



# CITY OF BLUE LAKE

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## STAFF REPORT

**DATE:** June 16, 2017

**APPLICATION #:** 025-071-012/2017

**APPLICANT:** Diana Hudson

**PROPERTY OWNER:** Walter Cook

### **PROJECT DESCRIPTION:**

The project is a Site Plan Approval application for construction of a two-story duplex located on an approximately 6,600 s.f. parcel on Railroad Avenue. The first floor unit will be 798 square feet and will have two bedrooms and one bathroom. The second floor unit will be 641 square feet and will have two bedrooms and two bathrooms. The duplex will be located on the rear portion of the property, and new landscaping and a walkway will be installed between the front of the structure and the front property line. The existing mobile home on the property is proposed to be removed to comply with the density requirements (1 residential unit per 2,500 square feet) of the Mixed-Use Zone. For additional information about the project, see the attached Project Description, Site Plan, Floor Plans, Architectural Elevations, and Landscaping Plan.

**PROJECT LOCATION:** 221 Railroad Avenue

**ASSESSORS PARCEL #:** 025-071-012

**ZONING:** Mixed-Use (MU)

**GENERAL PLAN DESIGNATION:** Mixed-Use (MU)

### **ENVIRONMENTAL REVIEW:**

Categorically exempt per CEQA Guidelines Section 15303 (Class 3) allowing the construction and location of limited numbers of new, small facilities or structures including a duplex or similar multi-family residential structure, totaling no more than four dwelling units.

## **SITE CHARACTERISTICS/HISTORY:**

The project site is approximately 6,600 s.f. and is relatively flat. The project site currently contains a mobile home and two accessory structures. The project site is located in the Blue Lake Downtown area and is surrounded by primarily residential development with some scattered commercial uses. The property is bound to the northwest by parcel 025-071-004 (211 Railroad Avenue) and to the northeast by an alley that provides access between “E” and “F” Streets. The property is bound to the southwest by Railroad Avenue and to the southeast by parcel 025-071-013. All utilities are adjacent to and available to service the project site. The property contains a drainage inlet in the western corner along the Railroad Avenue frontage. Vehicular access for the site is off of the alley at the rear of the property.

Parcel 025-071-004 (211 Railroad Avenue), to the northwest of the project site, currently contains a single-family residence that was previously used as the office for Big Oil & Tire Company. The site was also previously used as a gas station with two 10,000-gallon underground storage tanks (USTs), a pump island, and associated underground piping. The USTs and pump island were located beneath what is now the concrete driveway of the residence at the site. The tanks reportedly contained both gasoline and diesel throughout their operable years. The USTs, pump island, and associated piping were removed in March 1998. Semi-annual groundwater monitoring at the site is ongoing, as requested by the Humboldt County Division of Environmental Health (DEH).

## **STAFF COMMENTS:**

This project was sent out for referral to the City Manager/Public Works Department, Building Inspector, City Engineer, Volunteer Fire District, and Humboldt County Division of Environmental Health (DEH).

### City Manager/Public Works Department

The City Manager/Public Works comments addressed the following issues: 1) removal of the existing trailer on the project site; 2) adequacy of parking for the project and need for a pathway from the property frontage to the proposed duplex; 3) verification of the width of the alley at the rear of the project site; and 4) use of the alley as the primary vehicular access for the project.

**Issue #1:** The project site is zoned Mixed-Use (MU) which allows a residential density of 1 unit per 2,500 s.f. Since the project site is 6,600 s.f., the MU Zone allows the development of two units on the property. In order to permit a duplex on the property, the existing trailer will have to be removed to meet the density requirements of the MU Zone. As such, a condition of approval has been included requiring the applicant to remove the trailer on the property prior to issuance of the certificate of occupancy by the Building Department.

**Issue #2:** Currently, off-street parking for the existing trailer on the property is provided from the alley at the rear of the property. As shown on the Plot Plan (dated 05/24/17), the applicant is proposing to provide two off-street parking spaces that will also be accessed off of the alley at the rear of the property. Per Section 610 (Off-Street Parking Facilities) of the Zoning Ordinance, two off-street parking spaces are required for each dwelling unit with two or more bedrooms. The proposed units will each have two bedrooms and, therefore, four off-street parking spaces would typically be required for the project. If two of the off-street parking

spaces are waived for the project, the future residents will most likely park on the street in front of the property (see additional discussion under the Zoning Ordinance section). The property frontage along Railroad Avenue is approximately 60 feet wide which provides three on-street parking spaces in front of the project site (see additional discussion under Zoning Ordinance discussion). As shown on the Plot Plan, a pedestrian walkway will be installed that will provide access between the on-street parking and the proposed duplex.

**Issue #3:** The typical alley width in the City of Blue Lake is 20 feet. During meetings with the applicant, concern was expressed that the alley at the rear of the project site may have been encroached on over the years through the development of fencing along the alley. A site visit was conducted by City Staff on 06/14/17 to determine the width of the alley between the fence lines on either side. It was observed that the alley is currently approximately 20 feet between the fence at the rear property line of the project site and the adjacent fence line across the alley.

