

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT
 1656 UNION STREET, ROOM 150
 P.O. BOX 4946
 EUREKA, CALIFORNIA 95501
 (707) 443-1623



COASTAL DEVELOPMENT PERMIT

No. 1-81-199Page 1 of 2

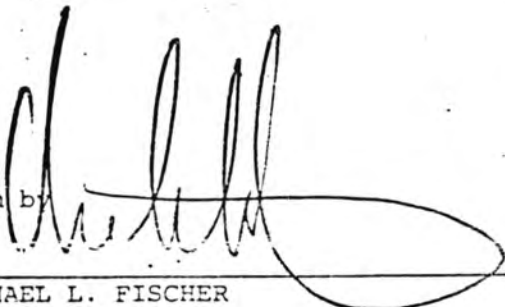
On February 4, 1982, the California Coastal Commission granted to

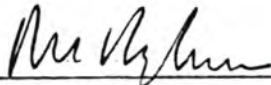
Cisco Lunsford

this permit for the development described below, subject to the attached Standard and Special conditions.

Construction of nine, 1,776 square foot plastic covered greenhouse, two 4,800 square foot glass and aluminum greenhouses, placement of a mobile home, and installation of a septic system on a 5.8 acre parcel.

Issued on behalf of the California Coastal Commission by


 MICHAEL L. FISCHER
 Executive Director
 and


 RICHARD G. RAYBURN
 District Director

ACKNOWLEDGEMENT

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

2-24-82
 Date

Cisco Lunsford
 Signature of Permittee

Coast 11: 7/81

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and construction 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 construction has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Construction 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. Compliance. All construction must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. 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.
7. 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.

California Coastal Commission
North Coast District
1656 Union Street, Room 150
Eureka, California 95501
(707) 443-1623

FILED 12-21-81
49th 2-8-82
STAFF REPORT 1-14-82
HEARING DATE Feb. 3 - 5, 82
STAFF ANALYST Joe Hnilo/LP
BF/llh
PC/DD

STAFF REPORT: CONSENT CALENDAR

PROJECT DESCRIPTION

APPLICANT: Cisco Lunsford

PERMIT NO. 1-81-199

PROJECT LOCATION: Located at the intersection of Table Bluff and Hawkes Hill Roads, approximately 1.5 miles north of Loleta, Humboldt County.

PROJECT DESCRIPTION: Construction of nine, 1,776 square foot plastic covered greenhouses, two 4,800 square foot glass and aluminum greenhouses, placement of a mobile-home, and installation of a septic system on a 5.8 acre parcel.

LOT AREA 5.7 acres ZONING unclassified

BLDG. COVERAGE 21,000 square feet (LCP) PLAN DESIGNATION exclusive agriculture

PAVEMENT COVERAGE 1,250 square feet PROJECT DENSITY 1 unit/20 acres

LANDSCAPE COVERAGE 0 HEIGHT ABV. FIN. GRADE 14 feet

LOCAL APPROVALS RECEIVED: approval of the Humboldt County Planning Department

STAFF NOTES

SITE CHARACTERISTICS: The parcel is vegetated with grasses and forbs, and slopes gradually to the east.

SURROUNDING LAND USE: agricultural

COASTAL ACT ISSUES: N/A

STANDARD CONDITIONS: see attached

SPECIAL CONDITIONS: N/A

STAFF RECOMMENDATION:

The staff recommends that the commission adopt the following resolution:

A. Approval:

The commission hereby grants a permit for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a local coastal program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

FINDINGS

1. Located outside an urbanized area and relying primarily on private services (septic, well, road), this rural residential/agricultural development is nevertheless consistent with the surrounding pattern of development. Development has been sited and designed as to avoid adverse impacts on vegetation, to minimize grading and protect the visual resources. At the present rate and density of development, the project will not cumulatively affect the recreational capacity of coastal roads or preclude options in the context of a local coastal program.
2. Located east of the first public road paralleling the sea, public access is not at issue.
3. The development will not have a significant adverse environmental impact within the meaning of the California Environmental Quality Act.
4. The hearing draft of the Eel River area local coastal program has designated the subject parcel for exclusive agriculture. Greenhouses are a permitted use, with the following restriction: "No greenhouses shall be approved for use on prime agricultural land, where the greenhouse has a slab foundation that would cover the underlying soil." Perimeter foundations are a required condition for greenhouse projects where prime soils are involved, but the subject parcel does not include prime soils and the present project proposes no foundation. Flower production will take place on the parcel's soil. Consequently, the development will not prejudice the ability of the County of Humboldt to prepare a local coastal program conforming to Chapter 3 of the Coastal Act of 1976 as the character of this site and surrounding land use would dictate the plan at this site.

PROJECT
LOCATION

EXHIBIT NO. 1

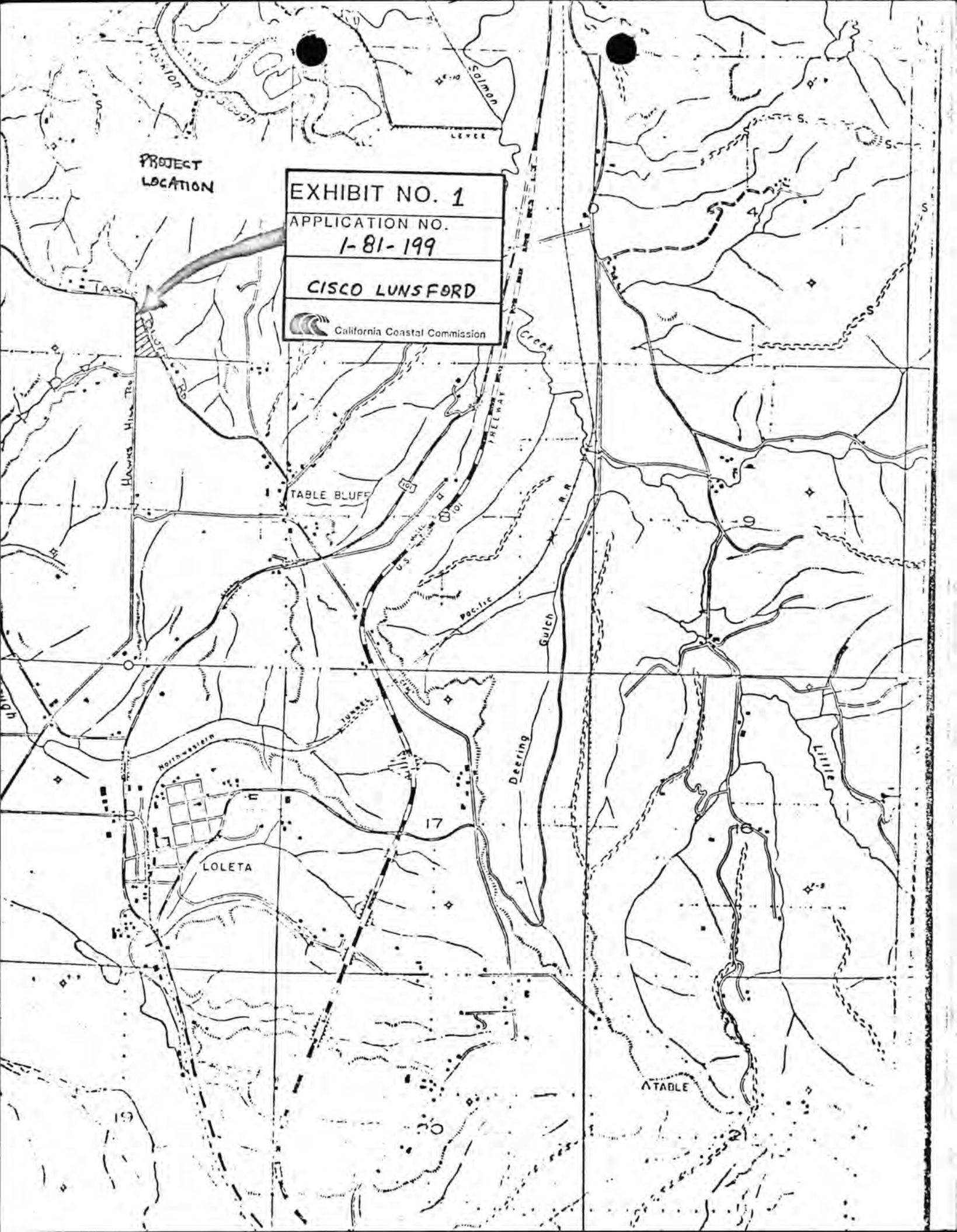
APPLICATION NO.

