

**CALIFORNIA COASTAL COMMISSION**

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**RECORD PACKET COPY****W 12c**

Date Filed: February 27, 2001  
49th Day: April 4, 2001  
180<sup>th</sup> Day: August 26, 2001  
Staff: Tiffany S. Tauber  
Staff Report: March 2, 2001  
Hearing Date: March 14, 2001  
Commission Action:

**STAFF REPORT: REGULAR CALENDAR**

**APPLICATION NO.:** 1-01-005

**APPLICANT:** ELLIS WILLIAMSON

**AGENT:** Larry Henderson, Henderson & Associates

**PROJECT LOCATION:** 3700 Edgewood Road, east of Eureka in the Myrtle town area of Humboldt County (APN 015-191-30)

**PROJECT DESCRIPTION:** Construction of (1) a 1,200-square-foot, two-story, single-family residence, (2) a new 792-square-foot attached garage, and (3) a paved driveway to service the garage.

**GENERAL PLAN DESIGNATION:** Residential Single Family with Archaeological Resource and Coastal Wetland combining zones (RS-5/A,W)

**ZONING DESIGNATION:** Residential/ Low Density (RL), 3-7 units per acre

**LOCAL APPROVALS RECEIVED:** None Required

**OTHER APPROVALS:** None Required

SUBSTANTIVE FILE DOCUMENTS: Humboldt County Local Coastal Program

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SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval with special conditions of the proposed after-the-fact construction of a single-family residence, attached garage, and paved driveway serving the garage. The project site is a 0.45-acre parcel located in a densely developed unincorporated residential area east of the City of Eureka known as Myrtle town. The site is located at the eastern terminus of Edgewood Road adjacent to wetlands that are bisected by Freshwater and Ryan Sloughs, tributaries of Humboldt Bay.

A single-family residence, several storage structures of various sizes, and paved areas exist on the site. All of this development is unpermitted. The proposed project involves after-the-fact approval of a 1,200-square-foot, two-story, single-family residence, a new 792-square-foot attached garage, and a paved driveway to access the garage. The proposed single-family residence was originally constructed in 1978 without benefit of a coastal development permit. Several accessory storage structures of various sizes were subsequently placed on the property also without benefit of coastal development permits. Prior to constructing the residence, the applicant had originally applied for a County building permit and a coastal development permit for a storage building to be associated with the commercial tennis courts and shop existing on adjacent property. However, the County determined that the storage building could not be approved because the property was zoned for residential use and the applicant consequently withdrew the application. The applicant later decided to construct a residence on the site and again initiated the building permit process. The applicant indicates that when he received a building permit for the residence, the County indicated that the project was exempt from coastal permit requirements. However, the site is located within the Commission's retained coastal permitting jurisdiction rather than the County's permitting jurisdiction and is not exempt from permit requirements.

The violation did not come to staff's attention until September of 2000 after a fire damaged the residence. The applicant initiated the building permit process with the County to repair damaged portions of the home during which time it was discovered that there was no record of coastal development permits for the original development. Therefore, a coastal development permit is still required to legalize the rebuilt structure. On October 11, 2000, the Commission granted the applicant an emergency permit to stabilize and secure the fire damaged structures while a permit to rebuild and approve the after-the-fact residence was being processed.

Following staff's review of the project, it appears that the proposed house, garage, and paved garage access are not problematic with respect to Coastal Act consistency. However, there is some uncertainty as to the adequacy of the setback of several storage structures from the wetland adjacent to the site. Furthermore, it has come to staff's attention that wetland fill and removal of wetland vegetation at the site may have occurred without benefit of coastal development permits. To evaluate these project elements for consistency with Coastal Act sections 30240 and 30233,

staff is requiring the applicant to submit a biological survey that specifically addresses the storage structures, placement of fill, and removal of vegetation at the site. In the interest of allowing the applicant to move forward with repairing and reoccupying his fire damaged home that has been maintained as a residence for over twenty years, staff accepted an application for the house, garage, and the driveway serving the garage. Commission enforcement staff is aware of the storage structures and other impervious surfaces at the site that need to be addressed under a separate coastal development permit application and are continuing to work with the applicant to resolve these issues.

