

City of Blue Lake
Draft Planning Commission Meeting Minutes
December 18, 2023

Commissioners Present:

Cort Pryor, Elaine Hogan, Matthew Schang, Robert Chapman

Absent: Jak Kirchubel (Resigned)

Staff Present:

Garry Rees, City Planner, Mandy Mager, City Manager, Lana Riley, City Planner

Public Present:

Julie Christie, Jean Lynch, Andy Jones, Elise Scafani, Kent Sawatzky, Erin McClure, Justin NOYDB, Chris Gonzalez

Meeting Called to Order: 7:00 PM

1. Approval of November 6, 2023 Special Meeting Minutes:

Motion to Approve: Commissioner Hogan

Second by: Commissioner Schang

Comments: None

Motion Summary: Motion Carries (Hogan, Pryor, Chapman, Schang)

2. Public Comment:

Kent Sawatzky: States that he is a developer and comments on buying property; states that he had businesses in the Emporium and that his mother ran a business in the Emporium along with three other businesses. Comments on the City's housing element compliance status and recommends an update to the municipal code.

3. Approval of Agenda:

Motion to Approve Agenda as Presented: Commissioner Pryor

Second by: Commissioner Schang

Comments: None

Motion Summary: Motion Carries (Hogan, Pryor, Chapman, Schang)

4. Application #025-024-010/2023: Exceptions to Residential Development Standards in Blue Lake Municipal Code Section 17.24.260 for Thomas Gai to allow a metal roof on a proposed 16 foot wide single family residence.

Chairman Chapman: Introduces the agenda item - Thomas Gai is requesting an exception to the City's single-family residential development standards to install a metal roof and to reduce the width of the proposed residential structure from 20' to 16'.

Planner Rees: Provides an overview of the application, along with information on the City's code requirements and process to request an exception to the residential development standards. The Planning Commission has the authority to approve reasonable requests if they can make findings regarding compatibility with the neighborhood.

Public Comment:

Kent Sawatzky: States that he supports the project; comments that pursuing exceptions is a costly process and recommends updating the development standards.

Elise Scafani: States her support of changing the development standards to allow metal roofs.

Public Comment Closed.

Commissioner Discussion:

Commissioner Schang: Questions the process to amend the code to allow metal roofs.

Planner Rees: States that staff is proposing updates to the code and that it will bring to the commission at a later date.

Commissioner Pryor: Recuses himself due to the proximity of his property to the subject property.

Commissioner Hogan: Recommends changing the code in a timely manner; although it presents costs to the City, the burden to the applicants is also costly.

Planner Rees: Explains that the applicant has to obtain a building permit and the application materials from the building permit were used to produce the application for the exception; thus limiting associated costs.

Commissioner Hogan: Asks Planner Rees if there is a plan to also address reductions in width for single-family residences?

Planner Rees: Explains that this is one of the only times an applicant has requested this type of exception for a single-family residence. Typically, units with reduced width (<16 feet) are proposed as accessory dwelling units, which are not subject to the residential development standards applicable to single-family residences.

Commissioner Hogan: Inquires about the timeline for the implementation of the proposed code amendment.

Planner Rees: 2024 is the implementation target.

Motion: To approve exceptions to the Residential Development Standards in the Blue Lake Municipal Code (BLMC) Section 17.24.260 for Thomas Gai to allow a metal roof on a proposed 16-foot-wide single-family residence at 530 I Street (APN 025-024-010). The exceptions are required because the metal roof is not listed as an allowable roofing material in BLMC Section 17.24.260.A.5 and because the minimum required unit width is 20 feet in BLMC Section 17.24.260.A.1. This project is found to be categorically exempt from the California Environmental Quality Act (CEQA) per §15305 (Class 5) exempting minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density.

Motion Made by: Commissioner Schang

Second by: Commissioner Hogan

Comments: None

Motion Summary: Motion Carries (Hogan, Chapman, Schang). Commissioner Pryor-Recuses himself from voting due to proximity to the project.

5. Application #025-081-003/2023. Conditional Use Permit (CUP) for Chris & Amelia Gonzalez for temporary residential use of a 340 s.f. commercial space located on the street-side ground floor of the Stewart Building at 130 H Street (APN 025-081- 003) in the City's Downtown. The building currently contains two permitted residential units and a CUP had previously been approved for residential use of the 340 s.f. commercial space, which expired in June 1992. The applicant is requesting a minimum 3-year permit term for the CUP. This project is found to be categorically exempt from the California Environmental Quality Act (CEQA) per §15301 (Class 1) exempting the permitting of existing public and private structures involving negligible or no expansion of existing or former use and §15303 (Class 3) exempting projects consisting of the installation of small new equipment and facilities in small structures and the conversion of existing small structures from one use to another.

Chairman Chapman: Introduces the agenda item.

Planner Riley: Presents the staff report, including a site layout, square footage and necessary findings that would need to be made to support approval of the Conditional Use Permit.

Chris Gonzalez (Applicant): Presents his reason for requesting the CUP, including his concern that he will have trouble renting the space for commercial use and concerns regarding required ADA access improvements. He is requesting a three-year CUP to utilize the space for residential purposes in order to qualify for a residential mortgage and to defer large improvement costs associated with commercial uses.

Commissioner Pryor: Asks the applicant if they have engaged with the City in regard to commercial tenants or help with improvements?

Chris Gonzalez: States that he has not engaged with the City; the CUP was low hanging fruit to ask for.

Manager Mager: Expressed concern about the loss of commercial space in the Downtown to residential uses. Stated that she would rather see the space available for commercial uses that could generate sales tax for the City.

Public Comment:

Kent Sawatzky: Recommends approving the CUP; states he owns the Emporium Building and discussed his attempts to find commercial businesses to rent the building. Noted he has not gotten any recommendations from the City on potential renters for his building.

Elise Scafani: Questions if there is a middle ground for approval of this application; could it be turned into a short-term rental? This could generate transient occupancy taxes for the City.

Public Comment Closed.