1-81-199

CISCO LUNSFORD



California Coastal Commission



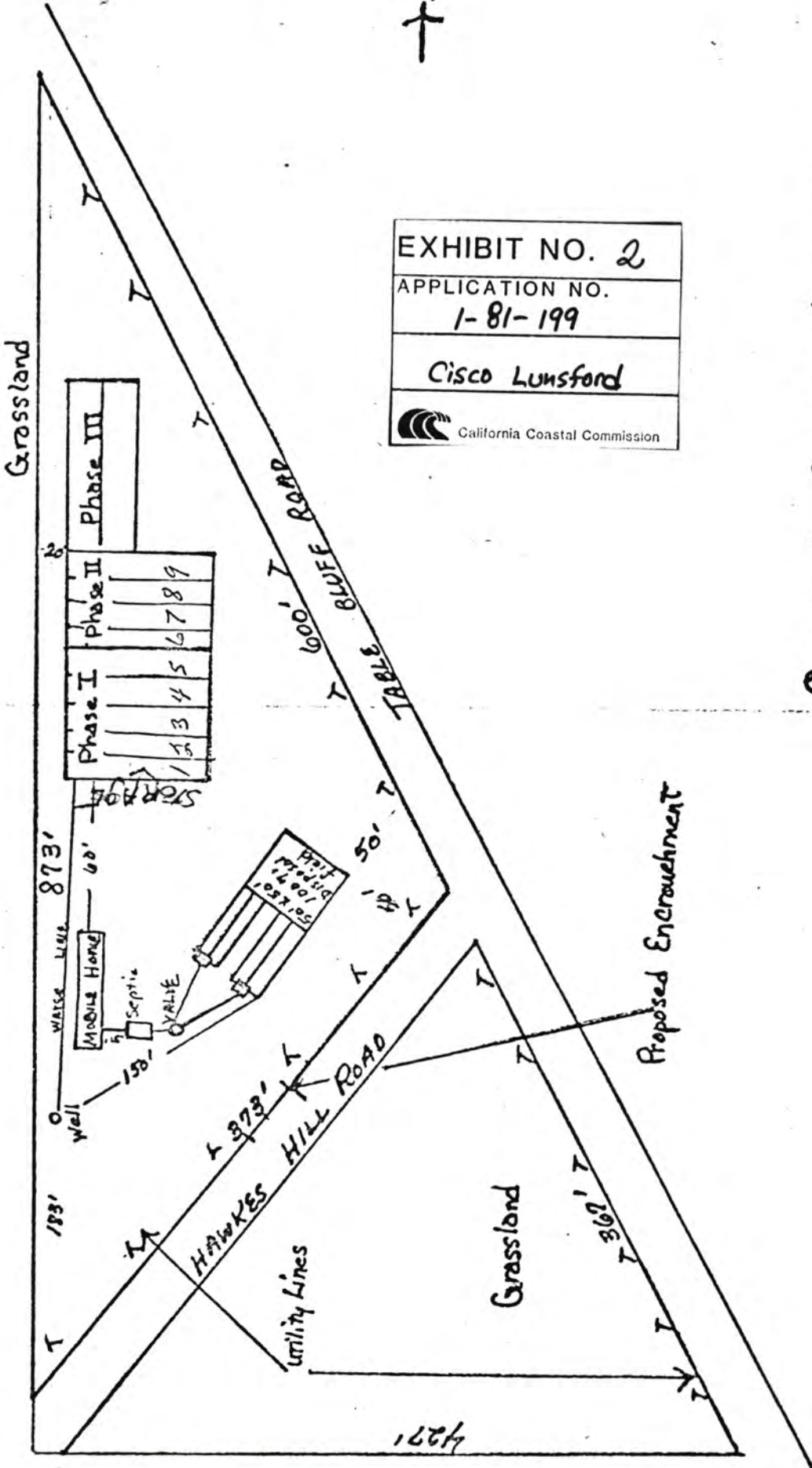



EXHIBIT NO. 2
 APPLICATION NO.
 1-81-199
 Cisco Lunsford
 California Coastal Commission

CISCO & CAROL LUNSFORD
 AP # 308-231-02
 Box 239
 Loretta, California 95551

California Coastal Commission,
North Coast District
1656 Union Street, Room 151
P.O. Box 4946
Eureka, California 95501
(707) 443-1623

APPLICATION FOR COASTAL DEVELOPMENT PERMIT

Type of application:

FOR OFFICE USE ONLY

Standard Permit

Administrative Permit (May be applicable if development is one of the following: (a) improvement to existing structure and costing less than \$50,000; (b) any new development costing less than \$50,000; (c) single family dwelling; or (d) four dwelling units or less, within any incorporated area, that does not require demolition or subdivision of land.)

SECTION I. APPLICANT

1. Name, mailing address and telephone number of all applicants.

Cisco Lunsford *Outside RV Park*
Box 239 *Space 27*
Loleta, California 95551
(Area code/daytime phone number)

Is the applicant a lessee of the project site? Yes No
If yes, the lessor must be a co-applicant.

2. Name, mailing address and telephone number of applicant's representative, if any.

(area code/daytime phone number)

3. Who should receive written material relevant to the application?

Applicant Representative Both

RECEIVED

DEC 9 1981

For office use only

Application Number 1-81-199

(1) Project cost _____

Received 12-9-81 Filed _____

Jurisdiction code DISTRICT _____ (3)

Fee \$50.00 Date paid _____

LCP segment _____ (4)

Tentative hearing date _____

Geo Ref Code _____ (5)

X _____ (6) Y _____ (7)

4. Conflict of Interest. All applicants for the development must complete Appendix A, the declaration of campaign contributions.

SECTION II. PROPOSED DEVELOPMENT

Please answer ALL questions. Where questions do not apply to your project (for instance, project height for a land division), indicate "Not Applicable" or "N.A."

1. Project Location: Include street address, city, and/or county. If there is no street address, include other description such as nearest cross streets.

Intersection of Table Bluff Rd, and Hawkes Hill Rd.

number (8)	street (9)
Loleta	Humboldt
city (10)	county (11)

Assessor's Parcel Number AP # 308-231-02

2. Describe the proposed development. Include secondary improvements such as septic tanks, water wells, roads, etc.

Phase I development includes 5 plastic covered greenhouses 18'6"x96',
Septic tank, leach fields and a mobile home.
Phase II includes building 4 additional plastic covered greenhouses.
Phase III includes building 2 glass and alum. greenhouses 120'x40'.

a) If residential, state: (also see attachment)

1) Number of units one (28)

2) Number of bedrooms per unit 3 (28)

- 3) Type of ownership proposed:
- rental
 - condominium
 - stock cooperative
 - time share
 - other _____

b) Number of boat slips, if applicable _____ (29)

c) If land division, number of lots to be created and size _____

3. Present use of property

- a) Are there existing structures on the property? Yes No
 If yes, describe (including number of residential units, occupancy status; monthly rental/lease rates for each unit) and attach rent receipts for the past year.

- b) Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No
 If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

 _____ (31)

4. Estimated cost of development (not including cost of land) \$ 95,000.00 (32)

5. Has any application for a development on this site been submitted previously to the California Coastal Zone Conservation Commission or the Coastal Commission? Yes No

If yes, state previous application number _____

6. Project height: Maximum height of structure _____ 11 ft
 Maximum height of structure as measured from centerline of frontage road _____ 14 ft

7. Total number of floors in structure, including subterranean floors, lofts, and mezzanines _____ one

8. Gross floor area including covered parking and accessory buildings _____ 21,000 sq ft

Gross floor area excluding parking _____ 21,000 sq ft

9. Lot area (within property lines) _____ 5.7 acres sq ft or acres

<u>Lot coverages:</u>	<u>Existing</u>	<u>New proposed</u>	<u>Total</u>
Building coverage	<u>none</u> sq ft	<u>21,000</u> sq ft	<u>21,000</u> sq ft
Paved area	<u>none</u> sq ft	<u>1250</u> sq ft (for encroachments)	<u>1250</u> sq ft
Landscaped area	<u>none</u> sq ft	<u>none</u> sq ft	<u>none</u> sq ft
Unimproved area	<u>248,292</u> sq ft	<u>21,000</u> sq ft	<u>246,292</u> sq ft

10. Parking: number of spaces existing None
 number of new spaces proposed 3
 Total 3
 no. of covered spaces none no. of uncovered spaces none
 no. of standard spaces 3 size _____
 no. of compact spaces none size _____
 Is tandem parking existing and/or proposed? Yes No
 If yes, how many tandem sets? _____ size _____

11. Are utility extensions for the following needed to serve the project?

- a) water Yes No d) sewer Yes No
 b) gas Yes No e) telephone Yes No
 c) electric Yes No

If yes to any of the above, would extensions be above ground? Yes No

SECTION III. ADDITIONAL INFORMATION

The relationship of the development to the applicable items below must be explained fully. Attach additional sheets if necessary.

1. If the development is between the first public road and the sea, is public access to the shoreline and along the coast currently available near the site? Yes No If yes, indicate the location of the nearby access, including the distance from the project site.

2. Is any grading proposed? Yes No If yes, complete the following.

- a) amount of cut _____ cu yds
 b) amount of fill _____ cu yds
 c) maximum height of fill slope _____ ft
 d) maximum height of cut slope _____ ft
 e) amount of import or export _____ cu yds
 f) location of borrow or disposal site _____

Grading and drainage plans must be included with this application. In certain areas, and engineering geology report must also be included. See Section V, paragraph 11 for the specifics of these requirements.

3. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries, or lakes?

- a) diking Yes No c) dredging Yes No
b) filling Yes No d) placement of structures Yes No

Amount of material to be dredged or filled _____ cu yds.

Location of dredged material disposal site _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

4. Will the development extend onto or adjoin any beach, tidelands, submerged lands or public trust lands? Yes No

For projects on State-owned lands, additional information may be required as set forth in Section V, paragraph 10.

5. Will the development protect existing lower-cost visitor and recreational facilities? Yes No

Will the development provide public or private recreational opportunities? Yes No If yes, explain.

6. Will the proposed development convert land currently or previously used for agriculture to another use? Yes No

If yes, how many acres will be converted? _____ acres.

7. Is the proposed development in or near:

- a) sensitive habitat areas Yes No (biological survey may be required)
b) 100-year floodplain Yes No (hydrologic mapping may be required)
c) park or recreation area Yes No

8. Is the proposed development visible from:

- a) US Highway 1 or other scenic route Yes No
b) park, beach, or recreation area Yes No
c) harbor area Yes No

9. Does the site contain any:

- a) historic resources Yes No
b) archaeological resources Yes No
c) paleontological resources Yes No

If yes to any of the above, please explain on an attached sheet.

10. Where a stream or spring is to be diverted, provide the following information:

Estimated streamflow or spring yield _____ gpm

If well is being used, existing yield _____ gpm

If water source is on adjacent property, attach Division of Water Rights approval and property owner's approval.

SECTION IV. OTHER GOVERNMENTAL REQUIREMENTS

The Local Agency Review Form, Appendix B, must be completed and signed by the local government in whose jurisdiction the project site is located. The completed and signed form must be submitted with this application for the application to be considered complete.

SECTION V. ADDITIONAL ATTACHMENTS

The following items must be submitted with this form as part of the application.

1. Proof of the applicant's legal interest in the property. (A copy of any of the following will be acceptable: current tax bill, recorded deed, signed Offer to Purchase along with a receipt of deposit, signed final escrow document, or current policy of title insurance. Preliminary title reports will not be accepted.)
2. Assessor's parcel map(s) showing the applicant's property and all other properties within 100 feet (excluding roads) of the property lines of the project site. (Available from the County Assessor)
3. Copies of required local approvals for the proposed project, including zoning variances, use permits, etc., as noted on Local Agency Review Form, Appendix B.
4. Stamped envelopes addressed to each property owner and occupant of property situated within 100 feet of the property lines of the project site (excluding roads), along with a list containing the names, addresses and assessor's parcel numbers of same. The envelopes must be plain (i.e., no return address), and regular business size (9½" x 4 1/8"). Include first class postage on each one. Use Appendix C, attached, for the listing of names and addresses. (Alternate notice provisions may be employed at the discretion of the District Director under extraordinary circumstances.)
5. Stamped, addressed envelopes and a list of names and addresses of all other parties known to the applicant to have an interest in the proposed development (such as persons expressing interest at a local government hearing, etc.).
6. A vicinity or location map (copy of Thomas Bros. or other road map or USGS quad map) with the project site clearly marked.

- 7. Copy(s) of project plans, drawn to scale, including site plans, floor plans, elevations, grading and drainage plans, landscape plans, and septic system plans. Trees to be removed must be marked on the site plan. In addition, a reduced site plan, 8½" x 11" in size, must be submitted. Reduced copies of complete project plans will be required for large projects.
- 8. Where septic systems are proposed, evidence of County approval or Regional Water Quality Control Board approval. Where water wells are proposed, evidence of County review and approval.
- 9. A copy of any Final Negative Declaration, Final Environmental Impact Report (FEIR) or Final Environmental Impact Statement (FEIS) prepared for the project. Comments of all reviewing agencies and responses to comments must be included.
- 10. Verification of all other permits, permissions or approvals applied for or granted by public agencies (e.g., Dept. of Fish and Game, State Lands Commission, U.S. Army Corps of Engineers, U.S. Coast Guard).
- 11. For development on a bluff face, bluff top, or in any area of high geologic risk, a comprehensive, site-specific geology and soils report (including maps) prepared in accordance with the Coastal Commission's Interpretive Guidelines. Copies of the guidelines are available from the District Office.

SECTION VI. NOTICE TO APPLICANTS

Under certain circumstances, additional material may be required prior to issuance of a coastal development permit. For example, where offers of access or open space dedication, or participation in a controlled housing program are required, preliminary title reports, land surveys, legal descriptions, subordination agreements, and other outside agreements will be required prior to issuance of the permit.

SECTION VII. AUTHORIZATION OF AGENT

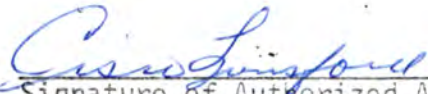
I hereby authorize _____
to act as my representative and to bind me in all matters concerning this application.



Signature of Applicant(s)

SECTION VIII. CERTIFICATION

1. I hereby certify that I, or my authorized representative, will complete and post the Notice of Pending Permit card in a conspicuous place on the property within 3 days of receipt of the card and notification of filing of this application.
2. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application and all attached appendices and exhibits is complete and correct. I understand that any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for denying the permit, for suspending or revoking a permit issued on the basis of these or subsequent representations, or for seeking of such further relief as may seem proper to the Commission.
3. I hereby authorize representatives of the California Coastal Commission to conduct site inspections on my property. Unless arranged otherwise, these site inspections shall take place between the hours of 8:00 am and 5:00 pm.



Signature of Authorized Agent or Applicant(s)

APPLICATION FOR COASTAL DEVELOPMENT PERMIT

APPENDIX A

DECLARATION OF CAMPAIGN CONTRIBUTIONS

The Coastal Commission's conflict of interest regulations prohibit any commissioner voting on a project if he or she has received campaign contributions in excess of \$100 within the past year from project proponents or opponents, their agents, employees or family, or any person with a financial interest in the project.

In the event of such contributions, a commissioner must disqualify him or herself from voting on the project; failure to do so may lead to revocation of the permit.

Each applicant must declare below whether any such contributions have been made to any of the commissioners or alternates listed on the reverse.

CHECK ONE

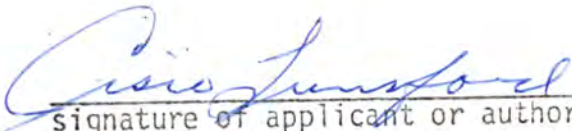
The applicants, their agents, employees, family and any person with a financial interest in the project HAVE NOT CONTRIBUTED over \$100 to any commissioner within the past year.

The applicants, their agents, employees, and/or family, and/or any person having a financial interest in the project HAVE CONTRIBUTED over \$100 to the commissioner(s) listed below within the past year.

Commissioner _____

Commissioner _____

Commissioner _____



signature of applicant or authorized agent

date

Please print your name

Cisco Lunsford

VOTING MEMBERS OF THE CALIFORNIA COASTAL COMMISSION

Commissioners

Anthony Ramos
San Francisco

Naomi Schwartz
Santa Barbara

Melvin Nutter
Los Angeles

John Rush
Camarillo

George Shipp III
San Diego

John Corbett
Eureka

Lenard Grote
Pleasant Hill

Zad Leavy
Big Sur

Dorill B. Wright
Port Hueneme

Robert Ryan
Rancho Palos Verdes

Harriet Allen
Spring Valley

Alternates

Leslie Parker
Lower Lake

Lawrence Thompson
Santa Barbara

Robert Garcia
Capitola

Robert Kallman
Santa Barbara

Brian Bilbray
Imperial Beach

IMPORTANT NOTE: The membership of the Commission is subject to change. If the date in the lower right corner is more than one month old, contact the District Office staff to verify the accuracy of this information.

6/1/81

APPLICATION FOR COASTAL DEVELOPMENT PERMIT

APPENDIX C - List of Property Owners and Occupants within 100 feet

Please use one box per name and address. Additional copies will be mailed upon request.

C. M. Christensen
A. P. # 308-231-01
R. F. D. Box 6
Loleta, Ca. 95551

Toroni Louis
A. P. # 308-231-03 S
Rt. 1 Box 58
Loleta, Ca. 95551

Willsie, Esther E.
A.P. # 308-241-19
Rt. 1 Box 46
Loleta, Ca. 95551

APPENDIX B

LOCAL AGENCY REVIEW FORM

SECTION A (To be completed by applicant)

Applicant CISCO LUNSFORD

Project description 16,070 sq. ft. alum. frame polyethylene covered greenhouses 4,1800 sq. ft. glass and alum. greenhouses well, septic system and 19 mobile home dwelling

Location Intersection of Hawkes Hill Rd and Table Bluff Rd. Loleta, California

Assessor's Parcel Number AP# 308-231-02

SECTION B (To be completed by local planning or building inspection department)

Zoning designation Unclassified 6000 du/ac

General or Community Plan designation Ex. Ag 1/20 du/ac

Local Discretionary Approvals

Proposed development meets all zoning requirements and needs no local permits other than building permits.

