall be placed or stored where it may be subject to falling over the bluff edge, entering coastal waters, or entering environmentally sensitive areas;
 - b. Any and all debris resulting from demolition of the existing residence and other construction activities shall be removed from the project site and disposed of properly;
 - c. During the course of the project work, all trash shall be properly contained, removed from the work site on a regular basis, and properly disposed of to avoid dispersal of litter and contamination of the shoreline during demolition and construction activities;
 - d. All on-site stockpiles of construction debris and soil or other earthen materials shall be covered and contained whenever there is a potential for rain to prevent polluted water runoff from the site; and
 - e. BMPs shall be used to prevent the entry of polluted stormwater runoff into coastal waters during construction and post-construction, including the use of BMPs to capture and clean up any accidental releases of oil, grease, fuels, lubricants, or other hazardous materials. In addition, relevant BMPs as detailed in the current California Storm Water Quality Best Management Handbooks (<http://www.cabmphandbooks.com>) shall be used including, but not limited to, construction BMPs for the use of silt fencing and protection of storm drain inlets and post-construction BMPs for site design and landscape planning, roof runoff controls, alternative building materials, vegetated buffer strips, and bioretention

Responsibility: Building Inspector/ City Engineer prior to demolition or encroachment permit being issued and during demolition.

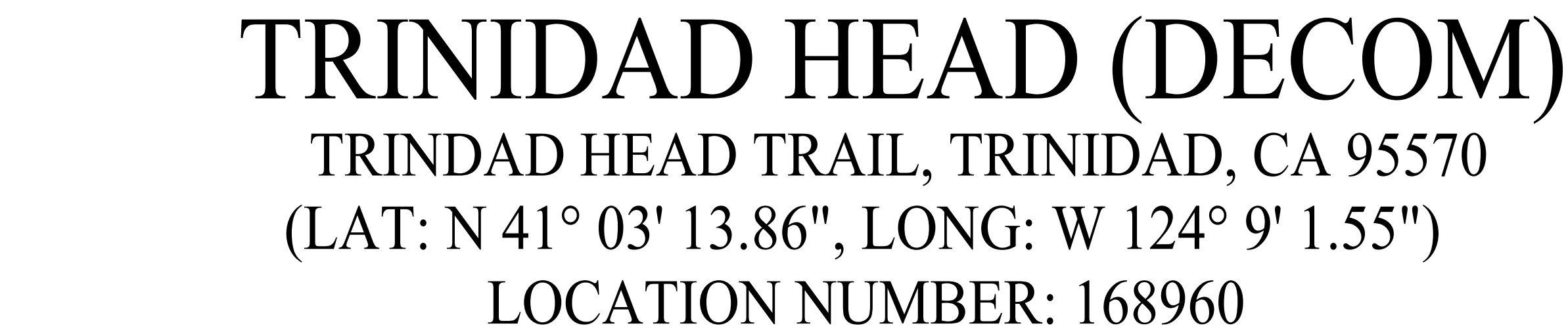
5. The applicant is responsible for ensuring that the site is restored and revegetated in accordance with the Revegetation Plan for the Trinidad Head Cellular Lease Site. *Responsibility: City staff to verify after demolition.*
6. In addition to the permit costs, the applicant shall provide the City with payment for the estimated costs of three years of vegetation monitoring and the City will complete the follow-up monitoring and reporting in accordance with the Revegetation Plan for the Trinidad Head Cellular Lease. *Responsibility: City Clerk to verify prior to demolition or encroachment permit being issued.*
7. The applicant is responsible for ensuring that a qualified cultural monitor from either the Trinidad Rancheria, Yurok Tribe or Tsurai Ancestral Society is onsite at all times during any soil disturbing activities, including revegetation. Monitors from all three groups shall be invited to be present but are not all required to be there. *Responsibility: Applicant to submit documentation to City after decommissioning.*
8. In addition to any direction provided by the cultural monitor, the following inadvertent discovery protocols shall be employed should any resources be encountered during ground disturbing activities:
 - a. If archaeological resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist shall be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with native American heritage (prehistoric sites and select historic period sites), the Tribal Historic Preservation Officers for the Yurok Tribe and Trinidad Rancheria are to be contacted immediately to evaluate the discovery and, in consultation with the project proponent, City of Trinidad, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. Historic archaeological discoveries may include 19th century building foundations; structural remains; or concentrations of artifacts made of glass, ceramic, metal or other materials found in buried pits, old wells or privies.
 - b. In the event of discovery or recognition of any human remains during construction activities, the landowner or person responsible for excavation would be required to comply with the State Health and Safety Code 7050.5. Construction activities within 100 feet of the find shall cease until the Humboldt County Coroner has been contacted to determine that no investigation of the cause of death is required. If the remains are determined to be, or potentially be, Native American, the landowner or person responsible for excavation would be required to comply with Public Resources Code Section

5097.8. In part, PRC Section 5097.98 requires that the Native American Heritage Commission (NAHC) shall be contacted within 24 hours if it is determined that the remains are Native American. The NAHC would then identify the person or persons it believes to be the most likely descendant from the deceased Native American, who in turn would make recommendations to the landowner or the person responsible for the excavation work for the appropriate means of treating the human remains and any associated grave goods within 48 hours of being granted access to the site. Additional provisions of Public Resources Code Section 5097.98 shall be complied with as may be required.

Responsibility: Applicant and cultural monitor during ground disturbing activities.

ATTACHMENTS

- Verizon Plans (five 11"x17" pages)
- Site vegetation photos (3 pages)
- Revegetation Plan (13 pages)



PROJECT DESCRIPTION			
A MODIFICATION TO AN (E) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF:			
<ul style="list-style-type: none">• REMOVING (E) VERIZON WIRELESS EQUIPMENT SHELTER & ALL VERIZON WIRELESS ELECTRICAL & TELCO BOXES ATTACHED TO IT• REMOVING (E) VERIZON WIRELESS CDMA EQUIPMENT CABINET• REMOVING (E) VERIZON WIRELESS MICROWAVE DISH• REMOVING ALL (E) VERIZON WIRELESS PANEL ANTENNAS, OMNI ANTENNAS, TMA's & COAX CABLES• REMOVING (2) (E) VERIZON WIRELESS CONCRETE SLABS, (1) FOR EQUIPMENT SHELTER & (1) FOR CDMA CABINET• REMOVING (E) VERIZON WIRELESS ICE BRIDGE• REMOVING (E) VERIZON WIRELESS WOOD H-FRAME STRUCTURE• REMOVING (E) WOOD POLES• REMOVING (E) ABANDONED CONCRETE EQUIPMENT SLAB• REMOVING ALL (E) 6'-0" TALL CHAIN LINK FENCING W/ RIVACY SLATS & BARBED WIRE			
PROJECT INFORMATION			
SITE NAME:	TRINIDAD HEAD (DECOM)	SITE #:	168960
COUNTY:	HUMBOLDT	JURISDICTION:	HUMBOLDT COUNTY
APN:	042-121-06	POWER:	PG&E
SITE ADDRESS:	TRINIDAD HEAD TRAIL TRINIDAD, CA 95570	FIBER:	AT&T
CURRENT ZONING:	-		
CONSTRUCTION TYPE:	-		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	CITY OF TRINIDAD 409 TRINITY STREET, TRINIDAD, CA 95570 ATTN: KAREN SUIKER, CITY MANAGER (707) 822-5953		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		
SITE ACQUISITION:	EPIC WIRELESS GROUP 605 COOLIDGE DRIVE, SUIT 100 FOLSOM, CA 95630		
LEASING CONTACT:	ATTN: BRETT EWING (916) 844-9324 BRETT.EWING@EPICWIRELESS.NET		
ZONING CONTACT:	ATTN: BRETT EWING (916) 844-9324 BRETT.EWING@EPICWIRELESS.NET		
CONSTRUCTION CONTACT:	ATTN: BRETT EWING (916) 844-9324 BRETT.EWING@EPICWIRELESS.NET		

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2018 INTERNATIONAL BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2018 UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2018 UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS


DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

Streamline Engineering
and Design, Inc.

8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-860-1930
E-Mail: kevin@streamlineeng.com Fax: 916-860-1941

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KEVIN R. SORESEN
No. 44569
STRUCTURAL
STATE OF CALIFORNIA

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	09/28/20	DECOM	W.Y.
	09/31/20	DECOM	S.A.D.
	11/23/20	E.O.R. REVIEW	B.S.
	01/28/21	CLIENT REV	D.G.
	03/11/21	CLIENT REV	D.G.
	—	—	—

DRAWN BY: W. YUMANG

CHECKED BY: J. GRAY

APPROVED BY: K. SORENSEN

DATE: 03/11/21

BEST MANAGEMENT PRACTICES TABLE			
BEST MANAGEMENT PRACTICES	LOCATION	SCHEDULE IMPLEMENTATION	MAINTENANCE SCHEDULE
PRESERVING EXISTING VEGETATION	AROUND PERIMETER OF PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	EDUCATE EMPLOYEES AND SUBCONTRACTORS REGARDING IMPORTANCE OF MAINTAINING EXISTING VEGETATION TO PREVENT EROSION AND FILTER OUT SEDIMENT IN RUNOFF FROM DISTURBED AREAS ON THE CONSTRUCTION SITE. INSPECT SITE PERIMETER MONTHLY TO VERIFY THE OUTSIDE VEGETATION IS NOT DISTURBED.
PROTECT GRADED AREAS AND SLOPES FROM WASHOUT AND EROSION	THROUGHOUT PROJECT SITE	CONTINUOUS	INSPECT GRADED AREAS AND SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. GRADE TRIBUTARY AREAS OR INSTALL SAND DIKES AS NECESSARY TO PREVENT EROSION.
GRAVEL FILTER	ALONG FLOW LINES OF UNPAVED ROADWAYS WITHIN SITE	IN PLACE CONTINUOUSLY UNTIL ROADWAYS ARE PAVED	INSPECT AFTER EACH STORM. REMOVE ONSITE SEDIMENT DEPOSITED BEHIND BERM OR BARRIER TO MAINTAIN EFFECTIVENESS.
FIBER ROLLS	SEE NOTE 3 OF EROSION & CONTROL NOTES	CONTINUOUS	INSPECT AFTER EACH STORM. REMOVE SEDIMENT DEPOSITED BEHIND FIBER ROLLS WHENEVER NECESSARY TO MAINTAIN EFFECTIVENESS.
HYDROSEEDING	3:1 SLOPES	IN PLACE DURING BY SEPT. 15	INSPECT SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. IF EROSION IS NOTED, SPREAD STRAW MULCH OVER AFFECTED AREAS.
STABILIZED CONSTRUCTION ENTRANCE	ENTRANCES TO SITE FROM PUBLIC ROADWAYS	CONTINUOUS, UNTIL GRADING IS COMPLETED AND ONSITE ROADWAYS ARE PAVED	INSPECT ON A MONTHLY BASIS AND AFTER EACH RAINFALL. ADD AGGREGATE BASE MATERIAL WHENEVER NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED INTO PUBLIC STREET.
WIND EROSION CONTROL PRACTICES	WHEREVER NECESSARY THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL GRADING IS COMPLETED AND SOILS HAVE STABILIZED	INSPECT SITE DURING WINDY CONDITIONS TO IDENTIFY AREAS WHERE WIND AND EROSION IS OCCURRING AND ABATE EROSION AS NECESSARY.
GOOD HOUSEKEEPING MEASURES	THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A MONTHLY BASIS TO VERIFY GOOD HOUSEKEEPING PRACTICES ARE BEING IMPLEMENTED.
PROPER CONSTRUCTION MATERIAL STORAGE	DESIGNATED AREA	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO VERIFY THAT CONSTRUCTION MATERIALS ARE STORED IN A MANNER WHICH COULD NOT CAUSE STORM WATER POLLUTION.
PROPER CONSTRUCTION WASTE STORAGE AND DISPOSAL INCLUDING	DESIGNATED COLLECTION AREA AND CONTAINERS	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO ASSURE WASTE IS STORED PROPERLY AND DISPOSED OF AT LEGAL DISPOSAL SITE, DAILY.
CONCRETE SPILL CLEANUP PAINT & PAINTING SUPPLIES	MATERIAL HANDLING AREAS	IMMEDIATELY AT TIME OF SPILL	INSPECT MATERIAL HANDLING AREAS ON AT LEAST A MONTHLY BASIS TO VERIFY PROPER SPILL CLEANUP.
VEHICLE FUELING, MAINTENANCE & CLEANING	SEE EROSION AND SEDIMENT CONTROL NOTES 14.C & 14.E	CONTINUOUS	KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ON SITE & INSPECT ON REGULAR SCHEDULE.
STREET AND STORM DRAINAGE FACILITY MAINTENANCE DEFINITIONS	STREETS AND STORM DRAINAGE FACILITIES	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	MAINTAIN STORM DRAINAGE FACILITIES AND PAVED STREETS CLEAR OF SEDIMENT AND DEBRIS.
1. WET SEASON: ENTIRE PERIOD BETWEEN OCTOBER 1ST THROUGH APRIL 15TH. CONTRACTOR SHALL ALSO IMPLEMENT SEASON MEASURES IF WET WEATHER IS EXPECTED DURING THE DRY SEASON			
2. PHASES OF GRADING			
INITIAL: WHEN CLEARING AND GRUBBING ACTIVITIES OCCUR.			
ROUGH: WHEN CUT AND FILL ACTIVITIES OCCUR AND THE SITE IMPROVEMENTS ARE CONSTRUCTED, INCLUDING UNDERGROUND PIPING, STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS.			
FINAL: WHEN FINAL ELEVATION IS SET, AND SITE IMPROVEMENTS ARE COMPLETED AND READY FOR CITY ACCEPTANCE.			

