



BLUE LAKE PLANNING COMMISSION MEETING AGENDA

Monday, November 15, 2021

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 November 15, 2021.

Public input will be facilitated by Zoom at the following meeting link:
<https://us02web.zoom.us/j/83233520188?pwd=Mnl1RStnSGZpWk4zWGVQRHEvc1J0Zz09>
Meeting ID: 832 3352 0188 Passcode: 223980

1. **Approval of Minutes: September 20, 2021.**
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. **Public Hearing/Planning Commission Action: 025-141-012/2021 Minor Subdivision for John Madjarac of parcel 025-141-012 (118 and 200 Chartin Road) to create one new lot. Each proposed parcel is already developed with a single-family residence. This project is categorically exempt from CEQA per §15315 (Class 15) of the CEQA Guidelines exempting division of properties in urbanized areas into four or fewer parcels when certain specifications can be met.**
5. **Planning Commission Action: 312-161-018/2020 Site Plan Approval for the City of Blue Lake for development of a bike park on the north side of Taylor Way in the Powers Creek District (No address assigned/APN 312-161-018). This project is categorically exempt from CEQA per §15332 (Class 32) of the CEQA Guidelines exempting projects characterized as in-fill development when certain criteria can be met.**
6. **Miscellaneous Planner Items.**

7. **Upcoming Planning Commission Meetings for the next 3 months will be on December 20th, 2021, January 17th, 2022, and February 21st, 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
September 20, 2021**

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

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

Commissioners Absent: None

Staff Present: City Manager Amanda Manager and City Planner Garrison Rees

Staff Absent: Planning Commission Secretary Cheryl Turner

Public Present: James Long, Patty Long

- 1. Approval of Minutes: July 19, 2021**
 - a. Vice-Chair Platz recused himself since he was not present at the July meeting.
 - b. Commissioner Schang was not present at this point in the meeting to vote.
 - c. Motion (Pryor, Chapman) to approve July 19, 2021 minutes as written.
 - d. Motion passed (3-0)

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

- 3. Approval of the Agenda**
 - a. Commissioner Schang was not present at this point in the meeting to vote.
 - b. Motion (Chapman, Pryor) to approve agenda.
 - c. Motion passed unanimously (4-0).

Discussion/ Action:

- 4. Planning Commission Action: 025-013-003/2021 Exception to the Residential Development Standards for James & Patricia Long to allow a metal roof on an existing residence at 129 Acacia Drive (APN 025-065-013).**
 - a. Planner Rees presented the Commissioners a summary of the Staff Report.
 - b. Planner Rees explained that the residential development standards in the Municipal Code do not allow metal roofs as a roofing material unless an exception is received from the Planning Commission. Planner Rees explained that the applicant desires a metal roof for fire safety purposes and because of its longevity. Planner Rees noted that the justification provided by the applicant focused on identifying other structures in the City with metal roofs to demonstrate neighborhood compatibility, which is the primary criteria for an exception.
 - c. Commissioner Chapman recommended that the residential development standards be revised to allow metal roofs and expressed hope that this would be the last applica-

tion for a metal roof exception.

- d. Planner Rees indicated that city staff could work on this amendment to the Municipal Code as part of the work being done with funding from the Local Early Action Planning (LEAP) grant program. Planner Rees noted that it would be important to specify the types of metal roofing that would be allowed, since some metal roofing material may not be desirable on residences in the City.
- e. The applicant, James Long, explained to the Commission his reasoning for wanting to place a metal roof on his residence. This included that the City is surrounded by forest land, which is designated as a high fire hazard severity zone.
- f. Motion (Platz/Chapman) to approve Resolution No. 3-2021, Resolution of the Planning Commission of the City of Blue Lake approving a Request for an Exception to the Residential Development Standards for James & Patricia Long to allow a metal roof on their residence.
- g. Motion passed (5-0).

5. Information Only Item: 312-161-018/2020 Review of the updated plans for the bike park proposed at the end of Taylor Way in the Powers Creek District.

- a. Planner Rees presented the Commissioners a summary of the Staff Report.
- b. Planner Rees explained that the design for the bike park in the Powers Creek District has been updated since the last time it was discussed with the Planning Commission as an information only item. Planner Rees highlighted some of the changes on the current plan for the bike park. Planner Rees explained that for the project to proceed, it will require Site Plan Approval from the Planning Commission.
- c. The Commissioners discussed the current design and asked several questions of staff.
- d. Commissioner Pryor expressed excitement about the project and asked the following questions: 1) will there be seating for spectators such as bleachers; 2) what would be the allowable use hours for the bike park; 3) what kind of lighting is proposed for the bike park; and 4) would there be space for food truck/stands adjacent to the bike park.
- e. Planner Rees noted that a few benches are proposed for spectators, but more extensive seating (for example, bleachers) is not currently proposed. Planner Rees indicated that it is possible that nighttime use may be allowed if the park could be adequately illuminated to provide safe use of the park. Planner Rees indicated that any proposed outdoor lighting would have to comply with the lighting performance standards in the Opportunity zone. Planner Rees indicated that space for food trucks/stands is not currently shown on the plans but could be incorporated later.
- f. Chair Eddy inquired about who would be responsible for maintenance of the park.
- g. Manager Mager explained that the bike park would be part of the City's park system and the City would cooperate with local organizations (for example, Redwood Coast Mountain Bike Association) on maintenance of the park. Manager Mager indicated this arrangement would be similar the management of the Rodeo Grounds.
- h. Planner Rees explained that the next steps are for city staff to send out project referrals and ultimately bring the project to the Planning Commission as a Site Plan Approval application at an upcoming meeting.
- i. The Commissioners indicated they are supportive of the project and look forward to reviewing it at an upcoming meeting.

6. Miscellaneous Planner Items

- a. City Manager Mager updated the Commissioners on the potential development of a mixed-use project in the Powers Creek District.

7. Upcoming Planning Commission Meetings for the next 3 months will be on August 16th, September 20th, and October 18th, 2021.

- a. Commissioner Schang indicated that he would not be available for the October meeting.
- b. The other Commissioners indicated they should be available for the upcoming meetings.

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

- a. Motion (Chapman, Schang) to adjourn.
- b. Motion passed unanimously (5-0).
- c. Meeting adjourned at 7:52 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

STAFF REPORT

DATE: November 11, 2021

APPLICATION #: #025-141-012/2021

APPLICANT: John Madjarac

PROPERTY OWNER: John Madjarac

PROJECT DESCRIPTION:

The applicant is proposing a Minor Subdivision of parcel 025-141-012 (118 and 200 Chartin Road) to create one new lot. Parcel 025-141-012 is currently 17,641 s.f. and Proposed Parcel 1 would be approximately 8,092 s.f. and Proposed Parcel 2 would be approximately 9,549 s.f. Each proposed parcel is already developed with a single-family residence. The project proposes access improvements including paved driveways on each lot and 3 off-street parking spaces (see attached Tentative Parcel Map and aerial photograph for more information).

PROJECT LOCATION: 118 and 200 Chartin Road

ASSESSORS PARCEL #: 025-141-012

ZONING: Planned Development Residential (PD-R)

GENERAL PLAN DESIGNATION: Moderate Low Density Residential (MD)

ENVIRONMENTAL REVIEW:

Categorically exempt per CEQA Guidelines Section 15315 (Class 15) exempting division of properties in urbanized areas into four or fewer parcels when certain specifications can be met. This project meets those specifications since the subdivision is in conformance with the General Plan and Municipal Code, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

SITE CHARACTERISTICS:

The project site is approximately 17,861 s.f. and is relatively flat. The site contains two single-family residential units and two storage sheds. Vegetation occurring at the site includes grasses, shrubs, and several trees. The project site is located directly south of the intersection of Chartin Road and Gely Street. To the north of the project site is single-family and multi-family residential development. To the east is single-family residential development and Powers Creek. To the south is single-family residential development and Powers Creek. To the west is the Gymkhana Field. The project site is currently served by all utilities and services. Access for the site is off Chartin Road.