Proposed development needs local discretionary approvals noted below.

Needed Received

- Design/Architectural review
- Variance for _____
- Rezone from _____
- Tentative Subdivision/Parcel Map No. _____
- Grading/Land Development Permit No. _____
- Planned Residential/Commercial Development
- Site Plan Review
- Condominium Conversion Permit
- Conditional, Special, or Major Use Permit No. _____
- Other _____

CEQA Status

- Categorically Exempt - Class _____ Item _____
- Negative Declaration Granted _____
- Environmental Impact Report Required, Final Report certified _____

Prepared for the City/County of Numboldt by Stan Gold
Date 11/17/81 Title Planner II

LOCAL AGENCY REVIEW FORMSECTION A (To be completed by applicant)Applicant Cisco LunsfordProject description 16,070 sq. ft. alum. frame, polyethelene covered greenhouses, 4,800 sq. ft. glass and alum. greenhouses, well, septic system, and a mobile home dwelling.Location Intersection of Hawkes Hill Road and Table Bluff RoadLoleta, CaliforniaAssessor's Parcel Number A P # 308-231-02SECTION B (To be completed by local planning or building inspection department)

Zoning designation _____ du/ac

General or Community Plan designation _____ du/ac

Local Discretionary Approvals

- Proposed development meets all zoning requirements and needs no local permits other than building permits.
- Proposed development needs local discretionary approvals noted below.

Needed Received

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Design/Architectural review |
| <input type="checkbox"/> | <input type="checkbox"/> | Variance for _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Rezone from _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Tentative Subdivision/Parcel Map No. _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Grading/Land Development Permit No. _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Planned Residential/Commercial Development |
| <input type="checkbox"/> | <input type="checkbox"/> | Site Plan Review |
| <input type="checkbox"/> | <input type="checkbox"/> | Condominium Conversion Permit |
| <input type="checkbox"/> | <input type="checkbox"/> | Conditional, Special, or Major Use Permit No. _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Other _____ |

CEQA Status

- Categorically Exempt - Class _____ Item _____
- Negative Declaration Granted _____
- Environmental Impact Report Required, Final Report certified _____

Prepared for the City/County of _____ by _____

Date _____ Title _____

CALIFORNIA COASTAL COMMISSION

2. The proposed development will consist of the phased construction of 21,000 square feet of growing area for cut flowers, potted plants, vegetables and/or vegetable plants. These growing areas will be enclosed by permanent pipe and aluminum framework with temporary polyethylene covering. The construction will be accomplished in a phased manner in accordance with the attached scale plan.

(5) Phase I will consist of the construction of 8,928 sq. ft. of covered growing beds, and the development of a well, and a septic tank, leach field system and the setting of a mobile home.

Phase II will consist of adding 7,142.4 sq. ft. of covered growing beds.

Phase III will consist of adding 4,800 sq. ft. of covered growing beds. Phase III will be constructed of glass and aluminum.

Water supply will be by well. The only remaining utility necessary will be electric. There are no existing structures on this site.

4. The project is located in Section six, Township three North, Range 1 west Humboldt Meridan. The parcel involved is identified by assessors parcel number 308-231-02. The parcel is located approximately 1.5 miles south of the intersection of Table Bluff Road and Hookton Road at the intersection of Table Bluff Road and Hawkes Hill Road.

The proposed development will be agricultural in nature with the development of a floracultural establishment for growing, harvesting and shipping cut flowers, potted plants, and vegetables.

9. The subject site is presently zoned as unclassified. Floraculture is an allowed use for unclassified land under the Humboldt County Zoning Ordinance. The Planning Department has indicated that from the Planning Department's standpoint the planned development is allowable and desirable.

Cisco Lunsford

1-81-199

perimeter foundation: alternative to paving over prime soils (those with Storie Index rating of 80 or above); not involving a permanent commitment of soils.

orchids? to be cultivated in pots using bark and redwood chips as a growing medium?

what will be the heat source? solar, with gas backup?

installation of a water system in greenhouses?

night time lighting?

cut flowers
anemones
peonies
lilies

Northern portion of Table Bluff has been identified as a scenic area in the County's technical study for visual resources.

County's LUP: "greenhouses are an agricultural use."

Minimum parcel size for prime agricultural lands in CLUP: 60 acres (?)

Relevant Documents:

Soils of Western Humboldt County

Economic Development Action Plan and Strategy for Humboldt County

Sequoia Orchids (80-P-5)

PERMIT DATA

"phased" development: 9 greenhouses proposed (plastic-covered), 2 greenhouses (glass & aluminum).
mobile home, septic system, water well.

Greenhouses are a principal permitted use in draft LCP.

Phase III should be begun before 2 yrs. are out, otherwise it's piecemeal development. Can condition permit accordingly.

gas line sewing
11 modins
heaters
butane tank
1000 gal cap.
(retaining wall?)
fence
Wood Sn. Wittwees

9

concrete for pipe post - fiberglass
dirt floor

gas - 50 ft. from greenhouse - pipe
not overhead

Analyst/Staff Initials J, P, H

PAIS Staff Initials _____ Date _____
File Name BKGD

Meeting Date: February 3-5, 1982

Permit # 1-81-199

Date Permit/Appeal Filed: December 21, 1981

Appeal # _____

49th Day After Filing: February 8, 1982 Amendment/Reconsideration # if different: _____

DEVELOPMENT DESCRIPTION:

Construction of nine 1776 sq. ft. plastic-covered greenhouses, two 4800 sq. ft. glass and aluminum green houses, placement of a mobile home and installation of a septic system on a 5.7 acre parcel located at the intersection of Table Bluff Road and Hawkes Hill Road, approximately 1.5 miles north of Loleta, Humboldt County.

Lot area: 5.7 acres
Bldg. coverage: 21,000 sq. ft. (%)
Pavement coverage: 1250 sq. ft. (%)
Landscape coverage: 0 (%)
Parking spaces: 3

Zoning: Unclassified (U)
Plan designation: Ex. Agriculture
Project density: (1 unit/20 acres)
Ht abv fin grade: 14 ft.

CALENDAR: Admin, Consent, Ext, Findings, Reconsid, Amend, RC-Hrg & Vote, RC-Hrg, RC-Cont Hrg & Vote, Appeals-STD/Hrg & Vote, Appeals-Cont Hrg & Vote

1020105
Jurisdiction Code #

Eel River
LCP Segment Name

Map #, X-Coord, Y-Coord
(Leave Blank)

1) DEVELOPMENT LOCATION:

Address Street City or County

If no street address exists, describe the development location: intersection of Table Bluff Road and Hawkes Hill Road, approximately 1.5 miles north of Loleta

Assessor's Parcel Number 308-231-02

Between the first public road and the sea? (Yes=Y, No=N) N

2) A. APPLICANT'S NAME Cisco Lunsford
ADDRESS Box 239
CITY Loleta ZIP 95551
PHONE(-) _____, () _____

E. APPELLANT'S NAME _____
ADDRESS _____
CITY _____ ZIP _____
PHONE() _____, () _____

B. AGENT/Assignee _____
ADDRESS _____
CITY _____ ZIP _____
PHONE() _____

F. AGENT _____
ADDRESS _____
CITY _____ ZIP _____
PHONE() _____

C. OWNER(if different) _____
ADDRESS _____
CITY _____ ZIP _____
PHONE() _____

G. OTHER _____
ADDRESS _____
CITY _____ ZIP _____
PHONE() _____

State of California, Edmund G. Brown, Jr., Governor

California Coastal Commission
North Coast District
1656 Union Street, Room 150
Eureka, California 95501
(707) 443-1623

December 16, 1981

Cisco Lunsford
Box 239
Loleta, CA 95551

Re: 1-81-199

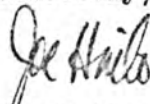
Dear Mr. Lunsford:

Your application to the North Coast District of the California Coastal Commission for a three-phase floraculture development, including placement of a mobile home and installation of a septic system, has been received as of December 9, 1981.

In reviewing your application we have found it complete as required by the California Coastal Act of 1976.

If you have any questions, please feel free to contact me at this office.

Sincerely,



Joe Hnilo
Staff Analyst

JH:dee



California Coastal Commission
North Coast Region
1656 Union Street, Room 151
P.O. Box 4946
Eureka, California 95501
(707) 443-1623

December 18, 1981

Mr. Cisco Lunsford
Box 239
Loleta, CA. 95551

Dear Mr. Lunsford:

After an inspection of your proposed location for a floraculture operation, I have several questions about the development, specifically:

- 1) What sort of foundation do you plan to use for the greenhouses?
- 2) What type of heat source do you propose for the greenhouses?
- 3) Will a water system be installed in the greenhouses? *withover - well out*
- 4) Will operations involve nighttime lighting? If so, how much? *- chrysanthemums, yes - dark cloth over bed.*
- 5) How, specifically, are the flowers to be cultivated? In pots?

