



BLUE LAKE PLANNING COMMISSION MEETING AGENDA

Monday, February 20, 2023

7:00 P.M.

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

1. **Approval of Minutes: November 21, 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. **Information Only Item: Application #025-161-016/2022. Proposal by Thompson Gas LLC to locate a 30,000-gallon propane tank on APN 025-161-016. The tank will be used to fill up transport trucks that would deliver propane to residential and commercial customers in the area. Other activity at the site related to the business is proposed to include the parking of vehicles/trucks, use of a storage container for the storage of materials/supplies, use of a small portable office building for office work, and the storage of up to 50 empty propane tanks ranging in size from 120 – 1,000 gallons.**
5. **Discussion: General Plan Housing Element Update.**
6. **Miscellaneous Planner Items.**
7. **Upcoming Planning Commission Meetings for the next 3 months will be on March 20, 2023, April 17, 2023, and May 15, 2023.**
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
November 21, 2022**

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

Commissioners Present: Earl Eddy, Matt Schang, and Cort Pryor

Commissioners Absent: Richard Platz, Robert Chapman

Staff Present: City Manager-Planning Commission Secretary Amanda Mager and City Planner Garrison Rees

Staff Absent: None

Public Present: None

1. Approval of Minutes: October 17, 2022

- a. Motion (Schang, Pryor) to approve October 17, 2022 minutes as written.
- b. Motion passed (3-0).

2. Public Input on Non-Agenda Items

- a. None.

3. Approval of the Agenda

- a. Motion (Eddy, Pryor) to approve agenda.
- b. Motion passed (3-0).

Discussion/ Action:

4. Discussion: General Plan Housing Element Update. Revisions to the Draft Housing Element for the 6th cycle planning period to respond to comments from the California Department of Housing and Community Development.

- a. Planner Rees presented a summary of the staff report and provided an overview of the comments from HCD on the City's Draft Housing Element Update. Planner Rees explained that the comments request the addition of new or revised implementation programs intended to reduce and/or eliminate constraints to the development of housing for a variety of income levels and the special needs populations in the City.
- b. Planner Rees presented the proposed revisions to the implementation programs in the Housing Element and answered questions from the Commissioners. Some of the questions from the Commissioners related to the City's ability to meet State housing law and whether the requirements are appropriate for a rural City.
- c. Planner Rees explained that in reviewing the City's current zoning regulations in intimate detail, he observed that they are prohibitive of multi-family development in a variety of ways, which is out of compliance with current State housing law.
- d. Planner Rees explained that since there will be changes to the Draft Housing Element

Update not previously considered by the Planning Commission, the Draft Element will be brought back to the Planning Commission for recommendation to the City Council at a future public hearing.

5. Miscellaneous Planner Items

- a. Manager Mager provided the Planning Commissioners with an update on the projects proposed in the Powers Creek District.

6. Upcoming Planning Commission Meetings for the next 3 months will be on December 19th, 2022, January 16th, 2023, and February 20th, 2023.

- a. Commissioner Schang indicated that he will not be available for the December meeting.

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

- a. Motion (Schang, Pryor) to adjourn.
- b. Motion passed (3-0).
- c. Meeting adjourned at 8:30 p.m.



CITY OF BLUE LAKE

Post Office Box 458,
Phone 707.668.5655

111 Greenwood Road,

Blue Lake, CA 95525
Fax 707.668.5916

DATE: February 16, 2023

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

RE: Information Only Item: Application #025-161-016/2022. Proposal by Thompson Gas LLC to locate a 30,000-gallon propane tank on APN 025-161-016.

Thompson Gas LLC is proposing to lease a portion of the southern part of the property containing B&B Portable Toilets to locate a 30,000-gallon propane storage tank. The tank would be used to fill up transport trucks that would deliver propane to residential and commercial customers in the area. Other activity at the site related to the business would include the parking of vehicles/trucks (i.e., two delivery trucks, one service truck, and three employee vehicles), use of a storage container for the storage of materials/supplies, use of a small portable building (e.g., 200 s.f.) for office work, and the storage of up to 50 empty propane tanks ranging in size from 120 – 1,000 gallons.

