



BLUE LAKE PLANNING COMMISSION SPECIAL MEETING AGENDA

Monday, May 23, 2022

7:00 P.M.

Community Center - 111 Greenwood Road
(Skinner Store Building behind City Hall)

LOCATION: In accordance with the Governor's Executive Orders N-25-20 and N-29-20, the Planning Commission of the City of Blue Lake shall conduct the Planning Commission Meeting by teleconference via Zoom. Public input can be given to the Commission by emailing cityclerk@bluelake.ca.gov until 4:30 p.m. on Monday May 23, 2022.

Public input will be facilitated by Zoom at the following meeting link:

https://us02web.zoom.us/j/83225595014?pwd=pFK42Rg6enLLbdc4YQPNuNO_34MrX.1

Meeting ID: 832 2559 5014

Passcode: 903530

Dial by your location: +1 408 638 0968 US (San Jose)

1. **Approval of Minutes: March 21, 2022 and April 18, 2022**
2. **Public Input** – *The Public is invited to present petitions, make announcements, or provide other information to the Planning Commission that is relevant to the scope of authority of the City of Blue Lake that is not on the Agenda. The Planning Commission may provide up to 15 minutes for this public input session. To assure that each individual presentation is heard, the Planning Commission may uniformly impose time limitations of 3 minutes to each individual presentation. The public will be given the opportunity to address items that are on the agenda at the time the Planning Commission takes up each specific agenda item.*
3. **Approval of Agenda**

Discussion / Action:

4. **Planning Commission Action: #025-101-023/2016 Extension of Planning Commission Tentative Parcel Map approval for Casey and Stacia Eliason for a Minor Subdivision of parcel 025-101-023 (no address assigned) to create three new lots. The extension is proposed for a period of two years.**
5. **Continued Public Hearing/Planning Commission Discussion: General Plan Housing Element Update.**
6. **Miscellaneous Planner Items.**
7. **Upcoming Planning Commission Meetings for the next 3 months will be on June 20th, July 18th, and August 15th, 2022.**
8. **Adjournment by 9:00 pm unless extended by the Planning Commission.**

A request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting, by contacting City Manager Amanda Mager, (707) 668-5655, at least 24 hours prior to the commencement of the meeting.

**City of Blue Lake
Draft Planning Commission Meeting Minutes
March 21, 2022**

The Blue Lake Planning Commission Meeting was called to order at 7:02 p.m.

Commissioners Present: Earl Eddy, Robert Chapman, Cort Pryor, and Richard Platz

Commissioners Absent: Matthew Schang

Staff Present: City Manager Amanda Mager, City Planner Garrison Rees, and Planning Commission Secretary Cheryl Turner

Staff Absent: None

Public Present: None

- 1. Approval of Minutes:** March 14, 2022 Special Meeting
 - a. Motion (Chapman, Pryor) to approve March 14, 2022 minutes as written.
 - b. Motion passed (4-0)

- 2. Public Input on Non-Agenda Items**
 - a. None.

- 3. Approval of the Agenda**
 - a. Motion (Chapman, Platz) to approve agenda.
 - b. Motion passed (4-0)

Discussion/ Action:

- 4. Continued Public Hearing/Planning Commission Action: General Plan Housing Element Update.**
 - a. Planner Rees presented his staff report of the Draft General Plan Housing Element Update. He explained the process by which the Housing Element will become adopted by the City Council. He provided Resolution 2-2022, which would recommend the amendment of the Housing Element to the City Council.
 - b. Planner Rees shared his response to Blue Lake resident Lisa Hoover. Her inquiry was regarding sites in Blue Lake and their ability to meet the city's Regional Housing Needs Allowance. Planner Rees responded that the Housing Element identifies sites in the City that could be developed for housing to meet the City's share of the regional housing need.
 - c. Commissioner Eddy opened the Public Hearing. Since no public was in attendance, he closed the Public Hearing.
 - d. Planner Rees explained that the Housing Element is a planning document and that much of the analysis in the previously adopted Housing Element still applies. He further explained that for compliance with the California Environmental Quality Act, staff

is recommending an Addendum to an Initial Study-Mitigated Negative Declaration that was adopted for a prior Housing Element Update.

- e. Motion (Pryor, Chapman) to adopt Resolution 2-2022 Recommending Amendment of the Housing Element of the Blue Lake General Plan to Comply with State Housing Law.
- f. Motion passed (4-0).

5. Miscellaneous Planner Items

- a. Planner Rees reported that the meeting with Storyland went well. Storyland has been hired by the City to work on a plan for portions of the Powers Creek District.
- b. City Manager Mager added that in tomorrow's meeting with Storyland, the Brand Vision for the Powers Creek District will be discussed.
- c. Commissioner Platz shared that some powerplants are being retrofitted with storage batteries and solar panels. He commented that this scenario results in no smoke, no sound, no pollution, and no lights. He provided that this could bring revenue into the City.
- d. City Manager Mager added that Redwood Coast Energy Authority has been invited to the meeting with Storyland to discuss storage of power in batteries. Discussion between Commissioners ensued.

6. Upcoming Planning Commission Meetings for the next 3 months will be on April 18th, May 16th, and June 20th, 2022.

- a. Commissioner Pryor indicated that he would not be available for the meeting in April and tentatively May.
- b. Commissioner Platz indicated that he may not be available for May.
- c. The other Commissioners indicated they would be available for the upcoming meetings.

