

CALIFORNIA COASTAL COMMISSION

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W8a

Filed: 8/23/13
180th day: 2/18/14
Staff: N. Dreher-A
Staff Report: 11/22/13
Hearing Date: 12/11/13

STAFF REPORT: CONSENT CALENDAR

Application No.: 1-13-001

Applicant: Julia Foote and Alden Akselsen

Location: 2452 Tower Drive, one mile east of Eureka, Humboldt County [APN402-301-012]

Project Description: Demolish an existing 1,348-square-foot residence and construct a new 1,430-square-foot two bedroom single family residence and two-car garage with a large rear deck, a new septic system, and new water supply line.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

Commission staff recommends approval with conditions of coastal development application 1-13-001 for the construction of a single-family residence at 2452 Tower Drive, east of Eureka in Humboldt County.

The project would entail the demolition of an existing 1,348-square-foot residence and construction of a new 1,430-square-foot two bedroom single-family residence and two-car garage with a large rear deck, a new septic system, and new water supply line. The project also includes a 480-square-foot paved area at the top of an unpaved driveway.

A wetland in the form of an intermittent drainage swale runs diagonally through the southeast corner of the site. The primary issue raised by the proposed development is how best to protect this wetland ESHA drainage feature on the property from the impacts of the development. The proposed residence will be sited farther from the drainage feature than the existing house and will continue to be separated from the wetland by the existing driveway which will not be relocated by the development. However, as proposed, the development would still result in increased runoff flows to the wetland, due to siting the proposed residence at a slightly higher elevation and the addition of more impervious surfaces. Therefore, Staff is recommending special conditions to ensure that the wetland ESHA feature is adequately protected from erosion and sedimentation impacts due to runoff during and after residential development of the site.

Special Condition 1 requires the applicant to prepare and submit for the Executive Director's approval a stormwater runoff and erosion control plan, identifying appropriate construction-phase and permanent water best management practices to be incorporated into the project to prevent potential impacts to water quality, including provisions for collecting and conveying runoff from impervious surfaces into vegetated areas to provide for biofiltration of pollutants entrained in the runoff.

Special Condition 2 imposes landscaping restrictions that prohibit the planting of invasive plants that could encroach into the wetland ESHA. Special Condition 3 states that future additions or improvements to the residence shall require additional coastal development permit authorization to enable the potential impacts of such development to the wetland on site to be assessed and avoided.

Additional special conditions are recommended to minimize the potential visual impacts from the development.

Staff recommends that the Commission find the project, as conditioned, consistent with the Chapter 3 policies of the Coastal Act.

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APPENDICES

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EXHIBITS

Exhibit 1 – Regional Location Map

Exhibit 2 – Vicinity Map

Exhibit 3 – Site Plan

Exhibit 4 – Project Plans

Exhibit 5 – Site Photos

I. MOTION AND RESOLUTION

The staff recommends that the Commission adopt the following resolution:

Motion:

I move that the Commission approve coastal development permit 1-13-001 pursuant to the staff recommendation.

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment:** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration:** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation:** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment:** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land:** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Final Erosion and Runoff Control Plan.** A. PRIOR TO ISSUANCE OF COASTAL DEVELOPMENT PERMIT NO. 1-13-001, the applicant shall submit a plan for erosion and run-off control to the Executive Director for review and approval.
 - 1) **EROSION CONTROL PLAN COMPONENT**
 - a. The erosion control plan shall demonstrate that:
 - (1) During construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties and coastal resources;
 - (2) The following temporary erosion control measures, as described in detail within in the January 2003 “California Stormwater BMP Handbook - Construction, developed by Camp, Dresser & McKee, *et al.* for the Storm Water Quality Task Force, shall be used during construction: *Scheduling* (EC-1), *Preservation of Existing Vegetation* (EC-2), *Stabilized Construction Roadway* (TC-2), and *Silt Fences* (SE1); and
 - (3) Following construction, erosion on the site shall be controlled to avoid adverse impacts on adjacent properties and coastal resources.
 - b. The plan shall include, at a minimum, the following components:
 - (1) A narrative report describing all temporary run-off and erosion control measures to be used during construction and all permanent erosion control measures to be installed for permanent erosion control;
 - (2) A site plan showing the location of all temporary erosion control measures;
 - (3) A schedule for installation and removal of the temporary erosion control measures;
 - (4) A site plan showing the location of all permanent erosion control measures; and
 - (5) A schedule for installation and maintenance of the permanent erosion control measures.
 - 2) **RUN-OFF CONTROL PLAN COMPONENT**
 - a. The runoff control plan shall demonstrate that:
 - (1) Runoff from the project shall not increase sedimentation into coastal waters, including the drainage channel in the southeast corner of the property;
 - (2) Runoff from building roofs and decking, driveways, and other impervious surfaces on the site shall be collected and conveyed into vegetated areas to avoid sedimentation either on or off the site, and provide for bio-filtration treatment of pollutants entrained in runoff; and
 - (3) The following temporary runoff control measures, as described in detail within in the January 2003 “California Stormwater BMP Handbook - Construction, developed by Camp, Dresser & McKee, *et al.* for the Storm

Water Quality Task Force, shall be used during construction: *Material Delivery and Storage* (WM-01), *Solid Waste Management* (WM-05), and *Vehicle and Equipment Fueling* (NS-9).

- b. The plan shall include, at a minimum, the following components:
 - (1) A narrative report describing all temporary runoff control measures to be used during construction and all permanent runoff control measures to be installed for permanent runoff control;
 - (2) A site plan showing the location of all temporary runoff control measures;
 - (3) A schedule for installation and removal of the temporary runoff control measures;
 - (4) A site plan showing the location of all permanent runoff control measures, including, but not limited to roof downspouts and drainage lines to convey runoff from the impervious surfaces, and the vegetated areas where biofiltration to remove pollutants from the runoff will occur;
 - (5) A biofiltration area planting plan showing the vegetation to be planted for the biofiltration areas indicating the species to be planted, the number of plant specimens to be planted, and the specific locations where the plant specimens will be planted; and
 - (6) A site plan showing finished grades (at 1-foot contour intervals) and drainage improvements.
 - B. The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.
2. **Landscaping Restrictions.** The permittee shall comply with the following landscaping-related requirements:
- A. Only native and/or non-invasive plant species shall be planted. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California, shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the governments of the State of California or the United States shall be utilized within the bounds of the property; and
 - B. The use of rodenticides containing any anticoagulant compounds, including but not limited to, Bromadiolone, Brodifacoum, or Diphacinone, shall not be used.
3. **Future Development Restriction.** This permit is only for the development described in coastal development permit (CDP) 1-13-001. Pursuant to Title 14 California Code of Regulations (CCR) Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code (PRC) Section 30610(a) shall not apply to the development governed by the CDP 1-13-001. Accordingly, any future improvements to this structure authorized by this permit shall require an amendment to CDP 1-13-001 from the Commission or shall require an additional CDP from the Commission or from the applicable certified local government. In addition thereto, an amendment to CDP 1-13-001 from the Commission or an additional CDP from the Commission or from the applicable certified local

government shall be required for any repair or maintenance identified as requiring a permit in PRC Section 30610(d) and Title 14 CCR Sections 13252(a)-(b).