**Issue #4:** As discussed above under Site Characteristics/History, vehicular access for the project site is off of the alley at the rear of the property. This project proposes to continue this circulation pattern. Since it is only proposed to provide two off-street parking spaces off of the alley, vehicle trips would not be substantially different than what has previously occurred to access the project site.

#### Building Inspector

The Building Inspector's comments addressed several issues including: 1) a building permit will be required for the proposed construction; 2) a fire suppression sprinkler system will be required for the duplex; 3) site drainage shall not impact adjoining properties; and 4) soil disturbance shall require a site specific evaluation. To ensure these requirements are met, a general condition of approval has been included requiring the applicant to meet all requirements of the Building Department. As shown on the Landscaping Plan submitted by the applicant, stormwater from roof runoff and the two off-street parking spaces is proposed to be directed to a series of detention basins that are designed to overflow to the drainage inlet in the western corner of the property. This stormwater system design will increase on-site stormwater infiltration and provide pre-treatment of stormwater prior to discharge to the City's stormwater system.

#### City Engineer

The City Engineer's comments addressed several issues including the following: 1) access to the proposed duplex from Railroad Avenue; 2) off-street parking spaces proposed within setback areas; 3) proposed location of public utilities; 4) existing utility pole in the center of the project site needing relocation; and 5) grading of the site shall allow drainage patterns to match or improve upon existing drainage conditions.

**Issue #1:** As shown on the Plot Plan, a pedestrian walkway will be installed that will provide access between the on-street parking and the proposed duplex.

**Issue #2:** Off-street parking spaces are not subject to the setback requirements applicable to buildings or structures. As such, off-street parking may occur within setback areas of sufficient width and length to meet the requirements for parking space dimensions.

**Issue #3:** Improvement plan level detail, including the location of existing and proposed utility infrastructure, is not required on the plans submitted for a Site Plan Approval application. This information is required to be submitted as part of the Building Permit application.

**Issue #4:** The project applicant will work with applicable utility providers on the relocation of the utility pole in the central part of the site. The pole will need to be relocated in compliance with the requirements of the utility providers which may include the development of additional utility easements on the property. A condition of approval has been included requiring the applicant to comply with all requirements of applicable utility providers concerning the relocation of the utility pole in the central portion of the project site.

**Issue #5:** As shown on the Landscaping Plan submitted by the applicant, stormwater from roof runoff and the two off-street parking spaces is proposed to be directed to a series of detention basins that are designed to overflow to the drainage inlet in the western corner of the property. This stormwater system design will increase on-site stormwater infiltration and provide pre-treatment of stormwater prior to discharge to the City's stormwater system.

#### Blue Lake Volunteer Fire Department

The Volunteer Fire Department comments addressed access to the proposed duplex which will be located on the rear portion of the project site. The Fire Chief determined that the site could be adequately served with fire protection services from Railroad Avenue. A general condition of approval has also been included requiring the applicant to meet all requirements of the Volunteer Fire Department.

#### Humboldt County Division of Environmental Health

The County Division of Environmental Health (DEH) comments addressed petroleum hydrocarbon contamination on parcel 025-071-004 (211 Railroad Avenue) to the northwest of the project site. As explained in their comments, two soil borings were previously installed on the project site (APN 025-071-012) to determine if the contamination from parcel 025-071-004 had spread into the soils at the site. The results of the testing determined that the soil contamination is restricted to the boundaries of parcel 025-071-004. As such, County DEH stated that the potential for soil contamination at the project site from the adjacent parcel is negligible. However, their comments did indicate that there is a potential for groundwater contamination at the project site. As such, County DEH recommended the following in relation to any groundwater encountered during the proposed construction activity: *"If water is encountered and removed (for example pumped from a trench), it should be contained, sampled, and properly disposed of. In no case should groundwater be allowed to concentrate on the ground surface or discharge directly to a storm drain."* This recommendation has been included as a condition of approval for the project.

#### **GENERAL PLAN:**

The project site has a General Plan Designation of Mixed-Use (MU). The purpose of the Mixed-Use Designation as stated in the Land Use Section of the General Plan Land Use Element is *"...to allow for the compatible and beneficial mixture of residential and commercial uses in a single structure or on a single or multiple sites. Mixed Use districts are designed to achieve a convenient business and residential environment in areas where multiple activities and an increased degree of pedestrian orientation are considered desirable. This designation is intended for areas which are suitable for a mixture of commercial and residential land uses such as the City Center area and properties which*

*front on Blue Lake Boulevard. Typical highway commercial/fast food/chain store or preset architecture is incompatible with this designation.”* The project proposes development of a duplex in the Mixed Use Zone that will result in the redevelopment of an underutilized property in the City Center area. As such, the proposed project is determined to be consistent with the purposes of the MU Zone.

