



COUNTY OF DEL NORTE
COMMUNITY DEVELOPMENT DEPARTMENT
981 H STREET, SUITE 110
CRESCENT CITY, CA 95531
FAX – (707) 465-0340

Planning (707) 464-7254	Engineering & Surveying (707) 464-7229	Roads (707) 464-7238	Building Inspection (707) 464-7253	Environmental Health (707) 465-0426	Code Enforcement (707) 464-7254
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DATE: November 17, 2020 **AGENDA DATE:** December 8, 2020

TO: Del Norte County Board of Supervisors

FROM: Taylor Carsley, Planner *TC*

SUBJECT: Nato Flores Use Permit Amendment Appeal

RECOMMENDATION FOR BOARD ACTION:

Consider appeal of Planning Commission decision to deny use permit amendment for onsite drainage retention resulting in offsite drainage improvements being required. The Board has two options:

- 1) uphold the decision of the Planning Commission which requires no changes to the use permit; or
- 2) approve the appeal as requested by the applicant and amend use permit conditions #19 and #30 as shown under Option II in the Board Report.

SUMMARY:

An amendment to a Use Permit for a Planned Community was considered at the October 7, 2020, Planning Commission Meeting. The Planning Commission denied the Amendment by a 4 to 0 vote with Commissioner Restad recusing himself from the vote. The Staff Report, Planning Commission Meeting Minutes and written correspondence received at and prior to the October meeting are attached to this Report. Additionally, the Staff Report, Minutes, Board Report and other key information from the original use permit approval are attached to this Report. The decision of the Planning Commission was subsequently appealed by the applicant, Nato Flores, on October, 14, 2020. The applicant bases his appeal on reasons more fully detailed in Exhibit "A".

Mr. Flores owns a 1.25 acre parcel located at 1600 Northcrest Drive in Crescent City. The parcel is currently developed with a single family residence as well as eight small bungalow units that were recently remodeled. In 2019, the applicant first applied for entitlements to more fully develop the property with residential units. The property is now zoned Planned Community after the Board of Supervisors approved a zoning amendment on August 19, 2019. The rezone was accompanied by a use permit to implement the Planned Community approved by the Planning Commission on May 1, 2019 pending Board of Supervisors approval. The Planned Community allows for a total buildout of 24 units with four of them being reserved for low-income households.

Two conditions of the May 2019 use permit approval required Mr. Flores to demonstrate how stormwater runoff from a twenty-five year storm event would be collected onsite and traverse to an existing storm drainage system with capacity. In particular, the underground storm drain system would need to connect into the overall County drainage system which could result in improvements going north towards the system in Shelter Island Boulevard

or south towards Washington Boulevard, a precise location and distance not yet identified. The Planning Commission's decision differed from Mr. Flores' original proposal and what was initially presented to the Commission which was to allow for an onsite retention basin on the property to contain stormwater from a 25-year storm event. The original proposal was to avoid the added costs of having to construct the infrastructure needed to connect into the existing storm drainage system which would make the project no longer profitable according to the applicant.

Later in 2019, Mr. Flores submitted an amendment to his use permit requesting that the two conditions (#19 & #30) be modified to allow for the onsite retention of stormwater as he originally requested. He provided supplemental information provided by his consultant, Stover Engineering, to support the amendment. At the request of the applicant and the Planning Commission, the project was not considered in April 2020 as originally planned but delayed until such time that the Planning Commission no longer held virtual meetings. In September 2020, Mr. Flores requested that the amendment be brought back to the Planning Commission for a public hearing as there is no certainty when in person meetings will be held again. Accordingly, the amendment was considered at the October 7, 2020, Planning Commission meeting where after significant discussion by the Planning Commission, applicant and applicant's agent, the Planning Commission chose to deny the amendment. Mr. Flores filed his appeal of the Planning Commission decision on October 14, 2020.