The existing single-family residence and proposed garage are located approximately 50 feet from the wetlands adjacent to the site. Currently, site drainage is directed directly to the wetland via surface grade and two existing culverts. To treat and prevent roof runoff from draining directly into the adjacent wetland, staff recommends that the Commission attach Special Condition No. 1, which requires the applicant to submit for the review and approval of the Executive Director, a plan for the installation of a cistern, an above-ground tank which connects to one downspout and stores rainwater. As conditioned, the cistern would receive all runoff entering the rain gutters of the roof so that it is regulated as it is released from the cistern through an outlet pipe located away from the wetland. Furthermore, the condition requires that the cistern be discharged to a vegetated area at least 6 feet in diameter to help dissipate water, increase infiltration, and reduce the concentration of runoff.

The residence, garage, and driveway are sited approximately 50 feet from the adjacent wetland. In past permit actions, the Commission has required a buffer of 100 feet between new development and wetland areas. In this case, the house, garage, and driveway would not be sited appreciably closer than adjacent development in the residential area, and the house and garage are setback nearly as far as possible on the lot. The Department of Fish and Game has indicated that the location of the house and garage are not a concern with respect to protecting the ecological function of the wetlands adjacent to the site. As discussed above, staff recommends requiring the applicant to install a cistern to collect roof runoff and prevent runoff from entering the wetland. Therefore, staff believes that the proposed project as conditioned would not result in a significant disruption of habitat values to the adjacent wetland. However, future additions to the residence could potentially be sited and designed in a manner that would result in adverse impacts to the wetland. To protect the existing wetland from future development, staff recommends Special Condition No. 2 which imposes a future development deed restriction requirement that would require a coastal development permit or a permit amendment for all future development on the subject parcel that might otherwise be exempt from coastal permit requirements. This condition would allow future development to be reviewed by the Commission to ensure that future improvements would not be sited or designed in a manner that would result in adverse wetland impacts.

As conditioned, staff believes that the project is fully consistent with the Chapter 3 policies of the Coastal Act.

STAFF NOTE:

1. Standard of Review

The proposed development is located in an area shown on State Lands Commission maps as being subject to the public trust. Therefore, the proposed development is within the Commission's retained coastal development permit jurisdiction and the standard of review for the permit application is the Coastal Act.

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I. MOTION, STAFF RECOMMENDATION AND RESOLUTION:

The staff recommends that the Commission adopt the following resolution:

Motion:

I move that the Commission approve Coastal Development Permit No. 1-01-005 pursuant to the staff recommendation.

Staff Recommendation of Approval:

Staff recommends a YES vote. 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 to Approve the Permit:

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: See Attachment A.

**III. SPECIAL CONDITIONS:**

1. Runoff Control Plan

A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for review and approval of the Executive Director, plans for stormwater runoff control.

1. The runoff control plan shall demonstrate that:

a. Runoff from the approved house and garage shall be collected through the installation of a cistern to be located at least 50 feet away from the wetland area adjoining the site. The cistern shall be designed to treat or filter stormwater runoff from each storm, up to and including the 85<sup>th</sup> percentile, 24-hour storm event.

b. The discharge from the cistern shall be directed to a vegetated area at least 6 feet in diameter around the discharge outlet of the cistern.

2. The plan shall include, at a minimum, the following components:

a. A schedule for installation and maintenance of the cistern.

b. A site plan showing the proposed location of the cistern and how all roof runoff from the house and garage would be directed to the cistern.

c. Specifications for the proposed cistern demonstrating that the cistern will conform to the above requirements.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Future Development Deed Restriction

A. This permit is only for the development described in Coastal Development Permit No. 1-01-005. Pursuant to Title 14 California Code of Regulations section 13250(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(a) shall not apply to the parcel. Accordingly, any future improvements to the single family house authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Code section 30610(d) and Title 14 California

Code of Regulations sections 13252(a)-(b), shall require an amendment to Permit No. 1-01-005 from the Commission or from the applicable certified local government.

- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, reflecting the above restrictions on development. The deed restriction shall include legal descriptions of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

3. Condition Compliance

- A. **WITHIN 90 DAYS OF COMMISSION ACTION ON THIS COASTAL DEVELOPMENT PERMIT APPLICATION**, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

1. Site Description & Project Description

The project site is a 0.45-acre parcel located in a densely developed residential area east of the City of Eureka in an unincorporated area known as Myrtle town. The site is located at the eastern terminus of Edgewood Road directly adjacent to wetlands that are bisected by Freshwater and Ryan Sloughs (Exhibit Nos. 1-3).