Attached is a conceptual site layout that shows the areas where the propane tank is proposed and a fenced area where the other activities would be conducted. Also attached is a photo of a similar 30,000-gallon propane tank and drawings showing the dimensions of the proposed tank, concrete slab, and skid assembly.

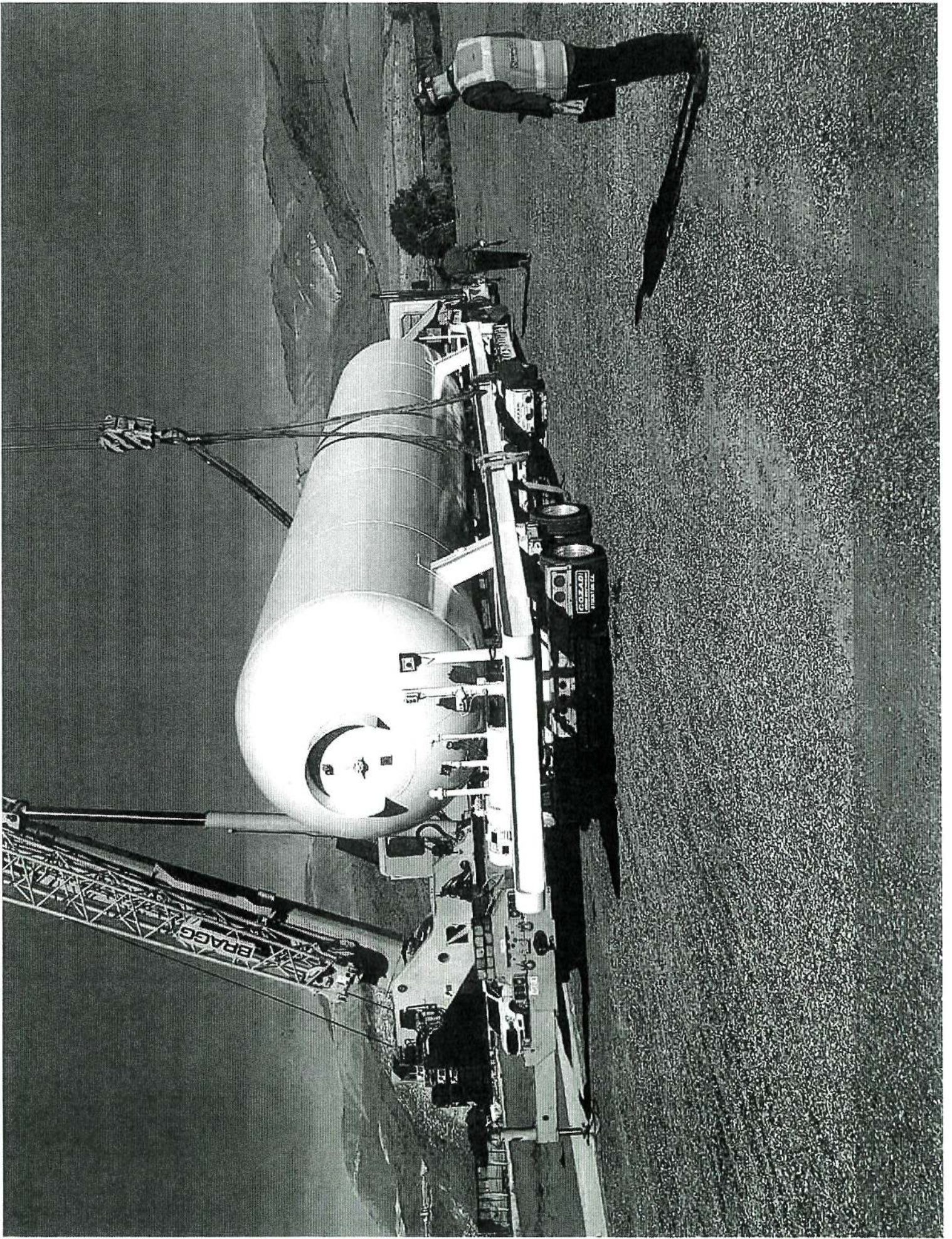
In addition to this Information Only Item, the applicant has filed a Pre-Application to receive preliminary comments on the proposal from the City and Fire District. Referrals have been sent out to the various City departments and District, and comments are due back on February 22, 2023. Comments received so far relate to the need for bollards or other protective structures around the 30,000-gallon propane tank and the need for the applicant to submit a detailed site plan. The project will ultimately require a Conditional Use Permit and Site Plan Approval from the Planning Commission.