DISCUSSION:

In 2019, the Environmental Review Committee (ERC) recommended approval of the original use permit to the Planning Commission with 32 conditions. Four recommended conditions were amended and four conditions were added after a public hearing at the Planning Commission meeting in May 2019. The May 2019 public hearing included public comment from neighboring property owners, the applicant, and substantial discussion amongst Planning Commissioners. Staff, as well as the applicant, informed the Planning Commissioners of the potential magnitude of the offsite drainage improvements and that it likely would be detrimental to project feasibility. After deliberating, the Planning Commission decided to modify recommended Condition #19 from requiring a grading and drainage plan be prepared demonstrating the feasibility of onsite retention of stormwater to requiring a grading and drainage plan be prepared which demonstrates how stormwater will be collected onsite and traverse to an existing storm drainage system with capacity. Additionally Condition #30, requiring improvements to the Northcrest Drive right-of-way was changed to remove the option to retain stormwater onsite.

In March 2020, the ERC reviewed an application submitted by Mr. Flores to amend Conditions #19 and #30 of the approved use permit to allow for onsite retention of stormwater. The application materials included an onsite engineered stormwater retention basin prepared by Stover Engineering and a letter from the applicant indicating that the project would not be financially viable if the requirement to convey stormwater offsite remains a condition. The materials go on to state that onsite water retention is a reasonable alternative that meets the intent of a condition addressing stormwater management. During the course of its review, the ERC did not make a formal recommendation, but presented the Planning Commission with Option I (deny amendment) and Option II (approve amendment) with a list of considerations. Please note the list has been updated as new information became available through review of plans, discussion from the project's engineer, and in the appeal materials. The ERC generally believed at the time of discussion that off-site drainage improvements (denial of use permit amendment) may be a better option toward consistency with County Code. The ERC also had not yet fully reviewed any engineered drainage plans submitted prior to their meeting. Following are the options and the list of considerations by the ERC for each option.

Option I

Revise Condition 19 to be consistent with Condition 30 of the original Use Permit and not approve onsite retention of a twenty-five year storm.

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a twenty-five 20-year storm will be collected onsite and traverse to an existing storm drainage system with capacity. The plan shall be prepared by a California Registered Civil Engineer.

Option II

Revise Condition 19 and 30 of the original Use Permit approving onsite retention of a twenty-five year storm.

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a twenty-five 20-year storm will be ~~collected~~ retained onsite and ~~traverse to an existing storm drainage system with capacity~~. The plan shall be prepared by a California Registered Civil Engineer.

30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, ~~underground storm drains~~, and five feet (in width) sidewalks. ~~Drainage features shall be designed to carry~~ Retain onsite runoff from a twenty-five year storm ~~for arterial roads~~. The minimum paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity.

ERC Considerations for Each Option

Option I - Off-site drainage improvements (status quo)

- *Are consistent with the intent of County Code.*
- *Contribute fair share or better improvements to community wide drainage system.*
- *Contribute no apparent safety concerns.*
- *Retain usable open space for residents.*
- *May make the construction of affordable housing less feasible.*
- *Would drain storm events greater than twenty-five year towards Northcrest Drive reducing impacts to onsite improvements and adjoining properties during large storm events.*

Option II - Onsite drainage improvements (amendment)

- ~~*Has not been vetted by a submittal from the project engineer, discussions between staff and the project engineer have occurred and it is likely possible. [Project engineer submitted a proposed plan after ERC meeting.]*~~
- *Allow rainfall to enter water table at project site.*
- *Allow rainfall, up to twenty-five year event, to avoid impacts to regional drainage system.*
- *May make the construction of affordable housing feasible.*
- *Are inconsistent with County Code but may provide same practicable effect, up to twenty-five year storm event, for project site.*
- *Do not contribute fair share or better drainage improvements to community drainage system.*
- ~~*May create stagnant water resulting in the reproduction of mosquitos and other vectors. [Project engineer provided verbal response after ERC meeting that stagnant water will be rare and of insufficient duration to result in reproduction of mosquitos and other vectors.]*~~