The Blue Lake Housing Element was last revised and adopted by the Blue Lake City Council on 09/22/09. We are currently in the 5<sup>th</sup> Housing Element planning cycle which began in 2014 and ends June 30, 2019. Blue Lake was allocated 11 housing units, as its share of the regional housing need, during the 5<sup>th</sup> planning cycle. This project proposes construction of a duplex. This project will help Blue Lake achieve its housing allocation by providing two housing units that can serve moderate income households. As such, the proposed project is determined to be consistent with the Blue Lake General Plan Housing Element which includes goals and policies designed to assist the City in meeting its share of the regional housing need.

### **ZONING ORDINANCE:**

The project site has a Zoning Classification of MU (Mixed-Use) which is contained in Section 411 of the Blue Lake Zoning Ordinance. As stated in Section 411: *“The Mixed-Use Zone is intended to allow for the compatible and beneficial mixture of residential and commercial uses in a single-structure or on a single or multiple sites in a manner consistent with the City’s General Plan Goals and Policies...Residences in the Mixed-Use Zone provide housing near sources of employment or commercial and professional services – an alternate to exclusively residential zones.”* This project proposes construction of a two-story duplex. In the Mixed-Use (MU) Zone, the proposed use is principally permitted per Section 411(A)(1)(a) which states: *“The Residential Dwelling Units for the Four or Fewer Families Use Type includes single family dwellings, secondary dwelling units, and two, three, or four-family dwellings at a maximum density of 1 unit per 2,500 square feet of lot area and maximum ground coverage of 60% of lot area...Such dwellings can include condominiums, duplexes, town houses, apartment buildings, or secondary dwelling units.”*

### Site Plan Approval

As described above, the project site is zoned Mixed-Use (MU). Site Plan Approval per Section 625 of the Zoning Ordinance is required for new construction in the MU Zone. Section 625(F) of the Zoning Ordinance lists the ‘principals to be followed’ for Site Plan Approval. Section 625 states, *“Areas of aesthetic and site plan consideration shall include, but are not necessarily limited to the following:*

- 1. Review of buildings or structures for scale, mass, proportion, use of materials, relationship to adjacent elements, and relationship to the community as a whole.*
- 2. Review of proposed exterior color and material application with relationship to adjacent architectural or natural elements.*
- 3. Review of proposed location, height, and materials of walls, fences, hedges, and screen plantings to insure harmony with adjacent development or to conceal storage area, utility installations, or other unsightly development. The planting of ground cover or other surfacing to prevent dust and erosion. The unnecessary destruction of existing healthy trees and woody vegetation.*

4. *Review of location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures, in relation to traffic hazards and the appearance and harmony with the environment.*
5. *Review of location, height, and material of walls, fences, hedges and screen plantings.*
6. *Review of site layout considering the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.*
7. *Review of the effect of the site development plan on traffic conditions on abutting streets. The layout of vehicular and pedestrian entrances, exists, drives, and walkways. The adequacy of off-street parking facilities to prevent traffic congestion. The location, arrangement, and dimensions of truck loading and unloading facilities. The circulation patterns within the boundaries of the development. The surfacing and lighting of off-street parking facilities.*
8. *Review of the effect of the site development plan on the adequacy of storm and surface water drainage.*
9. *Review of the location, height, size, wattage, and shielding of outdoor lighting.*
10. *Nothing contained herein shall be construed as restricting or curtailing any of the powers of the Planning Commission of the City of Blue Lake.”*

#### Density

The maximum density allowed in the MU zone is “...a maximum density of 1 unit per 2,500 square feet of lot area.” This project proposes two dwelling units which would require a minimum 5,000 s.f. lot size. The lot size is approximately 6,600 s.f. and therefore the proposed project meets the density requirements of the MU zone.

#### Ground Coverage

The maximum ground coverage requirement in the MU zone states: “...maximum ground coverage of 60% of lot area.” The proposed building will cover approximately 800 s.f. of the project site and the total lot size is approximately 6,600 s.f. This would result in a building coverage of approximately 12.1% which is well below the requirements of the zone.

#### Setbacks

The setback requirements in the MU zone state the following:

*“Front yard: 15 feet for residences, except when combined with commercial structures, and 2 feet where off-street parking is provided on the side or rear.*

*Side yard: 4 feet, except where adjoining property owner agrees to less and design elements support use of reduced setbacks.*

*Rear yard: 20% of depth to a maximum of 20 feet for residences, except when combined with commercial structures, and 10 foot minimum for commercial structures.”*