STAFF RECOMMENDATION:

- 1) Receive a presentation from staff regarding the Information Only Item application.
- 2) Receive a presentation from the applicant about the proposal.
- 3) Ask questions of the applicant and staff regarding the proposal and the permitting requirements.



Conceptual Site Layout



DATE: 06/09/19
 DRAWN: V. CHANG
 CHECKED:
 APPROVED:
 SCALE: 1/4" = 1' - 0"

RANSOME
 3195 SOUTH MAPLE AVENUE, PLEASANTON, CALIFORNIA 94523

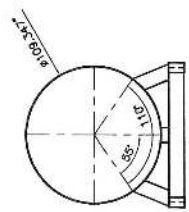
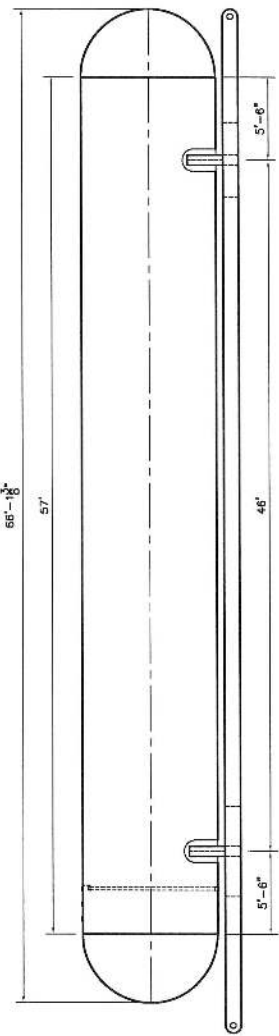
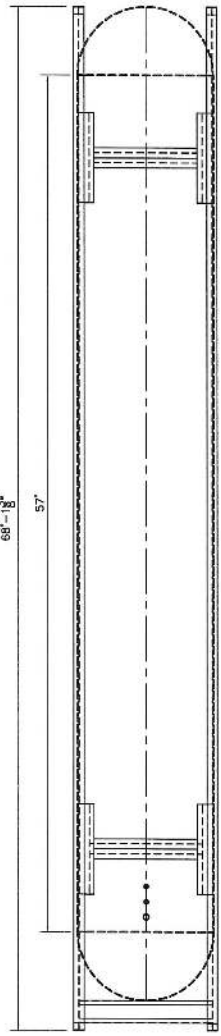
NO. REVISION
 DATE

TITLE: 30,000 GALLON LPG STORAGE TANK
 FOR: THOMSON GAS
 SER. NO: 389553

DRAWING NO. F6465-00

NOTE:
 POSSIBLE OVERALL LENGTH (91'-0 3/8") ON DATA PLATE IS INCORRECT PER
 ARMANDO. HIS MEASUREMENT FROM SEAM TO SEAM IS 57'-0".

DATA PLATE INFORMATION:
 MANUFACTURER: TRINITY INDUSTRIES
 SERIAL NO: 389553
 YEAR BUILT: 1973
 WATER CAPACITY: 30,000 GALLON
 OVERALL DIAMETER: 108.347"
 OVERALL LENGTH: 91.375"
 SHELL THK: .6713"
 HEAD THK: .436"
 WORKING PRESSURE: 250 PSI



Steel frame design for a 30,000 gallon LPG tank. Tank is 9'-1 3/8" diam. x 66'-1 3/8" O.A.L. Tank will be permanently attached to the frame by welding so that the tank and frame act as a single unit for purposes of this design. The tank is to be installed on a 6" thick concrete slab. This design complies with the 2016 California Building Code (CBC), and by reference, ASCE Standard 7-10. The following criteria was used in this design:

Occupancy Category : III, Table 1-1, ASCE

Earthquake design data:

- Site Class D (USGS)
- S_s = 1.587 (USGS for Lat. & Long.)
- F_a = 1.0 (USGS)
- ASCE Equation 15.4-5 (For Rigid Nonbuilding Structures that have a fundamental period T less than 0.06 s: $V = 0.30 \times SDS \times W \times I$, where SDS = 1.065, W = total weight of tank and content, and I = 1.25 (importance factor).
- CBC Equation 16-22 : $L = (0.9D \pm (E \pm 1.4))$, a 1/3 increase is permitted in allowable stresses)

- Dead Load D:
- Wt. Of Tank = 49,790 lbs.
 - Wt. Of Content = 106,360 lbs.
 - Tank and content = 156,150 lbs.
 - Wt. Of frame and equipment = 9,860 lbs.
 - Total Wt. = 166,010 lbs.

Seismic Force $V = 0.30 \times SDS \times W \times I$
 $= 0.30 \times 1.065 \times 166010 \times 1.25$
 $= 67099$ lbs.

Check Overturning:

$M_o = 6.06 \times 67099 = 406620$ ft. lbs.
 $M_r = 4.75 \times 166010 = 796048$ ft. lbs.
 Factor of safety against overturning:
 F.S. = $796048 \div 406620 = 1.96$ Unit is stable against overturning

Check Base Bearing Pressure: Total length of bearing surface = 178.8 ft.

Bearing area of frame = $178.8 \times 6' = 119.8$ sq. ft.
 $E = R_a = R_b = (67099 \times 6.06) \div 9.67 = 42050$
 $L = 9 \times 166010 \pm (42050 \pm 1.4)$
 $= 151209 \pm 28033$

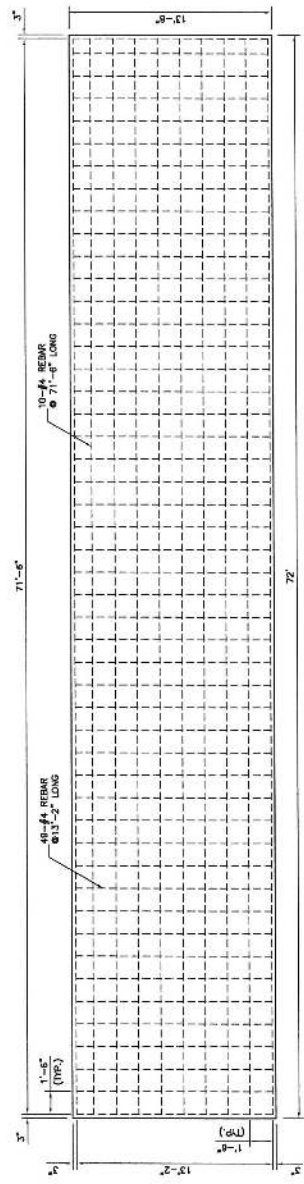
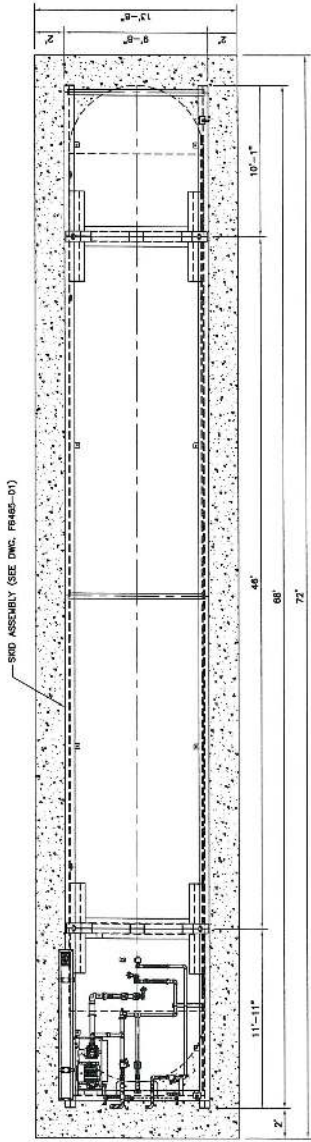
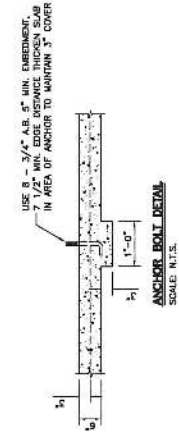
Load per linear foot of frame = $(151209 \div 178.8) \pm (28033 \div 89.4)$
 $= 846 \pm 314$
 $= 1160$ plf max., and 532 plf min. (no uplift)