Please give me a call at this office so we might set up a meeting to discuss these and other matters pertaining to your permit application.

Sincerely,



Joseph Hilo
Permit Analyst

JH:lp



HUMBOLDT COUNTY PLANNING DEPARTMENT

ZONING ADMINISTRATOR

STAFF REPORT

DATE OF HEARING: The Zoning Administrator will hold a public hearing on Wednesday, September 30, 1981 at 1:30 p.m. in Conference Room B, Clark Complex, 3015 "H" Street, Eureka, California.

SUBJECT: Conditional Use Permit Application #73-81, J.R. Wittwer, Applicant.

LOCATION: On approximately 5.7 acres located adjacent to and northwest of the intersection of Table Bluff and Hawks Hill Road, Table Bluff Planning Area; AP#308-231-02.

REQUEST: The applicant is requesting a Conditional Use Permit to allow the construction of a 18'x 98' greenhouse to be used for storage purposes until the initiation of an agricultural land use of the site.

ZONING/GENERAL PLAN: The zoning is Unclassified (U). The Fortuna Area General Plan designates this area as Exclusive Agriculture (1 unit per 20 acres).

GENERAL INFORMATION

Policy Information:

A conditional use, which may be essential or desirable to the public convenience, but which use may also impair the integrity and character of the zone or adjoining zones, may require additional restrictions on location and the extent of the use. Because the proposed use is classified as a conditional use, and is not specified under Section 314-3(b) (see zoning), any possible additional restrictions on the proposed use will be identified during the Conditional Use Permit evaluation.

CRITERIA NECESSARY TO RECOMMEND APPROVAL:

- a). The use is consistent with the purposes of the district in which the site is located; and
- b). The proposed location of the conditional use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity; and
- c). The proposed conditional use is in conformance with the General Plan.

RECOMMENDATION:

Approval

Conditions:

1. The storage may only be related to agricultural uses.
2. No retail use of the greenhouse.
3. All requirements of the County Building Inspection and Health Departments must be met.



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

1106 SECOND STREET, EUREKA, CALIFORNIA 95501

PHONE (707) 445-7491

Special Services: 3033 H Street
Eureka, CA 95501
445-7205 (707)

To Permittee:
Cisco Lunsford
P.O. Box 239
Loleta, CA 95551

November 3, 1981

No. 81210

In compliance with your request of Nov. 2, 1981,
and subject to all the terms, conditions and restrictions
written below or printed as general or special provisions
on any part of this form and/or attachments.

PERMISSION IS HEREBY GRANTED TO construct two asphalt concrete
driveway approaches in the form of a circular driveway from
Hawks Hill Road (CoRdNo 2H110) onto AP#308-231-02 as per attached
special and general provisions and Humboldt County Code Title
IV, Division 1, Chapter 1, pertaining to the protection and
control of County roads.

Specific Requirements: 1) The ingress approach shall be located
a minimum of 150' feet from the intersection of Table Bluff Rd.

This permit is to be strictly complied with and no work other
than that specifically mentioned above is authorized hereby.

The work specified in this Permit shall be completed by 3-1-82,
or an extension shall be applied for to complete
the work.

Please notify this office when the work is completed.

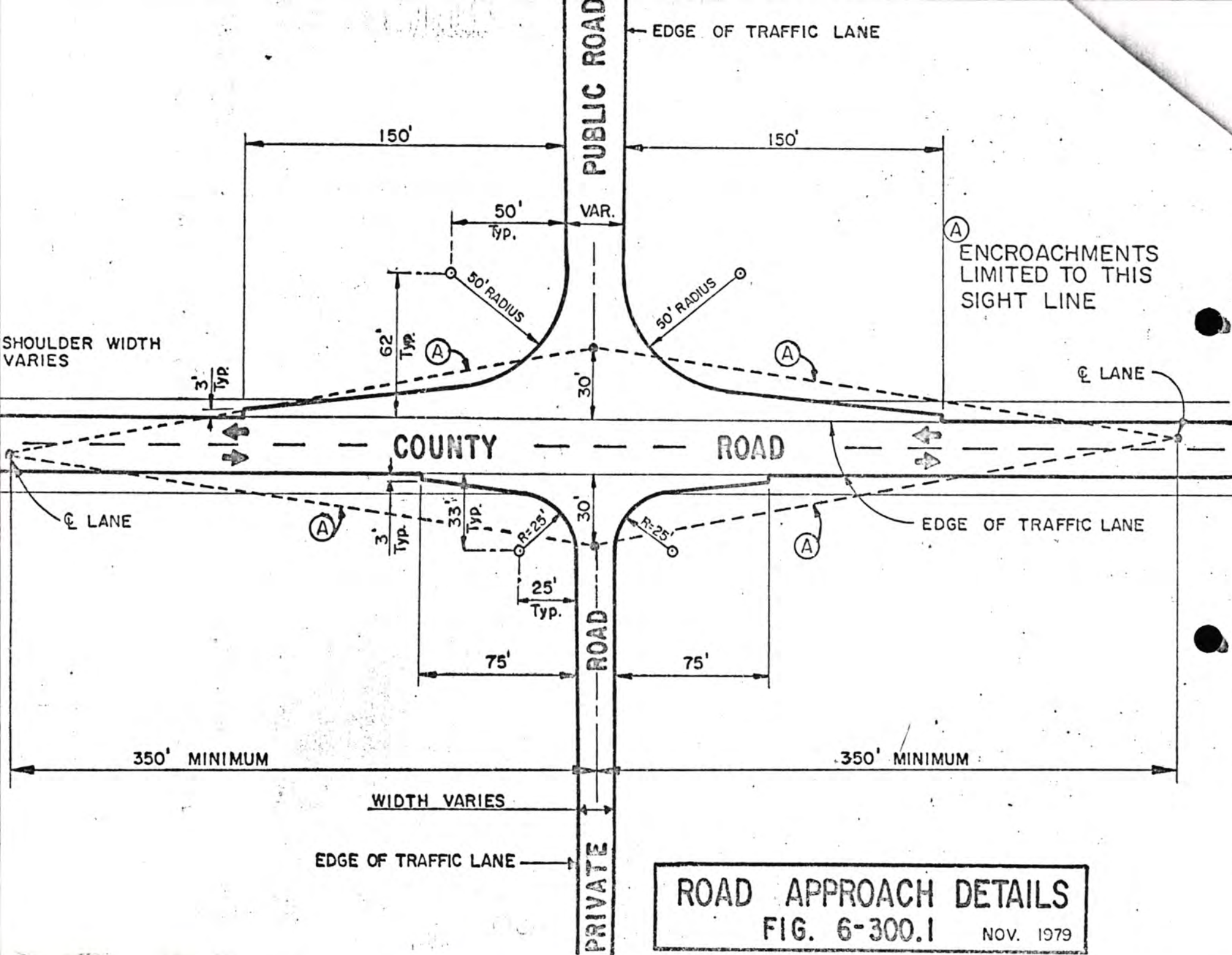
DEPARTMENT OF PUBLIC WORKS

BY Merrin Moe
SPECIAL SERVICES
3033 H Street, Eureka
445-7205 (707)

CC:'s

Jim Cook
Dale Clark (west side near the intersection of Table Bluff Rd.)
File/Field File (B-1)

Attachments



ROAD APPROACH DETAILS
 FIG. 6-300.1 NOV. 1979

PUBLIC SAFETY

1. The permittee in the conduct of work shall provide, erect, or maintain the lights, barriers, warning signs, and other safeguards necessary to protect the traveling public in accordance with Section 21406 of the California Vehicle Code. If at any time the Director finds that suitable safeguards are not being provided, the County shall provide, erect, and/or maintain the safeguards deemed necessary. The permittee shall reimburse the County for all expenses incurred by County providing, erecting and maintaining the safeguards deemed necessary by the Director of Public Works.

2. All work shall be planned and carried out so that there will be the least possible inconvenience to the traveling public. Permittee is authorized to place flagmen to stop and warn traffic for necessary protection to public safety, but traffic shall not be unreasonably delayed. Complete closure of the road shall not be permitted unless authorized in writing by the Director of Public Works.

6. Specific Agreements

LIABILITY

The permittee shall agree to indemnify and hold harmless the County and each of its officers and employees from any liability or responsibility for accident, loss, or damage to persons or property arising by reason of the work done by the permittee, or his agents, employees or representatives. The permittee shall, at his own expense, cost and risk, defend any and all actions, suits, or other legal proceedings that may be brought or instituted against the County, its officers or employees and pay or satisfy any judgment that may be rendered against the County and its officers or employees in any such action, suit, or legal proceedings arising by reason of the work done by the permittee, his agents, employees, or representatives.