Aerial Photo of the Project Site

STAFF COMMENTS:

This project was sent out for referral to the City Manager, Public Works Department, Building Official, City Engineer, and Volunteer Fire District.

City Manager

The City Manager responded to the referral stating that she does not have any concerns about the project.

Public Works Department

The Public Works Department responded to the referral stating that the property is already served by water and sewer and they do not have any concerns about the project.

Building Official

Comments were not received from the Building Official within the requested referral period.

City Engineer

The City Engineer responded to the referral with the following comments:

- 1) All proposed subdivision improvements (onsite and offsite) shall be reviewed and approved by the City Engineer.
- 2) Paved driveways are required for vehicular access to both proposed parcels. The driveways shall be constructed according to the City's design specifications.
- 3) The driveway aprons within the public right-of-way for each proposed parcel must be ADA compliant.
- 4) Due to the proposed alignment of the driveway on Proposed Parcel 1, it is recommended that a bollard or other protective structure be installed to protect the northeast corner of the residence from vehicular collision.
- 5) The Parcel Map should identify utility easements that cross the new parcel line and existing parcel lines.
- 6) The Parcel Map should identify the source and back up information for the "Found Monuments" shown on the Tentative Map.
- 7) It is recommended that the sewer connection from Proposed Parcel 1 to the City sewer main in the City-owned parcel to the west (APN 025-141-001) should be covered by an easement granted by the City.

The requirements of the City Engineer have been included as conditions of approval for the proposed project, except for the comments noted as recommendations.

Volunteer Fire District

The Volunteer Fire District responded to the referral stating they have no concerns about the project.

GENERAL PLAN CONSISTENCY:

The project site has a General Plan Designation of Moderate Low Density Residential (MD). The project proposes to split a property with two residence so that each residence will be on its own lot. Since the proposed parcels are designated for residential development and already contain existing residences, the proposed project is found to be consistent with the Blue Lake General Plan.

ZONING CODE COMPLIANCE:

APN 025-141-012 has a Zoning Classification of PD-R (Planned Development Residential), which is contained in Section 17.16.080 of the City's Municipal Code. As stated in Section 17.16.080, *"The PD-R or Planned Development Residential Zone is intended to permit a more creative approach in the residential development of land resulting in a more efficient, attractive, desirable*

use of open area; to permit flexibility in design, including pedestrian and vehicular pathways, and placement of off-street parking areas. The PD-R Zone is further intended to realize best the potential of the sites characterized by special features of shape, topography, or size.”

The project proposes to split a lot with two residences so that each residence will be on its own lot. The project requires compliance with the development standards in the City’s Municipal Code (e.g., minimum lot area, minimum lot width, maximum density, setbacks, etc.). Table 2 provides a comparison of the required development standards and the proposed Minor Subdivision design. As indicated in Table 1, the project complies with the applicable development standards.

Table 1. Municipal Code Development Standards and Minor Subdivision Design

Existing Parcel	APN 025-141-012	
Proposed Parcels	Proposed Parcel 1	Proposed Parcel 2
Zoning Classification	Planned Development Residential (PDR)	Planned Development Residential (PDR)
Minimum Lot Area ¹	6,000 s.f.	6,000 s.f.
Proposed Lot Area	8,092 s.f.	9,549 s.f.
Minimum Lot Width ²	40 ft	40 ft
Proposed Lot Width	62 ft	76.4 ft
Maximum Lot Depth-to-Width Ratio ³	3:1	3:1
Proposed Lot Depth-to-Width Ratio	2.1:1	1.7:1
Maximum Density ¹	1 dwelling unit per 6,000 s.f.	1 dwelling unit per 6,000 s.f.
Proposed Density	1 dwelling unit existing	1 dwelling unit existing
Maximum Ground Coverage ¹	40%	40%
Proposed Ground Coverage	<40%	<40%
Required Setbacks ^{1, 4}	Side: 4 ft	Side: 4 ft
Proposed Setbacks ^{1, 4}	Side: >4 ft	Side: >4 ft
1. Development Standards per Municipal Code Section 17.16.080. 2. Lot width standard per Municipal Code Section 17.24.150. 3. Lot depth-to-width ratio standard per Municipal Code Section 16.12.100. 4. Side yard setbacks from the newly created property line is the only relevant setback requirement for the proposed Minor Subdivision.		

Off street parking requirements are specified in Municipal Code Section 17.24.100 (Off-Street Parking Facilities). The number of off-street parking spaces required for dwelling units is 1 for each

unit containing 1 or fewer bedrooms and 2 for each unit containing more than 1 bedroom. The existing residence on Proposed Parcel 2 has more than 1 bedroom and, therefore, requires 2 off-street parking spaces. The existing residence on Proposed Parcel 2 has 1 or fewer bedrooms and, therefore, requires 1 off-street parking space. As shown on the Tentative Parcel Map, the applicant is proposing to provide the number of off-street parking spaces required by the City's Municipal Code. Pursuant to Municipal Code Section 17.24.100.C.5, "*The parking area, aisles and access drives shall be paved as to provide a durable, dustless surface, except that an alternative durable, dustless surface may be approved by the City Planner, and shall be so graded and drained as to dispose of surface water without damage to private or public properties, streets or alleys.*" Based on this requirement, both of the proposed parcels must have off-street parking spaces and driveways that are durable and dustless (e.g., concrete, asphalt, permeable pavers, etc.). This has been included as a condition of approval for the project.

SUBDIVISION CODE COMPLIANCE:

The Tentative Parcel Map prepared for this Minor Subdivision project has been reviewed by City staff. As indicated in the discussion of staff comments and zoning code compliance above, several conditions of approval are recommended for the Parcel Map and subdivision improvements. In compliance with these conditions, City staff has been determined that the project would be consistent with Title 16 (Subdivisions) of the Blue Lake Municipal Code and the Subdivision Map Act.

In reviewing a Tentative Parcel Map, the Planning Commission may impose any or all of, but not limited to, the following (Municipal Code Section 16.20.010(H)):

1. Frontage improvements
2. On-site improvements.
3. Off-site improvements.
4. Dedications.
5. Applicable fees.
6. Additional soils and/or engineering geology studies.
7. Additional traffic studies.

Section 16.20.020 of the Blue Lake Subdivision Code contains the requirements for preparation and filing of Parcel Maps. A Parcel Map is defined by the Blue Lake Subdivision Code as "*A map prepared in accordance with the provisions of this ordinance and the Subdivision Map Act of the State of California, which is intended to be placed on record in the office of the County Recorder of Humboldt County. A Parcel Map is required for all Minor Subdivision.*" The requirement to prepare and file a Parcel Map has been included as a condition of approval for the project (see below). This requires "*...an accurate and complete survey of the land to be subdivided...by a Registered Civil Engineer or Professional Land Surveyor...*"

Section 16.28.090 of the Blue Lake Subdivision Code contains the requirements for Subdivision Improvement Agreements. This section indicates that 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. 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 improvement 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. The requirement to enter into a Subdivision Improvement Agreement with the City has been included as a condition of approval for the project (see below).

STAFF RECOMMENDATION:

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

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

1. Applicant shall reimburse the City for all fees involved in processing this application, including any work necessary to ensure compliance with the project conditions of approval and the City's Municipal Code.
2. Applicant shall pay all other fees required for a subdivision application according to the City's current fee schedule. 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.
3. Approval is for the project as illustrated on the Tentative Parcel Map (dated March 2021) that is attached to this staff report.
4. 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.
5. 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 improvement 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.