Commissioner Discussion:

Chris Gonzalez: States that he has interest in getting approval to use the space as a short-term rental.

Commissioner Pryor: Asks for clarification on business and rental license fees and City rules regarding short-term vs. long-term rentals.

Planner Rees: Clarifies that the City's zoning code does not make a distinction between short-term vs. long-term rentals. The CUP is required to allow a commercial space in the Retail Commercial zone to be

used for residential purposes, whether that be short-term or long-term. If the applicant pursues a short-term rental, they will need a business license and will have to pay transient occupancy tax.

Commissioner Schang: Notes that he is friends with the applicant and inquires whether he needs to recuse himself.

Planner Rees: States that because Blue Lake is a small community, this is not an uncommon situation. Explains recusals are typically required if a decision maker has a financial interest in a project, lives within a certain distance of the project, or is related to the applicant.

Commissioner Pryor: Asks about the transient occupancy tax process; sees an option for a short-term rental; could meet the owners needs as well as the City's need to generate tax revenue.

Chairman Chapman: Because the unit has been residential for 30 years, it would not be taking it away from the available commercial space in the Downtown; lots of buildings are empty in Blue Lake; it doesn't seem that people are able to maintain a viable business in Blue Lake.

Commissioner Hogan: States that the owner purchased a property in the commercial district; the City has zoning for a reason; there are two rental units above. There's a need for housing, but this sets a precedent for the use of commercial space for residential use in the Downtown.

Commissioner Pryor: How does the CUP affect the financing of the building?

Chris Gonzalez: States that there is a balloon payment due in two years; to qualify for a mortgage you have to show two years of income.

Commissioner Pryor: Makes a motion to continue this item; have the applicant work with the City to look at short term rental options or other commercial operations; the CUP doesn't conform to the intent of the Retail Commercial Zone.

Motion dies for a lack of a second.

Motion: To adopt the resolution with the condition that the downstairs commercial unit be utilized for a short-term rental for a period of up to three (3) years.

Motion Made by: Commissioner Hogan

Second by: Commissioner Schang

Motion Summary: Motion Carries (Hogan, Chapman, Pryor, Schang)

6. Discussion: California Environmental Quality Act (CEQA). Presentation from staff on the requirements of CEQA and discussion with the Planning Commission.

Planner Rees makes a presentation on the California Environmental Quality Act and categorical exemptions. The presentation includes the types and categories of exemptions and the use of initial studies. Future presentations to the Planning Commission on CEQA will include the purpose of the General Plan EIR, format and content of initial studies, technical studies, mitigation measures, and analysis of cumulative impacts.

The Commissioners thanked Planner Rees for the presentation.

Public Comment:

Kent Sawatzky: States that he appreciates the presentation; he funds CEQA litigation and has the top CEQA attorneys on retainer. States that the City did not update the General Plan for creation of the Opportunity Zone and should have prepared a CEQA Mitigated Negative Declaration or Environmental Impact Report.

Julie Christie: Comments on CEQA and states that there is good information regarding CEQA on YouTube and from the State.

Public Comment Closed.

7. Miscellaneous Planner Items: None.

8. Upcoming Planning Commission Meetings for the next 3 months will be on January 15, 2024, February 19, 2024, and March 18, 2024.

The Commissioners and staff discussed the future meeting dates.

Commissioner Schang: States that he is unable to attend the March 18th meeting.

9. Motion to Adjourn at 8:45 PM:

Motion: Commissioner Pryor

Second by: Commissioner Schang

Motion Summary: Motion Carries (Hogan, Pryor, Schang, Chapman)



CITY OF BLUE LAKE

Post Office Box 458,
Phone 707.668.5655

111 Greenwood Road,

Blue Lake, CA 95525
Fax 707.668.5916

DATE: May 20, 2024

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

**RE: Agenda Item 4: Eliason Minor Subdivision – Parcel Map Review
(Application #025-101-023/2016)**

At the June 10, 2019 Planning Commission meeting, the Commission approved a Tentative Parcel Map (TPM) for Casey & Stacia Eliason for a Minor Subdivision of parcel 025-101-023 (no address assigned) to create three new lots. 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 that was approved by the Planning Commission at a special meeting on June 7, 2021 and a two-year extension that was approved by the Planning Commission on May 23, 2022. Therefore, the TPM approval expires on or around June 10, 2024.

The applicant has prepared the Parcel Map for their Minor Subdivision and it was reviewed by the City Engineer for consistency with the TPM, subdivision improvement plans, and conditions of approval. The City Engineer has determined that the Parcel Map is compliant with the requirements of the Subdivision Map Act and City's Subdivision Code. Prior to recording of the Parcel Map, the Planning Commission and City Council need to review and approve the Parcel Map.

Per Municipal Code Section 16.28.080, the Planning Commission shall examine the Parcel Map to determine whether the Parcel map conforms with the TPM and with all changes permitted and all requirements imposed as a condition to its acceptance. Attached to this staff report is the Parcel Map prepared by the applicant (see **Attachment 1**). Also attached is Resolution 6-2019, which contains the TPM approved by the Planning Commission and the conditions of approval adopted for the project (see **Attachment 2**).

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Receive a staff report concerning the Parcel Map for the Minor Subdivision for Casey and Stacia Eliason.
- 2) Open the item for public comment.
- 3) Close the item for public comment.
- 4) Approve the Parcel Map for the Minor Subdivision for Casey and Stacia Eliason.

Attachment 1

Parcel Map for Eliason Minor Subdivision

OWNERS STATEMENT

That the undersigned, being the parties having a record title interest in the real property being subdivided by this map, do hereby consent to the preparation and recordation of this map and to the dedication of the easements for the purposes shown hereon.

For: Oak Knob, LLC, a California Limited Liability Corporation

Cosy Ellison and Stacka Ellison, Trustees of the Cosy Ellison and Stacka Ellison Revocable Trust of 2014 under the provisions of a trust agreement dated September 24, 2014, current owners and grantors of the parcels shown hereon as Document # 2022-098540, in Humboldt County, California.