SPECIAL PROVISIONS

1. In constructing the driveway, no equipment that will damage the surface of the roadway shall be used.
2. The driveway shall be located at least three feet from the side property line and at least three feet from the centerline of any utility facility such as fire hydrants, power poles, etc.
3. The driveway(s) shall intersect the County road at a 90 degree angle. Driveway grade shall not exceed two percent (2%) for the first 25 feet commencing from the edge of the traveled way of the County road, shall have a minimum of four inches of aggregate base, and shall be surfaced by means of a seal coat or two inches of type "B" asphalt concrete surfacing.
4. The driveway approach shall conform to the enclosed typical section for private driveway intersections.
5. Other conditions regarding Public Safety and Liability are included in the attached exhibits.
6. Specific requirements:

GENERAL PROVISIONS

This permit is issued in accordance with the Encroachment Permit No. 896 and any amendments thereof. This permit is revocable on notice of the Director of Public Works.

ACCEPTANCE OF PROVISIONS: It is understood and agreed by the Permittee that the performance of any work under this permit shall constitute an acceptance of the conditions and provisions relative to the permit.

NO PRECEDENT ESTABLISHED: This permit is granted with the understanding that this action is not to be considered as establishing any precedent on the question of the expediency of permitting any certain kind of encroachment to be erected within the right of way of County highways.

NOTICE PRIOR TO STARTING WORK: The Department of Public Works shall be notified 24 hours in advance of pouring concrete to permit inspection of subgrade and forms.

KEEP PERMIT ON SITE: This permit shall be kept at the work site and must be shown to any representative of the Grantor or any law enforcement officer on demand.

PROTECTION OF TRAFFIC: Adequate provision shall be made for the protection of the traveling public. Barricades shall be placed with amber lights at night, also flagmen employed, all as may be required by the County for the particular work in progress.

MINIMUM INTERFERENCE WITH TRAFFIC: All work shall be planned and carried out so that there will be the least possible inconvenience to the traveling public.

STORAGE OF MATERIAL: No material shall be stored within 8 feet from the edge of pavement or traveled way or within the shoulder line when the shoulders are wider than 8 feet, unless specifically authorized by this permit.

CLEAN UP: Upon completion of the work, all brush, timber, scraps and materials shall be entirely removed and the right of way left in as presentable a condition as before work started.

STANDARDS OF CONSTRUCTION: All work shall conform to the State of California Standard Specifications and County standards.

FUTURE MOVING OF INSTALLATION: It is understood by the Permittee that the installation authorized herein shall, upon demand of the Director of Public Works, be relocated by and at the sole expense of the Permittee whenever construction, reconstruction or maintenance on the highway may require such relocation. The Permittee must complete such relocation within the time specified in said demand.

CARE OF DRAINAGE: Permittee shall undertake such measures to prevent interference with established drainage as may be required by the Director of Public Works.

EXCAVATION: All excavation shall comply with the provisions of Chapter 3, Article 2, Section 320, of the Encroachment Permit Ordinance No. 896.

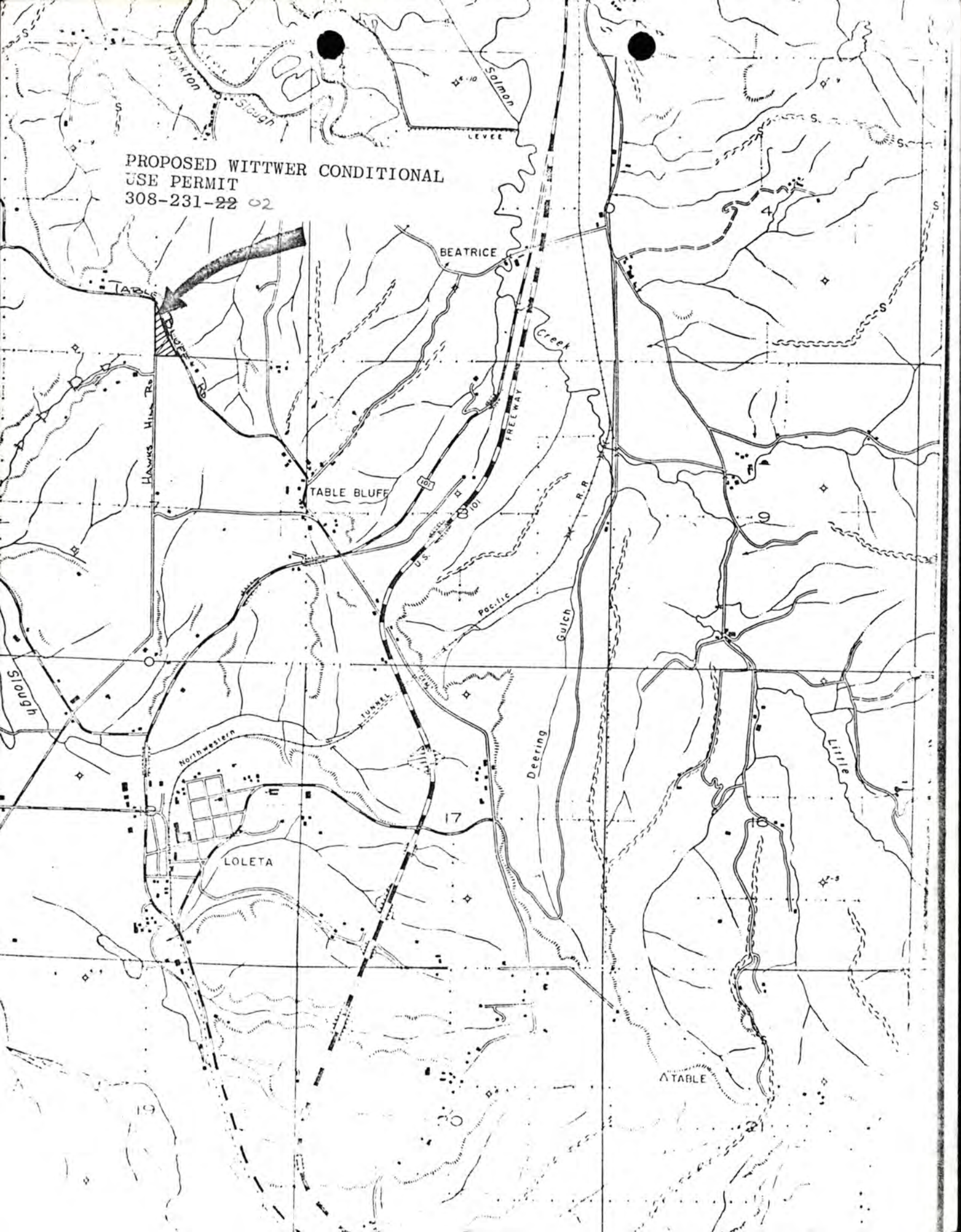
BACKFILL: Backfill in all trenches shall comply with the provisions of Chapter 3, Article 2, Section 321, of the Encroachment Permit Ordinance 896.

LOCATION: The shallowest portion of any pipeline or other facility shall be installed not less than 30 inches below the roadway surface, or one foot below the flow line of any drainage structure, pipe, ditch or creek.

CURB, GUTTERS AND SIDEWALKS: Shall comply with the provisions of Chapter 3, Article 3, of Encroachment Permit Ordinance 896 and any amendments thereof.

DEFAULT OF PERMITTEE: By applying for and obtaining a permit, the Permittee agrees that if the Permittee fails to comply with the terms of the permit, the County may elect to perform and complete the work by any method the Director deems appropriate. The Permittee shall reimburse the County for the full cost of the work at the then current Associated General Contractors' Cost Schedule for such work.

PROPOSED WITWER CONDITIONAL
USE PERMIT
308-231-22 02



BEATRICE

TABLE BLUFF

LOLETA

TABLE

19

17

Slough

Haines Hill Tr

Hobson Slough

Salmon Creek

FREEWAY

U.S.