6. 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. The City Engineer shall determine whether the easements shall be for public and/or private purposes. Other easements may be required which cannot be determined from the Tentative Parcel Map at this time. The need for these additional easements may be determined after a review of improvement plans by the City Engineer.
7. 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.
8. The applicant must meet all requirements of the City Engineer, including the following:
 - A) All proposed subdivision improvements (onsite and offsite) shall be reviewed and approved by the City Engineer.
 - B) Paved driveways are required for vehicular access to both proposed parcels. The driveways shall be constructed according to the City's design specifications.
 - C) The driveway aprons within the public right-of-way for each proposed parcel must be ADA compliant.
 - D) The Parcel Map should identify utility easements that cross the new parcel line and existing parcel lines.
 - E) The Parcel Map should identify the source and back up information for the "Found Monuments" shown on the Tentative Map.
9. Pursuant to Municipal Code Section 17.24.100.C.5, "*The parking area, aisles and access drives shall be paved as to provide a durable, dustless surface, except that an alternative durable, dustless surface may be approved by the City Planner, and shall be so graded and drained as to dispose of surface water without damage to private or public properties, streets or alleys.*" Based on this requirement, both of the proposed parcels must have off-street parking spaces and driveways that are durable and dustless (e.g., concrete, asphalt, permeable pavers, etc.).

INFORMATIONAL NOTES:

The notes below include recommendations from the various City departments that are considered best practice.

1. Due to the alignment of the proposed driveway on Proposed Parcel 1, it is recommended that a bollard or other protective structure be installed to protect the northeast corner of the residence from vehicular collision.
2. It is recommended that the sewer connection from Proposed Parcel 1 to the City sewer main in the City-owned parcel to the west (APN 025-141-001) should be covered by an easement granted by the City.



SURVEYOR'S STATEMENT

This map was prepared by me, or under my direction, and is based upon a field survey.

SIGNED: _____
 DATED: _____
 Jesse N. Buffington
 L.S. No. 9339

PROJECT DATA

Owner: John Madjaric
 1184 300 Chantia Road
 Blue Lake, CA 95523
 Mailing Address: P.O. Box 421
 Blue Lake, CA 95523
 Phone Number: 707-840-9515
 Zoning: Planned Development Residential (PDR)
 Building setbacks: Front: 15'
 Side: 4'
 Rear: 20'
 Agent: Jesse Buffington
 Points West Surveying Company
 5201 Canton Park Drive, Suite 3
 Aliso Viejo, CA 92653
 Phone: (714) 840-9515
 (714) 840-9512
 Email: buffington@pointswestsurveying.com

TENTATIVE MAP

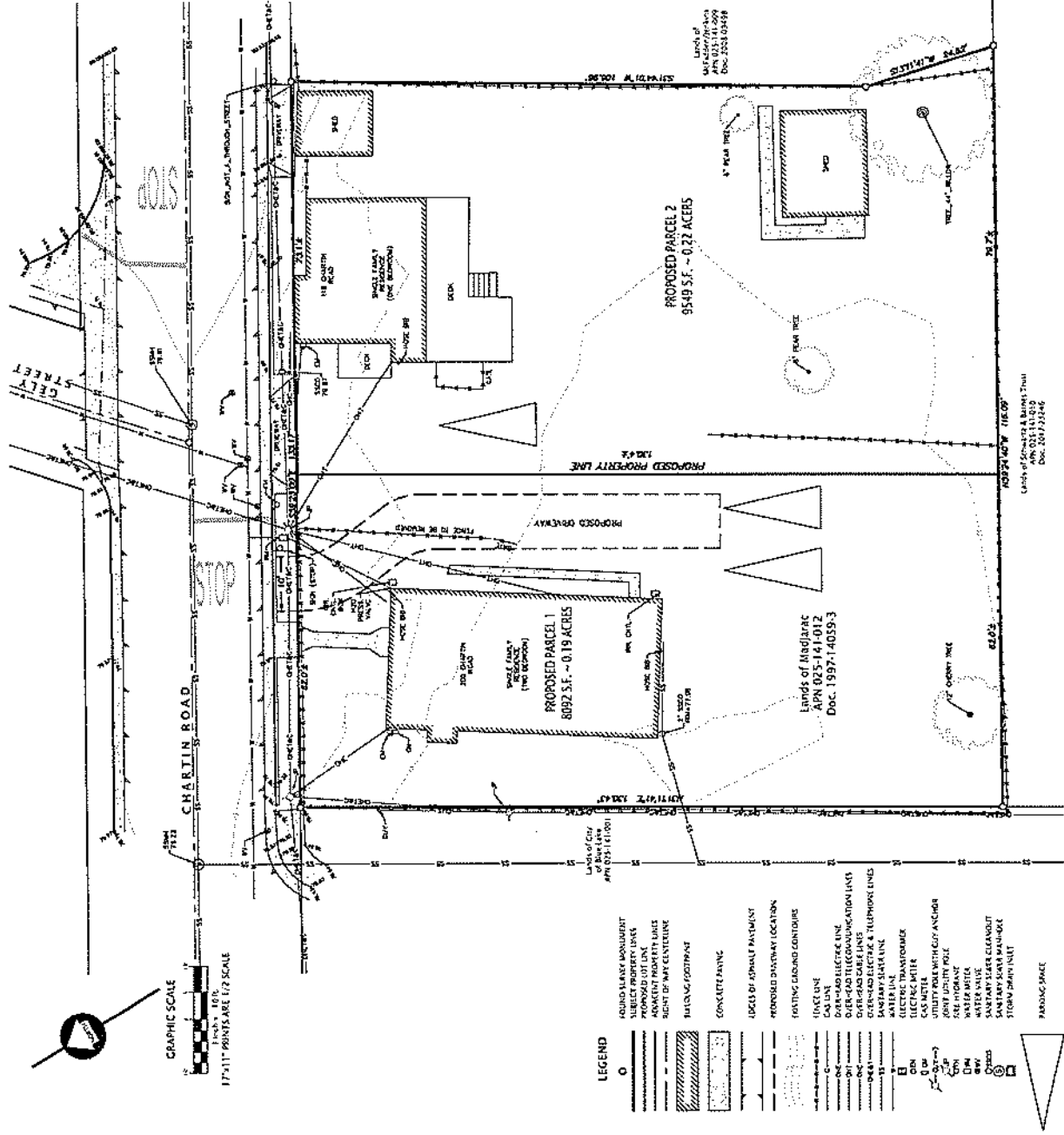
for
JOHN MADJARIC

SECTION 30, T6N, R2E,
 HUMBOLDT MERIDIAN
 IN THE CITY OF BLUE LAKE,
 HUMBOLDT COUNTY, CALIFORNIA
 DATE: MARCH 2021
 SCALE: 1" = 10'
 SHEET 1 OF 1

POINTS WEST SURVEYING CO.
 5201 Canton Park Dr., Suite 3 - Aliso Viejo, CA 92653
 707-840-9510 • Phone 707-840-9512 • Fax

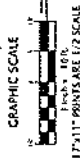
PROJECT NOTES

- This Tentative Map illustrates a proposed subdivision of APN 025-141-012. Access to the proposed parcels will be via Chantia Road. Each proposed parcel is already developed with a single family residence.
- No trees are proposed to be removed. Clearing would occur for the new driveway, but no other construction is proposed at this time.
- The parcel is zoned Planned Development Residential (PDR). The properties to the east and south share the same residential zoning. The property to the northwest is owned by the City of Blue Lake and is zoned Open Space Recreation (OS).
- The property is shown on official maps as Zone AO, areas subject to inundation. 1 percent annual chance shallow flooding of 1 foot per foot Community Panel No. 00013C0113.
- No other hazardous area, historic buildings, or archaeological sites are known to exist on or immediately adjacent to the property.
- Boundary lines and existing assessments of record shown based a Preliminary Title Report by Fidelity National Title Company, Order No. FND01020735V, dated 4/9/2021. Said Preliminary Title Report references no easements.
- Topography is shown at 1 foot intervals based on a field survey performed by Points West Surveying in February 2021. Elevations are NAVD 29 datum based on an elevation of 84.01 at the Monument at E Street and Railroad Avenue, which is shown as 78.11 on the 5/5/1997. To obtain current NAVD 88 orthometric height, best elevations shown hereon up 3.33 feet. This adjustment is derived from the NGS Data Sheet for PD 101701.
- Existing underground water and sewage disposal locations are shown based on information provided by the owner to Points West Surveying Company in combination with visibility appearances observed on site.