BY: Cosy Ellison

BY: Stacka Ellison

Dated: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate certifies that the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____ County of _____ before me, _____, a Notary Public, personally appeared _____ who proved to me _____ and acknowledged to me that he/she/it executed the within instrument and acknowledged to me that he/she/it executed the same in his/her/his/authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. I declare that I am a Notary Public and that I have no personal or financial interest in the outcome of this proceeding.

WITNESS my hand and official seal. Printed name _____ Signature _____ My principal place of business is in _____ County _____ My Commission expires _____ Official seal not required

EASEMENTS CREATED BY THIS MAP

- PARCEL "A" IS A NON-EXCLUSIVE 30' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC AND PRIVATE UTILITIES APPURTENANT TO PARCELS 2 & 3 CREATED BY THIS MAP.
PARCEL "B" IS A NON-EXCLUSIVE 40' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC AND PRIVATE UTILITIES APPURTENANT TO PARCELS 2 & 3 CREATED BY THIS MAP.
PARCEL "C" IS A NON-EXCLUSIVE 40' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC AND PRIVATE UTILITIES APPURTENANT TO PARCELS 1 & 3 CREATED BY THIS MAP.
PARCEL "D" IS A NON-EXCLUSIVE 40' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC AND PRIVATE UTILITIES AND DRAINAGE EASEMENT APPURTENANT TO PARCELS 1 & 2 CREATED BY THIS MAP.
PARCEL "E" IS A NON-EXCLUSIVE 20' WIDE PUBLIC & PRIVATE UTILITIES EASEMENT FOR PARCELS 1, 2 & 3 CREATED BY THIS MAP.
PARCEL "F" IS A DETENTION BASIN EASEMENT FOR PARCELS 1, 2, & 3 CREATED BY THIS MAP.
PARCEL "G" IS AN "OPEN SPACE" EASEMENT OVER WHICH THE PLACEMENT OF BUILDINGS IS PROHIBITED.
PARCEL "H" IS A NON-EXCLUSIVE EASEMENT FOR THE TURNING AROUND OF EMERGENCY VEHICLES.
PARCEL "I" IS A WETLAND MITIGATION AREA.
PARCEL "J" IS AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, ALONG THE EAST 2 FEET OF THE SUBDIVIDED PROPERTY, AS SHOWN ON SHEET 2 OF 2, DEDICATED TO THE CITY OF BLUE LAKE PER THIS MAP.

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate certifies that the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____ County of _____ before me, _____, a Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the _____ and acknowledged to me that he/she/it executed the within instrument and acknowledged to me that he/she/it executed the same in his/her/his/authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. I declare that I am a Notary Public and that I have no personal or financial interest in the outcome of this proceeding. WITNESS my hand and official seal.

Printed name _____ Signature _____ My principal place of business is in _____ County _____ My Commission expires _____ Official seal not required

EASEMENTS OF RECORD

PER PRELIMINARY TITLE REPORT ISSUED BY HUMBOLDT LAND TITLE COMPANY, DATED FEBRUARY 26, 2024, SUBJECT TO CORRECTION, THE FOLLOWING EASEMENTS ARE SHOWN OR REFERENCED HEREIN. SIGNATURES BY OWNERS OF INTERESTS BELOW ARE NOT REQUIRED PER PUBLIC SCS 66268.69(a)(1) & 66268.69(a)(2) OF THE GOVERNMENT CODE

Table with columns: LD.#, OWNER OF INTEREST, PURPOSE, DOCUMENT NO. & NOTES. Includes entries for Mary A. Baldwin, City of Blue Lake, Storm Drain, Private Utilities Easement, etc.

TAX COLLECTORS CERTIFICATE

I, Amy Christensen, Tax Collector of Humboldt County, California, hereby certify that, according to the records of this Office, this subdivision or parcel description, described as Assessor's Parcel No(s), 025-101-023, for any unpaid county taxes or special assessments.

I further certify that taxes or assessments which will become a lien on the property, but which are not yet currently due, are estimated at \$_____ and that a bond in this amount has been collected and deposited with this office on behalf of the Board of Supervisors.

Amy Christensen Humboldt County Tax Collector By: _____ Deputy Dated _____

CITY CLERKS CERTIFICATE

I, Amanda Moger, City Clerk and Ex-officio Clerk of the City of Blue Lake, Humboldt County, California, hereby certify that the said city council at a meeting held _____, 2024, at which a quorum was present, approved this subdivision, and accepted on behalf of the public these parcels shown hereon as Parcel "J"

Amanda Moger City Clerk Date _____

PLANNING COMMISSION CERTIFICATE

I, Robert Chapman, Chairman of the Planning Commission of the City of Blue Lake, Humboldt County, California, hereby certify that the said Planning Commission at a meeting held on _____, 2024, recommended approval and acceptance of the Parcel Map by Resolution No. _____

Robert Chapman, Chairman Date _____

SURVEYORS STATEMENT

This map was prepared by me or under my direction, and is based upon the survey in accordance with the requirements of the State of California. I hereby state that this parcel map substantially conforms to the conditionally approved tentative map.

DRAFT 4/24/24 DYLAN L. KOLSTAD PLS 8152 DATED: _____



CITY SURVEYORS STATEMENT

I hereby state that I have examined this map; that the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; that I have no objection to the publication of this map; and that I am satisfied that this map is technically correct.

THOMAS M. HERMAN, PLS 4885 CITY OF BLUE LAKE SURVEYOR



DATE _____

COUNTY RECORDERS STATEMENT

FILED THIS _____ DAY OF _____, 2024, AT _____ IN BOOK _____ OF MAPS AT PAGE(S) _____ HUMBOLDT COUNTY RECORDS AT THE REQUEST OF DYLAN L. KOLSTAD.