- ~~May be difficult to achieve for existing site development. Existing conditions result in runoff from project site ponding in Northcrest Drive right-of-way following rain events. [Project engineer submitted a proposed plan after ERC meeting.]~~
- ~~May create a safety hazard when ponding of detained water occurs. Potential mitigation could include fencing or undergrounding detention area.~~
- ~~Would reduce usable open space for residents which is already considered minimal by the ERC. [Retention area is about the size of a house (around 1,200 square feet) and could be used during dry weather (about 1 foot deep). Information received after ERC meeting and included in appeal cover letter.]~~
- ~~May drain storm events greater than twenty-five year toward onsite improvements and adjoining properties if relief point for large event is not evaluated or is not Northcrest Drive. Potential mitigation could include relief point for events larger than twenty-five year to be Northcrest Drive. [Project engineer intends to incorporate relief point for events larger than twenty-five year to be Northcrest Drive. Verbal confirmation received after ERC meeting and included in appeal cover letter.]~~

The Planning Commission discussed many of the same concerns on October 7, 2020, as they had in May 2019. It was largely concerned with the project connecting to the overall County drainage system. The Planning Commission, aware of the applicant's concern for cost, asked staff whether the development of future properties along the underground storm drain would reimburse the person who paid for the extension originally (similar to County Code 15.36.100 for sanitary sewer mains), no such provision was known to exist in County Code. Subsequent to the Planning Commission hearing, it was discovered that County Code 12.04.95 does require reimbursement of road improvements (including drainage improvements) within ten years of the improvement if the applicant provides proof of expenses to the County. As an aside, it is uncommon for properties benefitting from others' sanitary sewer improvements to develop within the ten-year window requiring repayment in accordance with County Code 15.36.100. The Planning Commission also discussed maintenance of the retention pond which becomes less effective with accumulation of debris. The applicant addressed this by offering to enter into a maintenance agreement and constructing a fence around the retention pond to prevent trespass and damage. The applicant's engineer, Ryan Young, explained that the engineered drainage report shows more than adequate area to collect runoff generated by a full-buildout of the project and that the retention pond would only be one foot in depth. Despite the responses generated by the applicant, the Planning Commission voted unanimously to deny the amendment application.

The appellant also raised a number of issues about potential conflicts at the Planning Commission level in how a decision was reached. Among those issues are statements by Mr. Flores that the Commissioners were unmoved by engineered evidence of feasibility of onsite stormwater retention, that "it appeared that backroom lobbying took place by Commissioner Johnny Jacobs to convince the other commissioners to vote against the proposed amendment", and that Commissioner Jacobs should have recused himself. To support this last point, the applicant states Commissioner Jacobs had been previously hired for grading work on the property and that he lost a bid for other sewer plumbing work in 2018 as shown in Exhibits "B", "C", "D", and "E" of the appeal. Mr. Flores further points out that Commissioner Jacobs displayed evidence of having made a decision on the amendment application prior to the actual public hearing. Exhibit "F" provides the September 2, 2020 Planning Commission minutes at which staff included the Flores amendment as an Information and Action Item to inform the Commissioners that the application would be set for a virtual public hearing during the October 7th meeting. Commissioner Jacobs indicates in September that he would be voting against the amendment in October.

CONCLUSION:

The applicant has demonstrated that onsite retention of stormwater is feasible and that it would mitigate stormwater impacts up to a 25-year event, which is part of the intent of County Code in requiring underground

storm drains in the right-of-way. No significant detrimental effects were identified to the public welfare or injurious to property or improvements in the neighborhood as a result of this proposal. The loss of offsite drainage improvements to the regional drainage system is considered negligible considering the location of the project relative to existing development (i.e. little infill remaining) and the financial burden it would place on the applicant to construct. Additionally, no elements of the project were found to be objectionable or incompatible with the character of the County relative to nuisances. The two primary issues raised – vectors and hazards due to the depth of the retention pond – were both found to be either non-issues or mitigatable.

The decision comes down to whether the County wants to hold a strong position on the expansion of the offsite regional drainage system or whether it can be adaptive when applicants are able to meet the County's intent while not creating a detrimental situation for future development. It is clear from the applicant's testimony that the housing project will no longer be feasible from a business standpoint with the added cost of constructing the offsite drainage system. The ERC's primary reason for the initial recommendation (pre-May 2019 Planning Commission meeting) of onsite drainage retention was retaining project feasibility to assist with the unmet need for affordable housing in the County. Meanwhile, the Planning Commission's position supporting the contribution to a countywide drainage system remained consistent in their actions taken at both public hearings.