As shown on the Plot Plan, the proposed duplex is located well over 15 feet from the front property line and is located a minimum of 12 feet from the side property lines. For properties that do not have an alley along the rear property line, the rear yard setback requirement is 20% of lot depth to a maximum of 20 feet. If the project site was not adjacent to an alley, the required rear yard setback would typically be 20 feet based on its depth. Section 617 (Yards) of the Zoning Ordinance allows the use of half the width of any alley, but not exceeding 10 feet, as a portion of the required rear yard setback. The alley at the rear of the project site is 20 feet wide, and 10 feet of the alley may be used to provide the required rear yard setback. As such, the rear yard setback for the proposed duplex is 10 feet. As shown on the Plot Plan, the duplex is proposed to be setback 10 feet from the rear property line. As designed, the proposed duplex meets the setback requirements of the Zoning Ordinance

As shown on the Plot Plan, it is proposed to construct a staircase off the rear wall of the duplex into the rear yard setback area. Per Sections 617(A)(2) and 617(D) of the Zoning Ordinance, a staircase may extend beyond the rear wall “...a distance of not exceeding four (4) feet and six (6) inches...” As shown on the Plot Plan, the staircase will be approximately 4 feet off the rear wall. As proposed, the staircase meets the setback requirements of the Zoning Ordinance.

#### Building Height

The maximum building height requirement in the MU zone states: “*Maximum building height, 35 feet, not exceeding two (2) stories.*” The definition of “height of building” in the Zoning Ordinance states: “...the vertical distance from the “Grade” to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.” As shown on the elevations, the duplex is proposed to be 22’9” feet in height which is well below the requirement of the zone.

#### Off-Street Parking

Off street parking requirements are specified in Section 610 (Off-Street Parking Facilities) of the Zoning Ordinance. Section 610 requires two (2) parking spaces for “...each dwelling unit containing more than one bedroom.” The proposed units will each have two bedrooms and, therefore, four off-street parking spaces would typically be required for the project. As shown on the Plot Plan (dated 05/24/17), the applicant is proposing to provide two off-street parking spaces that will also be accessed off of the alley at the rear of the property.

Section 610(B)(4) of the Zoning Ordinance allows the City Planner to waive off-street parking spaces otherwise required if certain criteria can be met. This project meets two of these criteria which include: 1) the architectural and landscaping amenities that would be displaced by parking; and 2) the proximity to a bus stop or other alternative transportation facilities. The applicant has located the proposed duplex towards the rear of the property so that landscaping and open space areas can be developed between the duplex and the front property line. If the duplex were moved forward to allow additional room for off-street parking off the alley, this would eliminate some of the space available for landscaping and open space. The closest bus stop to the project site is an approximately 500-foot walk from the rear of the property where the duplex will be located. This distance would be considered to be in close proximity to the project site. In addition, the property frontage along Railroad Avenue is approximately 60 feet wide which provides three on-street

parking spaces in front of the project site. For this project, Planning Staff is proposing to waive two (2) off-street parking spaces per Section 610(B)(4) for the following reasons: A) the provision of the two additional off-street parking spaces would displace landscaping and open space amenities proposed for the front portion of the property; B) the project site is less than 500 feet from the nearest bus stop which is located at City Hall; and C) three on-street parking spaces exist along the Railroad Avenue frontage of the project site.

### Landscaping

Landscaping requirements are specified under Section 624 of the Zoning Ordinance. Section 624(B)(1) states, “*A portion of the site visible from the street and comprising not less than ten (10) percent of the site area shall be landscaped with plant materials suitable for ornamenting the site. Developments proposing to landscape with drought tolerant and/or local plant species shall be allowed a reduced site area landscaping requirement of six (6) percent, except in the Residential Multiple Family (R-3) Zone and for mobile home parks and multi-family residential development consisting of four (4) or more units.*” The applicant’s landscaping consultant, Miller Farms, stated it is proposed to plant approximately 4,000 s.f. of landscaping on the project site. The proposed landscaping will cover approximately 60% of the project site. The landscaping is proposed to occur adjacent to the proposed duplex and in the central and front portions of the property. The proposed plantings will include a variety of edible and non-edible species. Edible species will include, but are not limited to, blueberries, artichokes, and kiwi vines. Non-edible species will include, but are not limited to, jasmine, Japanese maple, and bamboo which would be contained with a root guard. As designed, the proposed landscaping meets the requirements of the Zoning Ordinance.

### **CITY PLANNER RECOMMENDATION:**

If the Planning Commission wishes to approve this project application, then specific findings that the project is consistent with the City's General Plan and Zoning Ordinance should be made. Conditions of approval, addressing the issues contained herein and in the referral letters, should be required.

Staff recommends approval of the project, as submitted with the following Conditions of Approval:

1. Applicant shall reimburse the City for all fees involved in processing this application, prior to issuance of the building permit. Applicant shall reimburse the City for all fees involved in ensuring compliance with the project’s conditions of approval, prior to issuance of the certificate of occupancy.
2. Approval is for the project as defined in the Project Description (received 05/24/17) and illustrated on the Plot Plan (dated 06/16/17) and Architectural Elevations (dated 06/16/17) that are attached to this staff report. Any substantial changes or modifications may require an amendment to this Site Plan Approval application.
3. The applicant shall remove the existing trailer on the property prior to the issuance of the certificate of occupancy by the Building Department.
4. The applicant must meet all requirements of the various City Departments and other agencies including, but not limited to, the City Manager, Public Works Department, City Engineer, and Blue Lake Volunteer Fire Department.