A single-family residence and several storage structures of various sizes exist on the site. The proposed project involves after-the-fact approval of a 1,200-square-foot, two-story, single-family residence, a new 792-square-foot attached garage, and a paved driveway to access the garage (Exhibit No. 4).

Several other unpermitted storage structures exist on the site, three of which are located as close as seven feet from the adjacent wetland. Further, during the course of processing this application, staff has been informed of additional development on the subject site that has occurred without required coastal development permits including placement of fill in wetlands and removal of wetland vegetation. Approval of the storage structures and other existing unpermitted development is not included as part of this application. A coastal development

permit is also required to either retain or remove the unpermitted storage structures and any other unpermitted development at the site.

As discussed previously, the residence is located within an area of the Commission's retained permit jurisdiction and was originally constructed without benefit of coastal development permits subsequent to the enactment of the Coastal Act and the Coastal Zone Conservation Act. Therefore, the original structure was itself unpermitted and continues to remain unpermitted.

3. Locating and Planning New Development

Section 30250(a) of the Coastal Act states that new development shall be located within 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, either individually or cumulatively, 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 development is located in a relatively densely developed residential area where 3-7 residential units per acre is a principally permitted use. The parcel is served by community water and sewer. As discussed in Finding No. 4 below, the proposed development has been conditioned to protect the wetland area adjacent to the site from cumulative development impacts.

Therefore, the Commission finds that the proposed development is consistent with Coastal Act Section 30250(a) in that it is located in a developed area, it has adequate water and sewer capability to accommodate it, and it will not cause significant adverse effects, either individually or cumulatively, to coastal resources.

4. Protection of Environmentally Sensitive Habitat Areas (ESHA)

Coastal Act Section 30240 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 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 for the*

*protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

The subject site is located directly adjacent to coastal wetlands to the east that are bisected by Freshwater and Ryan Sloughs. The wetland adjacent to the property is subject to tidal inundation during high-tide events and is considered an environmentally sensitive habitat area. Section 30231 of the Coastal Act requires that the biological productivity and the quality of coastal wetlands be maintained and, where feasible, restored through among other means, minimizing adverse effects of waste water discharge and entrainment, and controlling runoff. In addition, Section 30240 of the Coastal Act states that environmentally sensitive habitat areas must be protected against disruption of habitat values.

The existing single-family residence and proposed garage are located approximately 50 feet from the wetlands adjacent to the site. Currently, site drainage is directed directly to the wetland via surface grade and two existing culverts. As discussed previously, Coastal Development Permit Application No. 1-01-005 seeks approval for only development of a house, garage, and access driveway at the site. Other site improvements, including storage structures and the majority of the existing paving on the site will also require a coastal development permit. Thus, the stormwater runoff of particular concern with the current application consists mainly of the runoff from the roofs of the proposed house and garage. Roof runoff can contain sediment, particulate matter, and other airborne pollutants that can contribute to the degradation of water quality. To treat and prevent roof runoff from draining directly into the adjacent wetland, the Commission attaches Special Condition No. 1, which requires the applicant to submit for the review and approval of the Executive Director, a plan for the installation of a cistern, an above-ground tank which connects to one downspout and stores rainwater. The cistern would receive all runoff entering the rain gutters of the roof. The runoff can then be regulated as it is released from the cistern through an outlet pipe. If the cistern is located away from the wetland, runoff will be directed away from the wetland and the likelihood that the roof runoff will enter the wetland is greatly reduced. Furthermore, Special Condition No. 1 requires that the cistern be discharged to a vegetated area at least 6 feet in diameter around the discharge outlet to help dissipate water, increase infiltration, and reduce the concentration of runoff.

Critical to the successful function of post-construction treatment Best Management Practices (BMPs) in removing pollutants in stormwater to the maximum extent practicable, is the application of appropriate design goals for sizing BMPs. The majority of runoff is generated from small storms because most storms are small. Additionally, stormwater runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated

during a storm event. Designing BMPs for the small more frequent storms, rather than for the large infrequent storms, results in optimal BMP performance at lower cost <sup>1</sup>.