ALTERNATIVE: Selection of Option I or Option II.

FINANCING: N/A

CHILDREN'S IMPACT STATEMENT:

This section meets 1 of the following outcome measures for children in Del Norte County:

- Children ready for and succeeding in school.
- Children and youth are healthy and preparing for adulthood.
- Families are economically self-sufficient.
- Families are safe, stable and nurturing.
- Communities are safe and provide a high quality of life.
- No impact to Children as a result of this action.

OTHER AGENCY INVOLVEMENT: None

SIGNATURE REQUIRED: None

ADMINISTRATIVE SIGN-OFF: None

PRINTING ACCOUNT:

- Planning 101-258-20221

DEPARTMENT SIGN-OFF:



Heidi Kunstal, Director



DEL NORTE COUNTY BOARD of SUPERVISORS NOTICE OF APPEAL FORM

Appellant's Name: Jose Natividad (Nato) Flores-Cortes C/O 1600 Northcrest Drive, LLC

Address: 3847 Westside Ave. Los Angeles, CA 90008

Phone: 323 481-1645

TYPE OF PROJECT:

- | | | | | | |
|-------------------------------------|------------|--------------------------|-------------------|--------------------------|----------------|
| <input checked="" type="checkbox"/> | Use Permit | <input type="checkbox"/> | Minor Subdivision | <input type="checkbox"/> | Coastal Permit |
| <input type="checkbox"/> | Variance | <input type="checkbox"/> | Major Subdivision | <input type="checkbox"/> | Rezone |

File Name of Project: Crescent City Bungalow Village

Street Address 1600 Northcrest Dr. Crescent City CA 95531

Assessor Parcel Number: APN 116-160-23

Date of Planning Commission Action: 10/7/2020

BASIS FOR APPEAL

Be thorough in your statement, because only the findings you raise in your appeal statement will be included in the staff's memo to the Board of Supervisors. (Attach additional sheets if necessary.)

List any condition(s) and or findings being appealed and give reasons why you think it should be modified or removed:

The documents attached form the basis for the basis for appeal and grounds for appeal

Documents Included

Documents Included

Exhibit A Basis for Appeal and Grounds for Appeal

Exhibit B Commissioner Jacobos Conflict of Interest Nofification

Exhibit C Payments Made to Commissioner Jacobos Company

Exhibit D Bid from First Service Plumbing on Project

Exhibit E Bid from Bayside Excavation (Commissioner Jacobos Company) on Project

Exhibit F Planning Commission Meeting 9/2/2020

Statement of Grounds of Appeal:

The documents attached form the basis for the basis for appeal and grounds for appeal

Documents Included

- | | |
|-----------|--|
| Exhibit A | Basis for Appeal and Grounds for Appeal |
| Exhibit B | Commissioner Jacobos Conflict of Interest Notification |
| Exhibit C | Payments Made to Commissioner Jacobs Company |
| Exhibit D | Bid from First Service Plumbing on Project |
| Exhibit E | Bid from Bayside Excavation (Commissioner Jacobs Company) on Project |
| Exhibit F | Planning Commission Meeting 9/2/2020 |

Signature: _____

Date: 10/12/2020 Jose Natividad Flores-Cortes

STAFF USE ONLY

Receipt No. _____ Fee: _____ Date appeal filed: _____

Appeal Accepted by: _____ Appeal Period Deadline: _____

Exhibit A

Basis and Grounds for Appeal



Flores Consulting Services

3847 Westside Ave. | Los Angeles | CA 90008 | P: 323 481-1645 | natof2014@gmail.com

October 12, 2020

Board of Supervisors
County of Del Norte
981 H Street, Suite 200
Crescent City, CA 95531

Re: Appeal to Amendment Decision by Planning Commission - Condition 19 Storm Water Piping
Traversing to Existing Storm Drain – 1600 Northcrest Drive, Crescent City, CA 95531

Dear Members of the Del Norte Board of Supervisors:

We are appealing the decision made by the planning commission on 10/7/2020 to allow the handling of the storm water on-site instead of taking to a municipal storm drain system.