4. **Deed Restriction.** PRIOR TO ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval documentation demonstrating that the landowner has executed and recorded a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property (hereinafter referred to as the “Standard and Special Conditions”); and (2) imposing all Standard and Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the applicant’s entire parcel or parcels. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.
5. **Lighting Limitations.** All exterior lighting attached to the authorized structures shall be low-wattage and downcast shielded such that no glare will be directed beyond the bounds of the property or into adjoining coastal waters.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares as follows:

A. PROPOSED PROJECT DESCRIPTION

The applicant proposes to demolish an existing 1,348-square-foot residence and construct a new 1,430-square-foot two bedroom single-family residence and two-car garage with a large rear deck, a new septic system, and new water supply line at 2452 Tower Drive, one mile east of Eureka, in Humboldt County [APN402-301-012]. **Exhibits 1-3.** The residence will be approximately 21 feet in height. The project includes less than 50 cubic yards of grading. The applicant proposes a septic system with an onsite leachfield and a 1,000 gallon water storage tank. The property is served by an existing water well (1.2 gallons per minute (gpm)), which will be abandoned, because the applicant will connect to a public water line operated by the Humboldt Community Service District. The driveway will remain in the existing footprint and will remain unpaved, except for a small 480 square foot extension to the new garage that will be paved.

The applicant proposes 8,540 square feet of landscaping around the building footprint.

Project plans are attached as **Exhibits 3 and 4.**

B. STANDARD OF REVIEW

The proposed project is located in the Commission's retained jurisdiction. Humboldt County has a certified local coastal program (LCP), but the site is within an area shown on State Lands Commission maps over which the state retains a public trust interest. Therefore, the standard of review that the Commission must apply to the project is the Chapter 3 policies of the Coastal Act.

C. NEW DEVELOPMENT

Coastal Act Section 30250 (a) states in part:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Section 30250(a) of the Coastal Act states that new development shall be located in or near existing developed areas able to accommodate it or in other areas with adequate public services and where it will not have significant adverse effects on coastal resources. The intent of this policy is to channel development toward more urbanized areas where services are provided and potential impacts to resources are minimized.

The proposed residential development is located on the border of an urban-rural area that has been planned and zoned to accommodate rural residential development. The subject parcel is 1.08 acres and locally designated with a Rural Residential land use classification and zoned Rural Residential Agriculture (RA-2.5-M). The proposed residence is consistent with the local rural residential land use and zoning designations applied to the site.

The applicant is proposing to serve the residence with on-site sewage disposal, to abandon the existing well and to connect to a public water connection provided by the Humboldt Community Services District.

The proposed subdivision will be located in an area planned and zoned for rural residential development at the density proposed by the applicant. In addition, the applicant has submitted evidence that (a) the local water district will provide municipal water to the residence and (b) the on-site sewage disposal systems will be adequate to serve the development. Furthermore, the development will not increase the residential density of the site and thus will not create a significant impact on traffic and emergency service. Therefore, the Commission finds that the proposed development is consistent with Section 30250(a) of the Coastal Act to the extent that the development will be located in an area able to accommodate it.

D. PROTECTION OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS AND COASTAL WATERS

Section 30240 of the Coastal Act states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Coastal Act Section 30107.7 defines “environmentally sensitive area” as meaning:

...any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Section 30231 of the Coastal Act addresses the protection of coastal water quality and marine resources in conjunction with development and other land use activities. Section 30231 states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of wastewater discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with the surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

A drainage channel intersects the subject site in the southeast corner, traveling southwest to northeast, between two culverts located on each end and off the subject property. See **Exhibit 4**. This wetland is bordered by riparian vegetation. The channel is on the other side of the driveway from the proposed residential structure.

The proposed residence will not encroach any closer to the wetland. In fact, the proposed home will be sited approximately 10-15 feet farther from the wetland than the existing home (which will be demolished). The gravel driveway will remain in its existing configuration and will continue to separate the wetland from the developed areas of the property.

Storm water runoff from new residential development can adversely affect the biological productivity of coastal waters by degrading water quality. Recognizing this potential impact, Section 30231 requires the protection of coastal waters to ensure biological productivity, protect public health and water quality. New development must not adversely affect these values and should help to restore them when possible.

While the proposed residence will be located farther from the drainage feature than the existing house to be demolished, the proposed residence will be located at a slightly higher elevation. The runoff from the residence is likely to travel west, north, northeast and southeast away from the house, including in the direction of the drainage feature. Stormwater runoff will likely be increased in speed and more capable of reaching the drainage than it did from the existing residence, which is at a lower elevation. In addition, the development will increase the amount of impervious surface area on the site, as the new residence will be slightly larger than the existing residence to be demolished and a paved driveway extension will be added. Accordingly, the proposed project has the potential to increase flows into the drainage feature, thereby increasing turbidity and runoff downstream to nearby sloughs to the north.

Therefore, the Commission imposes **Special Condition 1**, which requires the applicant to submit a final runoff and erosion control plan in order to ensure that flows from the proposed residence will be directed to vegetated areas for biofiltration of pollutants away from the drainage feature. The final erosion and runoff control plan that would also require that: (1) debris fencing be installed to contain runoff from road construction areas; (2) on-site vegetation be maintained to the maximum extent possible during construction; and (3) the construction roadway be stabilized. The Commission also imposes **Special Condition 2**, which requires the applicant to employ only native and/or non-invasive plantings as part of any landscaping of the project site and prohibits the use of rodenticides. As conditioned, the use of native and non-invasive plantings will prevent the wetland area on site from being invaded by invasive non-native species.

The Commission also notes that Section 30610(a) of the Coastal Act exempts certain additions to existing single-family residential structures from coastal development permit requirements. Pursuant to this exemption, once a house has been constructed, certain additions and accessory buildings that the applicant might propose in the future are normally exempt from the need for a permit or permit amendment. Depending on its nature, extent, and location, such an addition or accessory structure could cause impacts that would degrade the wetland at the site. Accordingly, Section 30610(a) requires the Commission to specify by regulation those classes of development which involve a risk of adverse environmental effects and require that a permit be obtained for such improvements. Pursuant to Section 30610(a) of the Coastal Act, the Commission adopted Section 13250 of Title 14 of the California Code of Regulations (CCR). Section 13250(b)(6) specifically authorizes the Commission to require a permit for additions to existing single-family residences that could involve a risk of adverse environmental effect by indicating in the development permit issued for the original structure that any future improvements would require a development permit. As noted above, certain additions or improvements to the approved structure could involve a risk of creating adverse impacts to the wetland feature on the property. Therefore, pursuant to Section 13250 (b)(6) of Title 14 of the CCR, the Commission attaches **Special Condition 3**, which requires that all future development on the subject parcel that might otherwise be exempt from coastal permit requirements requires an amendment or coastal development permit. This condition will allow future development to be reviewed by the Commission to ensure that future improvements will not be sited or designed in a manner that would result in impacts that would degrade the wetland feature on the property. **Special Condition 4** also requires that the applicants record and execute a deed restriction

approved by the Executive Director against the property that imposes the special conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the property. Special Condition 4 will also help assure that future owners are aware of these CDP requirements applicable to all future development.

As conditioned, the Commission finds that the proposed development is consistent with Section 30240 of the Coastal Act as (1) no development would occur within any environmentally sensitive habitat area and (2) development on the property will be sited and designed to prevent impacts, which would significantly degrade those areas and will be compatible with the continuance of the habitat. The Commission also finds that the proposed development, as conditioned, is consistent with Section 30231 of the Coastal Act because existing water quality and biological productivity will be protected and maintained.