The Commission finds that sizing the proposed post-construction structural BMPs to accommodate the stormwater runoff from the 85<sup>th</sup> percentile storm event, in this case, is equivalent to sizing BMPs based on the point of diminishing returns [i.e. the BMP capacity beyond which, insignificant increases in pollutants removal (and hence water quality protection) will occur, relative to the additional costs]. The proposed house, garage, and driveway would result in an increase in impervious surface area at the site. The proposed project does not provide sufficient pervious surface area relative to the size of the site and its proximity to the wetland to provide adequate infiltration during the most significant runoff events. Therefore, Special Condition No. 1 requires that the cistern be designed to treat or filter stormwater runoff from each storm, up to and including the 85<sup>th</sup> percentile, 24-hour storm event.

To protect the quality and biological productivity of the coastal wetlands adjacent to the site and ensure that runoff from the site will not result in a significantly degrade the environmentally sensitive habitat area, the Commission attaches Special Condition No. 1. Special Condition No. 1 requires that prior to the issuance of the permit, the applicant submit for the review and approval of the Executive Director a surface runoff control plan in accordance with the above recommendations. As conditioned, the Commission finds that the proposed development will protect the biological productivity and the quality of the adjacent wetlands, in conformance with Sections 30231 of the Coastal Act.

There are no existing National Pollutant Discharge Elimination System (NPDES) permits that apply to the site and the proposed project does not require any permits from the Regional Water Quality Control Board. Therefore, conditions and/or BMPs required by the Commission to minimize adverse impacts to water quality from the proposed development would not conflict with actions of the RWQCB pursuant to the requirements of Coastal Act Section 30412. Section 30412 prevents the Commission from modifying, adopting conditions, or taking any action in conflict with any determination by the State Water Resources Control Board or any California regional water quality control board in matters relating to water quality.

As noted above, the residence, garage, and driveway are sited approximately 50 feet from the adjacent wetland. In past permit actions, the Commission has required a buffer of 100 feet between new development and wetland areas. In this case, the house, garage, and driveway would not be sited appreciably closer to the wetland than adjacent development in the residential area. Furthermore, the site is approximately 100 feet deep from the edge of the wetland, and the house and garage are setback nearly as far as possible on the lot while allowing for the required lot edge setbacks. In conversations with Commission staff, the Department of Fish and Game has indicated that the location of the house and garage are not a concern with respect to protecting the ecological function of the wetlands adjacent to the site. Moreover, as discussed

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<sup>1</sup> [ASCE/WEF, 1998. Urban Runoff Quality Management. WEF Manual of Practice No. 23, ASCE Manual and Report on Engineering Practice No. 87.]

above, the Commission requires the applicant to install a cistern to collect and treat roof runoff. The cistern is required to be located at least 50 feet away from the wetland area to keep the cistern at least as far away from the wetland as the house and out of any needed ESHA buffer area. Therefore, the Commission finds that the proposed project as conditioned would not result a significant disruption of habitat values to the adjacent wetland.

The Commission notes, however, that future development on the site such as additions to the residence, construction of outbuildings, or installation of fencing could be sited and designed in a manner that would result in adverse impacts to the wetland. Much of this kind of development is normally exempt from the need to obtain coastal development permits pursuant to Section 30610 of the Coastal act as an addition to an existing structure. Thus, the Commission would not normally be able to review such development to ensure that impacts to sensitive habitat are avoided.

To avoid such impacts to coastal resources from the development of otherwise exempt additions to existing homes, 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. 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 residence could involve a risk of adverse impacts to the wetland adjacent to the site. Therefore, in accordance with provisions of Section 13250 (b)(6) of Title 14 of the California Code of Regulations, the Commission attaches Special Condition No. 2 which requires a coastal development permit or a permit amendment for all future development on the subject parcel that might otherwise be exempt from coastal permit requirements. 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 adverse wetland impacts. Special Condition No. 2 also requires recordation of a deed restriction to ensure that all future owners of the property are aware of the requirement to obtain a permit for development that would otherwise be exempt. This requirement will reduce the potential for future landowners to make improvements to the residence without first obtaining a permit as required by this condition.

Therefore, the Commission finds that the project as conditioned would not result in a significant disruption to ESHA, would protect the biological productivity of the coastal wetland by minimizing site runoff, and would be consistent with Sections 30240 and 30231 of the Coastal Act.