5. The applicant must meet all requirements of and obtain all required permits from the Building Department for the proposed improvements.
6. The applicant and their contractor must comply with the following requirement as described in the 06/01/17 e-mail from Mark Verhey of the Humboldt County Division of Environmental Health (DEH) which states, *“If water is encountered and removed (for example pumped from a trench), it should be contained, sampled, and properly disposed of. In no case should groundwater be allowed to concentrate on the ground surface or discharge directly to a storm drain.”*
7. The applicant shall comply with all requirements of applicable utility providers (e.g., Pacific Gas & Electric) concerning the relocation of the utility pole in the central portion of the project site. This may require the development of additional utility easements on the property.

Project Description:

This project proposal concerns the lot at 221 Railroad Ave., Blue Lake, to build a two story, two bedroom duplex.

The upstairs unit has two bedrooms and two bathrooms, and the downstairs unit unit has two bedrooms and one bathroom.

The duplex is placed closer to the back of the lot, for more landscaping benefit and ease of access, from the two parking spaces near the alley behind the lot.

This duplex complies with the zoning of multi-use.

I have contacted Michael of Atlas Engineering, and he has agreed to review and certify the grading, sewer, water, and fire safety plans, per code.

PGE has already come out to identify gas lines.

Doug Deppe, the landscape architect for Miller Farms is designing and developing the landscaping.

Tom Hinz is the draftsman. Tom is the contact person/liaison as needed for questions you may have.

I plan to begin construction upon approval of this project and seeing the proper building permits.

The licensed general contractor for the project is Jeff Malast, who also lives in Blue Lake.

This property is currently in escrow, to close by the time of the planning review June 19.

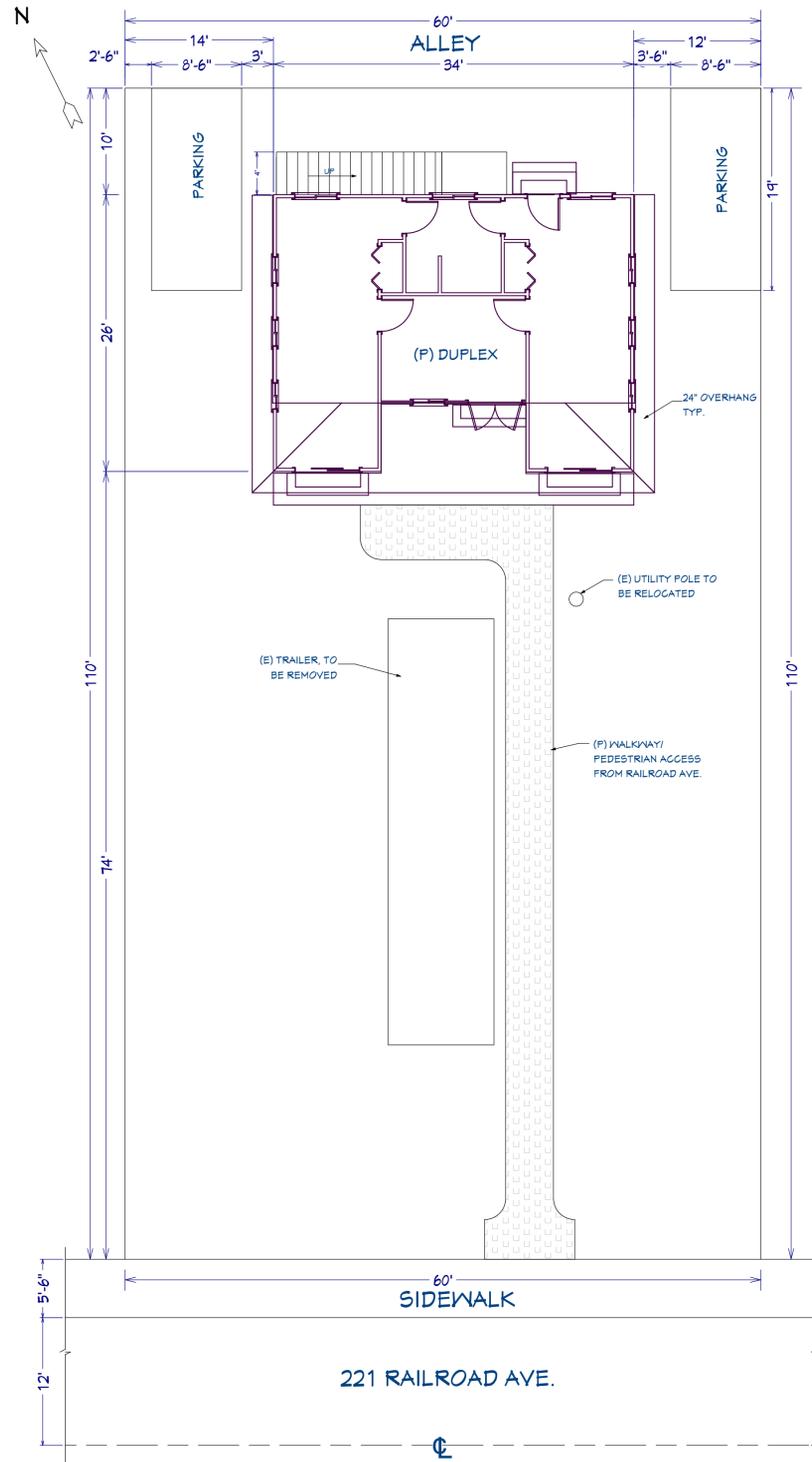
Thank you for your consideration.