NOTE:
THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE CONTRA COSTA CO. FIRE PROTECTION DISTRICT, CONTRA COSTA WATER DISTRICT, CENTRAL CONTRA COSTA SANITARY DISTRICT, EAST BAY MUNICIPAL UTILITY DISTRICT, PACIFIC GAS AND ELECTRIC COMPANY, PACIFIC BELL, COMCAST AND ASTOUND BROADBAND.

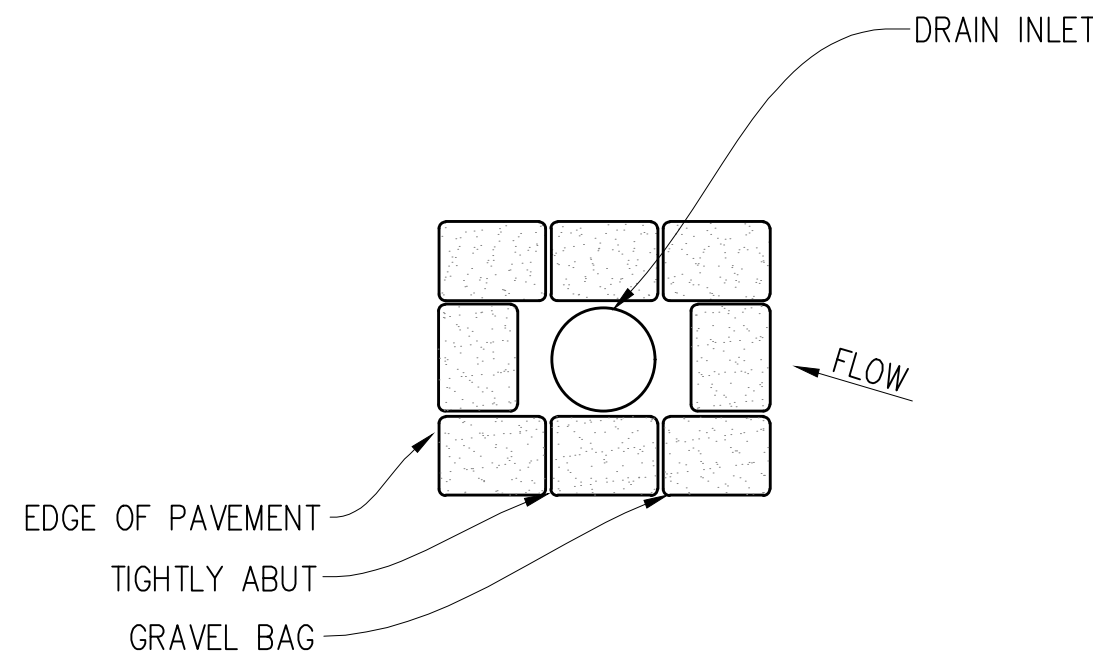
NOTE:
CONTRACTOR TO PROVIDE SANITARY FACILITIES/ TOILETS DURING CONSTRUCTION

EROSION AND SEDIMENT CONTROL NOTES

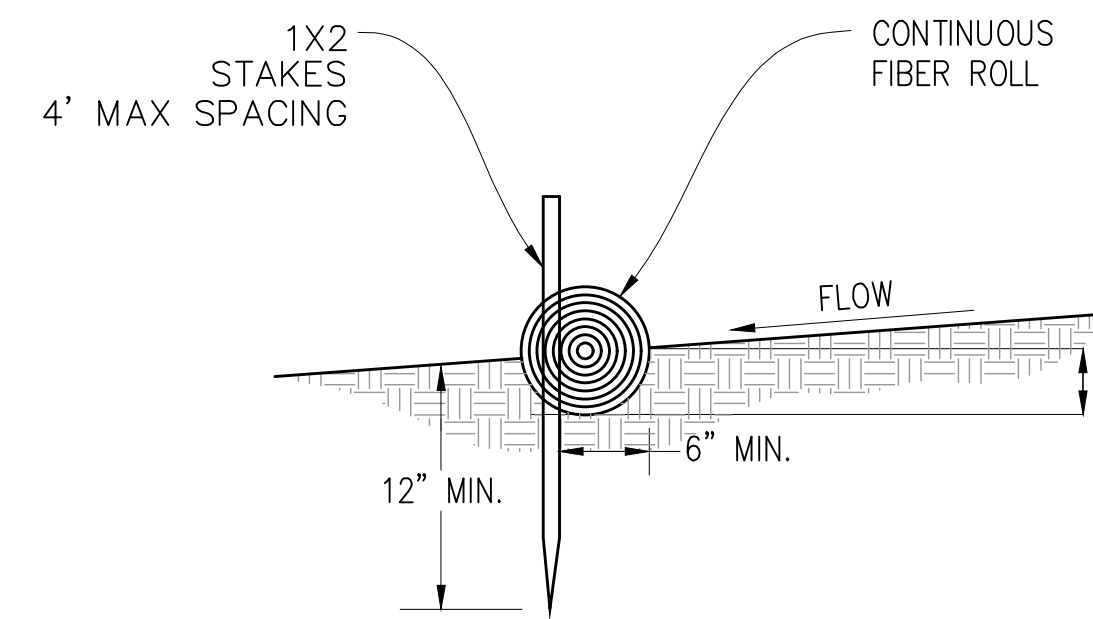
- THE CONTRACTOR SHALL FOLLOW TYPICAL GUIDELINES FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS FROM OCTOBER 1ST THRU APRIL 15TH.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED FOR THE WINTER MONTHS FROM OCTOBER 1ST THRU APRIL 15TH. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE E.O.R.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE E.O.R.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
- THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING IF ANY GRADING WORK IS TO BE COMMENCED ALL YEAR. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEP IMMEDIATELY.
- NOT USED
- THE ENTRANCE WHERE THE GRAVEL ACCESS ROAD MEETS THE CULD-DE-SAC SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - SOLID WASTE MANAGEMENT:
CONTRACTOR SHALL PLACE ALL SOLID WASTE MATERIALS IN CONTRACTOR'S TRUCKS AND HAUL OFF SITE TO APPROVED SOLID WASTE RECEPTACLES AT CLOSE OF EACH BUSINESS DAY AND NO STORAGE OF SOLID WASTE ONSITE IS ALLOWED.
 - MATERIAL DELIVERY AND STORAGE:
PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY. PRIMARY AND SECONDARY CONTAINMENT FOR LIQUID MATERIALS SHALL BE IMPERMEABLE.
 - CONCRETE WASTE:
PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT OR CONCRETE WASTE COMMERCIAL HAULING CONTAINER TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE LOCAL STORM DRAINS. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - PAINT AND PAINTING SUPPLIES:
PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - VEHICLE FUELING, MAINTENANCE AND CLEANING:
DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
 - HAZARDOUS WASTE MANAGEMENT:
PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM OR TO THE GROUND THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

FIBER ROLL NOTES

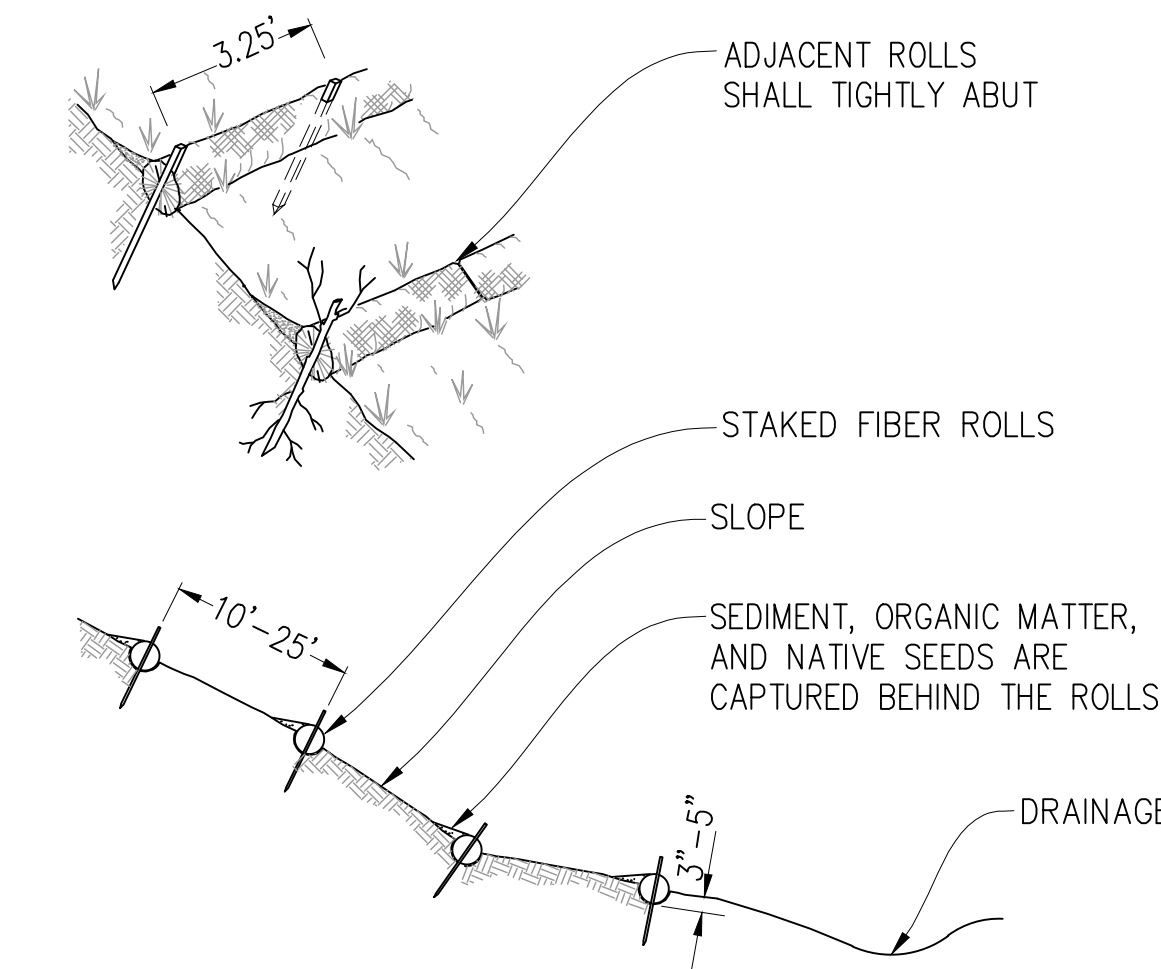
- REPAIR OR REPLACE SPLIT, TORN UNRAVELING OR SLUMPING FIBER ROLLS.
- INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS, AT LEAST DAILY DURING PROLONGED RAINFALL, AND AT TWO-WEEK INTERVALS DURING THE NON-RAINY SEASON.
- SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO THE EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.
- FILTER BARRIER SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE LANDSCAPE INSPECTOR.
- FILTER ROLL (8"-12" DIAMETER) SHALL BE PLACED INTO THE KEY TRENCH AND STAKES ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY 3' TO 4' WITH 1X2 23" STAKES. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. ADJACENT ROLLS SHALL TIGHTLY ABUT.
- CLEAR SUBGRADE SO THAT REMOVAL OF ALL LOCAL DEVIATIONS AND TO REMOVE LARGE STONES OR DEBRIS THAT WILL INHIBIT CLOSE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
- PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE TRENCH (2 - 4) INCHES DEEP ALONG THE PROPOSED INSTALLATION ROUTE. FIBER ROLL SHALL BE INSTALLED ALONG THE SIDE OF WALKS AND AROUND THE CATCH BASINS. THE BOTTOM EDGE OF THE FIBER ROLL SHALL EXTEND TO AND ACROSS THE BOTTOM OF THE TRENCH. THE TRENCH SHALL BE BACKFILLED TO 4 INCHES ABOVE GROUND AND COMPACTED TO BURY AND SECURE THE BOTTOM OF THE FIBER ROLL.
- CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE THIRD THE HEIGHT OF THE FIBER ROLL.