LEGEND

	BOUNDARY MONUMENT
	SUBJECT PROPERTY LINES
	PROPOSED PROPERTY LINES
	EASEMENT PROPERTY LINES
	RIGHT OF WAY CENTERLINE
	EASEMENT POSITION
	CONCRETE PAVING
	LOCs OF ASPHALT PAVEMENT
	PROPOSED DRIVEWAY LOCATION
	EXISTING EASEMENT CONTOURS
	EASEMENT
	GAS LINE
	OVERHEAD ELECTRIC LINE
	OVERHEAD TELECOMMUNICATION LINES
	OVERHEAD CABLE LINES
	SANITARY SEWER LINE
	WATER LINE
	ELECTRIC TRANSFORMER
	GAS METER
	UTILITY POLE WITH GUY ANCHOR
	JOINT UTILITY POLE
	POLE FOREARM
	WATER VALVE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	STORM DRAIN INLET
	PARKING SPACE



Land of Madjaric
 APN 025-141-012
 DOC. 20173246

Land of Madjaric
 APN 025-141-012
 DOC. 1997-140393

Proposed Parcel 2
 9549 S.F. ~ 0.22 ACERS

Proposed Parcel 1
 8092 S.F. ~ 0.19 ACERS

RESOLUTION NO. 4-2021

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE
APPROVING A MINOR SUBDIVISION APPLICATION FOR JOHN MADJARAC**

WHEREAS, John Madjarac filed an application dated June 7, 2021 for the approval of a Tentative Parcel Map for a Minor Subdivision in the Planned Development Residential (PD-R) zone off of Chartin Road that will create one (1) new lot from an existing parcel commonly known as APN# 025-141-012 (118 and 200 Chartin Road). Application materials include the Tentative Parcel Map (dated March 2021); and

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

WHEREAS, after due notice of public hearing, the matter came on regularly for hearing before the Blue Lake Planning Commission on November 15, 2021; and

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

1. The Planning Commission finds that the project is categorically exempt pursuant Section 15315 (Class 15) of the City's duly adopted CEQA Guidelines, exempting division of properties in urbanized areas into four or fewer parcels when certain specifications are met. Specifically, the Planning Commission finds as follows:

- A. The proposed division is in conformance with the General Plan and zoning.
- B. No variances or exceptions are required.
- C. All services and access to the proposed parcels to local standards are available.
- D. The parcel was not involved in a division of a larger parcel within the last two years.
- E. The parcel does not have an average slope greater than 20 percent.
- F. The project does not result in any changes in land use or density.
- G. No significant environmental impacts are anticipated for this project.

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.

RESOLUTION NO. 4-2021

- 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 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, is in substantial conformance with Title 16 (Subdivisions) of the Blue Lake Municipal Code and the Subdivision Map Act.

4. Except as otherwise herein provided, the findings of the Staff Report prepared by the City Planner and dated November 11, 2021, is hereby adopted as the finding of the Planning Commission.

5. The Planning Commission of the City of Blue Lake hereby approves the Minor Subdivision for John Madjarac, subject to the conditions set forth in Exhibit "A", attached hereto and made a part hereof, and as set forth in the Tentative Parcel Map, which is marked as Exhibit "B", attached hereto and made a part hereof.

INTRODUCED, PASSED, AND ADOPTED this 15th day of November 2021, by the following vote:

AYES:

NAYS:

ABSENT:

RESOLUTION NO. 4-2021

ABSTAIN:

Chairman, Planning Commission,
City of Blue Lake

ATTEST:

Secretary, Planning Commission

EXHIBIT "A"
To Resolution 4-2021

Conditions of Approval

1. Applicant shall reimburse the City for all fees involved in processing this application, including any work necessary to ensure compliance with the project conditions of approval and the City's Municipal Code.
2. Applicant shall pay all other fees required for a subdivision application according to the City's current fee schedule. 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.
3. Approval is for the project as illustrated on the Tentative Parcel Map (dated March 2021) that is attached to this staff report.
4. 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.
5. 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 improvement 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.
6. 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. The City Engineer shall determine whether the easements shall be for public and/or private purposes. Other easements may be required which cannot be determined from the

EXHIBIT "A"
To Resolution 4-2021

Tentative Parcel Map at this time. The need for these additional easements may be determined after a review of improvement plans by the City Engineer.

7. 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.
8. The applicant must meet all requirements of the City Engineer, including the following:
 - A) All proposed subdivision improvements (onsite and offsite) shall be reviewed and approved by the City Engineer.
 - B) Paved driveways are required for vehicular access to both proposed parcels. The driveways shall be constructed according to the City's design specifications.
 - C) The driveway aprons within the public right-of-way for each proposed parcel must be ADA compliant.
 - D) The Parcel Map should identify utility easements that cross the new parcel line and existing parcel lines.
 - E) The Parcel Map should identify the source and back up information for the "Found Monuments" shown on the Tentative Map.
9. Pursuant to Municipal Code Section 17.24.100.C.5, "*The parking area, aisles and access drives shall be paved as to provide a durable, dustless surface, except that an alternative durable, dustless surface may be approved by the City Planner, and shall be so graded and drained as to dispose of surface water without damage to private or public properties, streets or alleys.*" Based on this requirement, both of the proposed parcels must have off-street parking spaces and driveways that are durable and dustless (e.g., concrete, asphalt, permeable pavers, etc.).

INFORMATIONAL NOTES:

The notes below include recommendations from the various City departments that are considered best practice.

1. Due to the alignment of the proposed driveway on Proposed Parcel 1, it is recommended that a bollard or other protective structure be installed to protect the northeast corner of the residence from vehicular collision.
2. It is recommended that the sewer connection from Proposed Parcel 1 to the City sewer main in the City-owned parcel to the west (APN 025-141-001) should be covered by an easement granted by the City.



CITY OF BLUE LAKE

Post Office Box 458,
Phone 707.668.5655

111 Greenwood Road,

Blue Lake, CA 95525
Fax 707.668.5916

STAFF REPORT

DATE: November 11, 2021

APPLICATION #: 312-161-018/2020

APPLICANT: City of Blue Lake

PROPERTY OWNER: City of Blue Lake

PROJECT DESCRIPTION:

The City of Blue Lake is proposing development of a Bike Park on parcel 312-161-018 (no address assigned). The project site is located in the Powers Creek District (formerly Blue Lake Business Park) on the north side of Taylor Way. The Bike Park will include a dirt pump track, paved pump track, kids dirt track, trail improvements, drinking fountain, bathroom, bike repair station, lighting, wood perimeter fence, benches, and utility improvements (new electric line, new water line, and new sewer line). See attached Conceptual Site Plan for additional information about the project proposal.