Sincerely

Diana Hudson

(Residing at 231 Railroad Ave., Blue Lake; phone 510-898-8819.)

Email: [dianaLhudson@gmail.com](mailto:dianaLhudson@gmail.com)



**CONSTRUCTION NOTE:**  
 IF WATER IS ENCOUNTERED AND REMOVED (FOR EXAMPLE PUMPED FROM A TRENCH), IT SHOULD BE CONTAINED, SAMPLED, AND PROPERLY DISPOSED OF. IN NO CASE SHOULD GROUNDWATER BE ALLOWED TO CONCENTRATE ON THE GROUND SURFACE OR DISCHARGED DIRECTLY TO A STORM DRAIN.

**PLOT PLAN**  
 SCALE: 1/8" = 1'-0"

Layout Page Table		
Label	Title	Comments
A1	PLOT PLAN	
A2	(P) FLOOR PLAN	
A3	(P) ELEVATIONS & SECTIONS	
A4	PERSPECTIVE VIEWS	

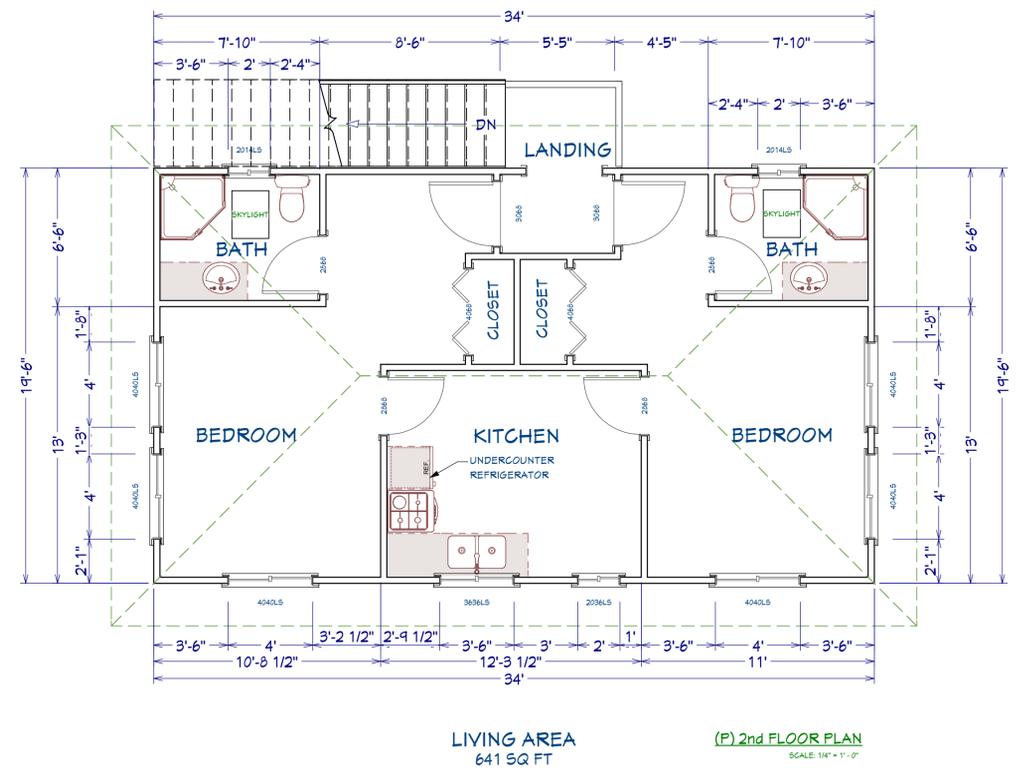
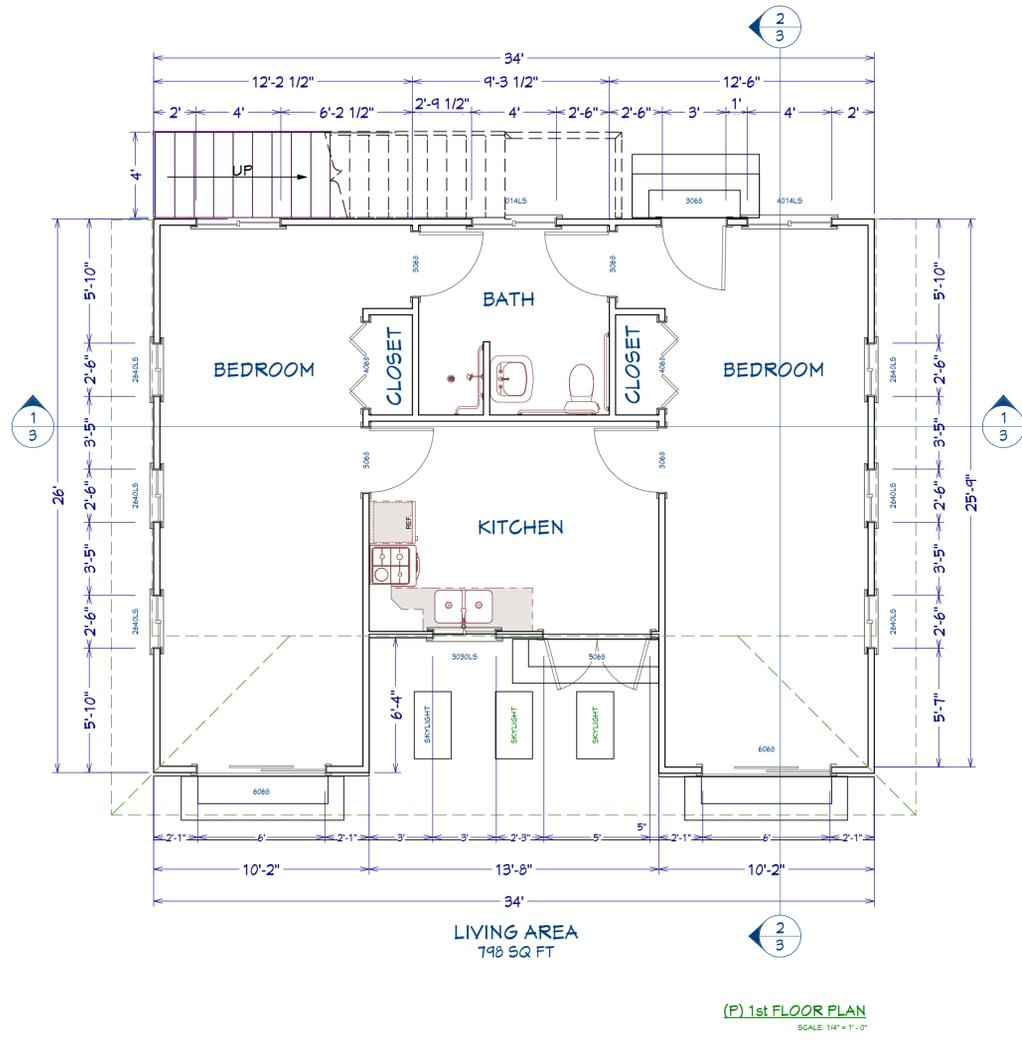
**DESIGNED BY TOM HINZ**  
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 EMAIL: thinz@gmail.com