Maximum Soil Pressure: Assuming a 45 degree angle of fracture for the concrete, each linear foot of frame will have $.67 \div .5 = 1.34$ sq. ft. per linear foot of bearing surface. Therefore, the maximum soil pressure will be $1160 \div 1.34 = 866$ psf. < 1000 psf

Slab: Since there is no beam action involved, use #4 rebar @ 1'-6" centers each way for temperature steel.

CONCRETE FOOTING SPECIFICATION

1. Concrete to be Class B, Type II, 6 Sack mix
2. Ultimate compressive strength to be 2500 PSI after 28 day curing
3. Water shall be clean and free from injurious amounts of oil, acid, alkali, organic matter or other harmful substances.
4. Footing to rest on firm undisturbed native subgrade or backfill compacted to 90% relative compaction with a soil bearing capacity of 1000 PSF
5. All exposed (unformed) surfaces to be tamped and hard steel trowel finished.



- NOTES: CONCRETE FOOTING SPECIFICATIONS
1. CONCRETE TO BE CLASS B, TYPE II, 6 SACK MIX.
 2. WATER TO BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OIL.
 3. WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OIL.
 4. REINFORCING BARS TO BE TIED TO ALL INTERSECTIONS IN COMPLIANCE WITH U.B.C.
 5. REINFORCING BARS TO BE TIED TO ALL INTERSECTIONS IN COMPLIANCE WITH U.B.C.
 6. ALL EXPOSED (UNFORMED) SURFACES TO BE TAMPED AND HARD STEEL.
 7. ALL EXPOSED (UNFORMED) SURFACES TO BE TAMPED AND HARD STEEL.
 8. MINIMUM REINFORCING BAR COVER, DIMENSIONED ON DRAWING.