## 5. Visual Resources

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, and to be visually compatible with the character of surrounding areas.

The proposed single-family residence is located in a densely developed residential area and would not be visible from Highway 101, or from any other scenic public road or public lands. The development would thus not block any public views of the ocean, Humboldt Bay, or other coastal areas. The project will not result in the alteration of natural landforms, as the site is relatively flat and does not require grading. The proposed house and garage are of similar size, scale, and architectural style to other development in the neighborhood. Thus, the project is also visually compatible with the residential character of the surrounding area.

Therefore, the project would be consistent with Section 30251, as the project would not adversely affect views to or along the coast, result in major landform alteration, or be incompatible with the character of the surrounding area.

6. Public Access

Section 30210 of the Coastal Act requires that maximum public access shall be provided consistent with public safety needs and the need to protect natural resource areas from overuse. Section 30212 of the Coastal Act requires that access from the nearest public roadway to the shoreline be provided in new development projects except where it is inconsistent with public safety, military security, or protection of fragile coastal resources, or adequate access exists nearby. Section 30211 requires that development not interfere with the public's right to access gained by use or legislative authorization. Section 30214 of the Coastal Act provides that the public access policies of the Coastal Act shall be implemented in a manner that takes into account the capacity of the site and the fragility of natural resources in the area. In applying Sections 30210, 30211, 30212, and 30214, the Commission is also limited by the need to show that any denial of a permit application based on these sections, or any decision to grant a permit subject to special conditions requiring public access, is necessary to avoid or offset a project's adverse impact on existing or potential access.

Although the project is located between the first public road, and Freshwater and Ryan Sloughs, both of which are tributaries of Humboldt Bay and considered to be arms of the sea, the project will not adversely affect public access. There are no trails or other public roads that provide shoreline access within the vicinity of the project. Furthermore, the proposed single-family residence will not change the nature or intensity of visitor-serving commercial use, and thus will not create any new demand for public access or otherwise create any additional burdens on public access.

Therefore, the Commission finds that the proposed project does not have any significant adverse effect on public access, and that the project as proposed without new public access is consistent with the requirements of Coastal Act Sections 30210, 30211, 30212, and 30214.

7. Alleged Violation

As noted above, several unpermitted storage structures exist on the site, three of which are located as close as 7 feet from the adjacent wetland. Further, during the course of processing this application, staff has been informed of additional development on the subject site that has occurred without required coastal development permits including placement of fill in wetlands and removal of wetland vegetation. Approval of the storage structures and other existing unpermitted development is not included as part of this application. A coastal development permit is required to either retain or remove the unpermitted storage structures and any other unpermitted development at the site.

A single-family residence and several storage structures of various sizes exist on the site. The proposed project involves after-the-fact approval of a 1,200-square-foot, two-story, single-family residence, a new 792-square-foot attached garage, and a paved driveway to access the garage.

Consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Review of this permit does not constitute a waiver of any legal action with regard to any alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal permit.

8. California Environmental Quality Act

Section 13096 of the Commission's administrative regulations requires Commission approval of a coastal development permit application to be supported by findings showing that the application, as modified by any conditions of approval, is consistent with any applicable requirement 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 the proposed development may have on the environment.

The Commission incorporates its findings on Coastal Act consistency at this point as if set forth in full. As discussed above, the proposed project has been conditioned to be found consistent with the policies of the Coastal Act. Mitigation measures which will minimize or avoid all significant adverse environmental impact have been required. 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 would have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, can be found consistent with the requirements of the Coastal Act and to conform to CEQA.

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ELLIS WILLIAMSON

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EXHIBITS:

1. Regional Location
2. Vicinity Map
3. Site Location
4. Site Plan

ATTACHMENT A

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.