Our reasons for the appeal are as follows:

1. We provided fully engineered drawings and calculations that proved that the system presented for handling the storm water on-site would handle the loads imposed on it by a 25-year storm event.
2. The commissioners raised a number of concerns which were addressed by the civil engineer (Ryan Young with Stover Engineering). The issues raised were as follows:
 - a. The detention pond would take up open space?
Answer: The detention pond is approximately 1,200 SF with gently sloping sides and is 12" deep at its lowest point. It becomes part of the lawn.
 - b. What happens in the event of a storm greater than a 25-year storm?
Answer: The overflow would flow east toward Northcrest Drive, which is what happens now.
 - c. Cars will park on it
Answer: The driveway has fences around it now which will continue to prohibit parking in the open area. In any case, code required parking is provided between the individual dwelling units for vehicles.
 - d. The soil has clay in it and will not allow the water to percolate down into the water table.
Answer: The engineering and plans developed show that the storm water can be handled by the design and soil conditions. The civil engineer confirmed this during the hearing.
 - e. The detention area will not be maintained.
Answer: Since it becomes part of the lawn area, it only needs mowing and landscaping which is done now as part of the maintenance. We as the developer are willing to enter into a maintenance agreement to guarantee it is maintained.
3. The design has been approved and implemented by Stover Engineering in Crescent City on other projects.
4. We have worked with the planning division, even before the property was acquired, and it was our understanding that the storm water could be handled on-site. The condition requiring a storm water pipe to take storm water off-site was added at the last minute.
5. It was our plan to have low-income housing as part of the project. The development has a low-income housing component associated with it. If we are not allowed to handle the storm water on-site, the development is not economically viable and we cannot proceed with the development.
6. Using the solution proposed will not add additional loads on to the municipal storm water system.
7. The commissioners appeared to have made up their minds as none of the engineering and scientific documentation presented made a difference.
8. It appeared that backroom lobbying took place by Commissioner Johnny Jacobs to convince the other commissioners to vote against the proposed amendment.
9. We feel that Commissioner Johnny Jacobs was obligated to recuse himself, and we requested he do so. He had been paid for work he did on the project and he also bid work on the project which was not awarded to him. Attached is an email sent to the planning division regarding this issue along with back up documentation (Exhibits B, C, D and E).
10. Attached are the minutes from the planning commission hearing held on 9/2/2020 (Exhibit F).



Exhibit B
Commissioner Jacobs
Conflict of Interest Notification
Commissioner Jacobs

Nato Flores <natof2014@gmail.com>

Johnny Jacobs Potential Need to Recuse - 1600 Northcrest Amendment Hearing

1 message

Nato Flores <natof2014@gmail.com>

Thu, Sep 24, 2020 at 3:21 PM

To: Lindsey Wheelon <lwheelon@co.del-norte.ca.us>

Cc: John Hochhausler <jmh@manningllp.com>, Ryan Young <ryoung@stovereng.com>

Lindsey:

As we discussed, I believe that Johnny Jacobs is obligated to recuse himself from the portion of the hearing dealing with the referenced project. His company (Bayside Excavation) has done work (grading) on the project in the past. He has also bid work for the project that was not awarded to his firm.

Attached is the bid from him and from his competitor for the site plumbing work not awarded to Bayside Excavation.

1. Proposal from First Service Service Plumbing for the onsite water and sanitary sewer plumbing: \$16,000
2. Proposal from Bayside Excavation for on site sanitary sewer plumbing only: \$37,777

We contracted with First Service Plumbing since their proposal was not only lower but also included the water line work.

For the previous work (grading) Bayside Excavation was paid a total of \$8,383.55 for that work. Attached is a summary of the payments made to Bayside.

Please call me with any questions.

Thank you

Nato Flores, PE

Nato Flores, PE

President

Flores Consulting Services, Inc.