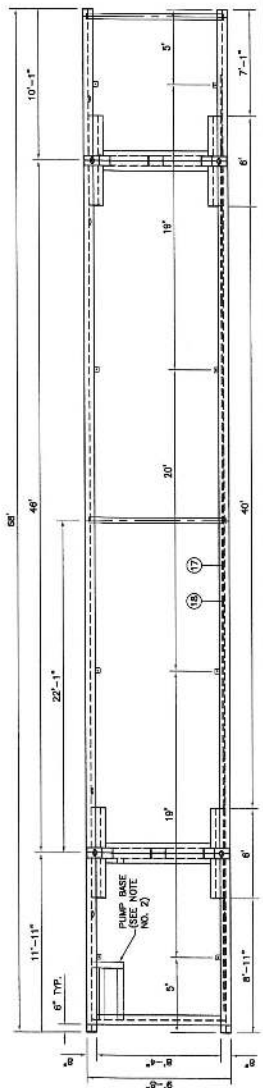
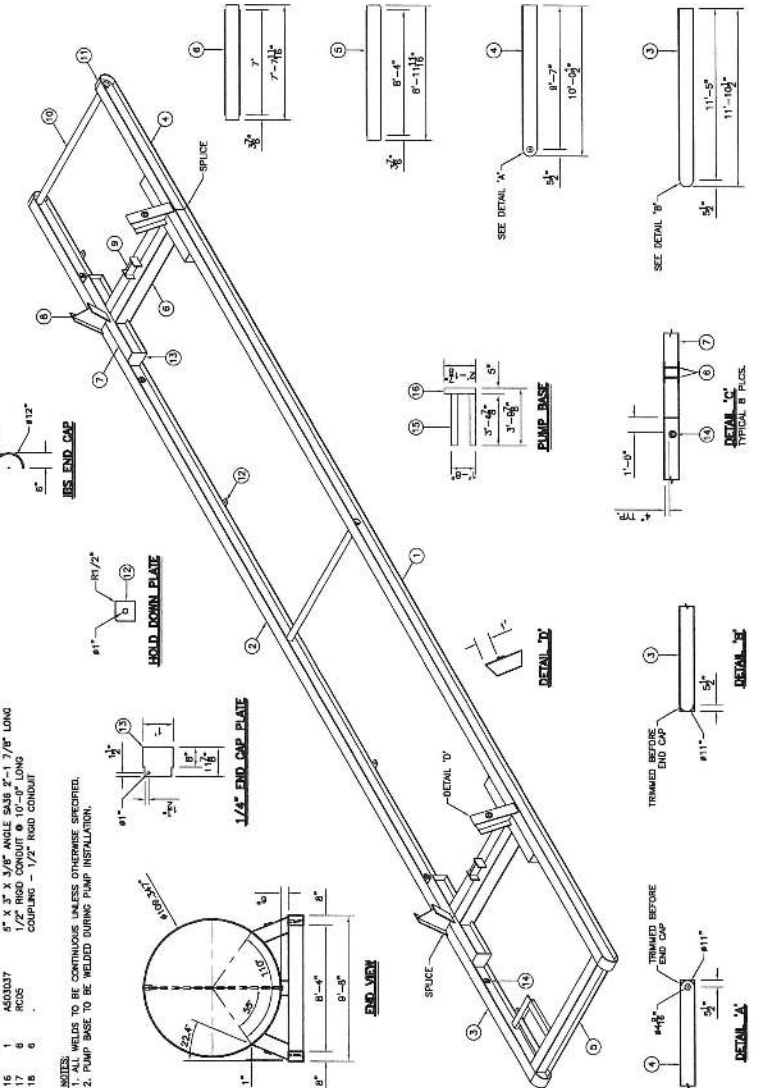
Job #25024: Thompson Gas - Reno, NV (Dwg #F6465-01)
 Steel frame design for a 30,000 gallon LPG tank. Tank is 9'-1 3/8" diam, x 86'-1 3/8" O.A.L. Tank will be permanently attached to the frame by welding so that the tank and frame act as a single unit for purposes of this design. The tank is to be filled with 6" thick concrete with the 2016 California Building Code (CBC), and by reference, ASCE Standard 7-10. The following criteria was used in this design:
 Occupancy Category: Ill, Table 1-1, ASCE
 Earthquake design data:
 Site Class D (USGS)
 Ss = 1.597 (USGS for Lat. & Long.)
 Fa = 1.0 (USGS)
 ASCE Equation 15.4-5 (For Rigid Nonbuilding Structures that have a fundamental period T less than 0.06 s: $V = 0.30 \times SDS \times W \times I$, where $SDS = 1.065$, $W =$ total weight of tank and content, and $I = 1.25$ (Importance Factor).
 CBC Equation 16-22: $L = (0.90 \pm (E \pm 1.4)) \times 1/3$ increase is permitted in allowable stresses)

Dead Load, D:
 Wt. Of Tank = 49,790 lbs.
 Wt. Of Content = 108,360 lbs.
 Wt. tank and content = 158,150 lbs.
 Wt. of frame and equipment = 8,850 lbs.
 Total Wt. = 168,010 lbs.
 Seismic Force, V = $0.30 \times SDS \times W \times I$
 = $0.30 \times 1.065 \times 168010 \times 1.25$
 = 67,099 lbs.
Check Overturning:
 Mo = $6.06 \times 67099 = 406620$ ft. lbs.
 Mr = $4.75 \times 168010 = 798048$ ft. lbs.
 Factor of safety against overturning:
 F.S. = $798048 / 406620 = 1.96$ Unit is stable against overturning
Check Base Bearing Pressure: Total length of bearing surface = 178.8 ft.
 Bearing area of frame = $178.8 \times 6.7 = 1198$ sq. ft.
 Combined loading $L = Ro \pm (E \pm 1.4)$, where $D = 168010$, and
 $E = Ro = 168010$
 $L = .9 \times 168010 \pm (42050 \pm 1.4)$
 $L = 151209 \pm 28033$
 Load per linear foot of frame = $(151209 + 178.8) \pm (28033 + 89.4)$
 = 846 ± 314
 = 1160 plf max., and 532 plf min. (no uplift)