7. Adjournment by 9:00 pm unless extended by the Planning Commission.

- a. Motion (Platz, Chapman) to adjourn.
- b. Motion passed unanimously (4-0).
- c. Meeting adjourned at 7:35 p.m.

**City of Blue Lake
Draft Planning Commission Meeting Minutes
April 18, 2022**

The Blue Lake Planning Commission Meeting was called to order at 7:01 p.m.

Commissioners Present: Earl Eddy, Robert Chapman, Matt Schang, and Richard Platz

Commissioners Absent: Cort Pryor

Staff Present: City Manager Amanda Mager, City Planner Garrison Rees, and Planning Commission Secretary Cheryl Turner

Staff Absent: None

Public Present: None

1. Approval of Minutes:

- a. The minutes from the March 21st meeting were not available in time to include in the meeting packet. They will be presented to the Commission at the May meeting.

2. Public Input on Non-Agenda Items

- a. None.

3. Approval of the Agenda

- a. Motion (Chapman, Schang) to approve agenda.
- b. Motion passed (4-0)

Discussion/ Action:

4. Continued Public Hearing/Planning Discussion: General Plan Housing Element Update.

- a. Planner Rees presented his staff report for the Draft General Plan Housing Element Update. He explained that at the regularly scheduled meeting and public hearing on March 21, 2022, the Planning Commission made a recommendation to the City Council for adoption of the 2019-2027 Housing Element Update. Planner Rees provided the Draft Housing Element Update recommended by the Planning Commission in the meeting packet.
- b. Planner Rees explained that on April 12, 2022, the City of Blue Lake published a Notice of Availability announcing a 30-day public review and comment period for the Draft Housing Element Update. He added that a continued public hearing is being held at tonight's meeting to provide an opportunity for the public to provide comments on the recommendation to the City Council for adoption for the 2019-2027 Housing Element Update. Planner Rees clarified that the Planning Commission would not need to review the document again unless changes are made that were not previously considered by the Commission when they made their recommendation.
- c. Planner Rees explained that new State requirements for Housing Elements require

preparing a detailed fair housing analysis. He further explained that City staff will be adding information to the fair housing analysis in the Draft Housing Element Update prior to submittal to the State Housing and Community Development Department for review.

- d. Commissioner Eddy opened the Public Hearing. Since no public was in attendance, he closed the Public Hearing.
- e. Planner Rees explained that there are three weeks remaining in the public review and comment period and that the City Council has a meeting prior to the end of this period where the public can attend and provide additional comments. He added that written comments may also be provided to the City Manager by mail or email.

5. Miscellaneous Planner Items

- a. City Manager Mager informed the Commissioners that a joint City Council-Planning Commission meeting is being scheduled for April 23rd to discuss the work being done by Storyland for master planning in the Powers Creek District.

6. Upcoming Planning Commission Meetings for the next 3 months will be on May 16th, June 20th, and July 18th, 2022.

- a. Commissioners Schang and Platz indicated that they may not be available for the May meeting.
- b. The other Commissioners indicated they would be available for the upcoming meetings.

7. Adjournment by 9:00 pm unless extended by the Planning Commission.

- a. Motion (Chapman, Schang) to adjourn.
- b. Motion passed unanimously (4-0).
- c. Meeting adjourned at 7:19 p.m.



CITY OF BLUE LAKE

Post Office Box 458, 111 Greenwood Road, Blue Lake, CA 95525
Phone 707.668.5655 Fax 707.668.5916

DATE: May 9, 2022

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

RE: Item 4: Extension of Approval for Eliason Tentative Parcel Map

At the June 10, 2019 Planning Commission meeting, the Commission approved a Tentative Parcel Map (TPM) for Casey and Stacia Eliason for a Minor Subdivision of parcel 025-101-023 (no address assigned) to create three new lots (see attached Resolution 6-2019). Per Municipal Code Section 16.20.010.I.1, approval of a TPM expires within 24 months. For this project, that meant that the TPM was scheduled to expire on or around June 10, 2021. Municipal Code Section 16.20.010.I.2.a allows the subdivider to request an extension of the expiration date of the TPM. Per Municipal Code Section 16.20.010.I.2.b, the Planning Commission shall review the request and may extend the approved TPM for a period or periods not exceeding a total of three years. The applicant requested a one-year extension on May 20, 2021, which was approved by the Planning Commission at a special meeting on June 7, 2021.

To allow sufficient time to construct the subdivision improvements and prepare and record the Parcel Map, the applicant has requested an additional TPM extension for a period of two years. This would result in a total three-year extension of the TPM, which is the maximum permitted by Municipal Code Section 16.20.010.I.2.b.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Receive a staff report concerning the extension of the Tentative Parcel Map approval for the Minor Subdivision for Casey and Stacia Eliason.
- 2) Open the item for public comment.
- 3) Close the opportunity for public comment.
- 4) Approve the Tentative Parcel Map approval extension request for a period of two years.