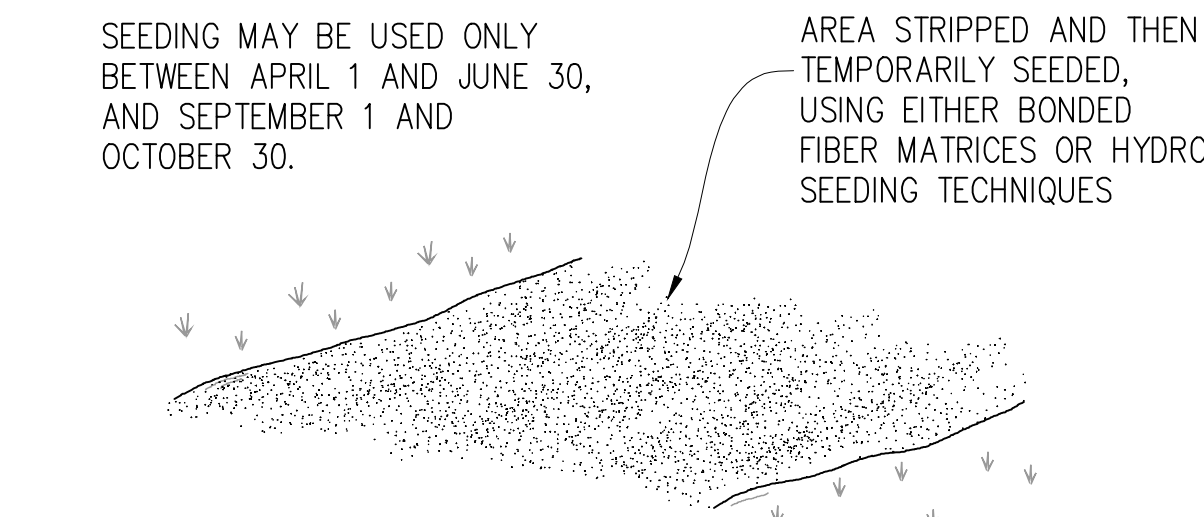
1 DRAIN INLET DETAIL
NO SCALE



2 FIBER ROLL DETAIL
NO SCALE



3 SPACING DETAIL
NO SCALE

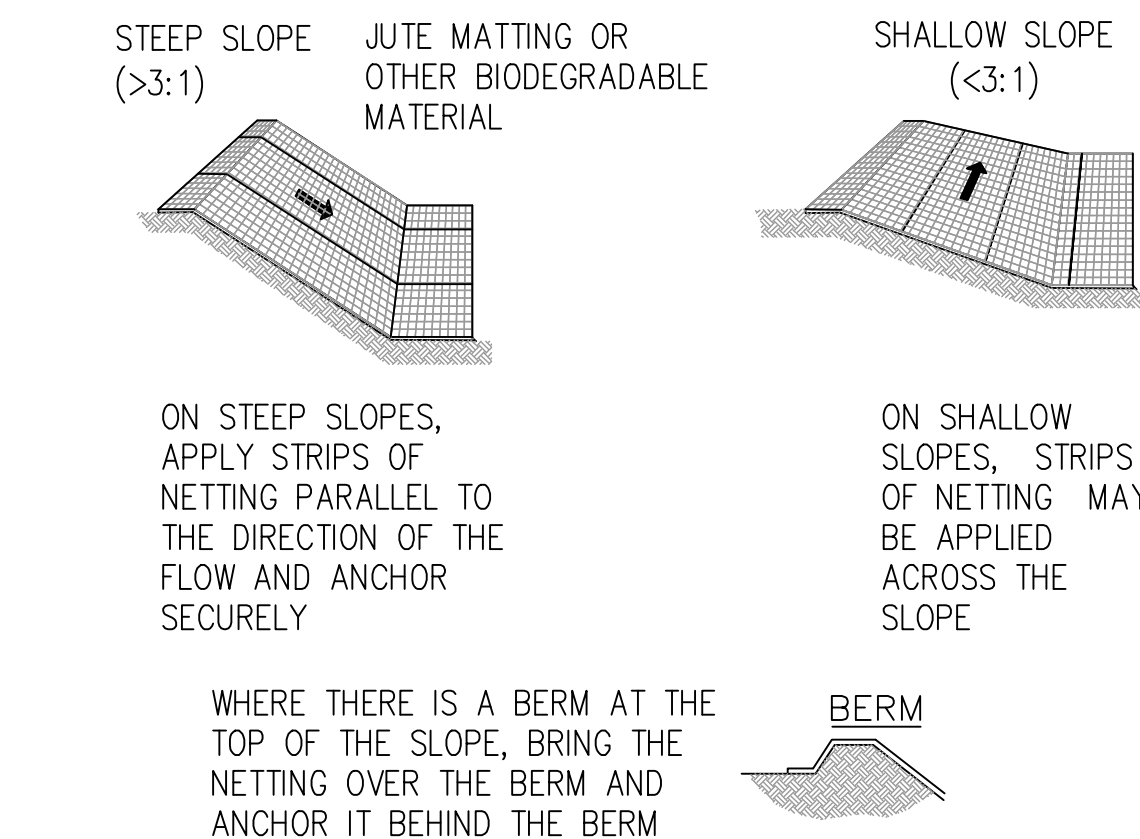


- STRAW MULCHING:
- FOR AREAS OF SITE WITH LESS THAN 30% SLOPE; 2-3 BALES OF STRAW EQUALS 2-INCHES OF STRAW MULCH OVER 1000 SQUARE FEET.
 - MULCH SHALL BE WEED FREE STRAW.

SEEDING MIXTURES			
NAME	PROPORTIONS BY WEIGHT	% PURITY	% GERMINATION
REDTOP (AGROSTIS ALBA)	10%	92	90
ANNUAL RYE (LOLIUM MULTIFLORUM)	40%	98	90
CHEWINGS FESCUE (FETUCA RUBRA COMMUTATA)	40%	97	80
WHITE DUTCH CLOVER (TRIFOLIUM PEPENS)	40%	96	90

TO PROVIDE TEMPORARY SOIL STABILIZATION BY PLANTING GRASSES AND LEGUMES TO AREAS THAT WOULD REMAIN BARE FOR MORE THAN 7 DAYS WHERE PERMANENT COVER IS NOT NECESSARY OR APPROPRIATE.

4 TEMP SEEDING & MULCHING
NO SCALE



5 MATTING/ROLLED EROSION CONTROL PRODUCTS
NO SCALE

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Contact: Kevin Sorensen Phone: 916-680-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

REGISTERED PROFESSIONAL ENGINEER

KEVIN R. SORENSEN

No. 15469

STRUCTURAL

STATE OF CALIFORNIA

ISSUE STATUS

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	-	-	-

DRAWN BY: W. YUMANG

CHECKED BY: J. GRAY

APPROVED BY: K. SORENSEN

DATE: 03/11/21

SHEET TITLE:

EROSION CONTROL PLN

SHEET NUMBER:

C-1

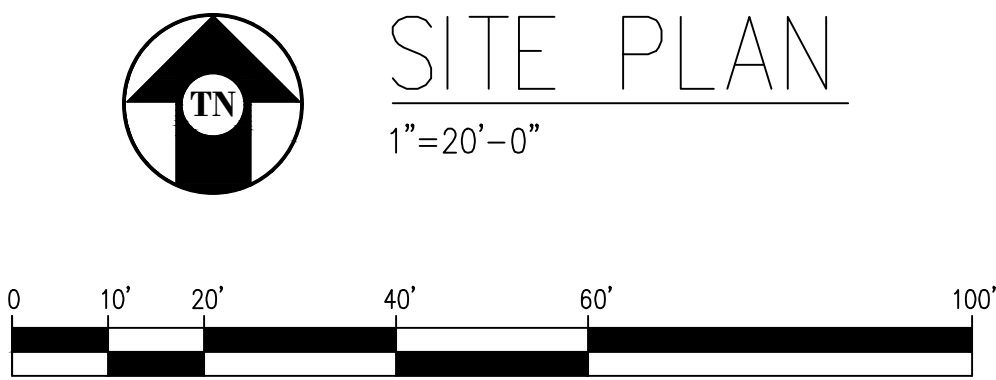
PROJECT GENERAL NOTES

1. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES, AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
6. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
8. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
9. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT; INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
11. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
14. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
15. THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
16. SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
17. THE CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
18. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND/OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A C-10 LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.

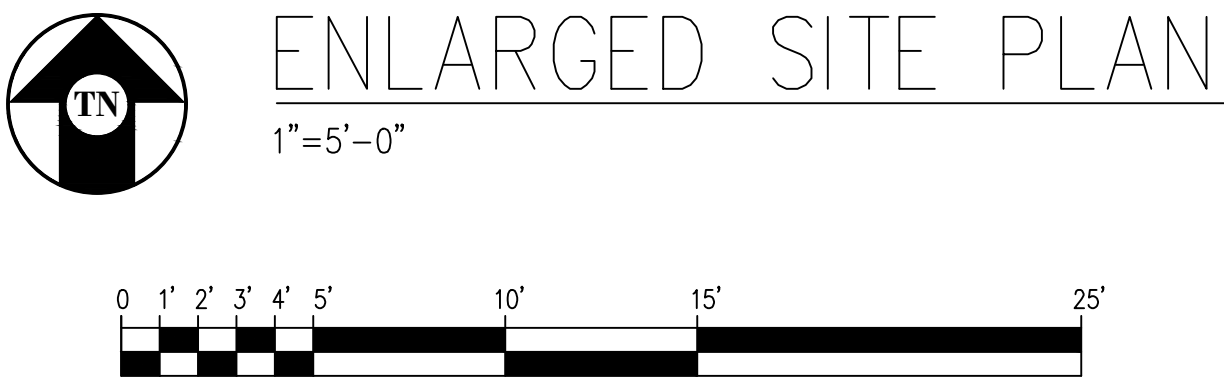
SEE ENLARGED SITE PLAN AT RIGHT

APN: 042-121-003

APN: 042-121-06



NOTE: NO EXISTING TREES, BUSHES, OR OTHER VEGETATION TO BE REMOVED



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(DECOM)

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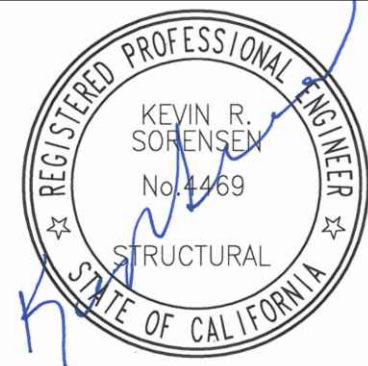
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	03/11/21	CLIENT REV	D.G.
	-	-	-

DRAWN BY: W. YUMANG

CHECKED BY: J. GRAY

APPROVED BY: K. SORENSEN

DATE: 03/11/21

SHEET TITLE:

SITE PLAN &
ENLARGED SITE PLAN

SHEET NUMBER:

A-1

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DRAWN BY: W. YUMANG

CHECKED BY: J. GRAY

APPROVED BY: K. SORENSEN

DATE: 03/11/21

SHEET TITLE:

EQUIPMENT LAYOUT

SHEET NUMBER:

A-2

(E) ABANDONED CONCRETE SLAB TO
BE REMOVED BY VERIZON WIRELESS

(E) VERIZON WIRELESS 6'-0" TALL
CHAIN LINK FENCE W/ SECURITY WIRE
& PRIVACY SLATS TO BE REMOVED

NOTE: ALL CONCRETE PIERS FOR
H-FRAMES, UTILITY FRAMES &
FENCE POSTS TO BE REMOVED

(E) VERIZON WIRELESS CDMA CABINET
& CONCRETE SLAB TO BE REMOVED

(E) VERIZON WIRELESS WOOD
H-FRAME STRUCTURE & ALL GUY
WIRES & ANCHORS TO BE REMOVED

(E) VERIZON WIRELESS MW DISH, MOUNT
& CABLES TO BE REMOVED

(E) WOOD POLE TO BE REMOVED
BY VERIZON WIRELESS

(E) ICE BRIDGES BY OTHERS
TO BE REMOVED BY OTHERS

(E) UTILITY FRAME & ALL
ITEMS BY OTHERS TO BE
REMOVED BY OTHERS

(E) VERIZON WIRELESS EQUIPMENT
SHELTER & ALL EQUIPMENT INSIDE &
ATTACHED TO OUTSIDE OF SHELTER
& CONCRETE FOUNDATION TO BE
REMOVED

(E) VERIZON WIRELESS ICE
BRIDGE TO BE REMOVED

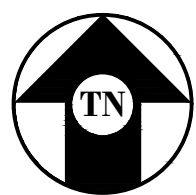
(E) VERIZON WIRELESS WOOD POLE & ALL (E)
ANTENNAS, ANTENNA EQUIPMENT, ANTENNA
MOUNTS & COAX CABLES TO BE REMOVED

(E) CONCRETE SLAB BY OTHERS
TO BE REMOVED BY OTHERS

(E) EQUIPMENT CABINETS BY OTHERS
TO BE REMOVED BY OTHERS

(E) ACCESS GATE TO BE REMOVED

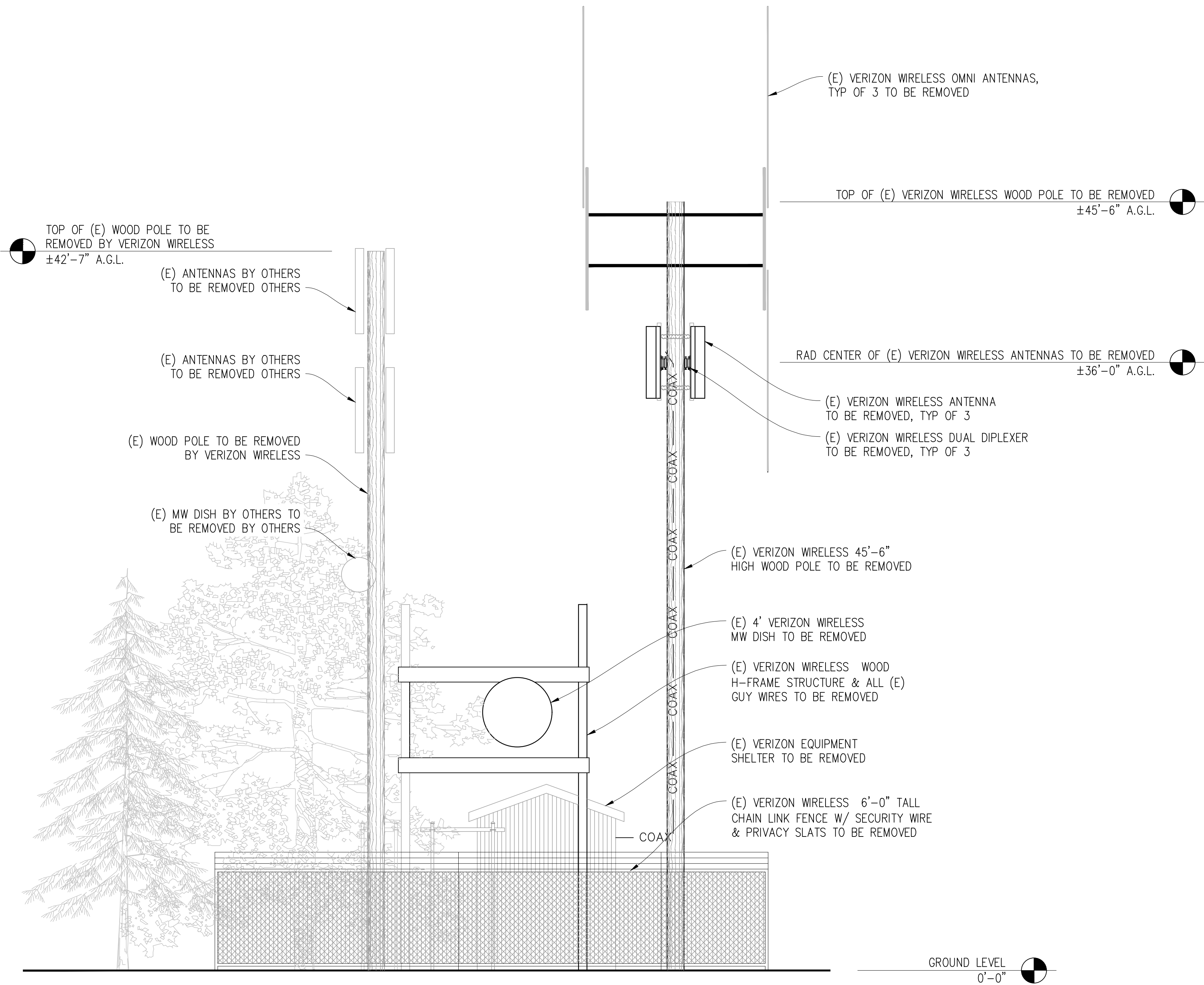
NOTE: NO EXISTING TREES, BUSHES, OR
OTHER VEGETATION TO BE REMOVED



EQUIPMENT LAYOUT

1/2" = 1'-0"





ELEVATION

1/4"=1'-0"

NOTE: NO EXISTING TREES, BUSHES, OR OTHER VEGETATION TO BE REMOVED

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DRAWN BY: W. YUMANG

CHECKED BY: J. GRAY

APPROVED BY: K. SORENSEN

DATE: 03/11/21

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-3







Revegetation Plan for Trinidad Head Cellular Lease Site

Assessor's Parcel Number 042-121-005
Trinidad Head
Trinidad, California

Prepared for:

City of Trinidad

October 2021

016105.149



Phone: (707) 822-5785 **Email:** info@shn-engr.com
Web: shn-engr.com • 1062 G Street, Ste. I, Arcata, CA 95521-5800

Revegetation Plan for Trinidad Head Cellular Lease Site

**Assessor's Parcel Number 042-121-005
Trinidad Head
Trinidad, California**

Prepared for:
City of Trinidad

Prepared By:



1062 G Street, Suite I
Arcata, CA 95521
707-822-5785

October 2021

QA/QC:JLS____
Reference: 016105.149

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Abbreviations and Acronyms

Units of Measure

dbh	diameter at breast height
gal.	gallon
in.	inches

Additional Terms

APN	Accessor's parcel number
CDFW	California Department of Fish and Wildlife
USFWS	U.S. Fish and Wildlife Service



1.0 Introduction

This revegetation plan has been prepared to ensure the proper replanting and restoration of the area currently occupied by cell towers and associated infrastructure that are to be decommissioned and removed. This project is located near the summit of Trinidad Head in Trinidad, California on Assessor's parcel number (APN) 042-121-005 with a center point at latitude 41.053567° and longitude -124.150585° (Figure 1). This revegetation plan details the number and species of plants required to properly revegetate the area currently occupied by the cellular facilities (Figure 2). It also includes monitoring requirements, performance standards, and remedial actions to ensure successful revegetation. Proper implementation will result in the restoration of coastal scrub habitat and the native botanical species that comprise this sensitive vegetation community.

2.0 Project Summary

The Verizon cellular facility atop Trinidad head is scheduled for decommissioning and removal, resulting in an approximately 2,300 square foot area needing to be revegetated (Figure 2). This area includes the cell towers and associated infrastructure, as well as a short access road lined with non-native Monterey Cypress (*Cupressus macrocarpa*). The area surrounding the cellular site is dominated by intact coastal scrub habitat with scattered conifer trees, primarily Sika spruce (*Picea sitchensis*). Following removal of the facilities, access road, and non-native trees, the soil will be ripped and replanted as detailed within this report. This report was written to plan and facilitate the replanting of the area to restore native habitat. Invasive species management is included as part of this plan. Plant survival and invasive species encroachment will be monitored for a minimum of three years to ensure successful plant survival and control of invasive species within the impact area.

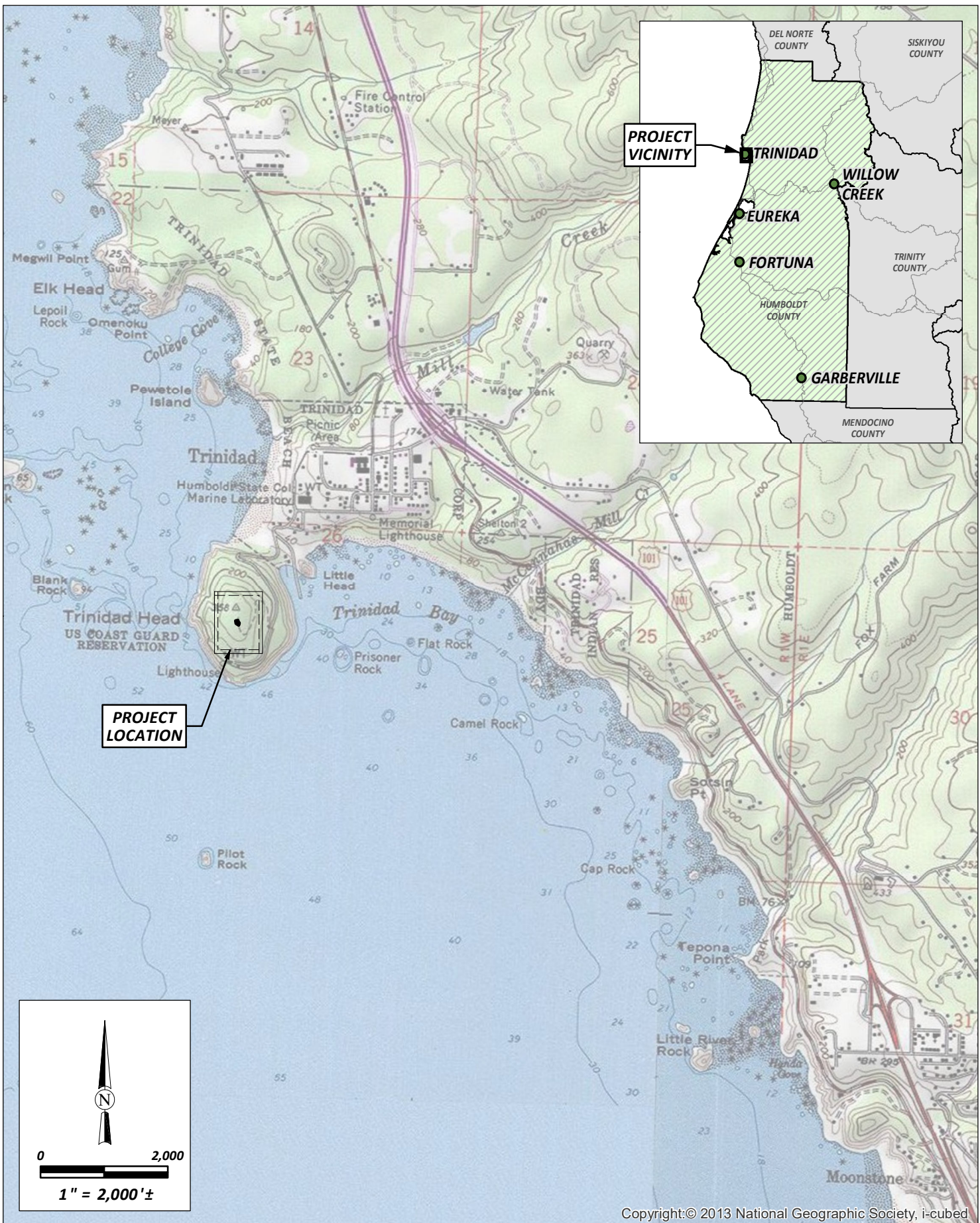
3.0 Revegetation Plan

A total of 92 plants are needed to properly revegetate the area. To maintain a similar vegetation composition to the surrounding area, the majority of the plants will be shrubby species with a few herbaceous species and tree species intermixed (see Table 1 on the following page for species list). All species listed in Table 1 were observed within the immediate vicinity of the revegetation area. Plants will be installed randomly within the restoration area. Tighter spacing of planted material is warranted at this site due to the potential for invasive species to become established, which could threaten the integrity of restored habitat. This revegetation plan calls for an average 5-foot spacing between plants throughout the revegetation area; however, spacing is to be random, and some plant clustering is encouraged.