E. VISUAL RESOURCES

Coastal Act Section 30251 states:

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, and requires in applicable part that permitted development be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to restore and enhance where feasible the quality of visually degraded areas, and to be visually compatible with the character of surrounding areas.

Coastal Act Section 30251 requires permitted development to be designed and sited to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, and to be visually compatible with the character of surrounding areas.

The subject property slopes uphill away (and to the southwest) of the bordering public roads. The site is not located within a designated “Highly Scenic Area.” The proposed residence will be sited higher than the existing residence, but setback at least 30 feet farther from the roads. The principal public vantage points are from Myrtle Avenue, seaward of the subject property. Finally, the subject property is visible from certain public roads within a quarter mile of the property to the north/northwest.

The proposed residence would be located where views from Tower Drive southeast of the property looking seaward will not be obstructed, due to existing topography. Additionally, while it is set at a higher elevation, the proposed building site is located on relatively level ground and will require less than 50 cu. yds. of grading, thereby eliminating the need for any significant landform alteration. The residence will be adequately set back from roads in an already developed area, and southeast of public viewpoints, including nearby roads. Lastly, the existing trees on and surrounding the site serve to screen the existing home and the site of the new home from view. See **Exhibit 4**. Therefore, the proposed residence will not adversely impact views to the coast and is visually compatible with the character of the surrounding area.

However, there is the potential for the nighttime character of the area to be impacted by outside illumination, given that the site is within an area with relatively little exterior lighting. Therefore,

to prevent the cumulative impacts of light pollution on the visual resources of the area, the Commission attaches **Special Condition 5**, which requires that all exterior lighting associated with the proposed development be low-wattage and downcast shielded such that no glare is directed beyond the bounds of the property or into adjoining coastal waters or environmentally sensitive areas.

The Commission thus finds that the proposed project will: (a) include adequate measures to insure that the scenic and visual qualities of coastal areas are considered and protected; (b) insure that permitted development is sited and designed to protect views to and along the ocean and scenic coastal areas; and (c) minimize the alteration of natural land forms.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Commission incorporates its findings on conformity with Coastal Act policies at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed herein, in the findings addressing the consistency of the proposed project with the Coastal Act, the proposed project has been conditioned to be found consistent with the Coastal Act. Mitigation measures which will minimize all adverse environmental impacts have been made requirements of project approval. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found to be consistent with the requirements of the Coastal Act to conform to CEQA.

**APPENDIX A
SUBSTANTIVE FILE DOCUMENTS**

Application File for Coastal Development Permit No. 1-13-001

A B C D E F G H I J K L M N O

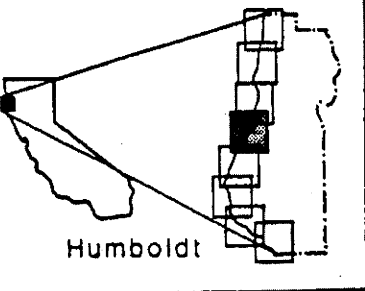
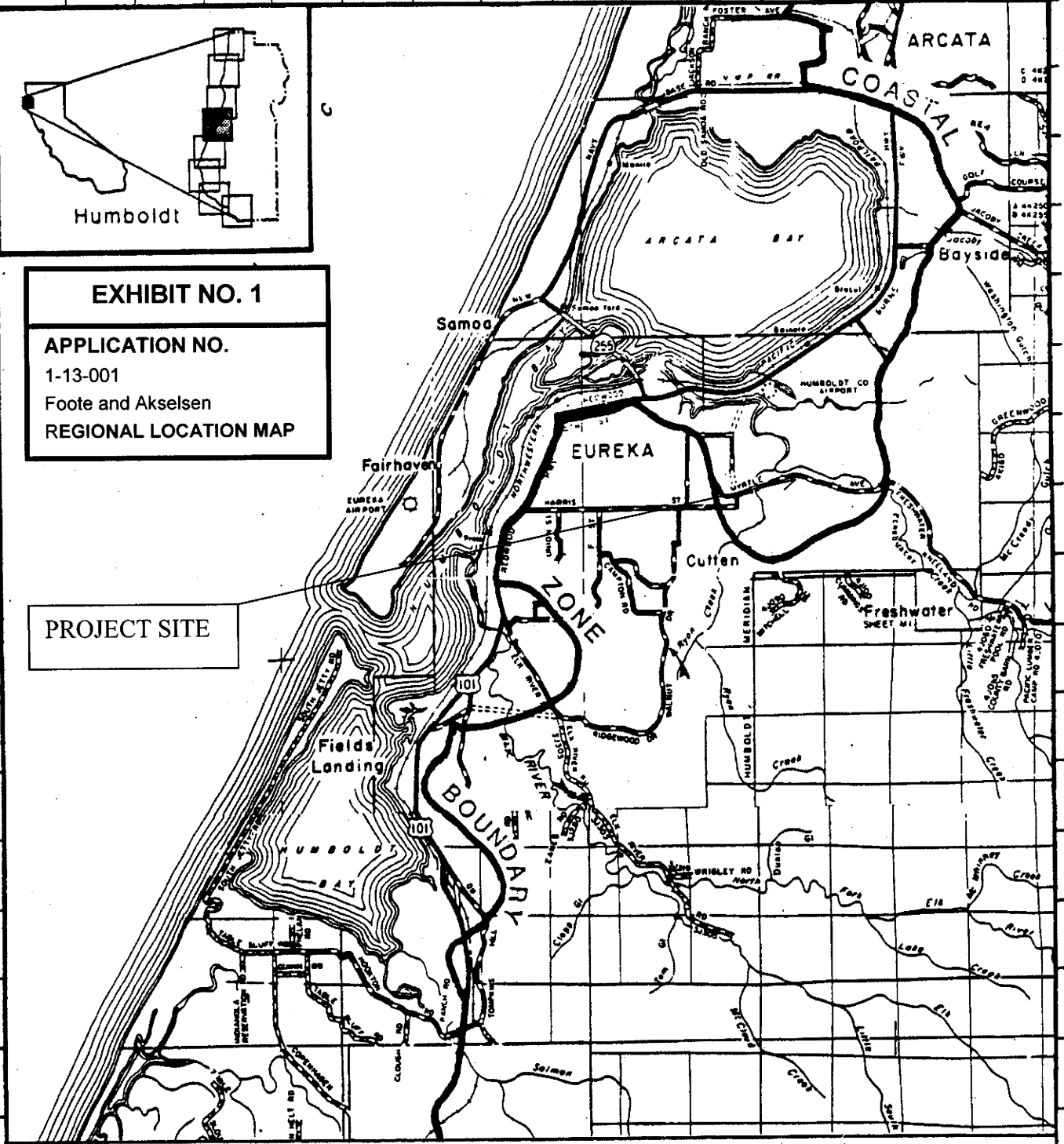