RESOLUTION NO. 6-2019

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE APPROVING A MINOR SUBDIVISION, CONDITIONAL USE PERMIT, AND SITE PLAN APPROVAL APPLICATION FOR CASEY & STACIA ELIASON

WHEREAS, Casey & Stacia Eliason filed an application dated July 12, 2016 for the approval of a tentative parcel map for a Minor Subdivision in the Planned Development Residential (PD-R) Zone between Greenwood Road and South Railroad Avenue that will create four (4) parcels from an existing parcel commonly known as AP# 025-101-023 (No Address Assigned). The applicant also applied for a Conditional Use Permit, which includes Site Plan Approval, to allow multi-family dwellings in the PD-R Zone. Application materials include, but are not limited to, the Tentative Parcel Map (dated 6/5/19) and Site Plan (dated 6/5/19);

WHEREAS, City Planning staff has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing City departments and agencies for site inspections, comments and recommendations; and

WHEREAS, the project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA). A proposed Mitigated Negative Declaration has been prepared with respect to said project and notice has been sent to the State Clearinghouse, responsible and trustee agencies, and posted for public review for a period of 30 days as required by the CEQA Guidelines; and

WHEREAS, after due notice of public hearing, the matter came on regularly for hearing before the Blue Lake Planning Commission on April 15, 2019 and was continued to a Special Meeting on June 10, 2019; and

WHEREAS, at said public hearings, due consideration was given to the proposed Mitigated Negative Declaration, the environmental effect of the project, and any changes connected therewith; and

WHEREAS, at said public hearings, due consideration was given to all objections to said project, and the Planning Commission believes that the Minor Subdivision, Conditional Use Permit, and Site Plan Approval applications should be granted subject to certain conditions hereinafter set forth;

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Blue Lake as follows:

1. The Planning Commission finds on the basis of the Initial Study and all comments received, that the proposed Minor Subdivision and future residential development would have potential significant effects on the environment, which, with the inclusion of specific mitigation measures, will be rendered less than significant. Accordingly a Mitigated Negative Declaration is adopted pursuant to the CEQA Guidelines.

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2. The Planning Commission finds, in accordance with Section 16.20.010(G) of Title 16 (Subdivision) of the Blue Lake Municipal Code and Government Code section 66474, as follows:

A. The proposed map is consistent with applicable general and specific plans as specified in Government Code Section 65451.

B. The design or improvements required of the proposed subdivision is consistent with applicable Plan, Zoning Ordinances and/or Specific Plans of the City of Blue Lake.

C. The site is physically suitable for the type and density of development.

D. As a result of a public hearing on the environmental issues of the project, the design of the subdivision or the proposed improvements, as conditioned and mitigated, are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Development of the site will be in accordance with current federal, state, and local environmental laws.

E. No public health problems have been identified as a result of the design of the subdivision or types of improvements proposed.

F. Neither the design of the subdivision nor the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision as provided in Government Code Section 66474.

G. Discharge of waste from the proposed project into the existing community sewer system will conform to requirements by the California Regional Quality Control Board, Northcoast Region.

3. The Planning Commissions finds that the proposed subdivision, as conditioned, mitigated, and approved, is in substantial conformance with Title 16 (Subdivision) of the Blue Lake Municipal Code and the Subdivision Map Act.

4. Per Section 17.28.030(F) of the Blue Lake Municipal Code, the Planning Commission finds as follows:

A. That the proposed location of the conditional use is in accord with the objectives of Section 17.28.030(A) and the purposes of the zone in which the site is located.

B. That the proposed location of the conditional use and the conditions under which it would 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.

5. Per Section 17.16.080(D)(4)(b) of the Blue Lake Municipal Code, the Planning Commission finds as follows:

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A. The combination of dwelling types, lot sizes, and uses in the planned development will complement each other and will harmonize with existing and proposed land uses in the vicinity.

B. The development standards will produce an environment of sustained desirability and stability, harmonious with the character of the surrounding area and consistent with the objectives of the Blue Lake General Plan and other applicable plans or policies adopted by the City Council.

6. Except as otherwise herein provided, the findings of the Staff Report prepared by the City Planner and dated April 12, 2019 and updated June 7, 2019, is hereby adopted as the finding of the Planning Commission.

7. The Planning Commission of the City of Blue Lake hereby approves the Minor Subdivision, Conditional Use Permit, and Site Plan Approval applications for Casey & Stacia Eliason, subject to the conditions set forth in Exhibit "A", attached hereto and made a part hereof, as set forth in the Tentative Parcel Map (dated 6/5/19), which is marked as Exhibit "B", attached hereto and made a part hereof, and as set forth in the Site Plan (dated 6/5/19), which is marked as Exhibit "C", attached hereto and made a part hereof.

INTRODUCED, PASSED, AND ADOPTED this 10th day of June 2019, by the following vote:

AYES: *Eddy, Schang, Pryor*

NAYS: *None*

ABSENT: *Platz*

ABSTAIN: *Chapman*



Chairman, Planning Commission,
City of Blue Lake

ATTEST:



Secretary, Planning Commission

EXHIBIT "A"
To Resolution 6-2019

Permit Conditions

1. GENERAL

- a. 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 for the each phase of the project.
- b. Applicant shall pay all other fees required for a subdivision application according to the City's current fee schedule prior to recording of the Parcel Map. This includes, but is not limited to, the parkland and recreational facilities fee for each additional parcel created and the drainage facilities improvement fee for each additional parcel created.
- c. Approval is for the project as illustrated on the revised Site Plan (dated 6/5/19), as illustrated on the revised Tentative Parcel Map (dated 6/5/19), and as illustrated on the Landscape Plans (dated Sept. 2017) that are attached to the Staff Report.
- d. The applicant must comply with all requirements of the City's Municipal Code, including but not limited to, Title 16 (Subdivisions) and Title 17 (Zoning).
- e. The applicant must meet all requirements of the various City Departments including, but not limited to, the City Manager, Public Works Department, City Engineer, Building Department, and Planning Department.
- f. The applicant must meet all requirements of the City Engineer, including those identified in the following documents:
 - November 14, 2018 E-mail from the City Engineer
 - May 4, 2017 Memorandum from the City Engineer
 - May 17, 2016 E-mail to Manhard Consulting from the City Engineer
 - October 21, 2016 Technical Memorandum from the City Engineer
- g. The applicant must meet all requirements of and obtain all required permits from the Building Department for construction of the proposed residential development.
- h. The applicant must meet all requirements of the City Attorney, including those identified in the Memorandum dated Feb. 24, 2017, which outlined the process for a Minor Subdivision application as detailed in Title 16 (Subdivisions) of the Blue Lake Municipal Code.
- i. The applicant must meet all requirements of the Blue Lake Fire Protection District, including those identified in the December 13, 2016 letter from the District.