PROJECT LOCATION: North of Taylor Way in the Powers Creek District (no address assigned)

ASSESSOR'S PARCEL #: 312-161-018

ZONING: Opportunity (O)

GENERAL PLAN DESIGNATION: Mixed-Use (MU)

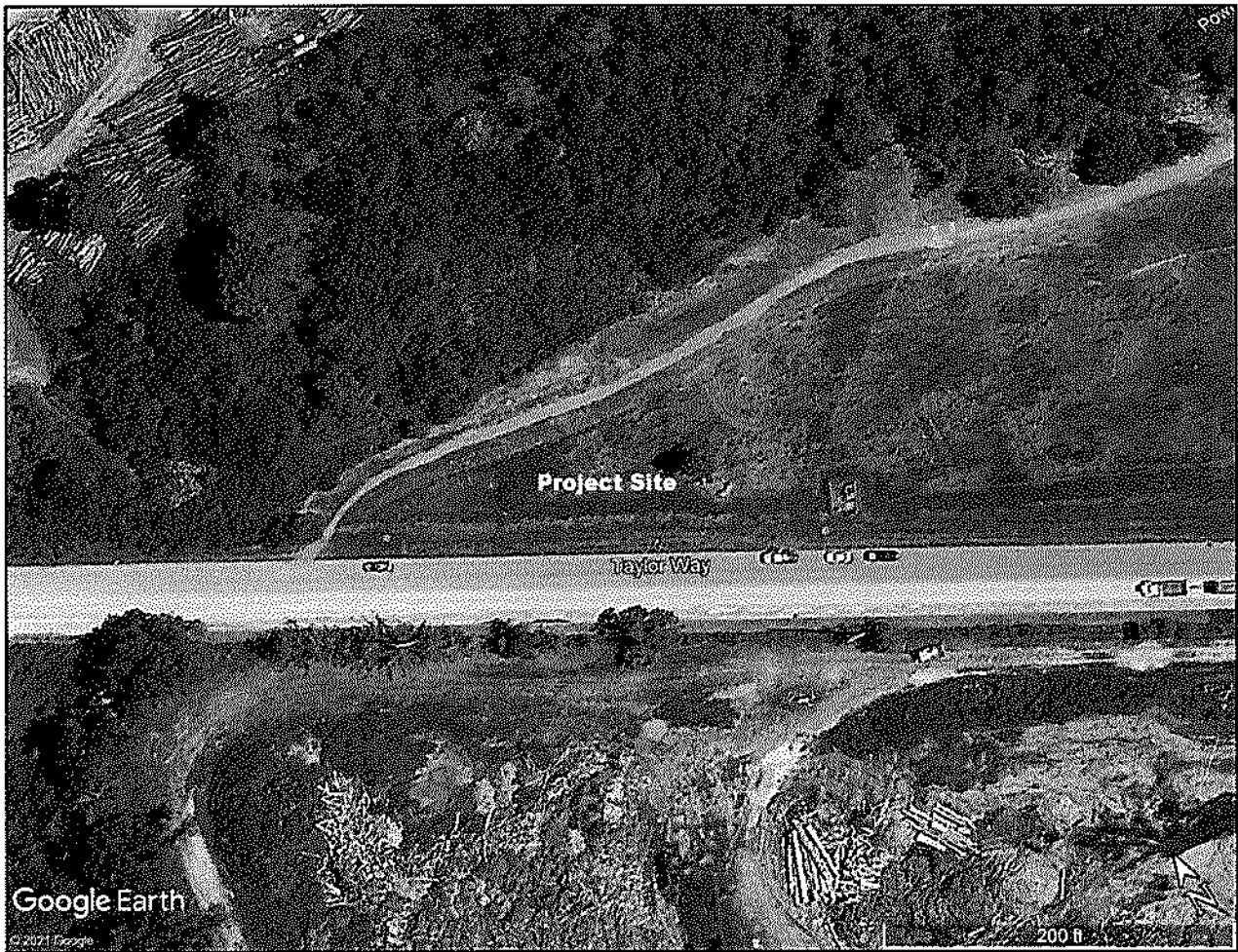
ENVIRONMENTAL REVIEW:

Categorically exempt per CEQA Guidelines Section 15332 (Class 32) exempting projects characterized as in-fill development when certain criteria can be met. This criteria is met by the proposed project for the following reasons: 1) the project is consistent with the City's General Plan and Municipal Code; 2) the project site is located in City limits on a property that is less than 5 acres (~3 acres); 3) the project site does not contain habitat for rare, threatened, or endangered

species; 4) the project will not result in significant impacts related to traffic, noise, air quality, or water quality; and 5) the site can be served by all required utilities and public services.

SITE CHARACTERISTICS/HISTORY:

The property containing the project site is approximately 3 acres and has been vacant for several decades. Historically, the site was developed as part of the McIntosh Mill. Vegetation on the project site consists of grasses, shrubs, and a single tree. The majority of the site is relatively flat, with a berm along the southern boundary of the site. The site is bound to the north by the Powers Creek District trail and the Powers Creek riparian corridor, to the east by vacant land, to the south by Taylor Way and Blue Lake Power, and to the west by a gravel mining operation and contractor’s yard. All utilities are adjacent to and available to service the project site. Vehicular access for the site is currently off of the Powers Creek District trail, which is only used for emergency access and maintenance activities.



Aerial Photo of the Project Site

STAFF COMMENTS:

This project was sent out for referral to the City Manager, Public Works Department, Building Inspector, City Engineer, Volunteer Fire District, and local Tribes (Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of Rohnerville Rancheria). The comments from the various departments and Tribes are listed below.

City Manager

No comments were received from the City Manager during the requested referral comment period.

Public Works Department

The Public Works Department responded to the referral identifying the water, sewer, and stormwater infrastructure adjacent to the project site. No concerns were expressed about the project.

Building Official

No comments were received from the Building Official during the requested referral comment period.

City Engineer

The City Engineer provided the following comments on the project:

1. Drainage needs to be addressed in the final design/grading plan.
2. The proposed wooden fence will need to be setback farther from the north side of the sewer lift station to provide a minimum 5-foot clearance for access and maintenance.

Volunteer Fire District

No comments were received from the Fire District during the requested referral comment period.

Local Tribes

The Tribal Historic Preservation Officer (THPO) of the Blue Lake Rancheria responded to the referral with the following comments:

1. The project should be conditioned to require implementation of an Inadvertent Discovery Protocol.
2. The Blue Lake THPO office should be notified in advance of construction start up, so that a formal inspection may be conducted during ground disturbing activity.

The Wiyot Tribe THPO responded to the referral stating that they concurred with the recommendations of the Blue Lake Rancheria THPO. The recommendations of the Blue Lake Rancheria and Wiyot Tribe have been included as conditions of approval for the project.

GENERAL PLAN CONSISTENCY:

The project site has a General Plan Designation of Mixed-Use (MU). The purpose of the MU Designation is to allow a convenient business and residential environment in areas where multiple activities and an increased degree of pedestrian orientation are considered desirable. There are several policies in the General Plan Land Use Element that encourage the development of open space and recreational uses in the Power Creek District and adjacent to the trail along Powers Creek. The project

proposes the development of a recreational facility in the Powers Creek District on an area of vacant land that has limited development potential due to its irregular shape. As such, the proposed project is determined to be consistent with the General Plan.

ZONING ORDINANCE COMPLIANCE:

The project site has a Zoning Classification of Opportunity (O), which is described in Section 17.16.111 of the Blue Lake Municipal Code. As stated in Section 17.16.111: *“The Opportunity Zone or O Zone is intended to allow for the compatible and beneficial mixture of commercial, manufacturing, and residential uses in a single structure or on a single or multiple sites in a manner consistent with the City’s General Plan Goals and Policies.”* Recreation and Education uses are principally permitted in the O Zone. This use type allows trails and outdoor recreational uses (e.g., sports fields, sports complex, outdoor performance venues, etc.), public and commercial recreational facilities, and schools and training programs in the areas of arts, crafts and light manufacturing. The project proposes the development of a recreational facility in the O Zone, which is a principally permitted use, on an area of vacant land that has limited development potential due to its irregular shape. As such, the proposed project is consistent with the allowable uses in the O Zone.