Maximum Soil Pressure: Assuming a 45 degree angle of fracture for the concrete, each linear foot of frame will have $.67 \times .5 = .335$ sq. ft. of linear bearing surface. Therefore, the maximum soil pressure will be $1160 \div 1.67 = 695$ psf. Since there is no beam action involved, use #4 rebar @ 1'-6" centers each way for temperature steel.
Check frame as a beam:
 Cantilevered End Section: $M = (w \cdot l^2) \div 2$
 = $(1160 \times 9.427^2) \div 2$
 = 51467 ft. lbs - worst case
 Center Section: $M = (w \cdot l^2) \div 12$
 = $(1160 \times 23.06^2) \div 12$
 = 51404 ft. lbs.
 Sreq. = $(M \times 12) \div (fs \times 1.33)$
 = $(51467 \times 12) \div (22000 \times 1.33)$
 = 21.12 in² O.K. < 51.9 in² provide O.K.

Wind Load is negligible, seismic governs.
Check welds at Tank Support:
 Allowable load for #4 rebar welds using E6010 electrodes is 3.2 K/in.
 Length of weld required = $259K / (4 \times \text{weight of Tank and Frame}) \times 2 + 3.2 K/in. = 149$ inches
 Length of weld available = $(57m \times 4) + (54in \times 2)$ (Length of Baseplate) = 336 in.
 O.K.
 Responsible for design of tank supporting frame:
 Steven E. White, RCE #37402
 2847 E. Los Alitos
 Fresno, CA 93710
 559 289-1069

ITEM	QTY.	PART NO.	DESCRIPTION
1	112-40	13" x 8" x 1/2" WIDE FLANGE	57'-10 1/2" LONG
2	112-40	13" x 8" x 1/2" WIDE FLANGE	56'-0 1/2" LONG
3	112-40	13" x 8" x 1/2" WIDE FLANGE	11'-0 1/2" LONG
4	112-40	13" x 8" x 1/2" WIDE FLANGE	10'-0 1/2" LONG
5	112-40	13" x 8" x 1/2" WIDE FLANGE	7'-7 1/4" LONG
6	112-40	13" x 8" x 1/2" WIDE FLANGE	5'-11 1/4" LONG
7	112-40	13" x 8" x 1/2" WIDE FLANGE	5'-11 1/4" LONG
8	112-40	13" x 8" x 1/2" WIDE FLANGE	2'-7 9/16" LONG
9	112-40	13" x 8" x 1/2" WIDE FLANGE	2'-7 9/16" LONG
10	2	4" PIPE NON-CODE STD. AS38	9'-2 3/16" LONG
11	4	89-ENOCAP	4" x 4" x 1/2" PLATE S&B WITH #1/2" HOLE
12	8	PL500	ANCHOR PLATE 4" x 4" x 1/2" PLATE S&B
13	8	D-RING-1	3" x 3" x 1/4" PLATE S&B
14	8	D-RING-2	3" x 3" x 3/8" ANGLE S&B 5'-4 7/8" LONG
15	2	A000337	5" x 3" x 3/8" ANGLE S&B 5'-1 7/8" LONG
16	1	AC03	CONCRETE CURB 1'-0" HIGH
17	1	AC03	CONCRETE CURB 1'-0" HIGH
18	6	CONCRETE	CONCRETE CURB 1'-0" HIGH



NOTES:
 1. ALL WELDS TO BE CONTINUOUS UNLESS OTHERWISE SPECIFIED.
 2. PUMP BASE TO BE WELDED DURING PUMP INSTALLATION.