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- j. Prior to recording of the Parcel Map, the applicant shall grant the City authority to enforce "No Parking" on the private access road and emergency vehicle turnaround that will be constructed to service Proposed Parcels 1, 2, and 3.
- k. The applicant shall comply with all requirements of applicable utility providers, including those identified in the November 7, 2016 letter from Pacific Gas & Electric.
- l. The applicant must meet all requirements of state and federal agencies including, but not limited to, the California Department of Fish and Wildlife, the North Coast Regional Water Quality Control Board, the North Coast Unified Air Quality Management District, the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service.
- m. The applicant shall provide the City of Blue Lake with all permits, notices, filings, etc. required from other local, state, or federal agencies for the project.
- n. Prior to the issuance of an encroachment permit, grading permit, and/or building permit for each phase of the project (e.g., construction of infrastructure improvements or construction of residential buildings on each parcel), the applicant shall submit a description of the proposed phase and the construction schedule to the City and the owners or tenants of properties contiguous to the project site. The applicant should coordinate the timing of construction activities with the City and surrounding neighbors to minimize potential impacts.

2. MAPPING

- a. The applicant shall cause to be filed a parcel map showing monumentation of all property corners to the satisfaction of the City Engineer in compliance with Section 16.20.020 (Parcel Maps) of Title 16 (Subdivisions) of the Blue Lake Municipal Code. Subdivision map checking fees shall be paid in full at the time the Parcel Map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The Parcel Map must be prepared by a Land Surveyor licensed by the State of California, or by a Civil Engineer registered by the State of California who is authorized to practice land surveying. The applicant shall submit to the City Engineer three (3) copies of the Parcel Map as filed by the County Recorder.
- b. **Easements:** All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the Parcel Map. Those easements that do not have a metes and bounds description shall be noted on the Parcel Map and shown as to their approximate location.
- c. **Dedications:** The following shall be dedicated on the Parcel Map for Proposed Parcels 1, 2, 3, and 4, or other document as approved by the City Engineer. The City Engineer shall determine whether the easements shall be for public and/or private purposes.

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1. Proposed Parcel 1:

- a. From Greenwood Road to the rear property line of parcel 025-101-022: 30 foot wide easement for ingress, egress, and utilities appurtenant to APN 025-101-022. Proposed easement for same purposes appurtenant to Proposed Parcel 2 and 3.
- b. From the rear property line of parcel 025-101-022 to the western property line of Proposed Parcel 1: 40 foot wide easement for ingress, egress, utilities, and drainage appurtenant to Proposed Parcels 2 and 3.
- c. 25 foot wide reciprocal easement for ingress and egress appurtenant to Proposed Parcels 1 and 2 (12.5 foot wide easement on each parcel).

2. Proposed Parcel 2:

- a. 40 foot wide easement for ingress, egress, utilities, and drainage appurtenant to Proposed Parcels 1 and 3.
- b. 25 foot wide reciprocal easement for ingress and egress appurtenant to Proposed Parcels 1 and 2 (12.5 foot wide easement on each parcel).
- c. 12.5 foot wide easement for ingress and egress appurtenant to Proposed Parcel 3.
- d. Easement for parking appurtenant to Proposed Parcel 3.

3. Proposed Parcel 3:

- a. 40 foot wide easement for ingress, egress, utilities, and drainage appurtenant to Proposed Parcels 1 and 2.
- b. Stormwater Detention Basin easement appurtenant to Proposed Parcels 1 and 2.

4. Proposed Parcel 4:

- a. 20 foot wide utilities easement appurtenant to Proposed Parcel 1, 2, and 3.
- d. **Other Dedications:** The above list of Dedications includes those which are shown on the revised Tentative Parcel Map (dated 6/5/19). Other Dedications may be required which cannot be determined from the Tentative Parcel Map and/or preliminary improvement plans at this time. The need for these additional Dedications may be determined after a review of more complete improvement plans have been submitted to the City.

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- e. **Deed Restrictions:** The following Deed Restrictions shall be required for the proposed project.
1. **Wetland Mitigation Area.** The applicant shall cause to be recorded a Deed Restriction for the Wetland Mitigation Area in the Office of the County Recorder. The Deed Restriction is required to ensure the permanent protection of the Wetland Mitigation Area. The Deed Restriction shall be approved by the City Attorney as to form prior to recording.
 2. **Emergency Vehicle Turnaround.** The applicant shall cause to be recorded a Deed Restriction for the Emergency Vehicle Turnaround on Proposed Parcels 2 and 3 in the Office of the County Recorder. The design of the emergency vehicle turnaround shall be approved by the Blue Lake Fire Protection District prior to recording of the Deed Restriction. The Deed Restriction shall be approved by the City Attorney as to form prior to recording.
 3. **Open Space/Recreation Areas.** The applicant shall cause to be recorded a Deed Restriction for the Open Space/Recreation area on Proposed Parcel 3 in the Office of the County Recorder. The Deed Restriction shall be approved by the City Attorney as to form prior to recording.
- f. **Other Deed Restrictions:** The above list of Deed Restrictions is based on the information shown on the revised Tentative Parcel Map (dated 6/5/19). Other Deed Restrictions may be required which cannot be determined from the Tentative Parcel Map and/or preliminary improvement plans at this time. The need for these additional Deed Restrictions may be determined after a review of more complete improvement plans have been submitted to the City.