JUAN P. CERVANTES HUMBOLDT COUNTY RECORDER DEPUTY BY: _____ FEES: _____ INSTRUMENT NO. _____

PARCEL MAP NO. FOR

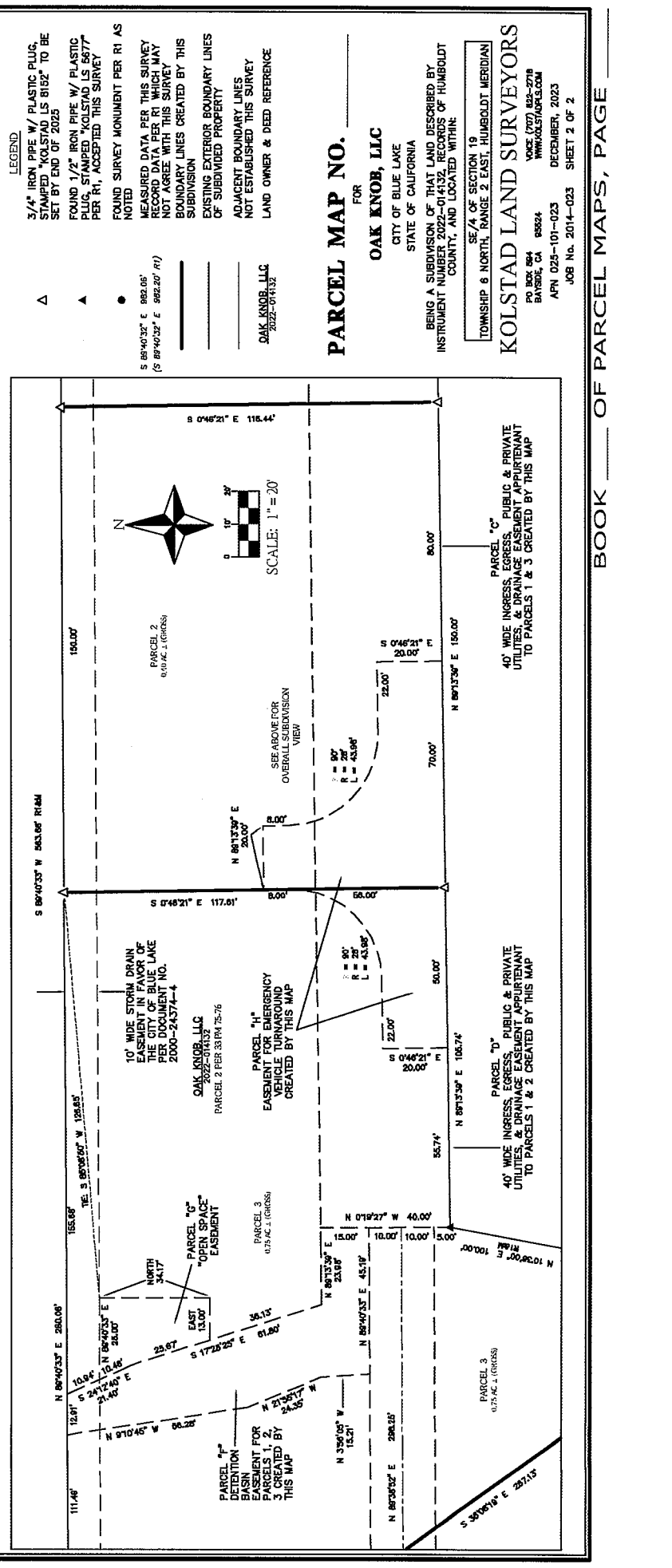
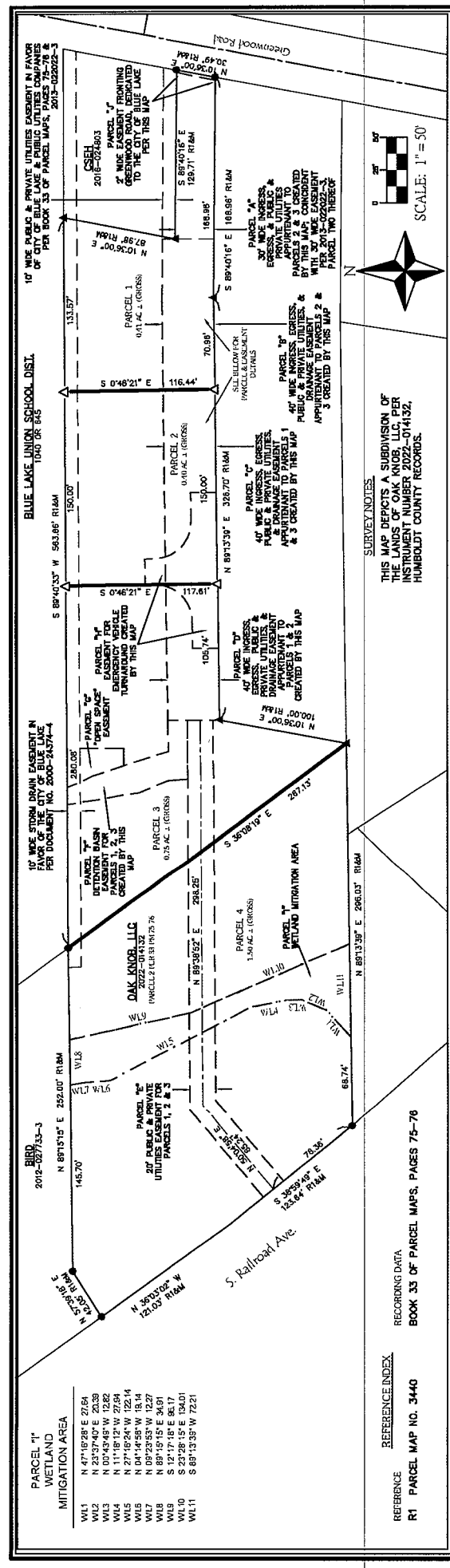
OAK KNOB, LLC CITY OF BLUE LAKE STATE OF CALIFORNIA