Prior to planting, soils should be loosened (that is, ripped), and compost mixed in to increase aeration and organic content of the soils. Soil preparation prior to planting will increase the likelihood of plant survival and health. Approximately 2 inches of compost applied to the soil surface prior to tilling should be sufficient to restore organic content of the soils that have been encapsulated beneath development for several decades. Compost shall be nitrogen stabilized, well decomposed, and free from deleterious substances such as litter, refuse, toxic waste, stones larger than ½ inch, coarse sand, heavy or stiff clay, brush, sticks, grass clumps, root wads, noxious weed seed, weeds, chemicals, and other substances detrimental to plant animal and human health.



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Verizon
Revegetation Plan for Trinidad Head Cell Tower Site
Trinidad, California

Figure 1
Project Location
SHN 016105.149, October 2021

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Verizon
Revegetation Plan for Trinidad Head Cell Tower Site
Trinidad, California

Revegetation Area

SHN 016105.149

October 2021

REVEG_Fig2_RevegetationArea

Figure 2

Table 1. Revegetation Species and Quantity

Scientific name	Common Name	Quantity	Container Size	Notes
Trees				
<i>Picea sitchensis</i>	Sitka spruce	6	1 gal ^a . tree tube or deep pot	Scatter throughout the revegetation area
<i>Frangula purshiana</i> ssp. <i>purshiana</i>	cascara	10	1 gal. tree tube or deep pot	can be clustered with other woody species and with herbaceous understory
<i>Pseudotsuga menziesii</i>	Douglas fir	3	1 gal. tree tube or deep pot	Scatter throughout the revegetation area
Shrubs				
<i>Morella californica</i>	wax myrtle	10	1 gal. or deep pot	Scatter throughout the revegetation area
<i>Vaccinium ovatum</i>	evergreen huckleberry	10	1 gal.	Scatter throughout the revegetation area
<i>Ceanothus thyrsiflorus</i> var. <i>thyrsiflorus</i>	blue blossom	10	1 gal.	Scatter throughout the revegetation area
<i>Lonicera involucrata</i> var. <i>ledebourii</i>	coast twinberry	8	1 gal. or deep pot	Scatter throughout the revegetation area
<i>Ribes sanguineum</i> var. <i>sanguineum</i>	flowering currant	12	1 gal. or deep pot	Scatter throughout the revegetation area
<i>Gaultheria shallon</i>		10	1 gal.	Understory, with cascara and twinberry
Herbaceous				
<i>Polystichum munitum</i>	sword fern	10	1 gal.	Understory associated with cascara and twinberry
<i>Heracleum maximum</i>	cow parsnip	5	1 gal.	Scatter throughout the revegetation area

^a gal.: gallon

After installation, plants should be mulched with 4 inches of mulch spread across the entire restoration area to reduced growth of competing vegetation, and to retain soil moisture within the vicinity of the plants. Mulch will greatly reduce the maintenance requirements following installation by minimizing weedy species growth. Suitable mulch could be obtained by grinding up the non-native Monterey cypress; however, any woody mulch free of weed seeds is suitable. The mulch will also act as a soil stabilizer and erosion control measure and the correct application of 4 inches of mulch across the entire revegetation area will be sufficient at this site, eliminating the need for straw, straw wattles or silt fences.

Invasive species observed within the vicinity of the project area and their management are described below.



3.1 Invasive Species Control

Invasive species are likely to become established within the revegetation area due to the disturbance resulting from the demolition and the potential spread from populations of invasive species within the vicinity of the revegetation area. Invasive species to be targeted during the revegetation planting effort and subsequent years of monitoring include Monterey cypress, oxeye daisy (*Leucanthemum vulgare*), and Himalayan blackberry (*Rubus armeniacus*). Populations of these species within the immediate vicinity of the revegetation area should be removed during the planting effort. Yearly monitoring will document any additional invasive species and will recommend methods for their eradication and control.

Currently, nine planted Monterey cypress trees ranging from 6 inches (in.) diameter at breast height (dbh) to 24 in. dbh line the short access road to the existing facilities. These trees will be removed (stumps cut to ground level to remain in place to stabilize soils) as part of the decommissioning process. The area currently dominated by these trees is included in the revegetation area calculations mentioned previously. It is unlikely that this species will pose much of a threat to the revegetation effort following removal.

Oxeye daisy presents a minimal threat to the revegetation area, primarily during the first year or two when installed plants are becoming established. Thick mulch, as is proposed in this revegetation plan, should prevent the germination of this species. If shrubs and trees become established, they will quickly shade this species out.

Himalayan blackberry presents a substantial risk to the success of the revegetation area. This species readily germinates in disturbed areas. The thick mulch should minimize germination, but it is still possible that this species could become established, if not actively removed. This species will be removed during monitoring efforts for the duration of the monitoring period.

3.2 Performance Standards

Successful revegetation will be defined as 85% survival of installed plants including natural recruitment, resulting in a minimum of 78 surviving plants after a period of three years (or five years if success criteria are not met by year three). Plants should be healthy and showing signs of robust growth. Invasive species cover, especially of Himalayan blackberry and other invasive shrub and tree species, should be less than or equal to invasive species cover found in adjacent undisturbed coastal scrub on Trinidad head. Invasive species cover within the surrounding coastal scrub will be determined following completion of the revegetation effort and will be described in an as-planted report.

Success criteria for the revegetation area includes:

- 85% survival of installed plants including natural recruits, for a minimum total of 78 plants after a period of 3 years (or 5 years if success criteria not met by year 3), and
- cover by invasive species that is less than or equal to the cover found in adjacent undisturbed coastal scrub habitat at the close of the monitoring period (3 or 5 years of monitoring).

3.3 Schedule

This proposed revegetation plan will be initiated following the completion of demolition activities, including non-native tree removal.



Soil preparation and mulch placement (for soil stabilization) shall occur immediately following completion of demolition activities. Plant installation should occur between mid-November and mid-February, preferably shortly before precipitation is forecast. Biologist approval is required if plant installation is requested to occur after February 15; additional recommendations may be required to be implemented, such as supplemental watering. It is possible that planting may not be successful after this date due to site conditions and plant phenology, which would push replanting back nearly a year.

Timing of demolition activity completion may dictate that planting is conducted sometime after completion of the demolition; however, Monterey cypress removal, soil preparation, and mulch placement should be completed concurrent with and immediately following cellular facilities removal.

Vegetation removal and other ground-disturbing activities associated with any construction activities should occur from August through mid-March, when birds are not typically nesting. If vegetation removal or ground-disturbing activity is to occur during the nesting season (March 15 to August 1 for most birds), a qualified biologist shall conduct a pre-construction nesting bird survey. Preconstruction surveys for nesting pairs, nests, and eggs shall occur within the construction limits and within 100 feet (200 feet for raptors) of the construction limits within seven days prior to the start of construction. If active nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW), and implemented to prevent abandonment of the active nest.

The City of Trinidad will be notified at least one week before the work is to begin and shall be given the name and contact information of the party responsible for supervising and documenting implementation of the revegetation plan.

Table 2. Revegetation Schedule

Task	Schedule
Demolition of existing infrastructure	Dependent upon permitting and contract schedules
Soil prep and mulch placement	Immediately following completion of demolition debris and non-native tree removal
Plant installation	Between mid-November and mid-February—any installation after mid-February will need biologist approval and may not be suitable
As-Planted Inspection and Report	To be submitted to the City of Trinidad within the two-months following installation
Annual Monitoring and Maintenance	Field visit following first soaking rains; report to be completed by December 31 st annually
Final Report/ Notice of Completion	By December 31 st of year three if success criteria met or year five if success criteria not met by year three.

An as-planted report will be written within two months following completion of the plant installation. The as-planted report will document conditions of the revegetation effort and will record the baseline conditions, including photo documentation (see “Section 4.3: Photo Documentation”) of the revegetation area that subsequent monitoring reports will use to assess the success of the revegetation effort.

Annual monitoring will occur following the first soaking rains after the dry season following revegetation for three or five years depending on the success of the revegetation effort and will occur as described in “Section 4.0: Monitoring and Reporting Program” below.



4.0 Monitoring and Reporting Program

Monitoring will occur once yearly in the late fall (October/November) following the spring growing season and summer dry period. Monitoring shall be conducted by an approved biologist retained by the City of Trinidad for the duration of the monitoring effort. As part of the monitoring program, both qualitative (visual assessment) and quantitative sampling (direct count) will be performed by a qualified ecologist/biologist. Yearly monitoring will be used to make maintenance recommendations in annual reports, which will evaluate the success of the revegetation efforts.

Monitoring will occur for three to five years following completion of the revegetation efforts. If success criteria have been met by year three and the trajectory of the vegetation composition shows continued success within the revegetation area, then a final report will be written indicating successful revegetation and completion of monitoring efforts, which will be submitted to the City of Trinidad Planning Staff for final review. If success criteria are not met by year three or the trajectory of the vegetation composition shows that revegetation efforts will fail or are in jeopardy of not meeting the success criteria, then monitoring shall continue for an additional two years, for a total of five years. See "Section 5.0: Corrective Action" if the success criteria fail to be met by year five following completion of the revegetation efforts.

4.1 Qualitative Visual Assessment

During each monitoring event, visual observations of conditions within the revegetation area will be noted. The qualitative visual assessment will aid in evaluating the overall success of the revegetation area and the need for any remedial measures.

Particular attention will be paid to the following:

- Health and vigor of plants
- Natural recruitment of native species
- Spread and increase of invasive species cover within the revegetation area
- Introduction of invasive species not currently present within the immediate area

4.2 Quantitative Sampling

Quantitative comparative vegetation data will be collected to determine the percent survival of planted trees. Quantitative methods will consist of a direct count of the surviving plants as a percentage of the 92 initially planted. Any naturally recruited woody species will be counted toward the survival percentage. It is possible to have more than 100% survival if enough naturally recruited species occur within the revegetation area.

4.3 Photo Documentation

In addition to the quantitative and qualitative assessments, two permanent stations for photo documentation will be established within and adjacent to the revegetation area, with one at the north end of the revegetation area and the other on the south end of the revegetation area. Photos will be taken at these photo stations during every monitoring event to document conditions and changes within the revegetation area over the course of the monitoring period.



4.4 Annual Reports

Annual monitoring reports on the revegetation and invasive species management shall be submitted by the project biologist to the City of Trinidad by December 31st of each year following the initial planting for the length of the monitoring period. Recommendations for any corrective action necessary to ensure the continued success of the revegetation efforts will be included in the report. A final monitoring report will be written at the end of year three (or year five if success is not met by the end of year three) which will record that year's monitoring results along with a summary of all of the annual monitoring results and an assessment of the long-term viability of the revegetation efforts, including plant health and invasive species encroachment. The final monitoring report will be submitted to the City of Trinidad staff and will be considered closure of the project.