3. IMPROVEMENTS

- a. **Subdivision Improvement Agreement:** After approval of the Tentative Parcel Map and prior to approval of the Parcel Map, the subdivider shall enter into a Subdivision Improvement Agreement with the City in conformance with Section 16.28.090 (Agreement, Bond, and Cash Deposits for Improvements) of Title 16 (Subdivision) of the Blue Lake Municipal Code. The Subdivision Improvement Agreement shall be prepared by the City Attorney, approved by the City Engineer and Planning Commission, and adopted by the City Council. To ensure the subdivision improvements will be constructed, the subdivider shall post 1) a performance bond, instrument of credit, lien on the property, letter of credit, cash or other form of security acceptable to the City Council in the amount of 100% of the total estimated improvements costs; 2) a similar security in the amount of 100% of the labor, materials, and equipment costs; and 3) a similar security in the amount of 10% of the costs of improvements to guarantee workmanship for one year. These security interests shall be approved by the City Attorney as to form, by the City Engineer as to sufficiency, and accepted by the City Council.

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- b. **Construction Improvement Plans:** Construction improvement plans shall be submitted for any required road, parking, drainage, landscaping, utility, and pedestrian improvements. Construction plans must be prepared by a Civil Engineer registered by the State of California. Construction plans shall be on a sheet size of 22" x 34", unless approved otherwise by the City Engineer. The City Engineer will require the submittal of 2 full size (22" x 34") sets and 2 reduced (11" x 17") set of the approved construction plans prior to the start of work.

The construction plans shall show the location of all proposed new utilities and any existing utilities within 10 feet of the improvements. The plans shall be signed approved by the Blue Lake Fire Protection District, utility companies having any facilities within the subdivision, the Public Works Department, and the City Engineer prior to construction authorization. The construction plans shall be tied into an elevation datum approved by the City Engineer.

Engineering plans showing existing and proposed conditions for both the centerline grade and roadway cross section will be necessary to ensure proper drainage. In addition, any existing utilities may need to be adjusted and/or relocated at the expense of the applicant.

Unless otherwise waived by the City Engineer, record drawing ("As-Built") plans shall be submitted for any road, drainage, landscaping, and pedestrian improvements that are constructed as part of this project. Record drawing plans must be prepared by a Civil Engineer registered by the State of California. Once approved by the City Engineer, one (1) set of "wet stamped" record drawings on 22" x 34" mylar sheets shall be filed with the City Engineer.

- c. **Construction Schedule and SWPPP:** Construction of Improvements for this project will not be allowed to occur between October 15 and April 15 without permission of the City Engineer. The applicant will be responsible for compliance with State and federal regulations relating to stormwater management and preparation and implementation of a storm water pollution prevention plan.
- d. **Americans with Disabilities Act:** All pedestrian facilities shall be ADA compliant, as required by State and federal law. This includes, but is not limited to, providing curb ramps at intersections and sidewalks behind driveway aprons (or ADA compliant driveway aprons).
- e. **Private Road:** The new private road section off of Greenwood Road shall provide for a minimum 30-foot right-of-way to include a minimum 4-foot sidewalk/walkway plus a minimum 22-foot paved roadway.

Nothing is intended to prevent the City Engineer from approving alternate typical sections, structural sections, drainage system, and road geometrics based upon sound engineering principals as contained in, but not limited to, City of Blue Lake

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standards, Caltrans Highway Design Manual, Caltrans Traffic Manual, Manual on Uniform Traffic Control Devices, and AASHTO's A Policy of Geometric Design of Highways and Streets.

- f. **Road Name:** The private road section off of Greenwood Road shall be named as approved by the City Manager.
- g. **Traffic Control Devices:** Street name signs, traffic signs, and traffic control devices will need to be placed as required and approved by the City Engineer. This includes, but is not limited to, the stop sign and the push-button activated flashing signage required at the intersection of the private access road and Greenwood Road (see Mitigation Measure Trans-2).
- h. **Traffic Safety Measure:** The applicant shall install a traffic safety improvement along the southern edge of the private road that accesses to Greenwood Road. The improvement shall be installed along the property line that is shared with parcel 025-101-023 (435 Greenwood Road) to minimize the potential for collision damage to the residence located on parcel 025-101-023. The improvement may include a raised curb, bollards, or other equally effective measures. The proposed traffic safety improvement shall be reviewed and approved by the City Engineer.
- i. **Driveways:** Any new access from the City road will require encroachment permits from the City Public Works Department. The location of existing and proposed driveway aprons (access openings) shall be shown on the construction plans. The proposed accesses will be evaluated after application is received.
- j. **Structural Section:** The proposed private road shall be constructed to a structural section recommended in the soils report and as approved by the City Engineer. The structural section shall include a minimum of 0.2 foot of Caltrans Type B asphalt concrete over 0.67 foot of Caltrans Class 2 aggregate base. If required by the City Engineer, the structural sections of all roads shall be determined by Caltrans R-Value method using a Traffic Index approved by the City Engineer. Based upon soil conditions, the City Engineer may also require a geotextile fabric to be placed on top of the subgrade. When paving against existing paved surfaces, a saw cut will be required to ensure a uniform joint. The location of the saw cut shall be approved by the City Engineer based upon the condition of the existing road surface.
- k. **Utilities:** The proposed improvements shall require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities or construction of new facilities shall be completed prior to constructing the structural section for the roadway. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to construction of the roadway structural section.