Pacific

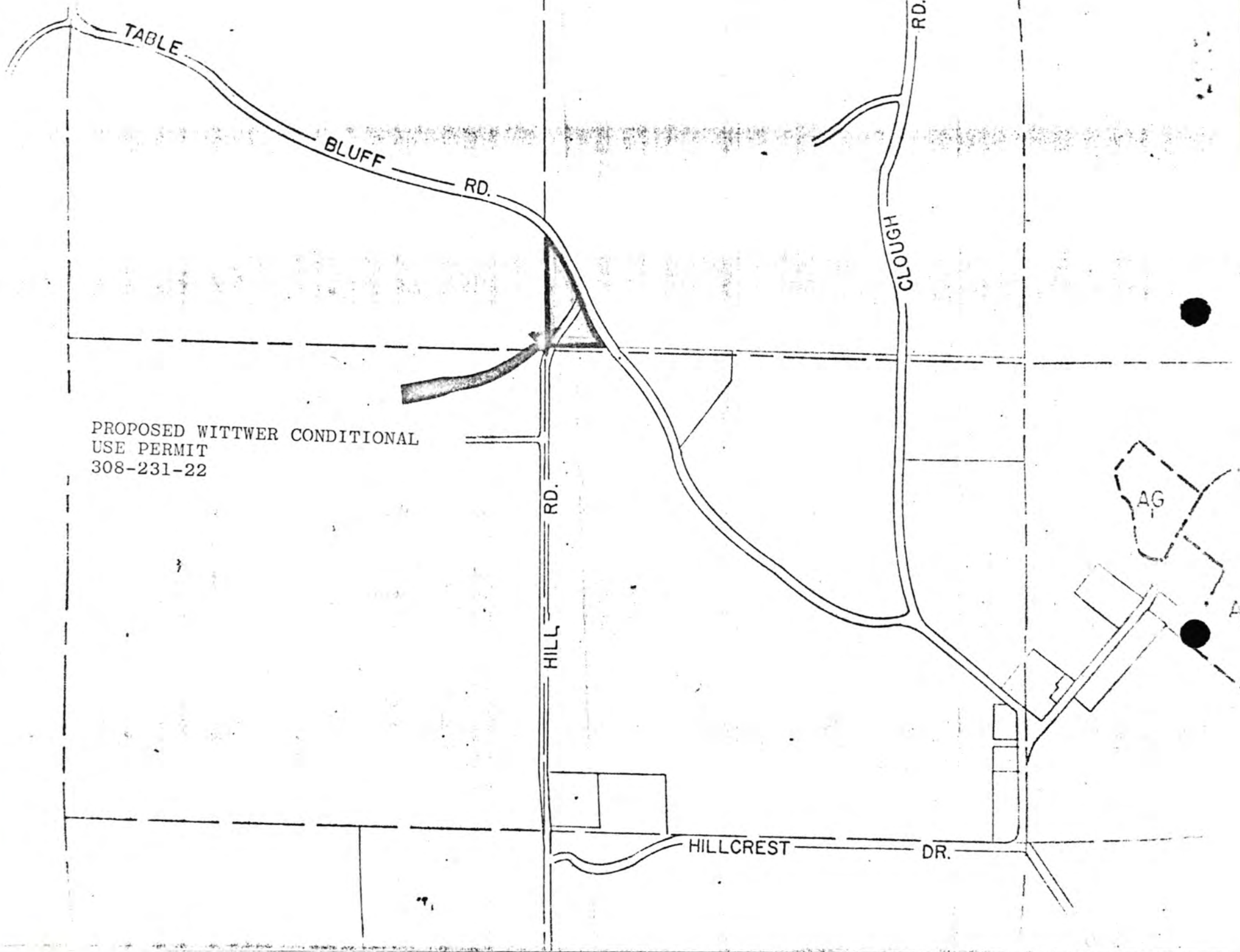
Deering

Gulch

R.R.

TUNNEL

LEVEE



PROPOSED WITWYER CONDITIONAL
USE PERMIT
308-231-22

AG

HILLCREST DR.

HILL RD.

TABLE

BLUFF

RD.

RD.

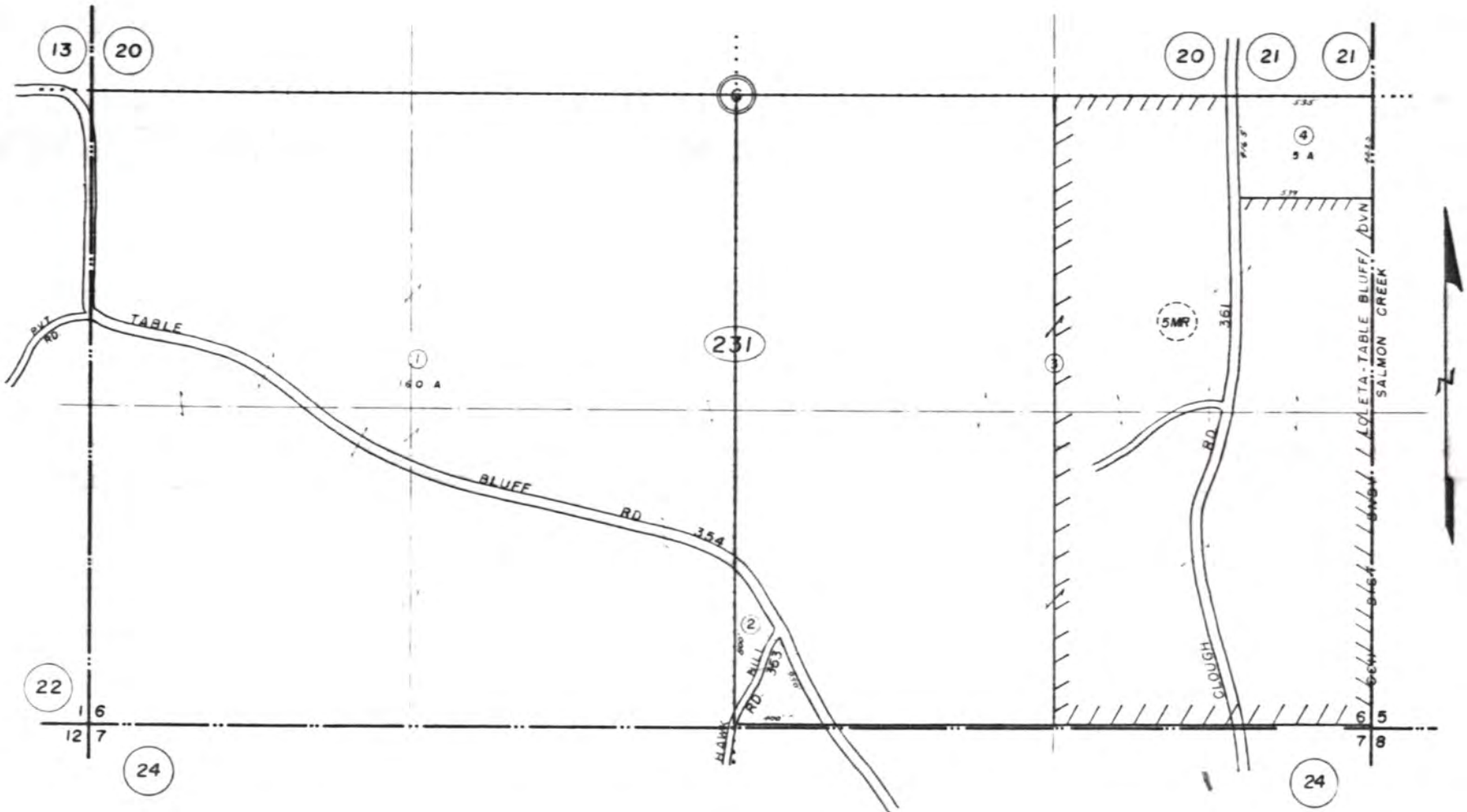
CLOUGH

THIS IS NOT AN OFFICIAL MAP
FOR IDENTIFICATION PURPOSES ONLY
HUMBOLDT COUNTY ASSESSOR
NOT TO SCALE

PTN S 1/2 SEC 6 3N 1W

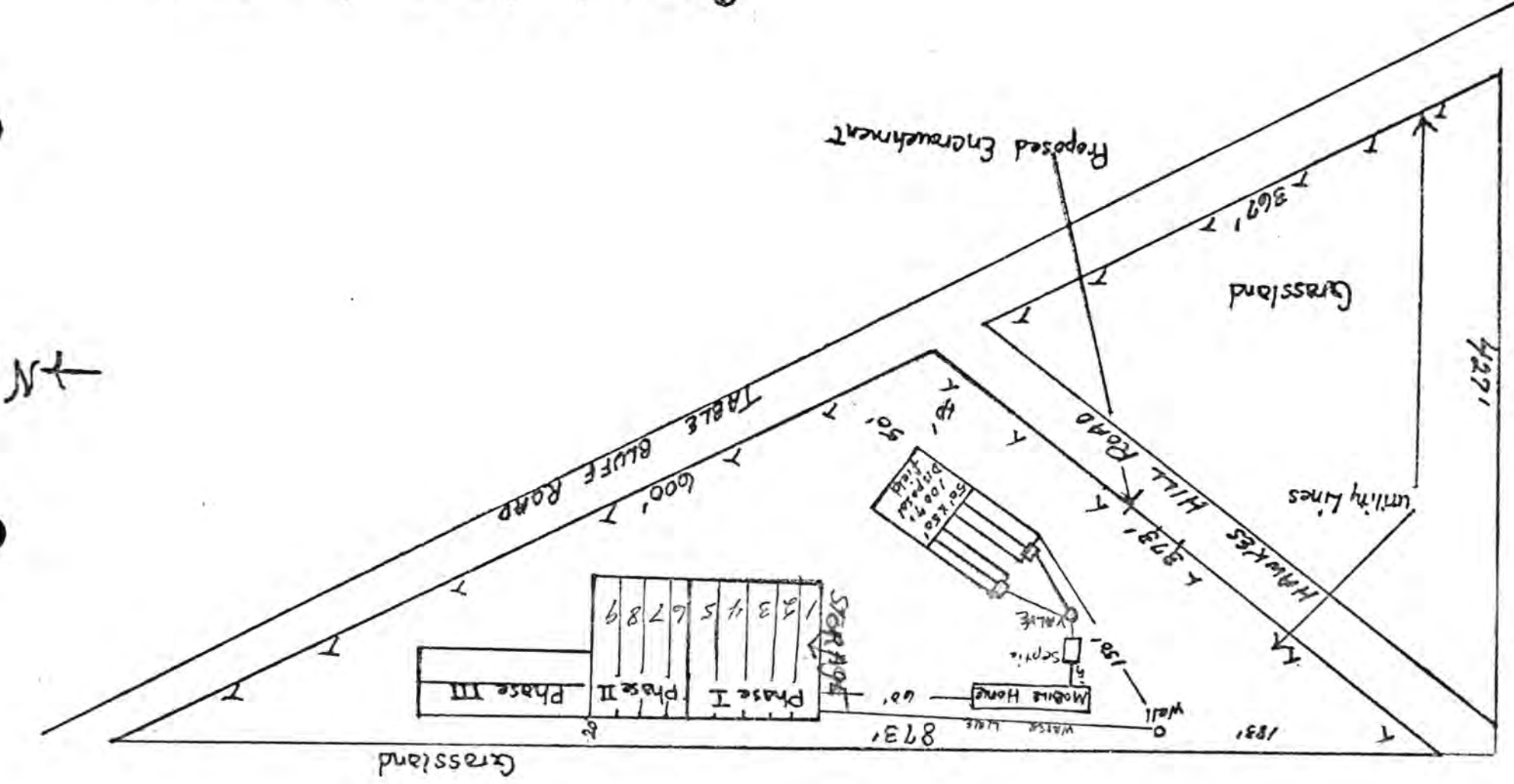
308-23
T.C.A. 109-06
1" = 400'