EXHIBIT NO. 1

APPLICATION NO.
1-13-001
Foote and Akselsen
REGIONAL LOCATION MAP

PROJECT SITE



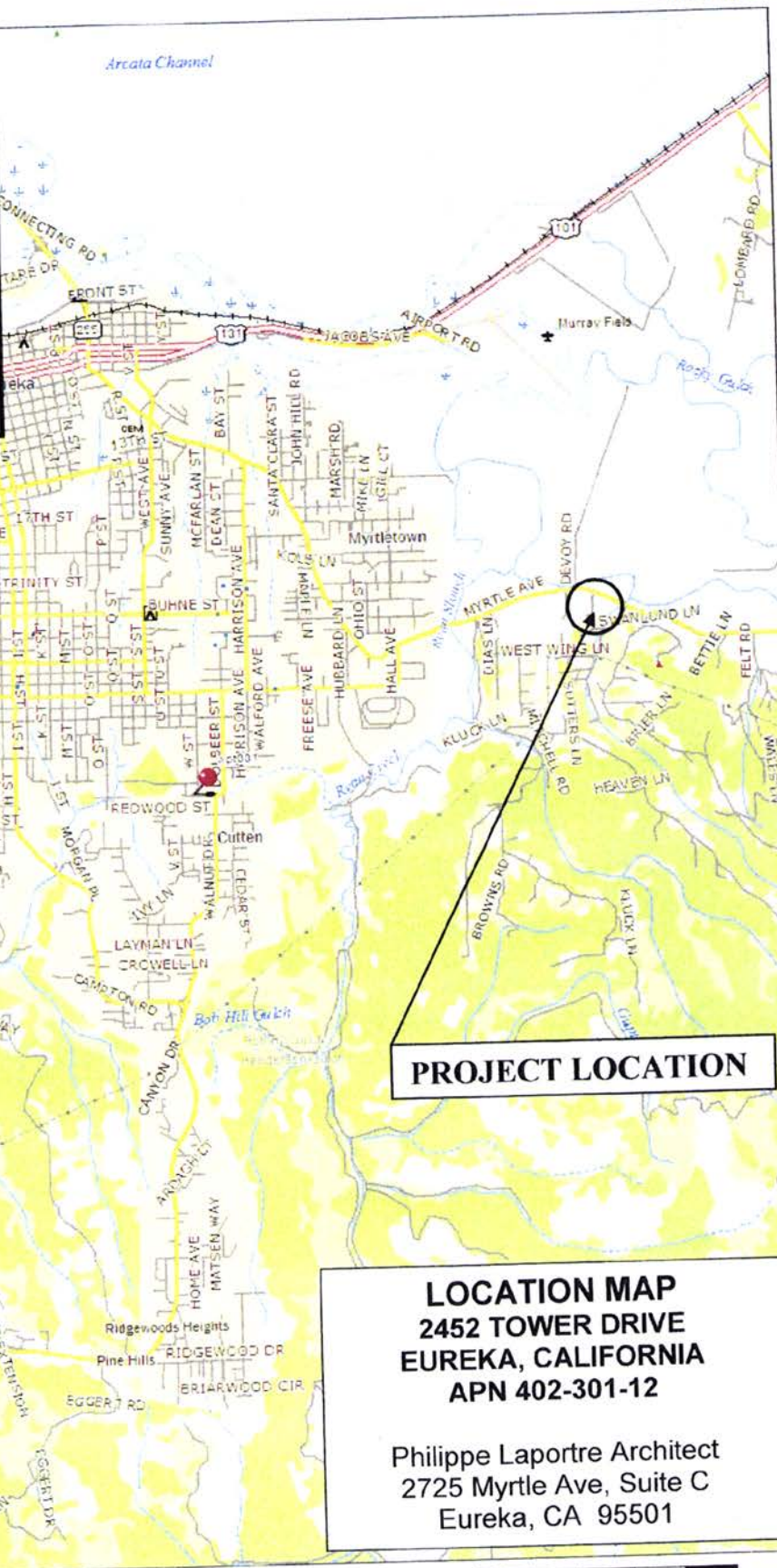
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LOCATION MAP



County of Humboldt



PROJECT LOCATION

LOCATION MAP
2452 TOWER DRIVE
EUREKA, CALIFORNIA
APN 402-301-12

Philippe Laportre Architect
2725 Myrtle Ave, Suite C
Eureka, CA 95501

EXHIBIT NO. 2
APPLICATION NO.
1-13-001
Foote and Akselsen
VICINITY MAP

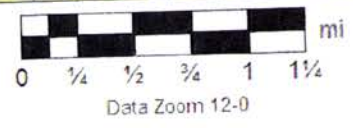


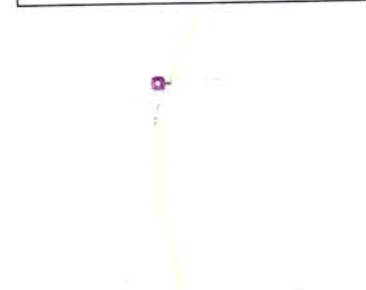
EXHIBIT NO. 3

APPLICATION NO.

1-13-001

Foote and Akselsen

SITE PLAN



1 VICINITY MAP

GENERAL

CONSTRUCTION TYPE: V-B
 OCCUPANCY: R-3
 LOT AREA: 41,094 SF
 LIVING AREA: 550 SF
 FIRST FLOOR: 1,912 SF
 SECOND FLOOR: 612 SF
 GARAGE AREA: 1,340 SF
 FOOTPRINT: 2
 STORIES: NO
 SPRINKLER: NO

PROJECT DESCRIPTION

DEMOLISH EXISTING RESIDENCE AND BUILD A NEW 2 STORY RESIDENCE WITH A LARGE UPSTAIRS DECK. REMOVE AND REPLACE THE EXISTING UNDERSIZED SEPTIC SYSTEM.

APPLICABLE CODE

THIS PROJECT SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, AND ELECTRIC CODE

PROPERTY OWNER

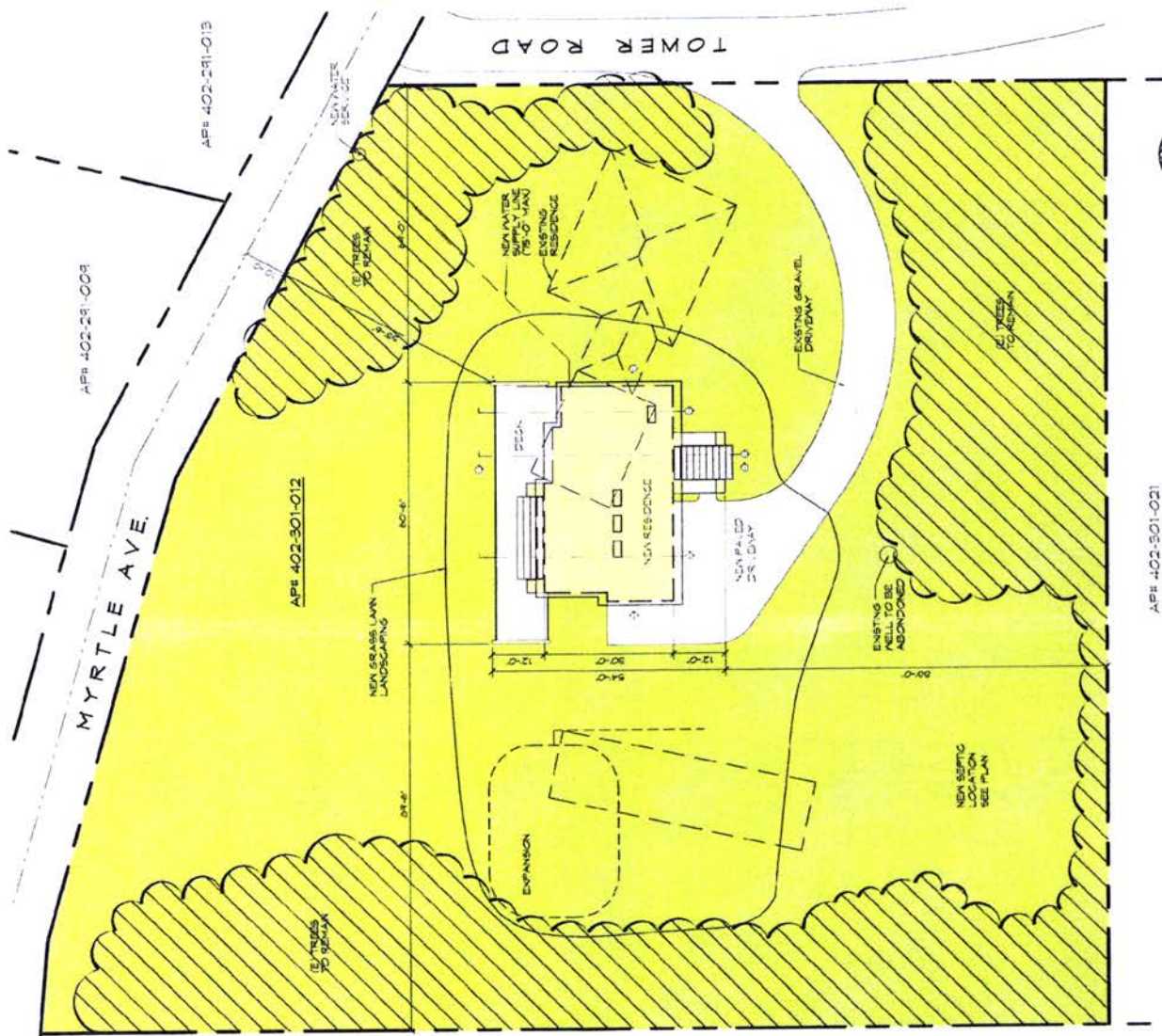
JULIA FOOTE
 P.O. BOX 2042
 REDWAY, CA 95560
 T: 707-601-6208