3847 Westside Ave.

Los Angeles, CA 90008


Cell: 323 481-1645

e mail: natof2014@gmail.com

Website: <http://www.florescm.com/>

3 attachments

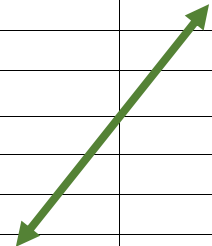
 **2018-09-23_Bayside_Exc Payment History \$8,383.55.pdf**
108K

 **15400_FirstServicePlumbing_H2O+Sewer_\$16,000-R1-Signed.pdf**
239K

 **15400_Bayside_Excav_Sewer_\$37,777.pdf**
1356K

Exhibit C
 Amounts paid to Bayside Excavation
 (Johnny Jacobs)

Flores Consulting Services, Inc										1:24 PM
Vendor QuickReport										09/03/2020
All Transactions - Bayside Excavation										
Type	Date	Num	Memo	Account	Clr	Split	Debit	Billed	Paid	
Bill	03/14/2018	1213	layout, measure elevations	Unpaid or unapplied vendor bills or credits		Subcontracting cost		720.00		
Bill	05/03/2018	1221	demolition, dump fees	Unpaid or unapplied vendor bills or credits		Subcontracting cost		7,521.67		
Bill Pmt -Check	05/05/2018	1132		Wells Fargo #421 checking	√	Unpaid or unapplied vendor bills or credits			4,009.26	
Bill	06/01/2018	830	finance charge	Unpaid or unapplied vendor bills or credits		Subcontracting cost		66.98		
Bill Pmt -Check	06/11/2018	1176	demolition, dump fees	Wells Fargo #421 checking	√	Unpaid or unapplied vendor bills or credits			2,000.00	
Bill	07/01/2018	831	finance charge	Unpaid or unapplied vendor bills or credits		Subcontracting cost		33.23		
Bill Pmt -Check	07/12/2018	1224		Wells Fargo #421 checking	√	Unpaid or unapplied vendor bills or credits			566.98	
Bill	08/01/2018	832	finance charge	Unpaid or unapplied vendor bills or credits		Subcontracting cost		19.94		
Bill Pmt -Check	08/30/2018	1273	demolition, dump fees	Wells Fargo #421 checking	√	Unpaid or unapplied vendor bills or credits			500.00	
Bill	09/01/2018	833	finance charge	Unpaid or unapplied vendor bills or credits		Subcontracting cost		21.73		
Check	09/23/2018	1305		Wells Fargo #421 checking	√	Repairs and maintenance			587.31	
Bill Pmt -Check	01/01/2020		QuickBooks generated zero amount transaction	Wells Fargo #421 checking	√	Unpaid or unapplied ven	0.00			
								8,383.55	7663.55	720.00
1600 Northcrest LLC										1:25 PM
Vendor QuickReport										09/03/2020
All Transactions - Bayside Excavation										
Type	Date	Num	Memo	Account	Clr	Split	Debit	Paid		
Check	04/07/2018	624	Inv #1213 - new sewer	Cash - WF #7719	√	Capital improvements		720.00		





PROPOSAL FOR PLUMBING/HEATING WORK

Contract Requirements for Service and Repair or Home Improvement

TO: Jose Natividad (Nato) Flores-Cortes

Bid Amount-\$16,000.00

JOB: 1600 Northcrest sewer/water install

Dear Nato

We hereby propose to furnish all material, labor, required submittals, tools and equipment necessary for the completion of the installation of the onsite sewer and water plumbing work as stated under the "Description of Project and Materials to Be Installed" for either a Service and Repair, Home Improvement Contract, for the stated Contract Price of \$16,000.00.

- A **"Service and Repair contract"** means an agreement between a contractor, whether a general contractor or a specialty contractor, who is licensed and a customer, homeowner, or tenant (also referred to as "Buyer") for the performance of a home improvement as defined in Section 7151, that conforms to the following requirements:
 - a) The contract amount is sixteen thousand dollars (\$16,000.00).
 - b) The prospective buyer initiated contact with the contractor to request the work.
 - c) The contractor does not sell the buyer goods or services beyond those reasonable necessary to take care of the particular problem that caused the buyer to contact the contractor.