**PLOT PLAN**  
 DIANA HUDSON DUPLEX  
 221 RAILROAD AVENUE  
 BLUE LAKE, CA 95525

Project Information  
 APN: 025-071-012  
 Drawn by: T. Hinz

REVISIONS	NO.
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	△

**A1**  
 Dana House 1.4  
 6/16/2017



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**(P) FLOOR PLAN**  
DIANA HUDSON DUPLEX  
221 RAILROAD AVENUE  
BLUE LAKE, CA 95525

Project Information  
APN: 025-071-012  
Drawn by: T. Hinz

REVISIONS	NO.
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**A2**  
Dana House 1.4  
6/16/2017



(P) SOUTH VIEW  
SCALE: 1/4" = 1'-0"



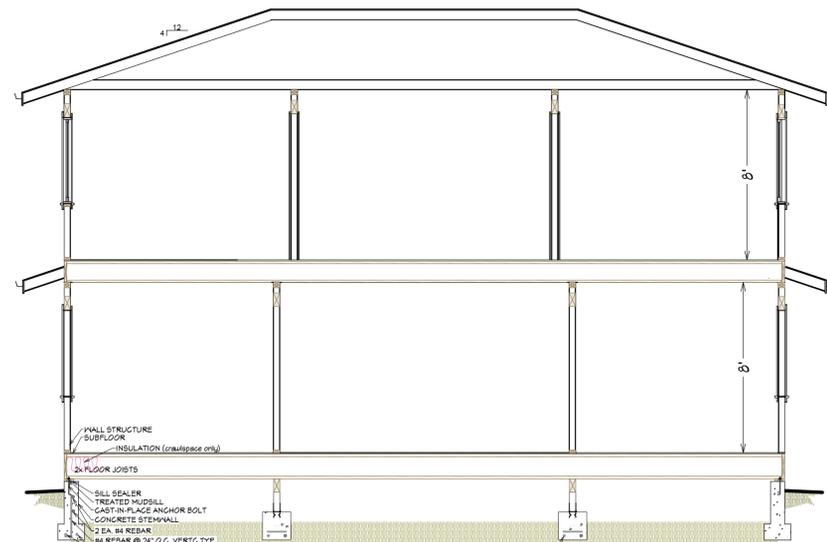
(P) WEST VIEW  
SCALE: 1/4" = 1'-0"