ARCHITECT

PHILIPPE LAPOTRE ARCHITECT
 DOUG BROWN
 2125 MYRTLE AVE. STE C
 EUREKA, CA 95501
 D.BROWN@PLARCHITECT.COM
 T: 707-442-9867
 F: 707-442-9876

2 PROJECT INFO

APR. 402-301-012
 DATE: 8/13/13
 SCALE: NOTED
 PROJECT NO.: 1217.00



3 SITE PLAN

SCALE: 1" = 40'-0"

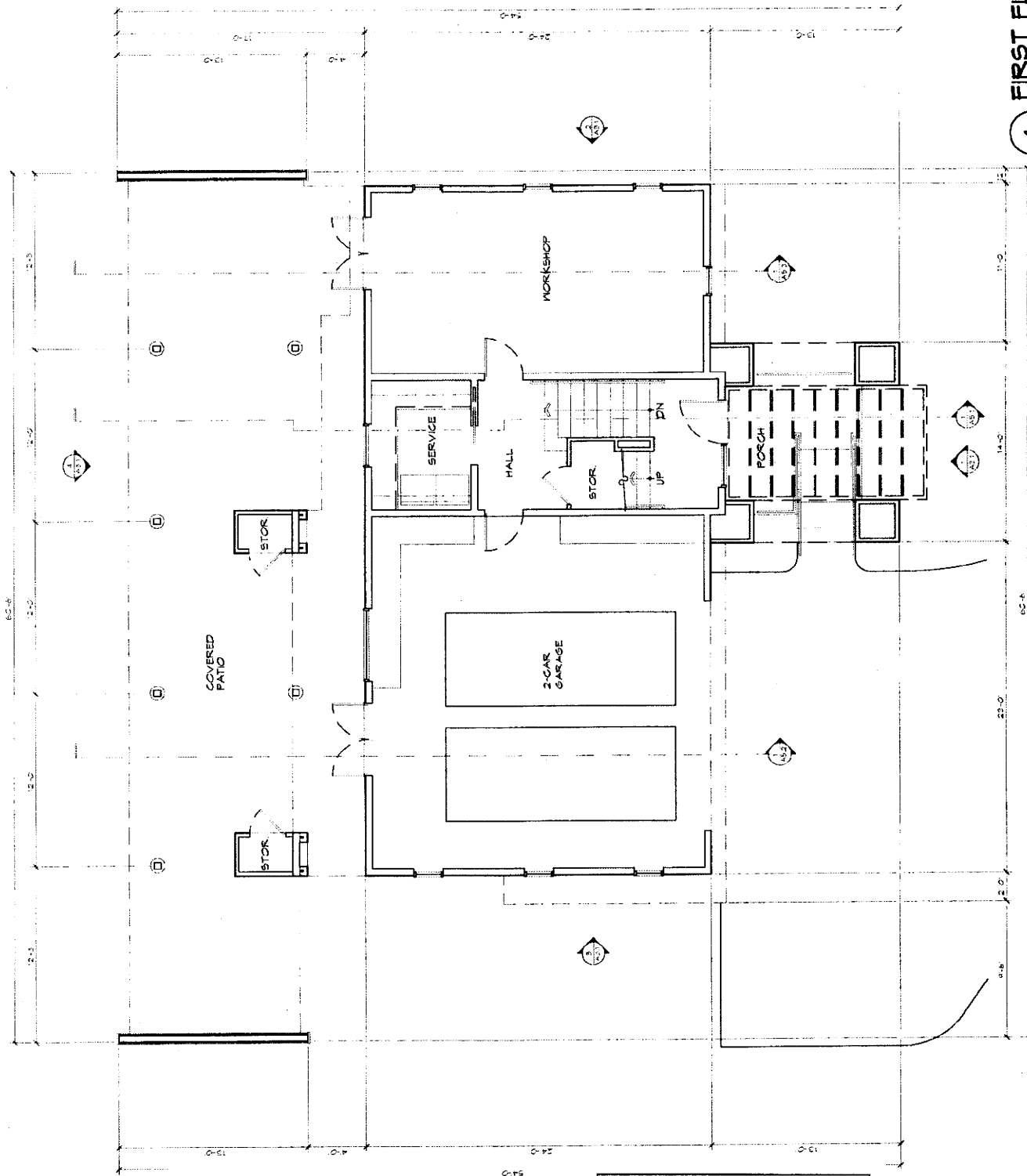
PHILIPPE LAPOTRE PROJECT:

FOOTE / AKSELSEN RESIDENCE

2452 TOWER DRIVE
 EUREKA, CA 95501

ADDRESS:

PHILIPPE LAPOTRE ARCHITECT
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1 FIRST FLOOR PLAN
SCALE: 1" = 10'-0"
1,912 SF.