HUMBOLDT BAY NATIONAL WILDLIFE REFUGE

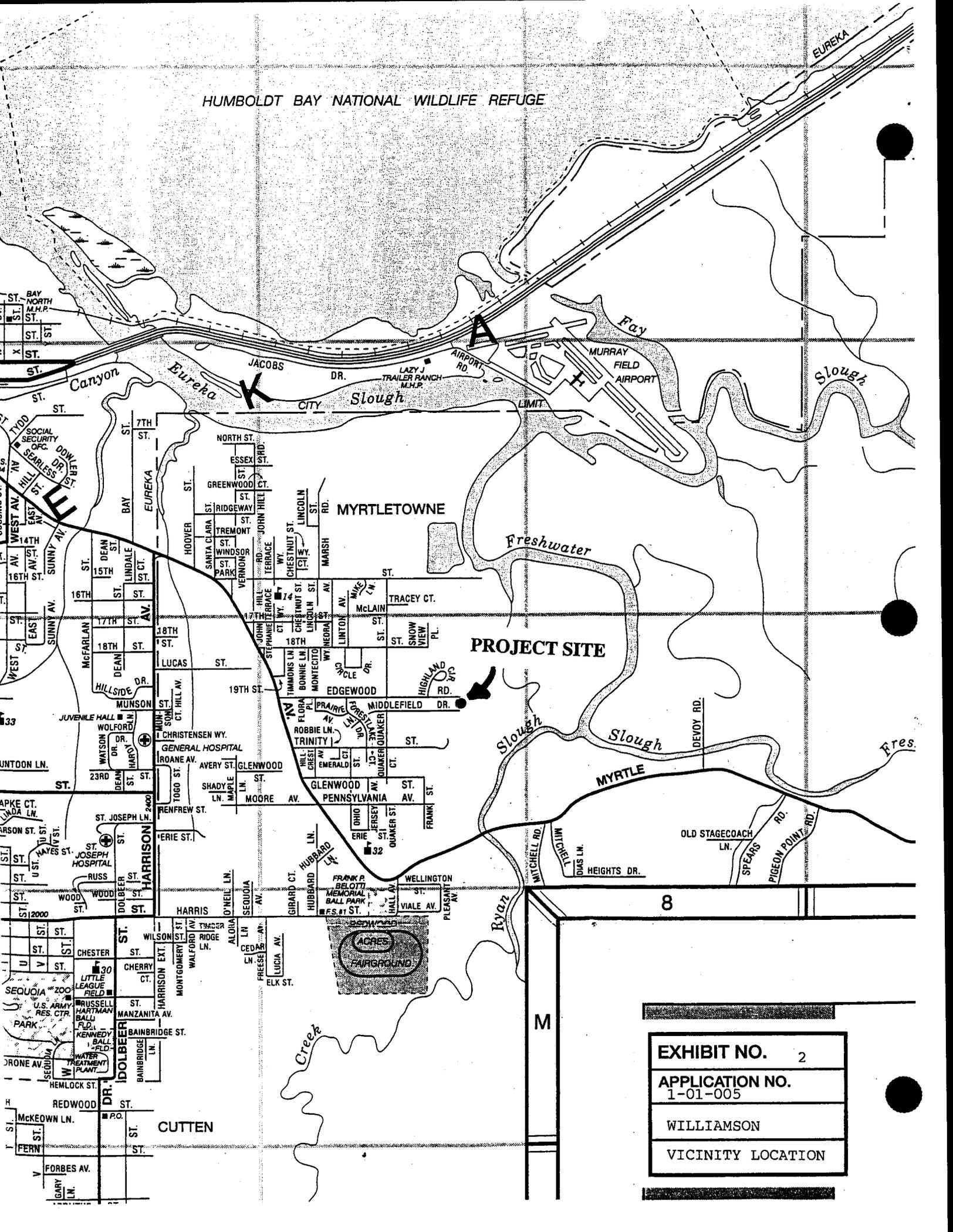