5.0 Corrective Action

In the event that the monitoring program identifies any condition that significantly affects the performance standards, or if the performance standards indicated above are not achieved after three years, a corrective action plan will be developed. Recommendations for specific corrective actions will be reviewed and evaluated in conjunction with field observation data. A corrective action plan will be submitted to City of Trinidad staff prior to completion of any action. The project proponent shall be fully responsible for any failure to meet the performance standards of the revegetation plan. All failed areas shall be replanted with the same maintenance, monitoring, and reporting for two additional years in addition to any corrective measures that may be warranted as determined by the project biologist.

6.0 References

Esri and others. (March 2015). Aerial Photograph of Trinidad Head. NR: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community.

National Geographic Society. (2013). Topographic Map of Trinidad Head. Accessed at: <http://maps.nationalgeographic.com/maps>



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AGENDA ITEM MEMORANDUM

TO: Trinidad Planning Commission

FROM: Trever Parker, City Planner

DATE: November 10, 2021

RE: Community Design Element

Community Design Element

I have updated and revised the Community Design Element based on our discussion at the October meeting, based on new information, and based on the most recent policies and updated in other elements. I have provided you with a “clean” version of the document, because it is much easier to review that way. However, I can provide a “track changes” version upon request. I also provided the minutes from the April 2002 meeting discussing community design, which was suggested at the last meeting. Although that discussion was quite some time ago, most of the comments and issues are still relevant.

I have done some reorganization of the background information to help the document flow better. I have also worked to eliminate redundant policies and combined some sections. I have reworded policies to be more consistent with more recently revised elements as well as Coastal Commission staff comments. And I have reviewed the various policies for overlap with other elements. There are a few policies that could fit under more than one topic. I have included notes to point some of these out.

There are a number of design guidelines within various policies that would need to be incorporated into the new design review criteria and/or as new development standards in the zoning ordinance. And there is some overlap between the guidelines under the various categories. So please pay particular attention to the guidelines and provide feedback.

At the last meeting, there was a suggested to include any relevant vegetation management policies from the TMP into the CD element. I found the following three recommendations and one implementation measure in the plan related to vegetation, but they are not really geared towards community design. They would be more appropriate in the conservation element or the cultural element. The TMP did note that the TSA was historically much more open and dotted with large trees.

- *A comprehensive vegetation management study for the TSA should be conducted by a qualified professional and should include site specific recommendations for restoring the native ecology and developing a non-destructive selective vegetation management protocol for the entire TSA.*
- *Vegetation management should be consistent with cultural, natural, and recreational resources. Focus should be on site, bluff, and trail stability, as well as protection of cultural resources.*
- *Vegetation management decisions for the TSA will be reviewed and determined by consensus by representatives of the Tsurai Management Team.*

12.4.2 Restore natural vegetation and remove overgrowth and invasive species. Steps:

- *Introduce native plants/grasses along bluff and trail above the village site.*
- *Conduct a comprehensive vegetation management study for entire TSA with recommendations for future management.*
- *Identify and remove invasive species and overgrowth on the TSA using culturally appropriate methods.*
- *Identify vegetation for removal using sound science, site protection, and ecological restoration as the primary determinants of vegetation removal.*
- *Reintroduce and enhance habitat for native plant species.*

Design Standards

I decided that we have enough on our plate and that it would be better to wait to delve deeper into the specific design standards after we have further nailed down the community design element policies.

Staff Recommendation/Suggested Action(s):

Review the draft Community Design Element and provide feedback to staff. In particular, consider issues with organization and redundancy as well as how these policies will be implemented through design review criteria and/or zoning standards.

Attachments:

- Current clean draft Community Design Element (8 pages)
- April 8, 2002 Planning Commission minutes (4 pages)
- Consider bringing the materials from the October meeting

COMMUNITY DESIGN ELEMENT

A. Introduction

- 1. Purpose**
- 2. Community Design and the Coastal Act**
- 3. Background**

B. Community Design

- 1. Scenic Views**
- 2. Compatibility with Natural Surroundings**
- 3. Compatibility with Man-made Surroundings / Size, Scale and Bulk of Structures.**
- 4. Signs**
- 5. Lighting**
- 6. Landscaping**
- 7. Other Community Design Issues**

A. INTRODUCTION

1. Purpose

The Community Design Element is primarily concerned with the aesthetic quality of the City, and what residents and visitors see. The Community Design Element establishes goals, policies, and programs to preserve and enhance Trinidad's authentic, small town, coastal character. The community is defined in part by its isolated location on the magnificent coastline of Humboldt County. Its sense of place derives from its heritage as the site of the Yurok village of Tsurai, and later, as a regional center for the mining, timber and fishing industries. As the economy evolves to a more tourism and service-based economy, the community has acknowledged the importance of maintaining the cultural and scenic identity of the town and the integrity of the residential neighborhoods, while enhancing views and access to the coastline, and planning for managed growth and development.

2. Community Design and the Coastal Act

Protection of visual resources is called for by the Coastal Act. Section 30251 of the Coastal Act states that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development must be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. But because of the emphasis on public resources, the Coastal Act only protects public views.

This is one area where Trinidad's view protection has differed from the Coastal Act in its regulatory protections of private views from residences. These protections have been in place since at least the adoption of the 1976 General Plan that was updated in 1978 and certified by the Coastal Commission in 1980. Since this time, the City has also

restricted the size of homes and commercial structures as well as limited the use of 'franchise' development to maintain Trinidad's small-town character. These restrictions will continue to be an important component of this General Plan but are not necessarily part of the Local Coastal Program.

3. Background

Trinidad has many valuable visual resources, including high bluffs, the jutting headland of Trinidad Head, rugged offshore rocks, coastal streams and riparian areas, beaches, dunes and a quiet harbor. The southern and western viewsheds along the coastline, particularly from Edwards Street, provide an important visual resource. Scenic resources attract many visitors to these areas and provide the basis for the City's tourist industry. Visual resources can be readily degraded through poorly located, designed and maintained structures, roads, signs, landscaping and utility lines that block coastal views, alter natural landforms, and detract from the small-town character of the community.

Trinidad has traditionally been very protective of its views and small-town character. Residents place a high value on their viewsheds. An architectural design review process has been required for almost any new development and remodels that alter the external profile of a structure since at least the mid-1970's. The City has also adopted a 'views and vegetation' ordinance that establishes a permit process to restore views that have been unreasonably blocked by growing vegetation. The City strives to find balance between protecting the views and aesthetics of the town and the rights of property owners to build structures and plant vegetation.

This element contains sections addressing design review, view protection, lighting, signs and other aspects that contribute to the aesthetic setting of the community.

D. COMMUNITY DESIGN

Most new development in the City is subject to a design review process, which is intended to ensure that the development preserves and enhances the aesthetic character of its setting. The Planning Commission is tasked with design review approvals along with Coastal Development Permits and other required land use approvals for new development. Compliance with the Design and View Protection Criteria is the basis for Design Review approval. And the policies herein form the basis of the design review criteria as well as some regulatory standards. Some of the criteria are flexible in order to encourage innovative and creative designs, and other criteria include quantitative standards. The following topics are important community design considerations in Trinidad.

1. Scenic Views

Goal CD-1 Preserve, enhance and restore scenic views for the benefit of the public and residents.

Scenic View Policies

CD-1.1 The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance.

CD-1.2 Permitted development, including landscaping, shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and to restore and enhance scenic views in visually degraded areas where feasible.



CD-1.3 Prohibit structures, including fences, walls signs, and landscaping from significantly blocking views of the harbor, Little Trinidad Head, Trinidad Head, the Pacific Ocean, rocky coastline, or islands from key viewing points within an occupied residential or commercial structure.

CD-1.4 Design Review shall be required for all development that has the potential to affect visual resources, and new development shall be constructed in a manner consistent with the following **Citywide Design Guidelines:**

- a) Discourage continuous buildings that block scenic views, and require view corridors between structures that provide unobstructed views of the shoreline and/or the sea from public rights-of-way.
- b) Limit the size and bulk of structures to maintain Trinidad's small-town character, adequate room for septic and open spaces between structures.
- c) Require bluff setbacks for development adjacent to or near public areas along the shoreline.
- d) Minimize the size of advertising, business identification, and directional signs to ensure scenic views are not obstructed.
- e) Design night lighting to be indirect with no source of light directly visible, and lighting should not intrude on adjacent property or cause glare.
- f) Require screening of the following uses when visible from a public roadway or trail: mechanical equipment, refuse containers such as dumpsters, outdoor storage of materials, and propane tanks.
- h) Ensure that new development in locations which are highly visible from beaches, trails and open space areas maintains a high quality of design and construction.
- j) **Prohibit** parking of large recreational vehicles, including boats, within view corridors unless other alternatives are infeasible.

CD-1.5 Retain unobstructed coastal views from Edwards and Van Wycke Streets to the extent feasible. The lands designated as open space lying seaward of Edwards and Van Wycke Streets shall remain entirely undeveloped and preserved in their present state.



CD-1.6 **Trees** and vegetation shall be maintained such that they do not cause unreasonable view blockage in accordance with the policies and regulations of the City. New landscaping shall be included in the Design Review process.

Program CD-1.6.1 Develop a vegetation management plan or program for bluffside vegetation maintenance consistent with protections for EHSAs and cultural resources.

CD-1.7 Preserve and enhance view corridors by undergrounding and/or screening new or relocated electric and communication distribution lines. Require underground utility service connections for new development.

2. Compatibility with Natural Surroundings

Goal CD-2: Ensure that new development demonstrates sensitivity to the environment and scenic beauty of Trinidad.

Environmental Compatibility Policies

CD-2.2 Alterations of natural landforms caused by cutting, filling and grading shall be minimized. New development shall be designed to fit the site rather than altering the landform to accommodate the structure(s) by:

- a) Conforming to the natural topography.
- b) Preventing substantial grading or reconfiguration of the project site.
- c) Minimizing flat building pads on slopes. Building pads on sloping sites shall utilize split level or stepped-pad designs.
- d) Requiring that man-made contours mimic the natural contours.
- e) Ensuring that graded slopes blend with the existing terrain of the site and surrounding area.
- f) Minimizing grading permitted outside of the building footprint.
- g) Clustering structures to minimize site disturbance and to minimize development area.
- h) Minimizing height and length of cut and fill slopes.
- i) Minimizing the height and length of retaining walls.
- j) Integrating site design with infrastructure systems of the surrounding area, including street patterns, trails, open space, water courses, drainage and utility systems.

CD-2.3 New development shall be sited and designed to minimize impacts from blufftop development on views from trails, and from the beach and ocean below.

CD-2.4 The beaches and sea cliffs which border the southern and western sides of the city (identified by Open Space) shall be preserved from further structural development and allowed to remain in, or restored to, their natural state.

CD-2.5 New development in, or adjacent to open space areas shall be made as visually unobtrusive as possible and constructed of materials that reproduce natural colors and textures as closely as possible.

CD-2.6 Integrate the manmade and natural environments by using plant materials to screen or soften the visual impact of new development, and to provide diversity in

developed areas. Use native, drought tolerant vegetation that will not grow to block scenic views.

CD-2.7 Minimize disturbance of natural vegetation during site planning, construction, and maintenance of development, including preservation of mature trees and native vegetation. (CONS 3.5)

3. Compatibility With Man-made Surroundings / Size, Scale and Bulk of Structures

Goal CD-3: Ensure that new development demonstrates excellence of design and sensitivity to the character of the surrounding neighborhood and built environment and that buildings are designed to maintain the small-town character of the community.

Community Compatibility Policies

CD-3.1 Promote quality and diversity of design compatible with community context. Harmonize site and building design with the community context, including adjacent structures.

CD-3.2 Ensure that commercial and mixed-use development, fits harmoniously with the scale and design of existing buildings and streetscape of the City. Prohibit preset architectural styles (e.g. standard fast food restaurant designs).

CD-3.3 When reviewing the design of commercial or residential buildings, ensure that the scale, bulk, orientation, architectural character of the structure and related improvements are compatible with the rural, coastal, uncrowded, rustic, small, casual, open character of the community. The following design guidelines shall be used:

- a) Integrate each project with the character and design of the surrounding area, with respect to such design elements as size, shape, massing, setbacks, orientation, architecture, colors and landscaping.
- b) Except for necessary public safety facilities, ensure that structures blend with the natural visual form of the area and do not unnecessarily extend above the natural silhouette or the silhouette of existing structures in the area.
- c) Design parking lots and associated facilities to be functionally and visually integrated and connected; off-street parking lots should not dominate the streetscene.
- d) Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences.
- e) Ensure rooflines are compatible with other roofs along the street; larger buildings should have more varied roof massing and / or variation in heights.
- f) Design new development to ensure that garages do not dominate the residential streetscape through the use of design, location and setbacks.
- g) Fences and walls within residential areas should contribute to the neighborhood identity, enhance community design, and minimize view blockages.