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Water and sewer utility connection locations and meter locations must be reviewed and approved by the City Engineer.

- l. **Signage:** The applicant shall obtain a Sign Permit from City Staff for any new signage, per Section 17.24.120 (Signs) of the Blue Lake Municipal Code.
- m. **Other improvements:** Other on-site and/or off-site improvements may be required which cannot be determined from the Tentative Parcel Map and/or preliminary improvement plans at this time. These improvements may be determined after a review of more complete improvement plans and profiles have been submitted to the City.
- n. **Encroachment Permit:** An encroachment permit is required for all work within the right-of-way of a City road.

4. DRAINAGE

- a. The applicant shall be responsible to correct any involved drainage problems to the satisfaction of the City Engineer. This condition does not affect any obligations of the City related to maintenance of the 10-foot wide storm drain easement (Document No. 2000-24374-4) that runs along the northern boundary of Proposed Parcels 1, 2, 3, and 4.
- b. As identified in the Preliminary Stormwater Management Report prepared by Manhard Consulting (received 5/8/18), the on-site management of stormwater runoff is proposed through a variety of site design measures consistent with the Humboldt County LID Stormwater Manual. Prior to the recording of the Parcel Map, the applicant must submit a complete hydraulic report and stormwater management plan for approval by the City Engineer. The applicant will be required to provide an engineering report documenting that the drainage facilities will have adequate capacity to percolate all stormwater from the proposed development.

Prior to the issuance of the Certificates of Occupancy by the Building Department, the applicant shall meet the requirements of the City Engineer for the proposed onsite stormwater management facilities.

5. GRADING

- a. All grading activity shall occur in accordance with the requirements of Chapter 15.12 (Grading, Erosion, and Sediment Control) of Title 15 (Buildings and Construction) of the Blue Lake Municipal Code.
- b. The proposed project would result in over one acre of disturbance and shall comply with the provisions of the State Water Resources Control Board Construction General Permit (CGP).

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6. MAINTENANCE

- a. The improvements for drainage and the private road and private driveway to be constructed as part of this project will not be maintained by the City of Blue Lake. The applicant must provide a permanent maintenance plan acceptable to the City Engineer for all improvements, including, but not limited to, the following: roads, stormwater drainage systems (e.g., pipes, drainage inlets, bioswales, rain/rock gardens, detention basin, etc.), pedestrian facilities, and landscaped areas. An engineer's estimate for the cost of the yearly maintenance must be approved by the City Engineer, Maintenance shall be provided by a maintenance association, district, or other means as approved by the City Engineer (also see Mitigation Measure HYDRO-1).
- b. Any agreements regarding the maintenance of the facilities between the applicant and a maintenance association may be required to be approved by the City Attorney, Public Works Department, and City Engineer.

7. DEVELOPMENT PLAN

A Development Plan shall be required as a condition of approval of the Parcel Map. All relevant information regarding the conditional approval of this project shall be placed on the Development Plan so that subsequent purchasers may be aware of limitations of the use and development of Proposed Parcels 1, 2, 3, and 4. The following information is required for the Development Plan:

- a. The Development Plan shall be legibly drawn to a convenient scale on 24" x 36" mylar, in black ink, unless otherwise approved by the City Engineer.
- b. The Development Plan shall include all encumbrances of record as shown on a current Title Report as well as those created on the Parcel Map.
- c. The Development Plan shall show the onsite wetlands as delineated in the Delineation of Waters of the United States report (NRM, Sept. 23, 2015) and the Wetland Mitigation and Monitoring Plan (NRM, Feb. 5, 2018). The Development Plan shall also show the Wetland Mitigation Area as illustrated in the Wetland Mitigation and Monitoring Plan (NRM, Feb. 5, 2018).
- d. The Development Plan shall show the proposed Open Space/Recreation area on Proposed Parcel 3.
- e. The Development Plan shall show the emergency vehicle turnaround on Proposed Parcels 2 and 3.
- f. A statement that all parking for the parcels created will be required to be provided onsite (i.e., off-street). The Development Plan shall show the proposed parking for each lot created.

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- g. The Development Plan shall include the following to the satisfaction of the City Engineer:
1. When roads or stormwater drainage facilities are not to be maintained by the City, then clearly state next to the facility "NOT CITY MAINTAINED."
 2. Reference the soils report prepared for the project. Any specific grading requirements shall be included on the Plan.
 3. Include a statement referencing the Improvement Plans by name, author, and date, and that they are on file with the City.
 4. The applicant shall cause a "Notice of Development Plan" to be recorded in the office of the County Recorder. The "Notice of Development Plan" shall be approved by the City Attorney as to form prior to recording.
 5. The Development Plan shall be signed off by the City Engineer and City Planner prior to official filing.

8. MITIGATION MEASURES

The following conditions of approval include the mitigation measures from the Initial Study-Mitigation Negative Declaration (SCH#: 2018072057) that was prepared for the proposed project.