The proposed project must comply with the development standards of the O Zone, which are intended to help integrate buildings and other improvements with the topography and landscape to create a unified environment which is harmonious with the adjacent visual panorama. Below is a discussion of the project’s compliance with the O Zone development standards.

Setbacks

The setback requirements in the O Zone relate to proximity to the Powers Creek corridor and the trail that runs parallel to Powers Creek. The requirements state the following:

- No building or parking or storage area shall be constructed within 50 feet horizontal of the centerline of the main branch of Powers Creek or its tributaries (e.g., South Fork Powers Creek). The zone thus created, 50 feet horizontal from the centerline of Powers Creek outward, shall be preserved primarily as an area of riparian vegetation. Trails, art installations, interpretive signs, lighting, benches, picnic areas, and habitat enhancement projects are allowable within this setback area.
- No building or parking or storage area shall be constructed within 25 feet horizontal of the closest edge of the trail that runs parallel to Powers Creek. This area is intended to be reserved for open space and other amenities such as landscaping, art, and benches.

The project does not propose buildings, parking, or storage areas within 50 feet horizontal of Powers Creek or within 25 feet horizontal of the closest edge of the trail that runs parallel to Powers Creek. Portions of the pump tracks and kids dirt track, wooden perimeter fence, and benches would occur within the setback from the trail. These features of the Bike Park are considered amenities that are allowable within the setback from the trail. The buildings proposed by the project include a bathroom and bike repair station, which are well over 25 feet from the edge of the trail. Therefore, the proposed project is consistent with the setback requirements of the O Zone.

Building Coverage

The maximum building coverage in the O Zone is 70%. The buildings proposed by the project are the bathroom and bike repair station, which are relatively small compared to the size of the project

site. As such, the buildings proposed by the project are estimated to be well under the 70% maximum building coverage requirement. Therefore, the proposed project is consistent with the building coverage requirement of the O Zone.

Maximum Building Height

The building height in the O Zone for the area north of Taylor Way relates to proximity to the trail that runs parallel to Powers Creek. Building height limits for properties north of Taylor Way are allowed to increase with distance from the trail. The buildings proposed by the project are the bathroom and bike repair station, which are anticipated to be one-story and no greater than 16 feet in height. Based on the anticipated height of the proposed buildings, they would comply with the strictest building height standard in the O Zone, which states, *“Not exceeding 25 feet vertical within 50 feet horizontal of the closest edge of the trail that runs parallel to Powers Creek.”* Therefore, the proposed project is consistent with the maximum building height of the O Zone.

Off-Street Parking

The parking requirements in the O Zone state the following:

- Sufficient onsite parking, as prescribed in Sections 17.24.100 and 17.24.230, shall be provided for employees, visitors and company vehicles.
- The City Planner may waive off-street parking otherwise required if sufficient parking is proposed to be provided at a common off-site parking area. This shall not apply to accessible off-street parking spaces required by the American with Disabilities Act (ADA) or California Building Code.

Municipal Code Section 17.24.100 (Off-Street Parking Facilities) does not have parking requirements specific to bike parks or other outdoor recreational uses. The parking requirements in this section for *“Institutional, Educational, and Civic”* uses relate to the number of beds, seats, students, teachers, and employees. Parking for the Bike Park is proposed to initially occur along Taylor Way, as it currently occurs for users of the Powers Creek District trail system. City staff is anticipating striping diagonal parking on the north side of Taylor Way to increase the availability of on-street parking. Eventually off-street parking would be available at a common parking area directly east of the proposed Bike Park. Based on the lack of off-street parking requirements specific to the proposed use, and the availability of on-street parking along Taylor Way, the project is determined to be compliant with the off-street parking requirements of the Municipal Code.

Landscaping

The landscaping requirements in the O Zone state the following:

A landscaping plan will be required for each site showing the locations, names, and initial sizes of plant materials, irrigation plan and groundcover materials. Ongoing maintenance and replacement (when needed) is a requirement of all uses within the O Zone. The City Planner will review each landscaping plan for approval. Landscape requirements are defined in Section 17.24.240. Where possible, required landscaping areas may also serve as areas for infiltration of stormwater runoff, subject to review and approval by the City Engineer.

The City Manager has indicated that landscaping at the site will include several shade trees and ornamental shrubs. Native plants will be used for the proposed landscaping as much as possible. A landscaping plan will be developed for the Bike Park as part of the final design/grading plan, which

will be subject to review and approval by the City Planner. If any landscaping areas are proposed to serve as infiltration areas for stormwater runoff, review and approval will be required by the City Engineer.

Site Plan Approval

In the O Zone, Site Plan Approval is required by the Planning Commission for all new development. Section 17.24.250(F) of the City's Municipal Code lists the 'principals to be followed' for Site Plan Approval. Section 17.24.250(F) states, "*Areas of aesthetic and site plan consideration shall include, but are not necessarily limited to the following:*

1. *Review of buildings or structures for scale, mass, proportion, use of materials, relationship to adjacent elements, and relationship to the community as a whole.*
2. *Review of proposed exterior color and material application with relationship to adjacent architectural or natural elements.*
3. *Review of proposed location, height, and materials of walls, fences, hedges, and screen plantings to insure harmony with adjacent development or to conceal storage area, utility installations, or other unsightly development. The planting of ground cover or other surfacing to prevent dust and erosion. The unnecessary destruction of existing healthy trees and woody vegetation.*
4. *Review of location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures, in relation to traffic hazards and the appearance and harmony with the environment.*
5. *Review of location, height, and material of walls, fences, hedges and screen plantings.*
6. *Review of site layout considering the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.*
7. *Review of the effect of the site development plan on traffic conditions on abutting streets. The layout of vehicular and pedestrian entrances, exits, drives, and walkways. The adequacy of off-street parking facilities to prevent traffic congestion. The location, arrangement, and dimensions of truck loading and unloading facilities. The circulation patterns within the boundaries of the development. The surfacing and lighting of off-street parking facilities.*
8. *Review of the effect of the site development plan on the adequacy of storm and surface water drainage.*
9. *Review of the location, height, size, wattage, and shielding of outdoor lighting.*
10. *Nothing contained herein shall be construed as restricting or curtailing any of the powers of the Planning Commission of the City of Blue Lake."*

CITY PLANNER RECOMMENDATION:

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

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

1. Approval is for the project as illustrated on the Conceptual Site Plan attached to the Staff Report. Any substantial changes or modifications may require an amendment to this Site Plan Approval application.
2. The City must meet all requirements of and obtain all required permits from the Building Department for the proposed improvements.
3. The City shall meet the requirements of the City Engineer including, but not limited to, the following:
 - A) Drainage needs to be addressed in the final design/grading plan.
 - B) The proposed wooden fence will need to be setback farther from the north side of the sewer lift station to provide a minimum 5 foot clearance for access and maintenance.
4. The City shall meet the requirements of the office of the Blue Lake Rancheria Tribal Historic Preservation Officer (THPO):
 - A) The project should be conditioned to require implementation of an Inadvertent Discovery Protocol, which requires the following:

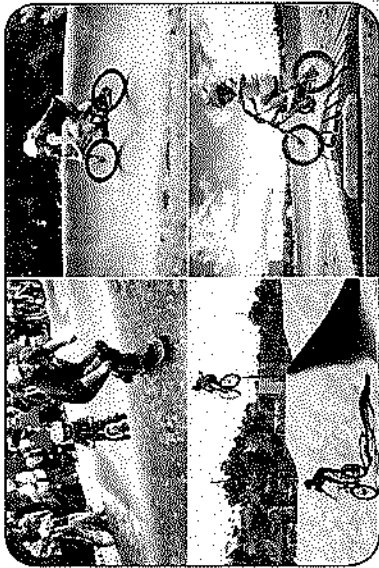
“If archaeological resources are encountered during permitted or nonpermitted grading activities in the City of Blue Lake, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified locally experienced archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic period sites), the Tribal Historic Preservation Officers (THPOs) for the Blue Lake Rancheria, Bear River Band of Rohnerville Rancheria, and Wiyot Tribe are to be contacted immediately to evaluate the discovery and, in consultation with the project proponent or property owner, City of Blue Lake, and consulting archaeologist, develop a treatment plan in any instance where significant impacts per the California Environmental Quality Act (CEQA) cannot be avoided. Prehistoric materials may include, but are not limited to, obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. Historic archaeological discoveries may include, but are not limited to, 19th century building foundations; structural remains; or concentrations of artifacts made of glass, ceramic, metal or other materials found in buried pits, old wells or privies. Should known or suspected Native American skeletal remains or burials be inadvertently discovered, the provisions of Section 7050.5 of the California Health & Safety Code and Section

5097.98 of the Public Resources Code shall apply (see at <http://www.nahc.ca.gov/profguide.html>)."