NOTE: EXCLUDED PTN OF SE 1/2 IS 165 FT WIDE.



H

Cisco & Arrow WUKSFORD
 AP # 308-231-02
 Box 239
 Loma, California 95551





PLANNING DEPARTMENT
COUNTY OF HUMBOLDT
3015 H STREET EUREKA, CALIFORNIA 95501
PHONE (707) 445-7541

September 17, 1981

J.R. Wittwer
2440 Frank Ave.
Eureka, CA 95501

Re: Wittwer Conditional Use Permit - Table Bluff
AP#308-231-02

Dear Mr. Wittwer,

The Humboldt County Planning Department has prepared a Negative Declaration on the proposed project listed above. A copy of the completed Negative Declaration is enclosed for your records. A Negative Declaration is an official document which means that your project, as proposed, will not have a significant detrimental effect on the environment.

Following the posting of the public notice regarding this project and the expiration of the public review period, the project will be released to the project decision-maker for appropriate review and action. You will be receiving notification when such action is taken.

Sincerely,

HUMBOLDT COUNTY PLANNING DEPARTMENT

Stanley R. Mansfield
Planning Director

Stan Gold

Stan Gold
Planner II

SG/sh

Attachments

HUMBOLDT COUNTY PLANNING DEPARTMENT
520 E Street, Eureka, California 95501
Telephone (707) 445-7541

INITIAL STUDY _____ 9/17/81
 NEGATIVE DECLARATION _____ 9/17/81
 NOTICE OF COMPLETION _____
 STAFF REPORT _____
 PROJECT CHECK SHEET _____

APPLICANT: WITTWER, J.R.

ADDRESS: 2440 Frank Ave.
Eureka, CA
95501

PHONE: 443-3033

OWNER: SAME

ADDRESS:

PHONE:

AGENT: NONE

ADDRESS:

PHONE:

ZONE: U (Unclassified)

AREA: Table Bluff

ASSESSOR'S PARCEL NO.: 308-231-02

TAX CODE AREA:

PROJECT TITLE: WITTWER CONDITIONAL USE PERMIT

PROJECT DESCRIPTION: To allow for the construction of a 18'x 98' greenhouse to be used for storage purposes until the initiation of an agriculture land use on the site.

GENERAL PLAN DESIGNATION: The Fortuna Area General Plan designates this area as Exlusvie Agriculture (20 acre minimum).

INITIAL STUDY CONTENT: Vicinity map, Assessor's Parcel Map, environmental information, correspondence

INITIAL STUDY PREPARED BY:

OTHER PERMITS REQUIRED:

ENVIRONMENTAL CRITERIA:

This project is categorically exempted from the provisions of the California Environmental Quality Act as per Class No. _____. No further environmental review is necessary.

It has been determined, after review and evaluation, that the proposed project conforms to the County of Humboldt planning and implementation documents and will not have a significant effect on the environment.

The material supporting the above findings is contained in the Initial Study and evaluation conducted by the Humboldt County Planning Department, 520 "E" Street, Eureka, California, Telephone (707) 445-7541. Copies of documents related to the evaluation of the project are available for review at the above location.

Written comments will be received by this office until September 29, 1981.
The date of this declaration is September 17, 1981. Further processing of appli-
cable project permits will not begin prior to September 29, 1981.

- I. WITTWER CONDITIONAL USE PERMIT - TABLE BLUFF
AP#308-231-02
Case #CUP-73-81
Owner: J.K. Wittwer
Action: Negative Declaration authorized

JUSTIFICATION FOR NEGATIVE DECLARATION:

1. The project is consistent with the zoning classification of Unclassified (U) and with the General Plan designation of Exclusive Agriculture (1 unit per 20 acres).
2. The Initial Study indicated that there will be minimal grading required for the project.
3. According to the Initial Study there is no flooding on-site.
4. The project site has frontage on Table Bluff Road and Hill Road both County maintained roads.

SG/sh

RECORDING REQUESTED BY
HUMBOLDT LAND TITLE COMPANY

2060
RECORDED AT REQUEST OF
Humboldt Land Title Co.
VOL. 1657 OFFICIAL RECORDS PG 390

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO
NAME Mr. & Mrs. Cisco Lunsford
ADDRESS P.O. Box 239
CITY & STATE Loleta, CA 95551

Nov 3 3 28 PM 1981

HUMBOLDT COUNTY RECORDS
GRACE JACKSON, RECORDER
B. Taylor DEPUTY
FEE \$ 5.00

TAX COLLECTED BY *lr*

SPACE ABOVE THIS LINE FOR RECORDER'S USE
DOCUMENTARY TRANSFER TAX \$ 20.90 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED. OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE XXX



HUMBOLDT LAND TITLE CO.
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX. FIRM NAME

Grant Deed

A.P. No. 308-231-02

ORDER NO. 56561-CD THIS FORM FURNISHED BY HUMBOLDT LAND TITLE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
J. ROY WITTWER and FRAE WITTWER,
husband and wife, as joint tenants

hereby GRANT(S) to

CISCO LUNSFORD and CAROL LUNSFORD,
husband and wife, as joint tenants

the following described property in the unincorporated area,
County of Humboldt, State of California:

More particularly described on Schedule "A" attached hereto
and incorporated herein by reference thereto, as though fully
set forth herein.

Dated October 30, 1981

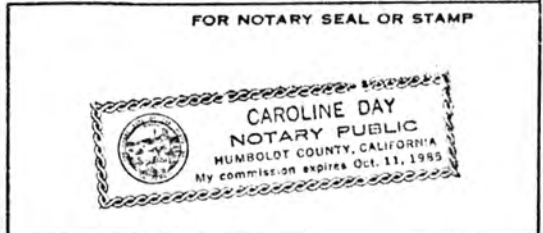
J. Roy Wittwer
J. Roy Wittwer
Frae Wittwer
Frae Wittwer

STATE OF CALIFORNIA }
COUNTY OF Humboldt } SS.

On 10-30-81 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared J. Roy Wittwer and
Frae Wittwer

known to me
to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same.

Caroline Day
Signature of Notary



SCHEDULE "A"

COMMENCING on the Quarter Section line at a point 1 rod North from the Southwest corner of the Southeast Quarter of Section 6, Township 3 North, Range 1 West, Humboldt Meridian; thence East parallel with the South line of said Section 400 feet, more or less to the County Road leading from Table Bluff to the Light House; thence Northerly following said Road 950 feet more or less to the West line of the Southeast Quarter of said Section; thence South on the Quarter Section line 800 feet more or less to the place of beginning.

EXCEPTING THEREFROM 50% of all oil, gas, minerals and other hydrocarbon substances in and under that portion of said land beginning 500 feet below the surface thereof, but without the right of surface entry, as reserved by Claude Barkdull, et al, in Deed recorded May 19, 1981 as Recorder's Serial No. 9228, Humboldt County Records.

Dated October 30, 1981

STATE OF CALIFORNIA }
COUNTY OF Humboldt } SS.
On 10-30-81 before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Roy Wittwer and Frae Wittwer

J. Roy Wittwer
Frae Wittwer
Frae Wittwer

_____ known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.
Caroline Day
Signature of Notary

FOR NOTARY SEAL OR STAMP
CAROLINE DAY
NOTARY PUBLIC
HUMBOLDT COUNTY, CALIFORNIA
My commission expires Oct. 11, 1985