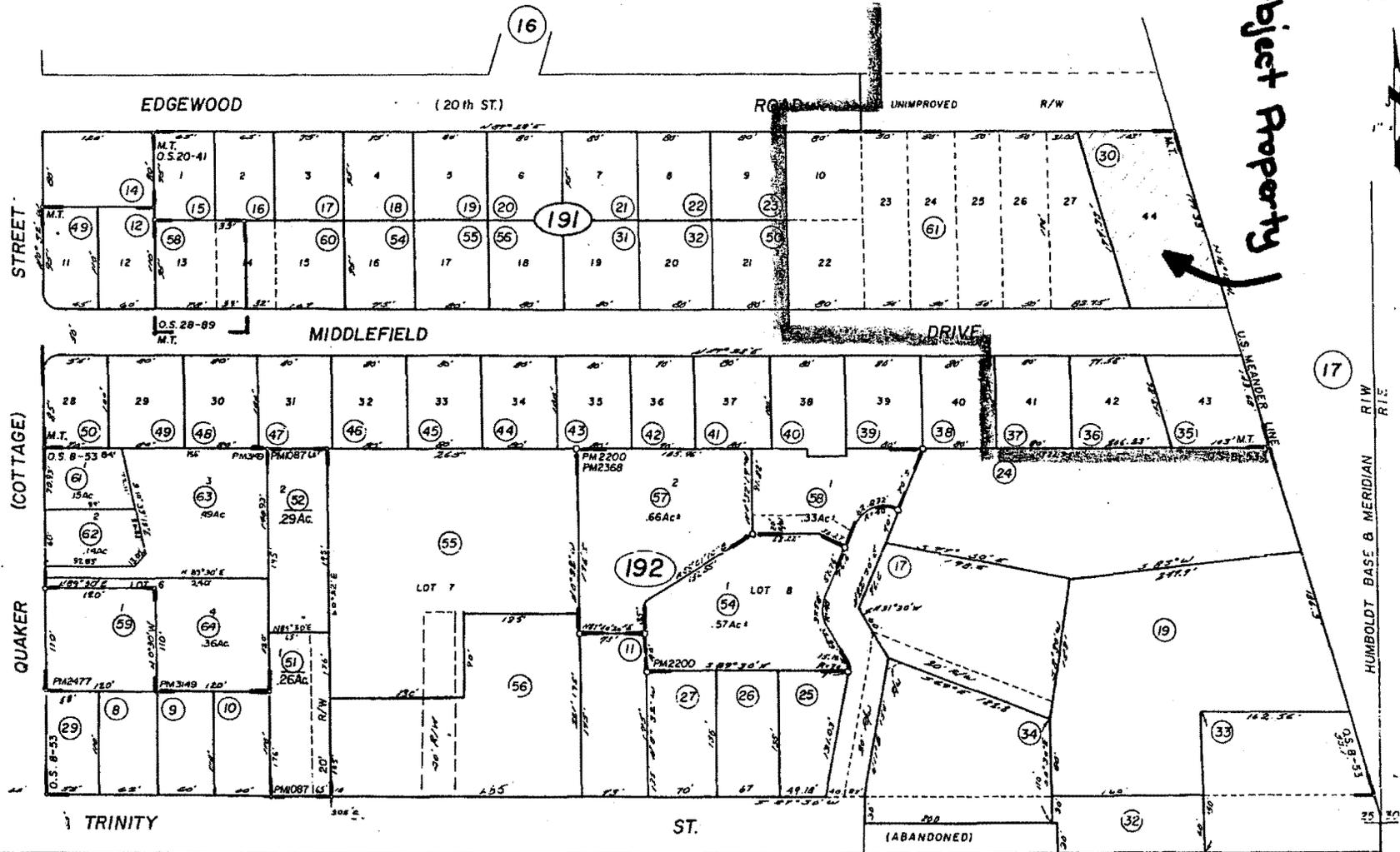
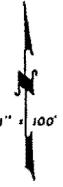