4. Signs

Goal CD-4: Minimize the amount of signage in Trinidad and ensure that signs are designed to compliment their surroundings with sensitivity to viewsheds.

Sign Policies

CD-4.1 Limit the overall proliferation of signage and minimize the size of advertising, business identification, and directional signs to ensure scenic views are not obstructed.

CD-4.2 On-premises signs shall be designed as an integral part of the structure and should complement or enhance the appearance of the surrounding area.

CD-4.3 Off-premise signs shall be limited to only those necessary to direct visitors to commercial establishments. Such signs shall be well designed, limited in size, not located where they block coastal views, and clustered at appropriate locations with a single design theme.

CD-4.4 The following criteria shall apply to all signs:

- a) Place signs so that they do not obscure other building elements such as windows, cornices, or decorative details.
- b) Ensure that sign size, materials, style and color complement the building facade and are compatible with the surrounding area.
- c) Limit copy shall to icons, logos, services identification, and hours of operation (rather than advertising copy) except as required by law or ordinance.
- d) Flush-mounted signs and monument signs are the preferred types; no more than one freestanding sign may be allowed per business street frontage (including alleys), and freestanding signs shall not exceed **fifteen** feet in height.
- e) Prohibit pole signs, except for public traffic, directional and safety signs.
- f) Ensure that signs are not of a height or design which is intended to be read from the State Route 101.
- g) Ensure that lighted signs are designed to minimize glare and with the minimum amount of illumination necessary to make the sign legible; neon signs with distinctive designs are acceptable. Plastic-faced internally lit signs are discouraged.
- h) **Prohibit** the use of flashing, moving, or audible signs.
- i) **At** the time of any future alterations of a lawfully permitted existing sign, except for a change in copy, the entire sign shall be modified as necessary to conform to these policies.

5. Lighting

Goal CD-5: Minimize light pollution consistent with public safety.

Lighting Policies

CD-5.1 All exterior lighting shall be sited and designed to prevent light pollution and limited to that necessary for public safety utilizing the following minimum standards (CIRC-9.4):

- a) Require that lighting in commercial areas be kept to the minimum necessary for safety and minimize light spillage from the property.
- b) Require residential lighting to be contained on-site so as not to spill on to neighboring properties.
- c) Require street lighting and other public safety lighting to be low in elevation and shaded or directed so as not to cause light pollution.
- d) Night lighting shall be minimized, directed downward, and shielded using the best available dark skies technology.
- e) Light mounting and height shall be designed to minimize light spill, sky glow, and glare impacts.

CD-5.2 Street and parking lot lighting shall create a sense of security, complement building design, avoid glare, be energy-efficient, and conform with standards designed to reduce light pollution.

CD-5.3 Lighting and fixtures shall be integrated with the design and layout of a project and provide adequate security with minimal illumination.

6. Landscaping

Goal CD-6: Promote native landscaping appropriate to the Trinidad environment that will enhance rather than interfere with coastal viewsheds.

Landscaping Policies

CD-6.1 New development shall be required to utilize native and drought tolerant landscaping with drip irrigation, or other water conserving irrigation system.

Program CD-6.1.1 Adopt a water efficiency landscape standards and/or an ordinance in accordance with AB 1881 and Dept. of Water Resources requirements. (CONS-1c.1.3; CIRC-12.3.2)



CD-6.2 Require property owners to maintain the landscaping on developed sites such that it does not present any unreasonable view obstructions consistent with the City's Views and Vegetation Ordinance.



CD-6.3 Require commercial property owners to maintain required landscaping and replace unhealthy or dead landscaping in existing development.



CD-6.4 Prohibit landscaping from encroaching into public rights-of-way, trails and easements.

Other Landscaping Initiatives

- Ensure that all public landscaping is adequately maintained

7. Other Community Design Issues

Goal CD-9: Maintain Trinidad's beauty and character by encouraging energy efficiency, use reduction and conservation in new and existing development support public Art and open space and protecting important community resources.

Other Community Design Policies

CD-7.1 New development shall incorporate green building concepts into site and building design, including maximizing use of recycled materials and recycling, energy efficiency, solar access, insulation, energy efficiency, use of toxic-free materials, natural lighting, native landscaping, permeable surfaces around structures, and minimizing construction waste generation.

CD-7.2 Encourage small-scale onsite renewable energy such as wind, solar, and micro-hydro in new and existing development, when it is consistent with environmental and scenic considerations, and set an example by utilizing renewable energy in City facilities where feasible. (CIRC-5.2)

CD-7.3 Encourage the provision of murals, fountains, sculptures, and other forms of public art in public spaces and parks, including gateways, major projects and other public gathering places.

Program CD-7.3.1: Consider implementing an ongoing outdoor sculpture exhibit adjacent to City Hall and/or in other locations, with an emphasis on supporting and showcasing local artists and reflecting the cultural life of the community.

CD-7.4 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.

Other Community Design Initiatives

- Support local beautification efforts by neighborhoods and merchant groups.
- Ensure that properties are well maintained and nuisances are abated.
- Encourage LEED certification in new development.

**MINUTES OF THE 8 APRIL 2002
TRINIDAD PLANNING COMMISSION SPECIAL MEETING**

I. ROLL CALL

The meeting was called to order at 1:30 pm. Commissioners in attendance were Blue, Odom, Cuthbertson, Snell and Golledge-Rotwein. Commissioners absent were none. Staff in attendance were Brown and Parker.

II. AGENDA ITEMS

PLANNING COMMISSION DISCUSSION

A. Community Design: Blue explained that this meeting had been scheduled in response to recent community criticism of the design review/development approval process and Commission decision making. The Commission is concerned because people show up to speak against projects and also later complain to the Commission about approvals and denials, but no one shows up to General Plan updates to discuss these issues. The Commission would like to discuss various options and receive community input on the following five Community Design Considerations. The Commission would like to develop some rules or guidelines that everyone understands. The following points were made and issues discussed for each topic. Observations made about what the community seems concerned about was inferred from public comments made during and after past project reviews. The outcome was that the Commission would like to have this item on the April agenda as a recommendation to the City Council to allow/direct the Commission to pursue a Zoning Ordinance amendment.

1. Size/Scale/Bulk of Structures in Trinidad:

- There are lots of small lots in Trinidad with small existing homes and there will be a lot of proposals to remodel and add on to these structures in the future – what direction does the City want to go with these properties?
- The only actual standards in the Zoning Ordinance are the 2000 s.f. max (unless “unobtrusive”), a 25’ height limit and a 1500 s.f. 15’ tall minimum residence allowed on vacant parcels – all recent proposals tend to be around 2000 s.f. and just under 25’ tall.
- Possible height limitations based on proximity to bluff (lower in front) – but is that fair to the people in front who pay more for the property? Is it too late to do this because the bluffs are already almost fully developed?
- How should garages be considered – should there be different standards for sloped lots where the garage is under the house and not seen from above versus flat lots where the garage is separate?
- “Mansionization” means a huge box that fills the lot setback to setback and to the max height, not just a large house.

2. Floor-to-area ratios:

- Should percentage be based on total lot square footage or the percentage of the buildable portion of the lot (excluding setbacks, leachfield, steep slopes, easements, open space, etc.), or look at both numbers to consider projects from different angles (currently, numbers are based on total lot size)? Several numbers may be more confusing, but also allow different comparisons and analysis in different situations to help assess the real impacts of a project.
- Floor area is based on the definition in the Zoning Ordinance and includes the wall to wall area of the residence but excluding garage space – staff reports include statistics with and without garage for comparison purposes.
- Lot coverage percentage could also be a number to consider.

3. Setbacks:

- A major concern of the community seems to be crowding and the closeness of structures.
- Leachfield requirements are effective open space that reduces crowding without the need to increase setbacks.
- Trinidad setback requirements are fairly standard in a City setting
- Zoning Ordinance language (view protection) allows the Commission to alter the configuration and placement of structures on a lot (i.e. reducing setbacks) without a variance in order to protect views. Is this legal?
- Arcata has a “2:1” standard for remodels where setbacks vary with height, and setback requirements can be reduced with an O.K. from the neighbor.

4. View Protection:

- There is a conflict in the design review/view protection criteria between minimizing the alteration of natural landforms and digging into a site to lower the house and minimize view blockage.
- Community members are mostly concerned about the impacts to their own personal views.
- Coastal Act requires protection of public viewsheds, but not private views; Trinidad is the only coastal City in CA that protects private views.
- Views get taken out of perspective (views get more consideration and debate than other issues) – there should be some kind of weighting on private views to determine “significant blockage” – which is worse, impacting a larger percentage of a miniscule view or a smaller percentage of an open view – primary verses secondary views?
- Impacts to the site from keeping a structure low but spreading out to keep same size and protect views.
- Interior lot views verses bluff lot views – should they be distinguished and how?
- Blockage of potential views (adding on to or developing a structure in front of a house that could potentially add a second story and have a view in the future).

- To what extent should private views be protected?
- Contractors can spend a lot of time and money to develop a plan that meets all known parameters, but then private view considerations halt the project at the public hearing, this should be minimized.
- “Good neighbor” design approach verses strict standards.

5. Landscaping:

- Heyenga has stated that he has been working on developing a hedge ordinance with enforcement measures; the Commission would like to pursue this.
- There are many mixed feelings about trees; residents speak about the same tree as both blocking views and enhancing views.
- Species and size standards (regardless of setbacks) and maintenance requirements.

Other general issues/options discussed:

- General Plan language is purposely left vague to allow the Zoning Ordinance to further define standards and to allow the Commission to consider individual projects on a case-by-case basis.
- Should the Commissioners narrow down specifics that would allow them to make more objective/quantitative decisions but leave less flexibility for individual circumstances?
- The Commission and staff should just better define the existing standards.
- It would be helpful to have some kind of overlays that illustrate existing development verses potential development under various zoning/ design standards.
- The price of property in Trinidad verses strict development limitations.
- Possible design review and view protection ‘areas’ or zones; areas east of the freeway and in the southeast portion of the City along scenic drive – both have different issues and considerations for development than the main part of town and each other.
- Exemptions from coastal development permits/design review – minor projects like enclosing an existing porch require review while 500 s.f. accessory structures are exempt in most areas.
- Guidelines should be just that, guidelines and not law.
- Brown was directed to develop a worksheet with all the various calculations, which differentiates between sloping lots and flat lots.
- How will nonconforming structures on alleys be dealt with – there is lots of potential in this category?
- Removal of off-street parking requirements in PD zone for residences converted to a commercial use and parking-in-lieu fee.
- Illegal signage and update sign ordinance.
- Public noticing and encouraging public participation.
- Nuisance abatement / enforcement of conditions of approval and regulations.

Various ways of approaching these issues was also discussed. The Commission could adopt specific language in the General Plan or amend the Zoning Ordinance to implement policies. An alternative would be to adopt informal policies, such as Design Review Guidelines that are used by all Commissioners and staff to assess individual projects. Individual Commissioners could also come up with their own standards to use in reviewing individual applications. These policies, formal or informal, can utilize actual minimums and maximums and ratios that are quantifiable, objective and easy to apply, or they can be more like vision statements that are more subjective, but that allows flexibility in different situations. The Commission would like to leave some flexibility for considering individual circumstances for each project.

Some guidelines and standards that are currently used were discussed so that everyone understands what they mean and how they are applied. No specific language/policy changes were finalized. However, it was generally decided that the General Plan language should remain general to allow the Zoning Ordinance and the Commission to narrow down specific policies. It was also determined that several sections of the Zoning Ordinance should be amended at this time. For example, specifically the exemption from a coastal development permit (and therefore design review) for 500 s.f. accessory structures where enclosing an existing porch is not exempt. Other revisions will include clarifying some of the ambiguous and confusing language and possible modifications the design review and view protection guidelines. Some administrative approvals for certain projects such as the enclosing of an existing porch may also be added. Certain areas of the City may also be separated out to have different requirements. For example, areas east of the freeway may be made exempt from design review and/or view protection criteria. Other modifications that may be considered will be off-street parking, landscaping, lighting, signs, nonconforming structures and public noticing.