BEING A SUBDIVISION OF THAT LAND DESCRIBED BY INSTRUMENT NUMBER 2022-014132, RECORDS OF HUMBOLDT COUNTY, AND LOCATED WITHIN

SE 1/4 OF SECTION 19 TOWNSHIP 6 NORTH, RANGE 2 EAST, HUMBOLDT MERIDIAN

KOLSTAD LAND SURVEYORS

PO BOX 694 BRIDGEVILLE, CA 95824 PHONE (970) 822-2778 WWW.KOLSTADLANDSURVEYORS.COM APN 025-101-023 DECEMBER, 2023 JOB No. 2014-023 SHEET 1 OF 2



REFERENCE INDEX

REFERENCE
R1 PARCEL MAP NO. 3440

RECORDING DATA
BOOK 33 OF PARCEL MAPS, PAGES 75-78

MITIGATION AREA

W11	N 47°19'28" E 27.64
W12	N 23°37'40" E 20.39
W13	N 00°43'45" W 12.82
W14	N 11°18'12" W 27.94
W15	N 04°16'58" W 12.14
W16	N 01°16'58" W 12.14
W17	N 02°23'53" W 12.27
W18	N 89°15'15" E 24.91
W19	S 12°17'18" E 86.17
W10	S 23°28'15" E 194.01
W11	S 89°13'35" W 72.21

LEGEND

- 3/4" IRON PIPE W/ PLASTIC PLUG, STAMPED "KOLSTAD LS 8162" TO BE SET BY END OF 2025
- FOUND 1/2" IRON PIPE W/ PLASTIC PLUG, STAMPED "KOLSTAD LS 5877" PER R1, ACCEPTED THIS SURVEY
- FOUND SURVEY MONUMENT PER R1 AS NOTED
- MEASURED DATA PER THIS SURVEY
- BOUNDARY LINES CREATED BY THIS SUBDIVISION
- EXISTING EXTERIOR BOUNDARY LINES OF SUBMITTED PROPERTY
- ADJACENT BOUNDARY LINES NOT ESTABLISHED THIS SURVEY
- LAND OWNER & DEED REFERENCE

PARCEL MAP NO.
FOR
OAK KNOB, LLC
CITY OF BLUE LAKE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF THAT LAND DESCRIBED BY INSTRUMENT NUMBER 2022-014132, RECORDS OF HUMBOLDT COUNTY, AND LOCATED WITHIN

SE 1/4 OF SECTION 19
TOWNSHIP 6 NORTH, RANGE 2 EAST, HUMBOLDT MERIDIAN

KOLSTAD LAND SURVEYORS
70 BOX 984 95824
YORBA LINDO, CA 92584
WWW.KOLSTADLANDSURVEYORS.COM
APN 025-101-023 DECEMBER, 2023
JOB NO. 2014-023 SHEET 2 OF 2

Attachment 2

PC Resolution No. 6-2019

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.

RESOLUTION NO. 6-2019

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:

RESOLUTION NO. 6-2019

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.

EXHIBIT "A"
To Resolution 6-2019

- 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.

EXHIBIT "A"
To Resolution 6-2019

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.

EXHIBIT "A"
To Resolution 6-2019

- 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.

EXHIBIT "A"
To Resolution 6-2019

- 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

EXHIBIT "A"
To Resolution 6-2019

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.

EXHIBIT "A"
To Resolution 6-2019

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).

EXHIBIT "A"
To Resolution 6-2019

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.

EXHIBIT "A"
To Resolution 6-2019

- 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

EXHIBIT "A"
To Resolution 6-2019

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

EXHIBIT "A"
To Resolution 6-2019

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.