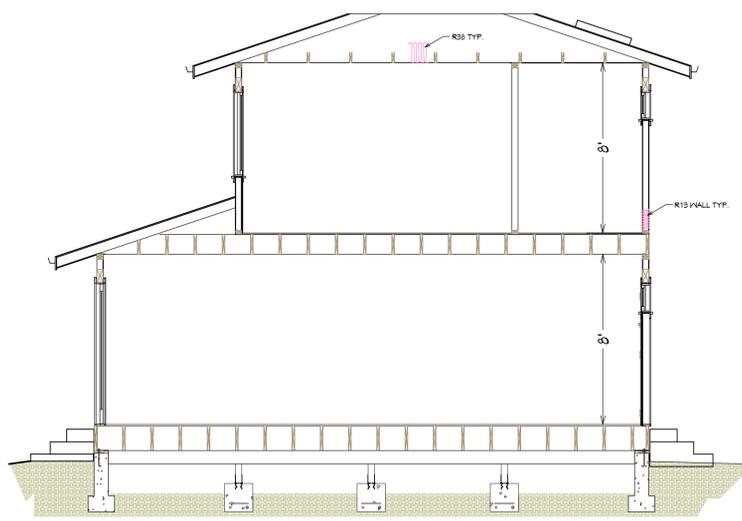
(P) NORTH VIEW  
SCALE: 1/4" = 1'-0"



(P) EAST VIEW  
SCALE: 1/4" = 1'-0"



1 SECTION  
SCALE: 1/4" = 1'-0"



2 SECTION  
SCALE: 1/4" = 1'-0"

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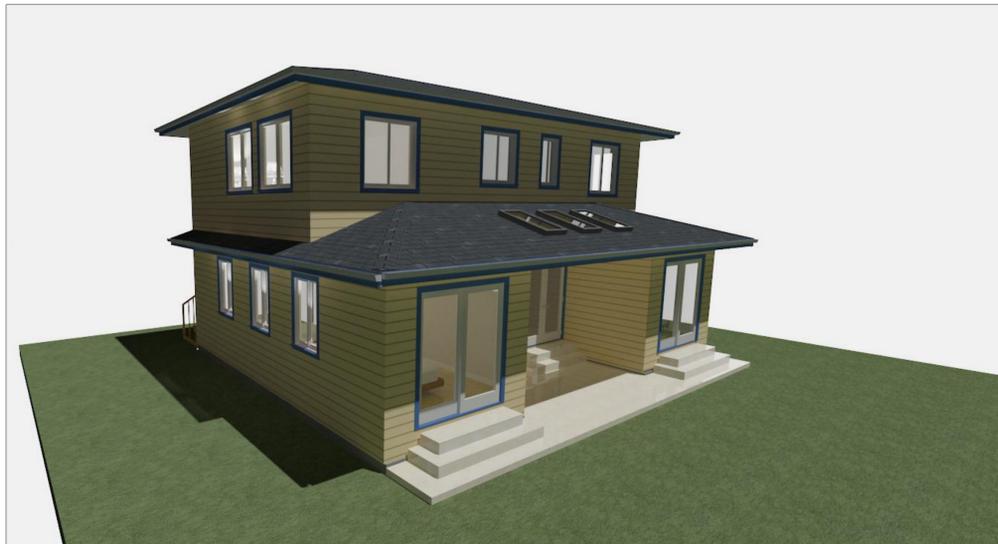
(P) ELEVATIONS & SECTIONS

DIANA HUDSON DUPLEX  
 221 RAILROAD AVENUE  
 BLUE LAKE, CA 95525

Project Information  
 APN: 025-071-012  
 Drawn by: T. Hinz

REVISIONS	NO.
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**A3**  
 Dana House 1.4  
 6/16/2017



FRONT VIEW



FRONT VIEW W/ POND



REAR VIEW

DESIGNED BY TOM HINZ  
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PERSPECTIVE VIEWS

DIANA HUDSON DUPLEX  
 221 RAILROAD AVENUE  
 BLUE LAKE, CA 95525

Project Information  
 APN: 025-071-012  
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**A4**

Dana House 1.4  
 6/16/2017