EXHIBIT NO.	2
APPLICATION NO.	1-01-005
WILLIAMSON	
VICINITY LOCATION	

POR. NE 1/4, SEC 25, T5N, R1W, HB&M

15-19

Subject Property



RM 14, Pg. 23 Middlefield Terrace Sub, Tract 21  
 R.S. 8, Pg. 53 Stephen Hill Estate Sub  
 R.S. 20, Pg. 41  
 R.S. 28, Pg. 89  
 P.M. No. 1087 of P.M. Bk. 9, Pg. 115

PM 2200 of PM Bk. 19, Pg. 82  
 PM 2368 of PM Bk. 21, Pg. 10  
 PM 2477 of PM Bk. 22, Pg. 31  
 PM 3149 of PM Bk. 29 Pgs 84-85

16  
06

Assessor's Maps Bk. 15 - Pg. 19  
 County of Humboldt, Ca

NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

EXHIBIT NO.	3
APPLICATION NO.	1-01-005
WILLIAMSON	
SITE LOCATION	

E H.C.S.D. MAIN  
SEWER EXISTENT  
WETLAND AREA  
U.S. MEANDER LINE  
NO TREES TO BE REMOVED  
NO CREEKS OR WATERWAYS

ALL UTILITIES  
ARE EXISTING

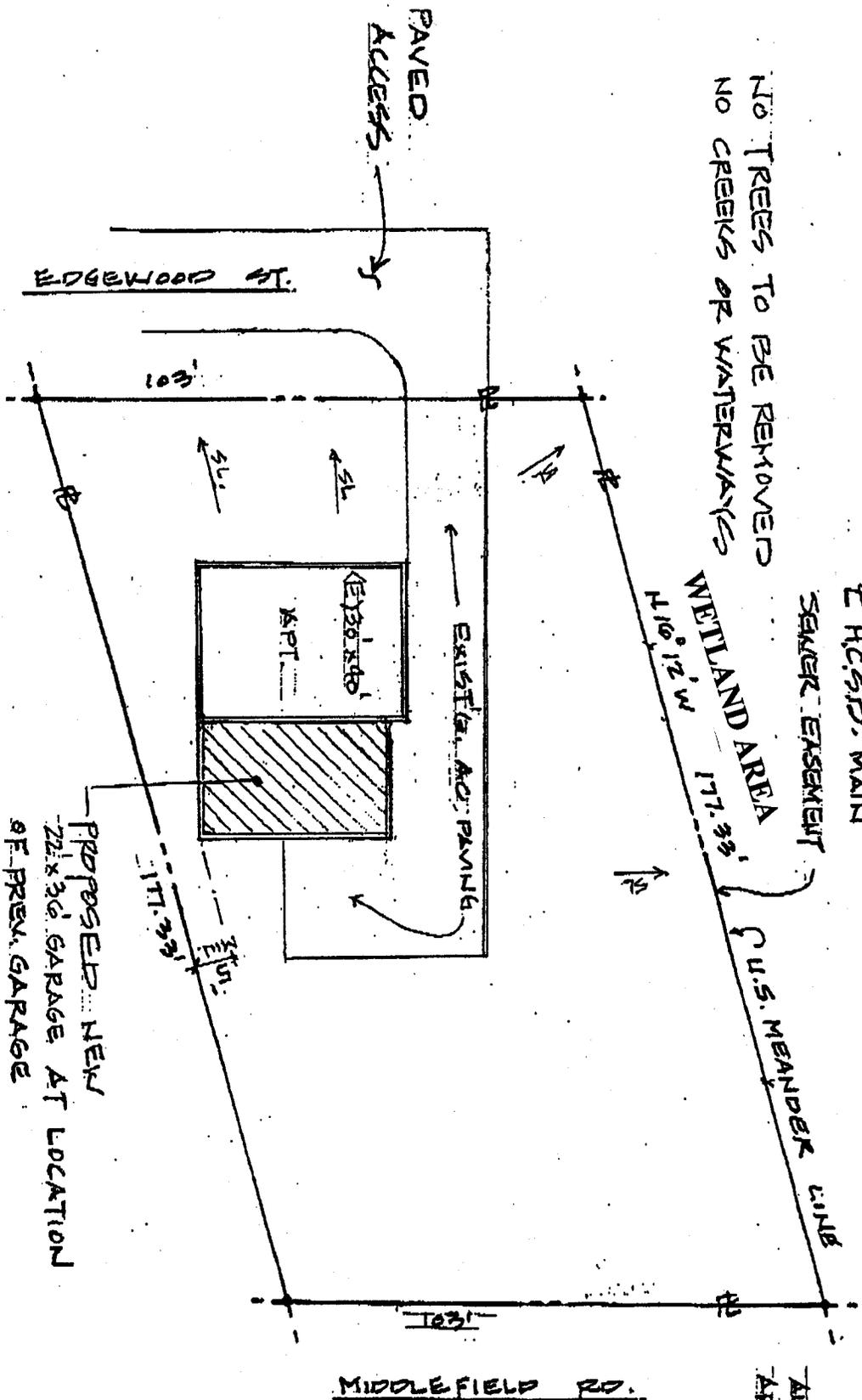


EXHIBIT NO.	4
APPLICATION NO.	1-01-005
WILLIAMSON	
SITE PLAN	

# AMENDED

## SITE PLAN 1"=30'

A.P. No 015-191-30

PROPOSED GARAGE ADDITION

WILLIAMSON

3100 EDGEWOOD ST.

EUREKA, CA. 95501