PROJECT: **FOOTE / AKSELSEN RESIDENCE**

ADDRESS: **2452 TOWER DRIVE
EUREKA, CA 95501**

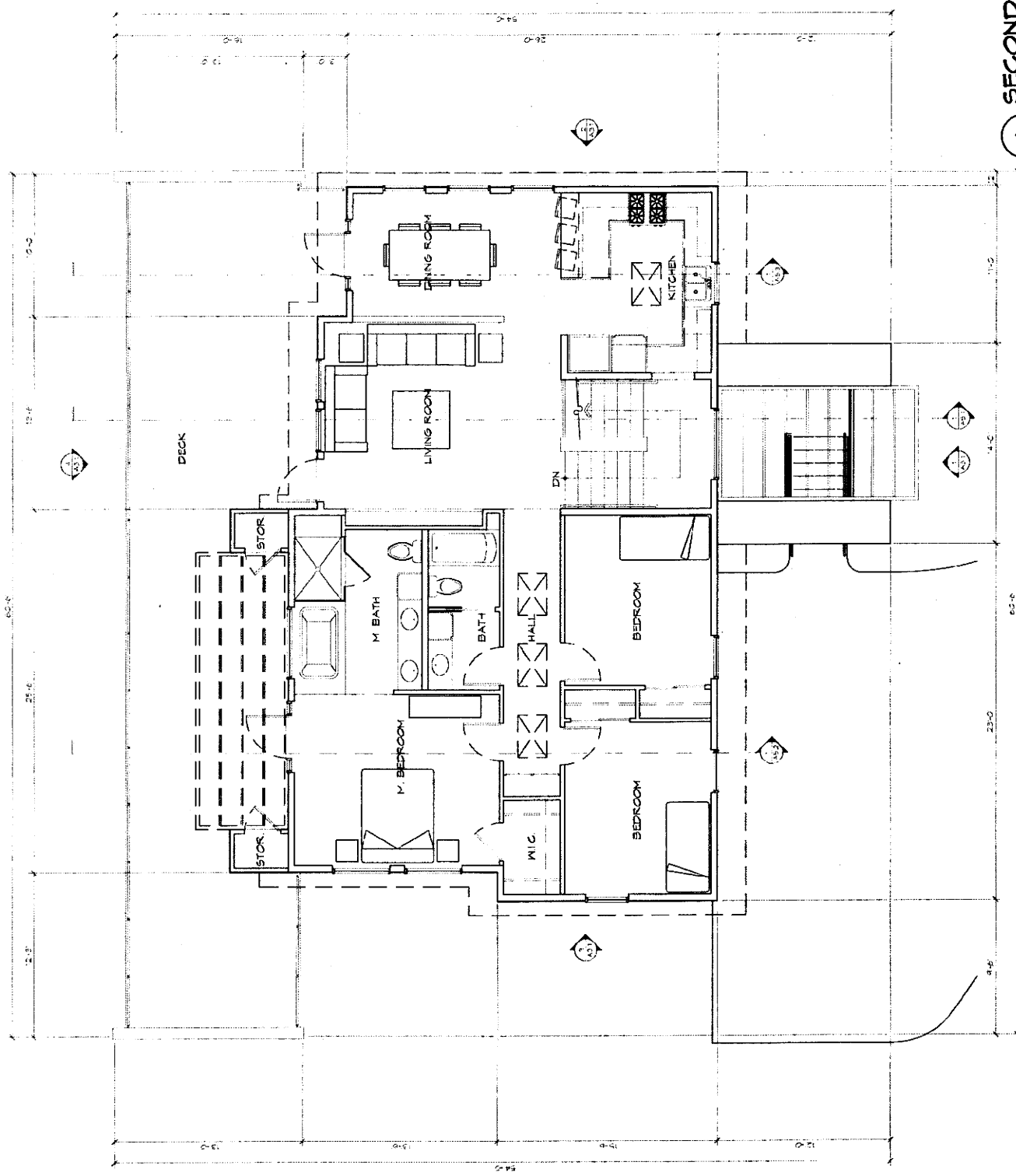
APR: **402-301-012** SCALE: **NOTED**
DATE: **8/13/13** PROJECT NO: **1217.00**

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EXHIBIT NO. 4
APPLICATION NO.
1-13-001
Foote and Akselsen
PROJECT PLANS (1 of 6)



1 SECOND FLOOR PLAN
 SCALE: 1" = 10'-0"
 550 S.F.
 612 S.F. GAR.



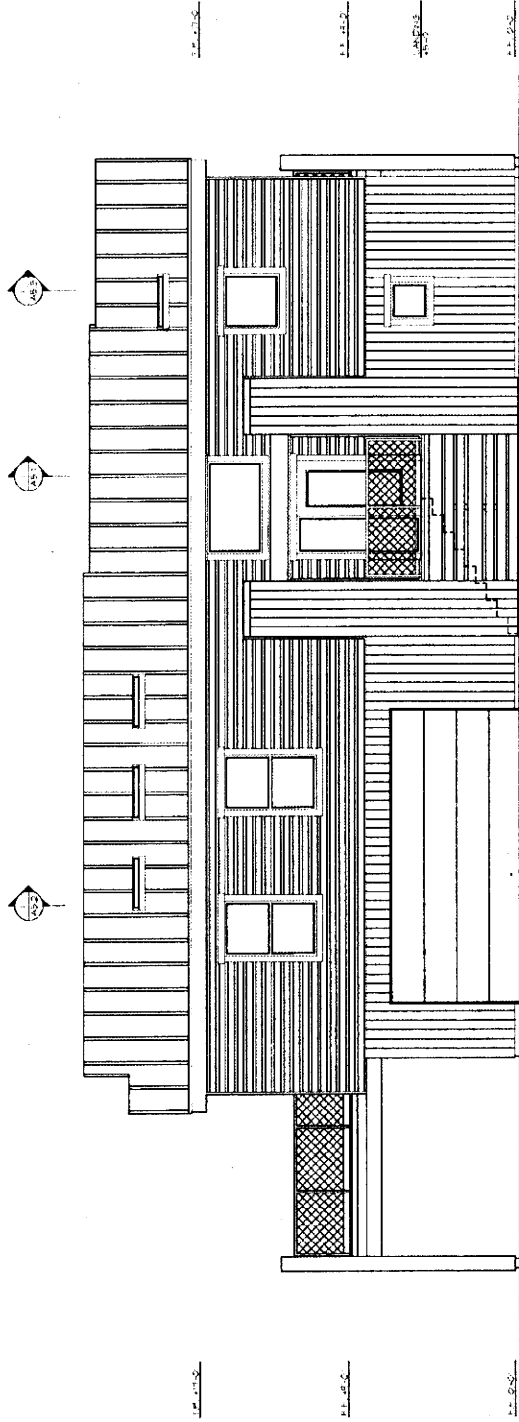
2 of 4

PHILIPPE LAPOTRE
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 EUREKA, CA 95501
 T (707) 442-8867
 F (707) 442-8872
 WWW.P.L.A.R.C.H.I.T.E.C.T.C.O.M

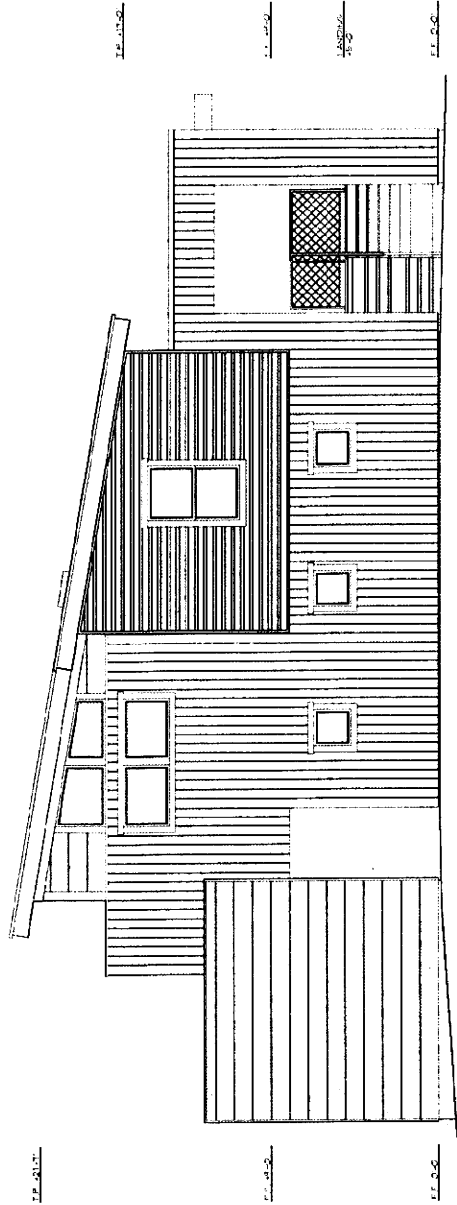
PROJECT: **FOOTE / AKSELSEN RESIDENCE**
 ADDRESS: **2452 TOWER DRIVE
 EUREKA, CA 95501**