- a. **Mitigation Measure BIO-1: Construction in wetland areas.** The project shall limit construction that will fill or otherwise impact the on-site wetland to the dry season (generally April-October) to avoid impacts to northern red-legged frogs and other amphibians that may be breeding, foraging, or dispersing through the habitat.
- b. **Mitigation Measure BIO-2: Nesting Bird Avoidance.** Tree removal and vegetation clearing (including brush clearing) associated with the Project should be conducted outside of the bird nesting season (generally considered to be March 1-August 15). If work must be conducted during the bird-nesting season, a qualified ornithologist (someone who is able to identify Northern California birds, and who has experience in nest-searching for passerines and raptors) should thoroughly survey the area no more than seven days prior to tree/vegetation removal to determine whether active nests (nests containing eggs or nestlings) are present. If active nests are found, appropriate buffers should be developed in consultation with CDFW, until the nests have fledged or failed.
- c. **Mitigation Measure BIO-3: Wetland Mitigation.** The project wetland mitigation shall be in-kind and shall primarily include the creation of 0.138 acres (approx. 6,000 square feet) of new 3-parameter jurisdictional wetland on site. The western boundary of Wetland A will be excavated, creating a new depressional wetland area; this area

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will then be planted with native wetland vegetation. The mitigation work plan, planting plan, performance standards, success criteria, and monitoring plan are detailed in the Wetland Mitigation and Monitoring Plan (NRM, Feb. 5, 2018). The mitigation wetland shall be established and monitored in accordance with the Wetland Mitigation and Monitoring Plan.

- d. **Mitigation Measure CUL-1: Inadvertent Discovery of Cultural Resources.** If potential cultural resources, such as chipped or ground stone, historic debris, building foundations, or bones, are encountered as a result of ground-disturbing activity associated with the project, the construction contractor shall halt work in the vicinity of the find (within 100 feet) and contact the City of Blue Lake and Tribal Historic Preservation Officers (THPOs) for the Blue Lake Rancheria, Bear River Band of Rohnerville Rancheria, and Wiyot Tribe. A qualified archaeologist shall be contacted to evaluate the finds and to make recommendations that shall be implemented. Prehistoric materials could include obsidian and chert or formal tools, grinding implements, (e.g., pestles, handstones, bowl mortars, slabs), locally darkened midden, deposits of shell, faunal remains, and human burials. Historic materials could include ceramics/pottery, glass, metal, can and bottle dumps, cut bone, barbed wire fences, building pads, structures, and trails/roads. If such materials are encountered during construction, a qualified archaeologist shall be present during subsequent surface and subsurface activities in the vicinity of the sensitive materials as determined necessary by the archaeologist and Wiyot area Tribes. With respect to these areas of sensitive materials:
1. If cultural materials are discovered, the archaeologist shall assess the discovery to determine if it constitutes either a unique archaeological resource or a historical resource for purposes of CEQA (CCR Title 14 §15064.5[a]).
 2. If the archaeologist determines that the materials do not constitute either a unique archaeological resource or a historical resource, their presence shall be noted but need not be considered further (CCR Title 14 §15064.5[c] [3]).
 3. If the archaeologist determines: (a) that the materials do constitute a unique archaeological resource or historical resource; and, (b) they are subject to substantial adverse change as defined in CCR Title 14 §15064.5[b], the archaeologist shall provide recommendations to the City and Wiyot area Tribes for appropriate treatment which, among other options, may include preservation in place or archaeological data recovery. Preservation in place is preferred, if it is feasible.
- e. **Mitigation Measure CUL-2: Human Remains.** If potential human remains are encountered, the construction contractor shall halt work in the vicinity (within 100 feet) of the find and contact the City of Blue Lake. The project applicant and/or contractor shall be required to contact the Humboldt County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the coroner determines the remains are Native American, the coroner