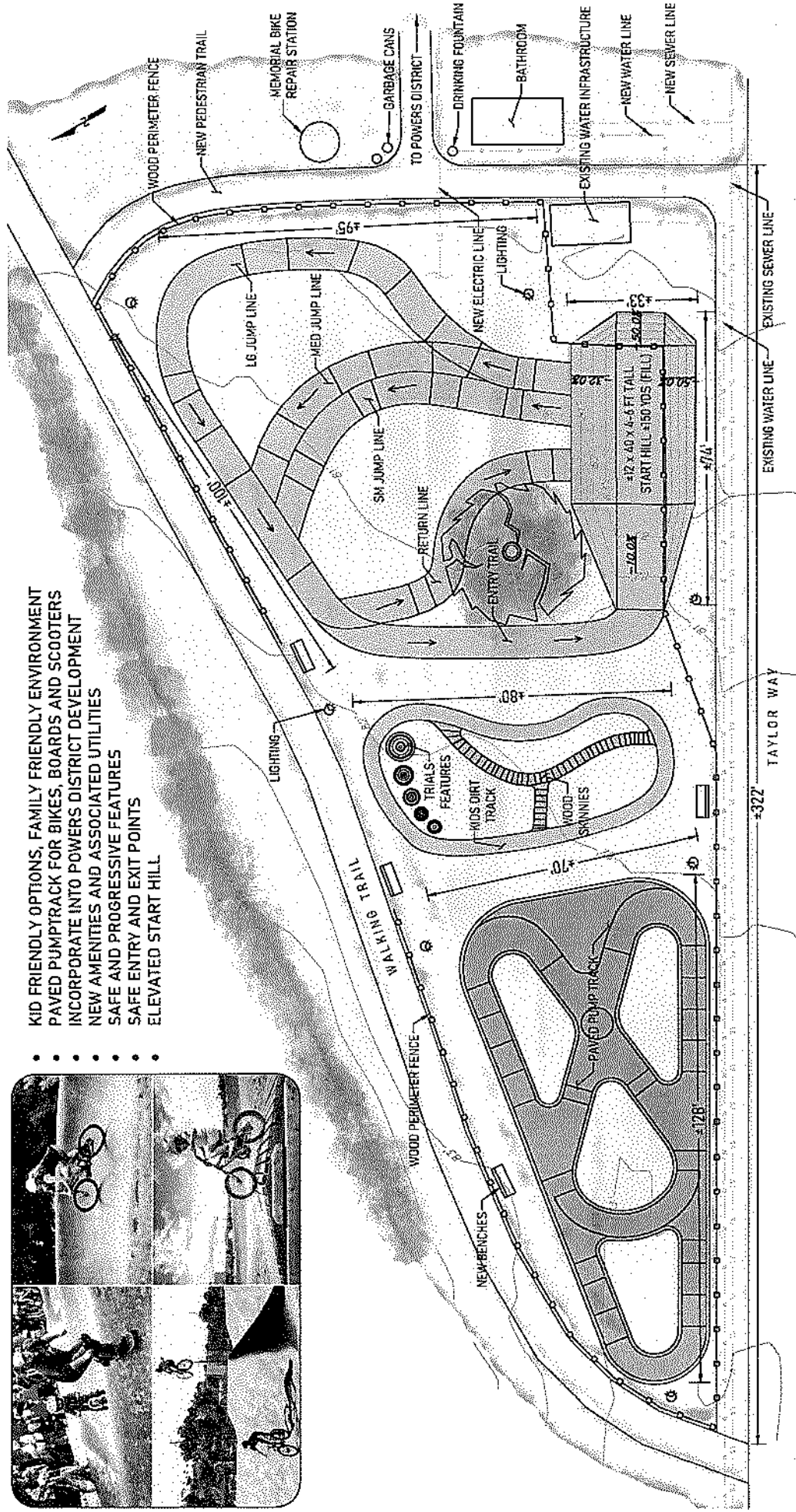
- b) The office of the Blue Lake Rancheria Tribal Historic Preservation Officer (THPO) should be notified in advance of construction start up, so that a formal inspection may be conducted during ground disturbing activity.

BLUE LAKE BIKE PARK

NOT TO SCALE



- KID FRIENDLY OPTIONS, FAMILY FRIENDLY ENVIRONMENT
- PAVED PUMPTRACK FOR BIKES, BOARDS AND SCOOTERS
- INCORPORATE INTO POWERS DISTRICT DEVELOPMENT
- NEW AMENITIES AND ASSOCIATED UTILITIES
- SAFE AND PROGRESSIVE FEATURES
- SAFE ENTRY AND EXIT POINTS
- ELEVATED START HILL



<h2 style="margin: 0;">DRAFT</h2>	<p style="margin: 0;">BLUE LAKE BIKE PARK CONCEPTUAL PLAN CITY OF BLUE LAKE, CA 95525</p>	<p style="margin: 0;">REDWOOD COAST MOUNTAIN BIKE ASSOCIATION ARCATA, CA WWW.REDCOASTBIKEASSOCIATION.COM</p>
<p style="margin: 0;">FIGURE 1</p>		

RESOLUTION NO. 5-2021

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE APPROVING A SITE PLAN APPROVAL APPLICATION FOR THE CITY OF BLUE LAKE TO ALLOW A BIKE PARK

WHEREAS, the City of Blue Lake filed a Site Plan Approval application in 2020 for construction of a Bike Park on parcel 312-161-018 (no address assigned). The project site is located in the Powers Creek District (formerly Blue Lake Business Park) on the north side of Taylor Way in the Opportunity (O) zone. The Bike Park will include a dirt pump track, paved pump track, kids dirt track, trail improvements, drinking fountain, bathroom, bike repair station, lighting, wood perimeter fence, benches, and utility improvements (new electric line, new water line, and new sewer line). Application materials included a Conceptual Site Plan (received 9/9/21);

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, after posting of the meeting agenda, the matter came on for consideration before the Blue Lake Planning Commission at their regularly scheduled meeting on November 15, 2021.

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

1. The Planning Commission finds that the project is categorically exempt pursuant to Section 15332 (Class 32) of the City's duly adopted CEQA guidelines exempting projects characterized as in-fill development when certain criteria can be met. These criteria are met by the proposed project for the following reasons:

- A. The project site is consistent with the City's General Plan and Municipal Code.
- B. The project site is located in City limits on a site that is less than 5 acres (~3 acres).
- C. The project site does not contain habitat for rare, threatened, or endangered species.
- D. The project will not result in significant impacts related to traffic, noise, air quality, or water quality.
- E. The site can be served by all required utilities and public services.

2. The project is consistent with the City of Blue Lake General Plan and Municipal Code.

3. The Planning Commission of the City of Blue Lake hereby grants and approves the Site Plan Approval application for the City of Blue Lake for construction of a Bike Park, subject to the conditions set forth in Exhibit "A", attached hereto and made a part hereof, and as

RESOLUTION NO. 5-2021

set forth in the Conceptual Site Plan, which is marked as Exhibit "B", attached hereto and made a part hereof.