APR: **402-901-012** SCALE: **NOTED**
 DATE: **8/13/13** PROJECT NO: **1217.00**

3 of 6

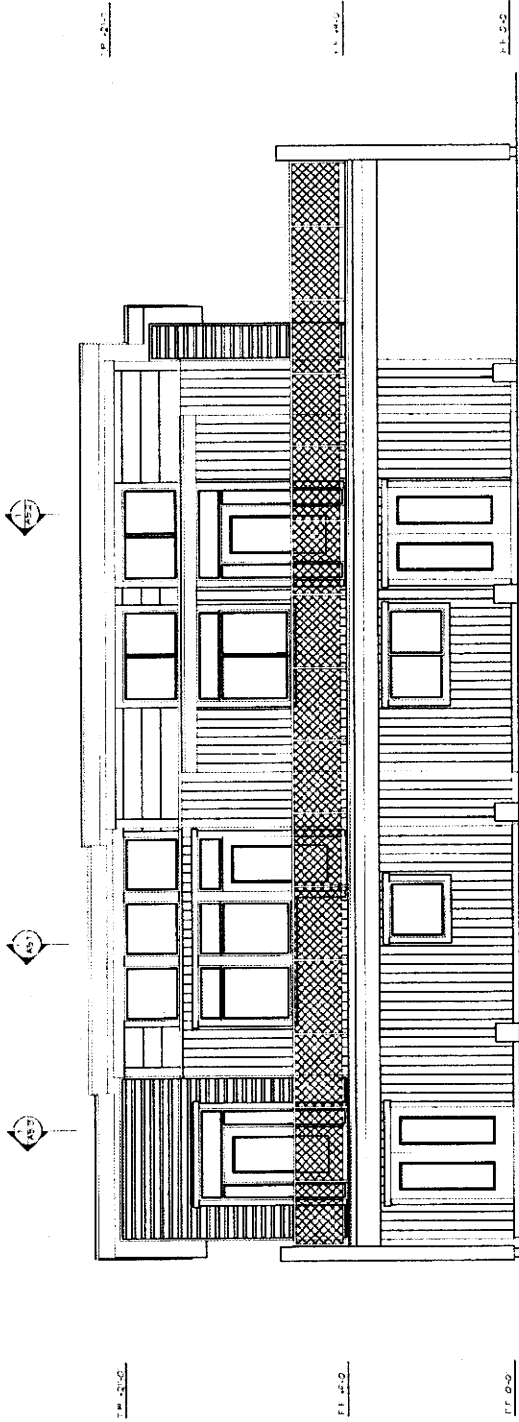


1 EAST / FRONT ELEVATION
SCALE: 1" = 10'-0"



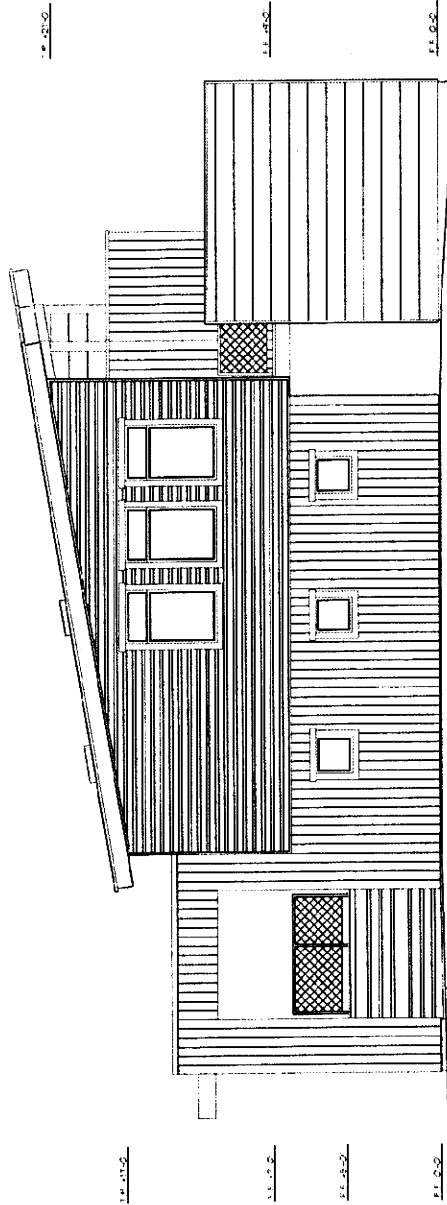
2 SOUTH ELEVATION
SCALE: 1" = 10'-0"

496



1 WEST / REAR ELEVATION

SCALE: 1" = 10'-0"



2 NORTH ELEVATION

SCALE: 1" = 10'-0"

PHILIPPE LAPOTRE
A R C H I T E C T

2225 MYRTLE AVE SUITE C EUREKA, CA 95501
 T (707)442-8887 F (707)445-8872
 WWW.PIARCHITECT.COM

PROJECT: **FOOTE / AKSELSEN RESIDENCE**

ADDRESS: **2452 TONER DRIVE EUREKA, CA 95501**

APR: **402-301-012**

DATE: **8/13/13**

SCALE: **NOTED**

PROJECT NO.: **1217.00**

SANITARY SEWER CONSTRUCTION NOTES:

- (S-1) METAL 1 1/2" INS TWO-WAY CLEANOUT IN CEMENT HOPE WALK BOX W/ LE MARKED "SEWER".
- (S-2) METAL APPROXIMATELY 10 LAGER FEET OF 4" SCHEDULE 40 SEWER PIPE FROM BUILDING SUBJECT TO SLOPE TAKE. SLOPE UNLESS OTHERWISE NOTED.
- (S-3) ACCESS POINTS MADE IN 18" DIA. GULLY, SHALL CHAMFER SLOPE TAKE. PROVIDE ACCESS POINTS TO 18" DIA. GULLY.
- (S-4) METAL 1 1/4" PVC SCHEDULE 40 SUMP W/ MANHOLE.
- (S-5) METAL SUPPLY MANHOLE TO LEADOFFED CONNECTION.
- (S-6) METAL LEADOFFED CONNECTION A MINIMUM OF SIX (6) TO 10' OF 1" PERFORATED PVC SEWER PIPE.
- (S-7) METAL INSPECTION PIER.
- (S-8) METAL 70# GAL. DRIVING CHIMNEY.