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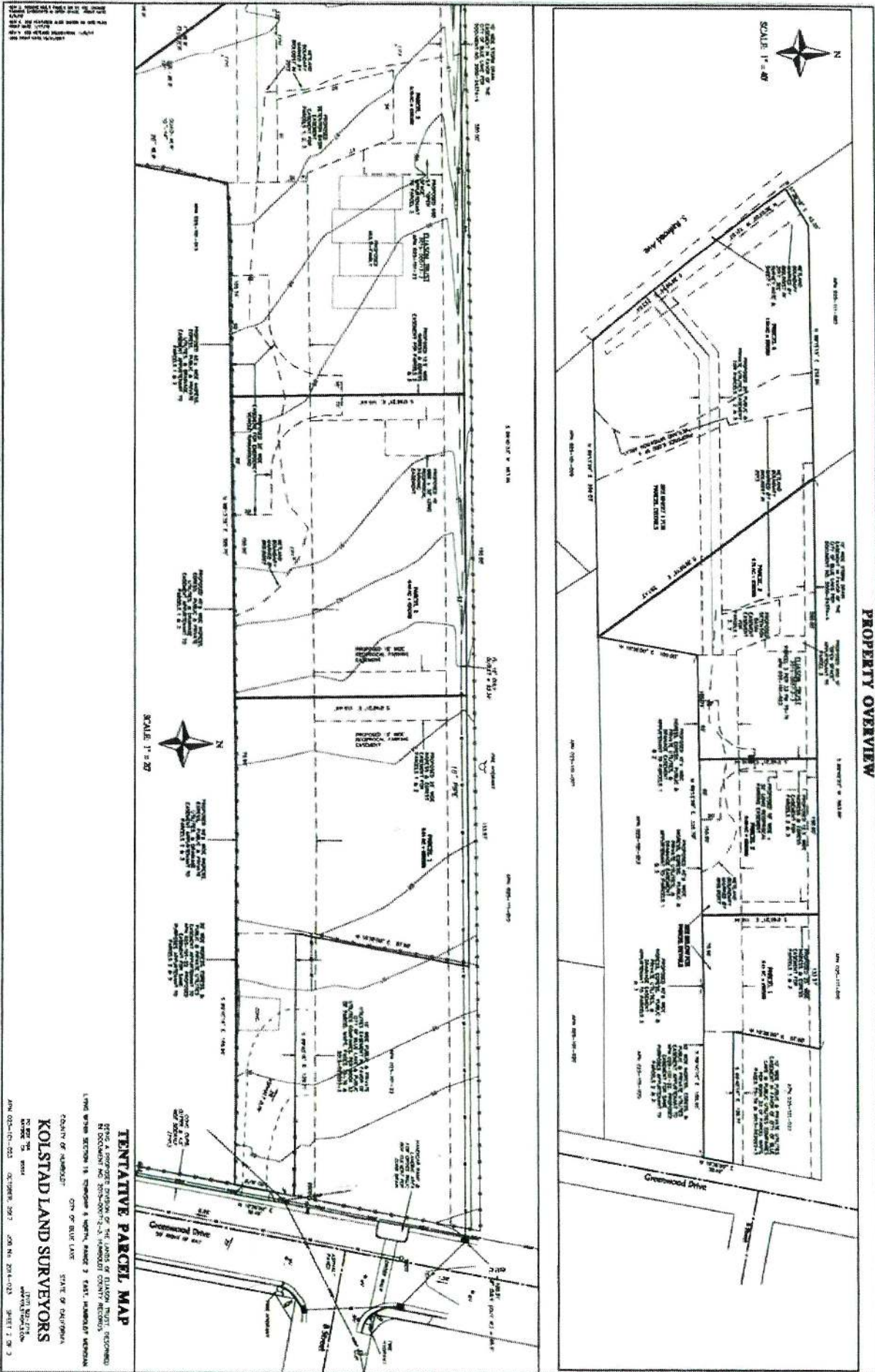
would contact the Native American Heritage Commission (NAHC). As provided in Public Resources Code Section 5097.98, the NAHC would identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.

- f. **Mitigation Measure HYDRO-1: Stormwater Facility Maintenance.** Stormwater facility operation and maintenance shall include periodic inspection and maintenance of the vegetated swales and detention areas to ensure proper operation. Persons responsible for performing and funding this shall be identified with contact information provided to the City prior to the issuance of building permits and within 30 days of all ownership changes.
- g. **Mitigation Measure NOISE-1: Construction Hours.** Construction activities shall be restricted to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday, and between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays. Construction activity will not occur on Sundays or holidays.
- h. **Mitigation Measure NOISE-2: Construction equipment.** Construction equipment shall be well maintained and used judiciously to be as quiet as practical. The following measures, when applicable, shall be implemented by the contractor to reduce noise from construction activities:
 - 1. All internal combustion engine-driven equipment shall be equipped with mufflers that are in good condition and appropriate for the equipment.
 - 2. "Quiet" models of air compressors and other stationary noise sources shall be used, where technology exists.
 - 3. Stationary noise-generating equipment shall be located as far as feasible from sensitive receptors.
 - 4. Unnecessary idling of internal combustion engines shall be prohibited.
 - 5. Staging areas and construction material storage areas shall be located as far away as possible from adjacent sensitive land uses.
 - 6. Construction-related traffic shall be routed along major roadways and as far as feasible from sensitive receptors.
- i. **Mitigation Measure TRANS-1: Curb painting.** The project shall include painting the curb red north and south of the Greenwood Road entryway (twenty feet in both directions). The curb must be painted in coordination with the City prior to issuance of the certificate of occupancy for the first phase of the project.

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- j. **Mitigation Measure TRANS-2: Traffic Signage.** The project shall include installation of a stop sign and some form of push-button activated flashing signage facing vehicles exiting the project site. (Example signage is shown below, however actual sign(s) may vary as long as it can be activated by someone crossing from either side of the project site driveway). The signage shall be installed prior to issuance of the certificate of occupancy for the first phase of the project.

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1. THIS MAP IS A TENTATIVE PARCEL MAP FOR THE PURPOSES OF THE LANDS OF CLAYTON COUNTY, GEORGIA, AND IS NOT A FINAL SURVEY MAP. IT IS SUBJECT TO THE APPROVAL OF THE CLAYTON COUNTY BOARD OF SUPERVISORS AND THE CLAYTON COUNTY COMMISSIONERS.

TENTATIVE PARCEL MAP
 BEING A PROPOSED DIVISION OF THE LANDS OF CLAYTON COUNTY, GEORGIA, FOR SECTION 18, TOWNSHIP 4 NORTH, RANGE 3 EAST, HANCOCK MERIDIAN.
 COUNTY OF HANCOCK, STATE OF GEORGIA.
KOLSTAD LAND SURVEYORS
 1000 W. 10th Street
 Decatur, Georgia 30030
 PHONE 770-875-1111
 FAX 770-875-1112
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 DATE: 02-14-2019
 SHEET 2 OF 2