INTRODUCED, PASSED, AND ADOPTED this 15th day of November 2021, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Chairman, Planning Commission,
City of Blue Lake

ATTEST:

Secretary, Planning Commission

EXHIBIT "A"
To Resolution 5-2021

Conditions of Approval

1. Approval is for the project as illustrated on the Conceptual Site Plan attached to the Staff Report. Any substantial changes or modifications may require an amendment to this Site Plan Approval application.
2. The City must meet all requirements of and obtain all required permits from the Building Department for the proposed improvements.
3. The City shall meet the requirements of the City Engineer including, but not limited to, the following:
 - A) Drainage needs to be addressed in the final design/grading plan.
 - B) The proposed wooden fence will need to be setback farther from the north side of the sewer lift station to provide a minimum 5-foot clearance for access and maintenance.
4. The City shall meet the requirements of the office of the Blue Lake Rancheria Tribal Historic Preservation Officer (THPO):
 - A) The project should be conditioned to require implementation of an Inadvertent Discovery Protocol, which requires the following:

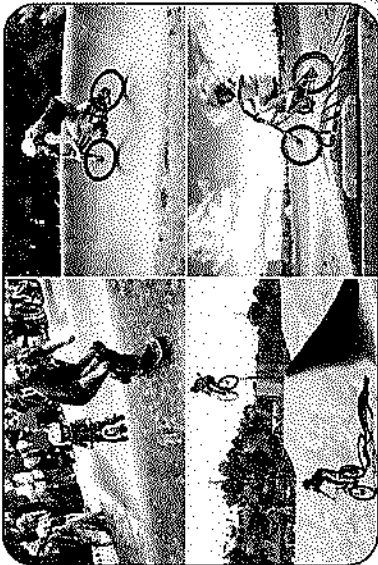
“If archaeological resources are encountered during permitted or nonpermitted grading activities in the City of Blue Lake, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified locally experienced archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with Native American heritage (prehistoric sites and select historic period sites), the Tribal Historic Preservation Officers (THPOs) for the Blue Lake Rancheria, Bear River Band of Rohnerville Rancheria, and Wiyot Tribe are to be contacted immediately to evaluate the discovery and, in consultation with the project proponent or property owner, City of Blue Lake, and consulting archaeologist, develop a treatment plan in any instance where significant impacts per the California Environmental Quality Act (CEQA) cannot be avoided. Prehistoric materials may include, but are not limited to, obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. Historic archaeological discoveries may include, but are not limited to, 19th century building foundations; structural remains; or concentrations of artifacts made of glass, ceramic, metal or other materials found in buried pits, old wells or privies. Should known or suspected Native American skeletal remains or burials be inadvertently discovered, the provisions of Section 7050.5 of the California Health & Safety Code and Section 5097.98 of the Public Resources Code shall apply (see at <http://www.nahc.ca.gov/profguide.html>).”

EXHIBIT "A"
To Resolution 5-2021

- B) The office of the Blue Lake Rancheria Tribal Historic Preservation Officer (THPO) should be notified in advance of construction start up, so that a formal inspection may be conducted during ground disturbing activity.

BLUE LAKE BIKE PARK

NOT TO SCALE



- KID FRIENDLY OPTIONS, FAMILY FRIENDLY ENVIRONMENT
- PAVED PUMPTRACK FOR BIKES, BOARDS AND SCOOTERS
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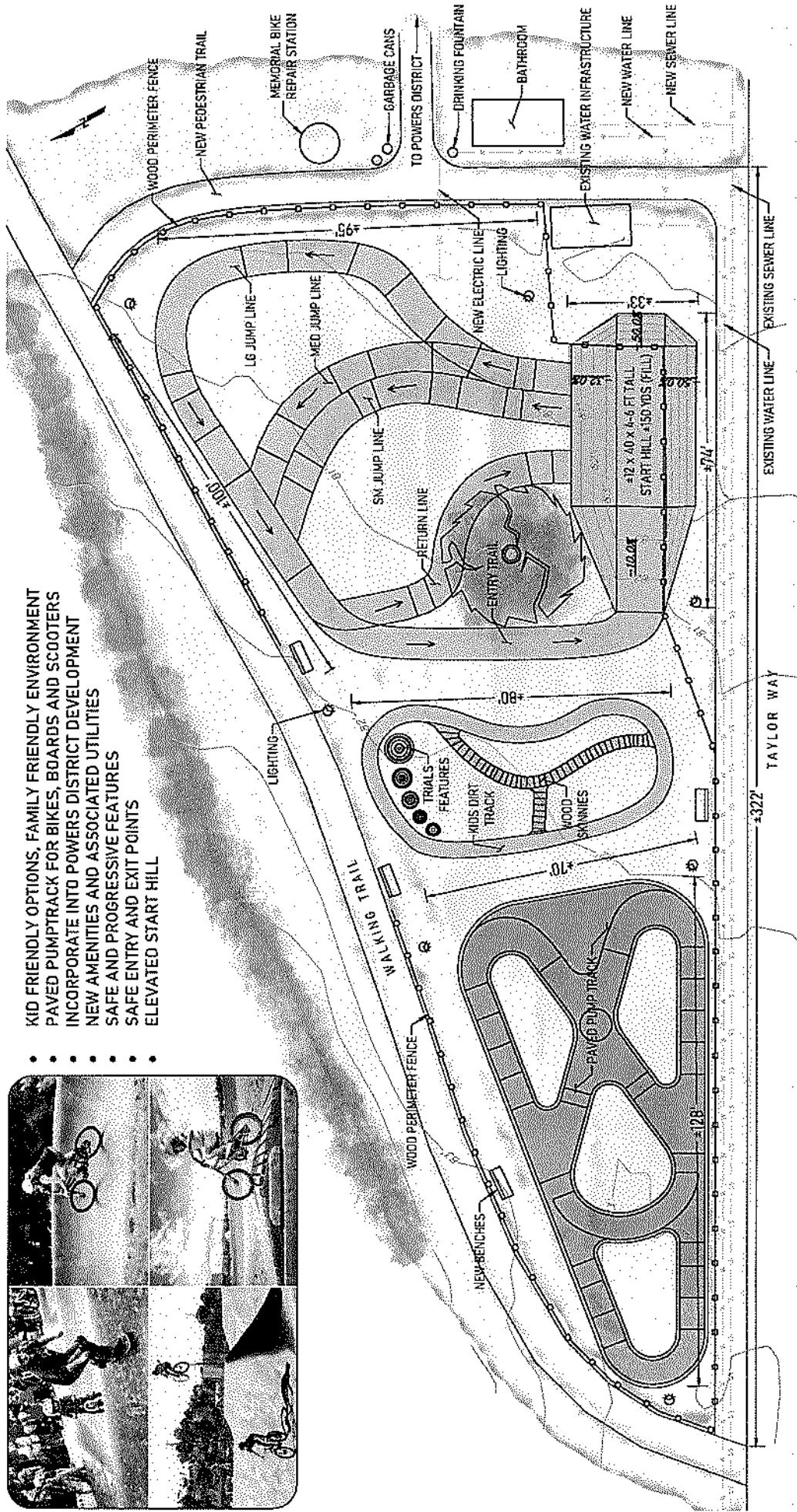
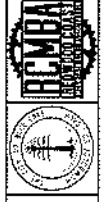


EXHIBIT "B"
to Resolution 5-2021

DRAFT

BLUE LAKE BIKE PARK
CONCEPTUAL PLAN
CITY OF BLUE LAKE, CA 95525



REDWOOD COAST
MOUNTAIN BIKE
ASSOCIATION
ARCATA, CA
11112 REDWOODCOSTMOUNTAINBIKE.ORG