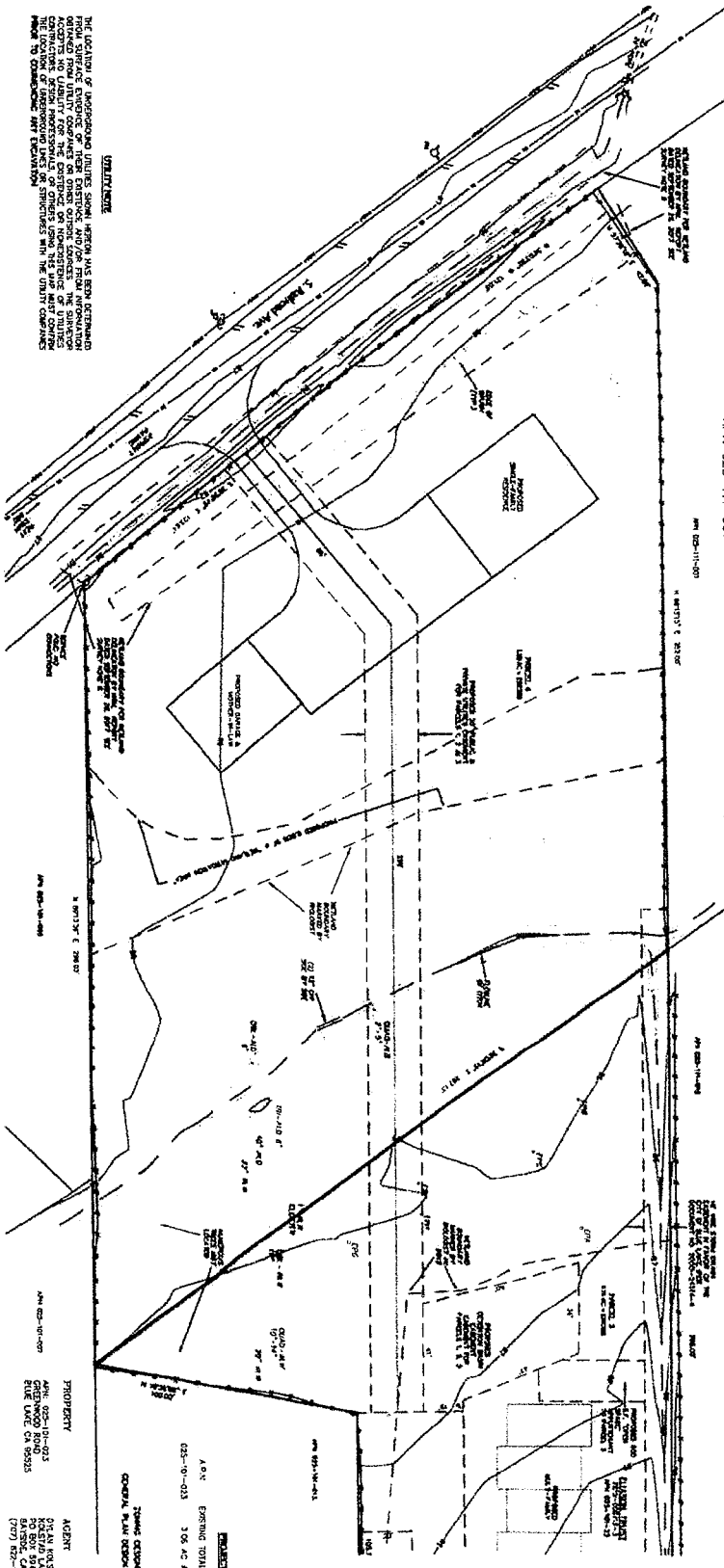
EXHIBIT "A"
To Resolution 6-2019

- 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.

EXHIBIT "B" To Resolution 6-2019

APN 025-111-007

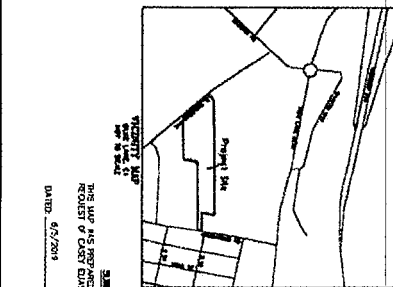
PARCEL 4 DETAIL - SEE SHEET 2 OF 2 FOR FULL SITE



UTILITIES
THE LOCATION OF PROPOSED UTILITIES SHALL BE DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE AND/OR FROM INFORMATION PROVIDED FROM UTILITIES COMPANIES OR OTHER OUTSIDE SOURCES. THE SURFACE LOCATION OF UTILITIES SHALL BE SHOWN AS DASHED LINES. THE LOCATION OF UTILITIES SHALL BE SHOWN AS DASHED LINES WITH CENTER LINES TO INDICATE THE LOCATION OF UTILITIES.

- LEGEND**
- PROJECT PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - EXISTING UNDERGROUND UTILITIES
 - PROPOSED UNDERGROUND UTILITIES
 - EXISTING SURFACE UTILITIES
 - PROPOSED SURFACE UTILITIES
 - EXISTING EASEMENTS
 - PROPOSED EASEMENTS
 - EXISTING ENCUMBRANCES
 - PROPOSED ENCUMBRANCES
 - EXISTING EASEMENTS
 - PROPOSED EASEMENTS
 - EXISTING ENCUMBRANCES
 - PROPOSED ENCUMBRANCES
 - EXISTING EASEMENTS
 - PROPOSED EASEMENTS
 - EXISTING ENCUMBRANCES
 - PROPOSED ENCUMBRANCES

- NOTES**
- THE PURPOSE OF THIS MAP IS TO SHOW AND IDENTIFY A PROPOSED SUBDIVISION OF THE LAND OF BLUE LANE TRACT, ALONG WITH EXISTING ENCUMBRANCES AND RECORD ENCUMBRANCES AND UTILITIES, SUBMITTED HERETOBY BY VANDER CONSULTING, INC. AND OTHERS, RELATIVE TO THE PROPOSED SUBDIVISION OF THE LAND OF BLUE LANE TRACT, ALONG WITH EXISTING ENCUMBRANCES AND RECORD ENCUMBRANCES AND UTILITIES, SUBMITTED HERETOBY BY VANDER CONSULTING, INC. BASED ON DATA OBTAINED FROM A PRELIMINARY THE REPORT PREPARED BY THE CITY OF BLUE LANE TRACT, ALONG WITH EXISTING ENCUMBRANCES AND RECORD ENCUMBRANCES AND UTILITIES, SUBMITTED HERETOBY BY VANDER CONSULTING, INC. ON 08/15/2017, AND A BROAD DISTRIBUTION OF PREVIOUS SURVEYOR BOOK 32 OF PARCEL MAPS PAGES 73-75.
 - SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO CONDUIT SYSTEMS AND ELEVATIONS, SHALL BE SHOWN AS DASHED LINES WITH CENTER LINES TO INDICATE THE LOCATION OF UTILITIES.
 - EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN WITH COMPLETENESS PLEASE REFER TO THE RECORDS OF THE CITY OF BLUE LANE TRACT, ALONG WITH EXISTING ENCUMBRANCES AND RECORD ENCUMBRANCES AND UTILITIES, SUBMITTED HERETOBY BY VANDER CONSULTING, INC. FOR FURTHER INFORMATION.
 - ALL IMPROVEMENTS SHOWN ARE CONFORMING TO THE CITY OF BLUE LANE TRACT, ALONG WITH EXISTING ENCUMBRANCES AND RECORD ENCUMBRANCES AND UTILITIES, SUBMITTED HERETOBY BY VANDER CONSULTING, INC. ON 08/15/2017.
 - CONCRETE LOTS ARE UNDEVELOPED PROPOSED SINGLE & MULTI-FAMILY RESIDENTIAL UNITS.
 - PROPERTY TO BE SUBDIVIDED SHALL BE SHOWN AS DASHED LINES WITH CENTER LINES TO INDICATE THE LOCATION OF UTILITIES.
 - ALL EASEMENTS OF RECORD, ACCORDING TO THE PRELIMINARY THE REPORT PREPARED BY THE CITY OF BLUE LANE TRACT, ALONG WITH EXISTING ENCUMBRANCES AND RECORD ENCUMBRANCES AND UTILITIES, SUBMITTED HERETOBY BY VANDER CONSULTING, INC. ON 08/15/2017, AND A BROAD DISTRIBUTION OF PREVIOUS SURVEYOR BOOK 32 OF PARCEL MAPS PAGES 73-75, SHALL BE SHOWN AS DASHED LINES WITH CENTER LINES TO INDICATE THE LOCATION OF UTILITIES.
 - ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO CONDUIT SYSTEMS AND ELEVATIONS, SHALL BE SHOWN AS DASHED LINES WITH CENTER LINES TO INDICATE THE LOCATION OF UTILITIES.