SANITARY SEWER NOTES:

1. THE GREASE INTERCEPTOR SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SANITARY SEWER SYSTEMS MANUAL, AND THE REGULATIONS OF THE COUNTY OF HUMBOLDT STATE OF CALIFORNIA.
2. CONNECTION BETWEEN THE BUILDING AND THE SEWER HOLDING TANK SHALL BE OF AN EQUAL OR GREATER SIZE THAN THE BUILDING AND SEWER MAINS. THE CONNECTION BETWEEN THE BUILDING AND THE HOLDING TANK, IMMEDIATELY THEREAFTER SHALL BE INSTALLED FOR EVERY 100' OF ADDITIONAL PIPE.
3. THE SEWER HOLDING TANK SHALL BE A MINIMUM OF 1,500 GALLON CAPACITY.
4. THE LAGGED INSULATION FIELD SHALL BE INSTALLED A MINIMUM OF 10' L' AWAY FROM THE BUILDING AND THE HOLDING TANK. THE INSULATION SHALL BE A MINIMUM OF 1" THICK AND A MINIMUM OF 12" HIGHER OF SPURRED TOP SOIL COVER OVER THE TOP OF THE LAGGED INSULATION. EACH FIELD SHALL BE 1" PVC WITH INTERSECTIONS OF 1/4" INCH DIAMETER OR SMALLER SPACED EVERY 48" INCH INTERVAL.

TCE
TERRACE ENGINEERING
1000 1/2 ST. N. SEASIDE
CALIFORNIA 95576
PHONE (707) 438-2313
FAX (707) 438-2313

JAMES FORTS
P.O. BOX 2042
REDFORD, CA 95560
HUMBOLDT COUNTY, CALIFORNIA

UTILITY PLAN

DATE	BY	REVISION

APR 402-301-003

APR 402-291-009

MYRTLE AVE

TO EUREKA

TO ARONA

TOWER ROAD

APR 402-301-012

APR 402-301-025

EXISTING SPRING

APR 402-301-021

10' MIN.

10' MIN.

10' MIN.

10' MIN.

100' SANITARY SETBACK

100' RESERVE FIELD

PIH-6

PIH-5

PIH-4

PIH-3

PIH-2

PIH-1

S-07

S-08

S-06

S-05

S-04

S-03

S-02

S-01

10" MIN.

PROPOSED GREY WATER SYSTEM 100' INFILTRATOR

SEE PLANS BY MANUFACTURER (S-03)

7 (DI) (DI)

2 (DI) (DI)

3 (DI) (DI)

4 (DI) (DI)

TP-1

UTILITY PLAN

MS

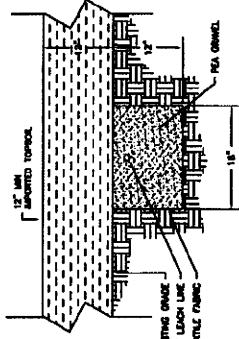
C01

5 of 6

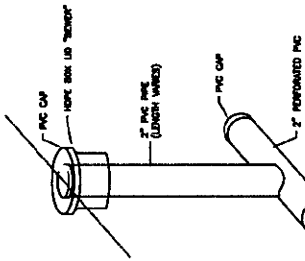
TVCE

SEWER PIPE TRENCH NOTES:

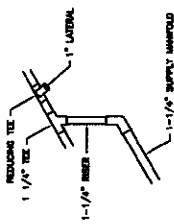
1. INSTALL BY HAND, COMPACT OR CONSOLIDATE TO PROVIDE SOLID BEDDING.
2. BEDDING MATERIAL SHALL BE WASHED SAND.
3. SETTING SHALL NOT BE ALLOWED.
4. TRENCH BACKFILL WITH ROADWAY PER ENGINEER.



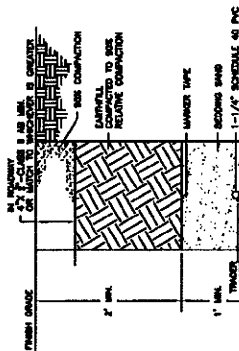
**LEACHFIELD
DETAIL
1/15**



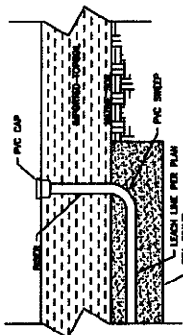
**OBSERVATION WELL
DETAIL
1/15**



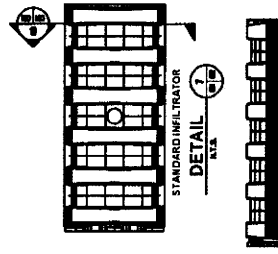
**MANIFOLD TO LATERAL CONNECTION
DETAIL
1/15**



**MANIFOLD TRENCH DETAIL
DETAIL
1/15**



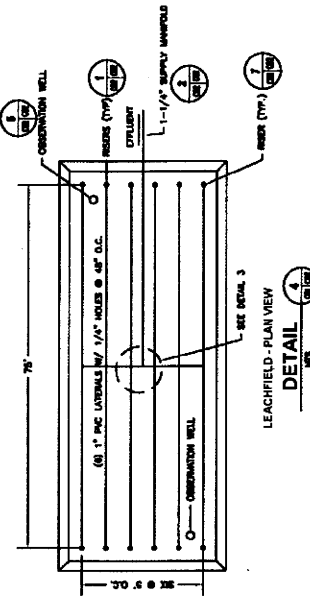
**RISE
DETAIL
1/15**



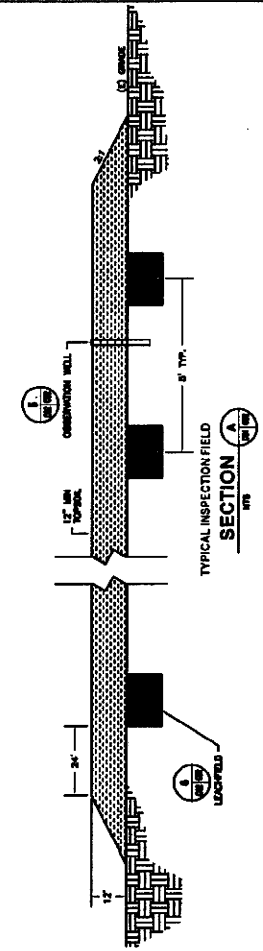
**STANDARD INFILTRATOR
SECTION
1/15**

INFILTRATOR NOTES:

1. BACKFILL AROUND CHAMBERS WITH MARKING MATERIAL.
2. MARK ALL CHAMBERS AND DELIMITERS FROM MARK FILL.
3. CHAMBER WIDTH SHOULD BE AT LEAST 2' TO CONTACT.



**LEACHFIELD - PLAN VIEW
DETAIL
1/15**



**TYPICAL INSPECTION FIELD
SECTION
1/15**

UTILITY DETAILS
P.O. BOX 2042
JULIA FLORE
REDFORD, CA 95500
HUMBOLDT COUNTY, CALIFORNIA

DATE OF ISSUE	APRIL 2013
ISSUE NO.	AS SHOWN
PROJECT NO.	
DATE OF REVISION	
BY	
DESCRIPTION	

C02

646



Existing House

EXHIBIT NO. 5
APPLICATION NO.
1-13-001
Foote and Akselsen
SITE PHOTOS (1 of 3)

Existing house (middle of image) viewed from Devoy Road to the west of the subject site (looking east).



Existing house and driveway viewed from the southeast corner of the property (looking west).

2 of 3



Drainage feature in the southeast corner of the project (looking east).

3093