V. ADJOURNMENT

The meeting was adjourned at 3:45 pm.

Respectfully submitted by,

Trever Parker
Assistant City Planner/
Secretary to the Planning Commission
City of Trinidad



AGENDA ITEM MEMORANDUM

TO: Trinidad Planning Commission

FROM: Trever Parker, City Planner

DATE: November 5, 2021

RE: Residential Permit Exemptions and Waivers

Exemptions

I have provided a modified version of the Coastal Act regulations exemptions for residences. Note this is just for single-family residences. There are additional exemptions in the Coastal Act regulations, including similar exemptions for other types of structures, and exemptions for certain repair and maintenance activities. But for SB2, we are only focused on residential development. The primary modification I made from the Coastal Act regulations is that I applied the 10% increase in height and floor area limit City wide, where the original only applies to areas between the sea and first public road or within 300 feet of the shore (basically the area where projects are appealable to the Coastal Commission). I also excluded the exemption outside the stable areas and added a provision for how much of a structure can be replaced. Finally, I added an exemption for certain other uses, such as day-cares, which will help implement policies of the City's housing element and state law. Some of these uses will require additional zoning amendments, which we are currently working on as part of the LEAP grant.

It might be beneficial to specify some additional exemptions such as for small sheds, landscaping, patios, etc. The City can be more restrictive than the Coastal Act, not less, but can also be more specific. In addition, the City can have a different set of CDP exemptions from Design Review exemptions. But it would be easiest to keep them similar. Please try to think about various improvements (to house, yard, or accessory structures) and consider how those would fit within the exemptions and if any adjustments should be made. I included the City's existing exemptions, which were approved by the Coastal Commission as an exclusion order and can be retained as appropriate. For example, we should keep a limit on the amount of grading that can occur without a permit (though we're focusing on residential development right now). But we might also want to continue to specify that fences up to 6 ft. in height are exempt.

Waivers

In addition to the exemptions, I also started a list of project types that could be subject to a waiver. These are also based on the standards found in the Coastal Act. There would need

to be additional provisions for processing permit waivers, but I wanted to start with just the categories of projects that could get waivers for simplicity. Note that most of the waiver provisions that I reviewed did include some sort of concurrence process at a public hearing, so a waiver would not necessarily be like a ministerial permit. If the Planning Commission or a member of the public objects to the waiver, it may need a full CDP. I'd like the Planning Commission to consider what types of projects should qualify for a waiver.

Appeal Area

Both the exemptions and the waivers may depend on whether the project is within the area where CDPs are appealable to the Coastal Commission. I provided a map of the current mapped appealable area (hatched). The map also the area excluded from Trinidad's exemption for accessory structures of 500 sq. ft. and 15 ft. in height or less (yellow highlight). This map is applicable to both of the above topics. However, the appealable area is difficult to map, so I also copied the standards of the Coastal Act (§30603) that dictate the appealable area below.

(a) After certification of its local coastal program, an action taken by a local government on a coastal development permit application may be appealed to the commission for only the following types of developments:

- (1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance.*
- (2) Developments approved by the local government not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.*
- (3) Developments approved by the local government not included within paragraph (1) or (2) that are located in a sensitive coastal resource area.*
- (4) Any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500).*
- (5) Any development which constitutes a major public works project or a major energy facility.*

Staff Recommendation/Suggested Action(s):

Review the exemptions and waivers and provide feedback to staff. I would suggest going through each of the potential exemptions and waivers and discussing whether they are appropriate for Trinidad, and whether they should be eliminated or expanded. Also consider if there are additional exemptions that should be added.

Attachments:

- Draft regulations for residential exemptions and waivers (5 pages)
- Existing appeal area map (1 page)

Modified Coastal Act exemptions

Improvements to Existing Single-Family Residences.

- A. For purposes of this section, where there is an existing single-family residential building, the following shall be considered a part of that structure:
 - 1. All fixtures and other structures directly attached to a residence;
 - 2. Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and
 - 3. Landscaping on the lot.
- B. Improvements to existing single-family residences that would result in an increase of less than 10 percent of internal floor area are exempt from the need to obtain a coastal development permit except in the following situations:
 - 1. The structure or improvement is located: on a beach, in a wetland, seaward of the mean high tide line, in an environmentally sensitive habitat area, in an area designated as highly scenic, outside of the stable areas as mapped on Plate 3 of the general plan, or within 50 feet of the edge of a coastal bluff;
 - 2. The improvements result in any significant alteration of land forms including removal or placement of vegetation, on a beach, wetland, or sand dune, or within 50 feet of the edge of a coastal bluff, or in environmentally sensitive habitat areas;
 - 3. The improvements require expansion or construction of water wells or septic systems other than repair and maintenance;
 - 4. Any improvement to the structure has previously been undertaken pursuant to this section such that the total of the proposed and previous improvements would result in an increase of 10 percent or more of internal floor area;
 - 5. The improvements result in increase in height by more than 10 percent of an existing structure and/or any significant non-attached structure such as garages, fences, shoreline protective works or docks;
 - 6. The improvements result in the replacement of 50% or more of the walls or foundation of the residence;
 - 7. The improvements result in any additional bedrooms or encroach on the existing OWTS or reserve area; and
 - 8. Where the development permit issued for the original structure by the commission, regional commission, or local government indicated that any future improvements would require a development permit.
- C. Use of existing or permitted structures for keeping of pets, small family day care homes, licensed residential care facilities for not more than 6 people, employee

housing, emergency shelters, transitional and supportive housing, home occupations pursuant to Section 17.56.060, and animal husbandry.

- D. In any particular case, even though an improvement falls into one of the classes set forth in subsection B above, the City Planner may, where he or she finds the impact of the development on coastal resources or coastal access to be insignificant, waive the requirement of a permit pursuant to...

Existing Trinidad Exemptions

- B. Except in the area identified in the map proposed as Appendix B, areas not included in exemptions to coastal development permit, the following categories of development shall not require a coastal development permit:
1. Construction of accessory structures or buildings of less than 500 square feet in floor area and less than 15 feet in height, changes in landscaping and site excavation or filling more than 100 feet from any perennial stream which will not change the existing elevation more than two feet at any point.
 2. "Accessory structure or building" means a detached and subordinate building or structure other than a sign, the use of which is incidental to that of a main building or use on that lot. On any lot which is located a dwelling, any building or structure which is incidental to the conducting of any agricultural use.
- C. The following categories of development shall not require a CDP except in the special environment zone:
1.
 - a. Fences up to six feet and freestanding masonry walls up to 36 inches in height;
 - b. Standard electrolier not over 35 feet in height above the finish grade;
 - c. Temporary structures built in conjunction with special events;
 2. Any construction, enlargement, alteration, repair, moving, improvement, removal, conversion or demolition of any building or structure less than any of the following criteria:
 - a. Curbs, retaining walls and planter boxes up to 18 inches in height;
 - b. A small tool or storage cabinet with not more than 100 square feet of projected roof area. Multiple cabinets shall require approval. Lot line setbacks are to be observed;
 - c. Television and radio antennas supported on roofs;
 - d. Low decks, up to 30 inches high, which are not more than 500 square feet in area;
 - e. Decks inside fenced areas which are not visible from the street;

- f. Hot tubs not involving an enclosing structure;
 - g. Minor remodeling or repair which does not alter the external profile of the structure. This includes:
 - i. Conversion of windows to sliding glass doors;
 - ii. Alteration in window size;
 - iii. Addition of a window where one does not currently exist;
 - iv. Addition of vinyl or aluminum external siding in the same color and character of the existing siding;
 - h. Existing porches up to 25 percent increase in area, not to include alterations of existing overhangs, or additions of overhangs;
 - i. Solar heating systems with fixed solar panels not to exceed 180 square feet in area;
3. Any excavation or fill or combination thereof, less than both of the following criteria:
- a. One thousand square feet of surface area including the removal of ground cover. This does not include ground cover removed for agricultural or grading for road and trail maintenance purposes;
 - b. Fifty cubic yards of material. This shall not apply to any excavation or fill:
 - i. Within an open space or special environment zone as provided in this title, or outside of the stable area as indicated in the general plan map. This does not include ground cover removal for road and trail maintenance purposes;
 - ii. Within a public sewer, water main, storm drain or powerline easements;
 - iii. Which will encroach upon or alter in any way a drainage channel, tidal area watercourse, floodplain or area subject to inundation. This does not include the maintenance of existing ditches.
- D. The following types of projects are not development within the meaning of this section or California Public Resources Code Section 30106 and do not require a coastal development permit:
- 1. Exterior painting and maintenance;
 - 2. Remodeling, which does not affect the external profile or appearance of the structure;
 - 3. Repairs which involve only the replacement of component parts of existing work with similar materials for the purpose of maintenance and which do not aggregate over \$2,000 in valuation in any 12-month period and do not affect any electrical or mechanical installations. Repairs exempt from permit requirements

shall not include any addition, change or modification in construction, exit facilities or permanent fixtures or equipment. Specifically excepted from permit requirements without limit to valuation are:

- a. Painting and decorating;
 - b. Installation of floor covering;
 - c. Cabinet work;
 - d. Reroofing;
4. Awnings projecting not more than six feet attached to the exterior wall of buildings of Group R-3 or M occupancy. [Ord. 84-180 § 5, 1984; Ord. 175 § 4, 1981; Ord. 167 § 12, 1980; Ord. 166 § 7.12, 1979].

Waivers

De Minimis Waiver of CDP.

A coastal development permit application is required for all development as defined in Section 17.08.200 of this Zoning Code, including any development for which a “de minimis” permit waiver is requested even if no other local discretionary approvals are required. For a proposed development that is de minimis as defined below and in Section 30624.7 of the Coastal Act, the City Planner may issue a waiver from the coastal development permit requirements of this Chapter subject to all of the provisions of this section.

A. Limit of Applicability.

1. A proposed development is de minimis only if the City Planner determines that (1) it involves no potential for any adverse effects, either individually or cumulatively, on coastal resources and public access, and (2) that it will be consistent with the certified local coastal program and the public access policies of Chapter Three of the California Coastal Act. These determinations shall be made in writing and based upon factual evidence.
2. A Waiver for De Minimis Development may be granted for the following types of development:
 - a. Improvements to any existing structure;
 - b. Construction of a single-family dwelling or residential accessory structure that does not have the potential to affect coastal views;
 - c. Landscaping meeting the requirements of...;
 - d. OWTS improvements, repairs, and upgrades that do not increase the capacity of the system;

- e. Any other developments not in excess of one hundred thousand dollars (\$100,000) other than any division of land but including lot line adjustments;
 - f. And any development specifically authorized as a principal permitted use and proposed in an area for which the land use portion of the applicable local coastal program has been certified
3. A Waiver for De Minimis Development shall not be granted for any development that:
- a. Fall in a class of appealable development set forth in...;
 - b. Is located adjacent to a public accessway, public recreation areas, or sensitive coastal resource areas;
 - c. Is located outside the stable areas, as mapped on Page 3 of the Trinidad General Plan, or on a slope of 10% or more;
 - d. Falls within an area in which the Coastal Commission retains direct permit review, or in the area where development is appealable to the Coastal Commission under...; nor
 - e. Involves a structure or similar integrated physical construction which lies partly in and partly outside the appeal area.
4. A De Minimis Waiver application may be combined with other local discretionary actions. Since a waiver is not an actual coastal development permit, however, conditions of approval cannot be imposed on the waiver.

City limits -

Zone boundary -



Pacific Ocean

100 Feet From Stream

1985

— APPEALABLE
TO THE (see back)
COASTAL COMMISSION



Lots Adjacent To Mean High Tide
Not Subject To Exclusion



Area Seaward Of First Public Road
Subject Of Exclusion Order

EXHIBIT NO. 2
LOCATION NO.
TRINIDAD
EXCLUSION
California Coastal Commission

Note: This "Exclusion Map" is referred to
as Appendix B CDP
= excluded from exemption B