TRACT NO.	OWNER OF INTEREST	PURPOSE
A3	MARY A. GARDEN	TRACT FOR SINGLE AND/OR ORNAMENTAL PURPOSES
A4	CITY OF BLUE LANE	STREET DRAIN
A5	CITY OF BLUE LANE	MUNICIPAL EXHAUST FOR WATER/SEWER/STORM AND PUBLIC UTILITIES

TENTATIVE PARCEL MAP

BEING A PROPOSED SUBDIVISION OF THE LAND OF BLUE LANE TRACT, DESCRIBED IN RESOLUTION NO. 2017-00013-1, ADOPTED BY THE CITY OF BLUE LANE TRACT, ALONG WITH EXISTING ENCUMBRANCES AND RECORD ENCUMBRANCES AND UTILITIES, SUBMITTED HERETOBY BY VANDER CONSULTING, INC. ON 08/15/2017, AND A BROAD DISTRIBUTION OF PREVIOUS SURVEYOR BOOK 32 OF PARCEL MAPS PAGES 73-75.

COUNTY OF NUBAROOT
CITY OF BLUE LANE
STATE OF CALIFORNIA

KOLSTAD LAND SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
1000 N. GARDEN ST. SUITE 100
SANTA ANA, CA 92701
(714) 961-2111

DATE: 09/20/19
DRAWN BY: J. KOLSTAD
CHECKED BY: J. KOLSTAD

APN 025-111-007

EXHIBIT "B" To Resolution 6-2019

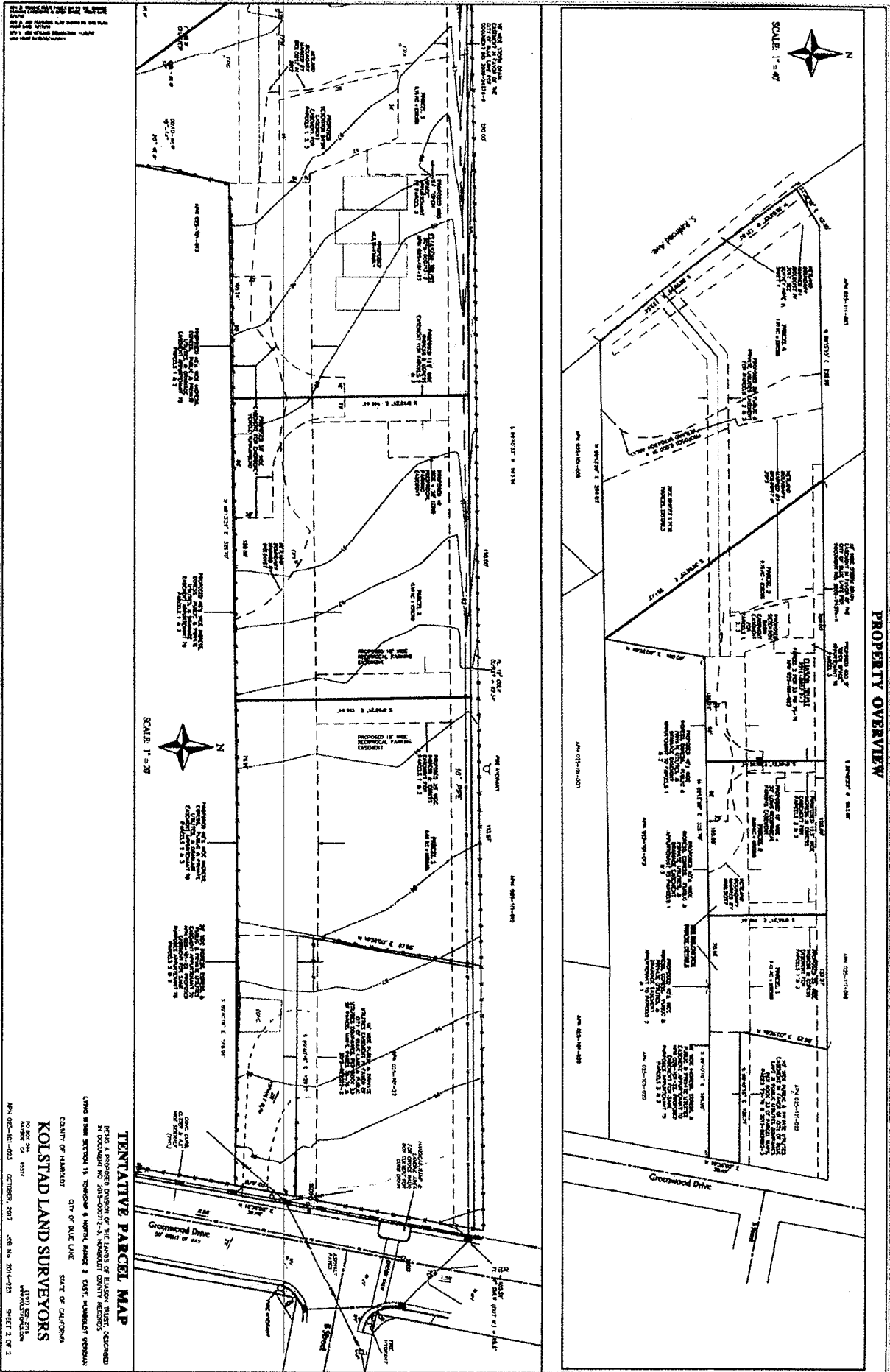
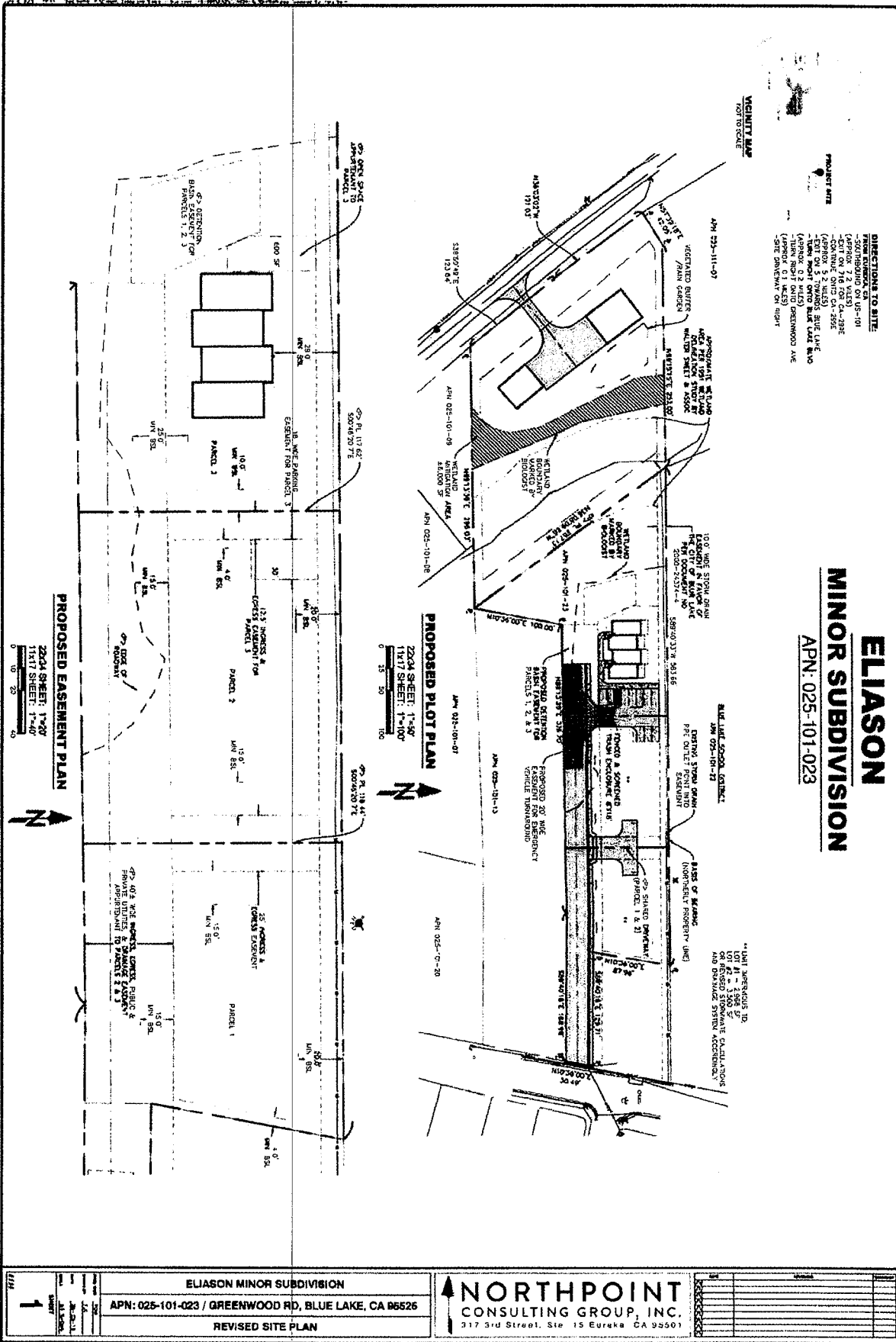


EXHIBIT "C"
To Resolution 6-2019



DIRECTIONS TO SITE
 FROM ROUTE 99 TO ELJASON MINOR SUBDIVISION (APPROX 7.2 MILES)
 -EXIT ON 716 FOR CA-289E
 (APPROX 0.5 MILES)
 -EXIT ON 57 TOWARDS BLUE LAKE (APPROX 0.5 MILES) AND 1544 8410
 (APPROX 0.2 MILES) AND 1544 8410
 -TURN RIGHT ON/OFF GREENWOOD AVE
 -SITE SHOWN ON RIGHT

ELJASON
MINOR SUBDIVISION
 APN: 025-101-023

PROPOSED EASEMENT PLAN

2204 SHEET: 1-20
 11417 SHEET: 1-40
 0 10 20 40

PROPOSED PLOT PLAN

2204 SHEET: 1-50
 11417 SHEET: 1-100
 0 25 50 100

ELJASON MINOR SUBDIVISION APN: 025-101-023 / GREENWOOD RD, BLUE LAKE, CA 95526 REVISED SITE PLAN		NORTHPOINT CONSULTING GROUP, INC. 317 3rd Street, Ste 15 Eureka CA 95501
SHEET 1	DATE 11/17/17	



CITY OF BLUE LAKE

Post Office Box 458,
Phone 707.668.5655

111 Greenwood Road,

Blue Lake, CA 95525
Fax 707.668.5916

DATE: May 20, 2024

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

RE: Agenda Item 5: Presentation on the Blue Lake General Plan

Due to recent interest in the Blue Lake General Plan, City staff has been asked to present an overview of the General Plan to the Planning Commission. The presentation focuses on the following items:

- What is a General Plan?
- Required Elements of a General Plan
- Blue Lake General Plan Contents
- Results of General Plan Implementation since 1980s
- Amendments to General Plan since 1980s

This agenda item will present an opportunity for the Planning Commission and public to learn more about the Blue Lake General Plan and to ask questions of City staff.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Receive a presentation from City staff on the Blue Lake General Plan.
- 2) Open the item for public comment.
- 3) Close the item for public comment.
- 4) Discuss the Blue Lake General Plan and ask questions of City staff.