~~1 "Home Improvement Contract" is estimated by a time and material basis followed by the estimated contract amount in dollars and cents (over \$750.00). Remember, "contract" means to "agree". Home improvement is the repairing, remodeling, altering, converting, modernizing or adding to residential Property. The set labor rate is computed in increments of every half hour to hourly basis. The actual contract amount of a time and materials contract will not be less than the amount quoted below, however, may also not exceed the estimated contract amount without written authorization from the buyer.~~

~~X "Estimated Contract Price" is estimated by a time and material basis followed by the estimated contract amount in dollars and cents (over \$750.00). Remember, "contract" means to "agree" to the repairing, remodeling, altering, converting, modernizing or adding to Commercial or Industrial Property. The set labor rate is computed in increments of every half hour to hourly basis. The actual contract amount of a time and materials contract will not be less than the amount quoted below, however, may also not exceed the estimated contract amount without written authorization from the buyer.~~

Description of Project and Materials to be Used and Equipment to Be Installed is as follows:

- Provide new water to the to units 1 through 9. Water piping starts after backflow preventer/meter. The work is per the attached drawings dated 3/9/2018. Leave a 3" and 2" T's to feed future units with water. Leave a 4" sewer with capped stubs for future structures per the plans.
- Water line is ran to point of connection of each building and capped. Also a for a future for laundry room.

➤ New 4 abs/pvc sewerline for units 1 through 9 and a “future” stub for laundry room. Each building will have a 2 way clean out and a clean out at the street. Backfill or any sand/gravel will be provided by property owner if necessary for ditch. Property owner will also provide concrete for thrust blocks. The sewer line will be installed in such a way as to allow for gravity flow for all future units east of unit #7 along the North property line. The 4” sewer line will continue to the location of the future laundry room .



All material is guaranteed to be as specified or equal, and the above work to be performed in accordance with the drawings and specification submitted or received for the above work, and completed in a timely manner, also known as the “Agreed Consideration for the Work” or “Contract Amount” for the sum of:

**Sixteen
Thousand
Dollars and
00/100
(\$16,000.00)**

Payment is to be made: ~~£ 10% Deposit Required \$ _____ Then Balance Due Upon Completion~~
 ~~100% Paid on Day of Completion~~
 50% due on completion of water line, 50% due on completion of sewerline
 ~~Monthly Draws~~

Payment:

First Service Plumbing will test gravity systems for proper flow and will pressure test water system for leaks and then obtain County of Del Norte inspection approval, then backfill. Owner will submit draw request from construction lender within 3 days of backfill. Payment will be made within 3 days of receiving draw from construction lender.

Billings will accompanied by conditional lien releases from suppliers and 2nd tier subcontractors. Unconditional lien releases are required from contractor, second tier subcontractors and suppliers 10 days after payment is made.

_____ The law requires that the contractor offer you any parts that were replaced during the proposed work.
If you would like to keep your original parts, please initial here.

_____ If you do not want the parts, please initial here authorizing the contractor to take replaced parts.

“**The work is Completed**” means that all of the conditions that caused the buyer to contact the contractor for service and repairs have been fully corrected and, if applicable, the building department has accepted and approved the corrective work.

“**Change Order Requests**” are any alteration or deviation from the above specifications involving extra costs and will be executed only upon written orders. Change Orders, also referred to as “extras” will become an additional charge over and above the original proposal. These additions and/or changes must be signed or acknowledged by both parties. Please note: Even if the Contractors fails to comply with all “Change Order” requirements, that the customer or homeowner may still have to pay for the additional work.

“**Your Rights to Cancel Before Work Begins**” means that you, the buyer, have the right to cancel this contract until 1) you receive a copy of this contract signed and dated by you and the contractor; and 2) before the contractor starts the work. However, even if the work has begun you, the buyer, may still cancel the contract by mailing, faxing or delivering a written notice to the contractor at the contractor’s place of business within three business days for any of the following reasons: 1) You may cancel the contract if you did not initiate contact with the contractor to request the work, and 2) if the contractor sold you goods or services beyond those reasonably necessary to take care of the particular problem that caused you to contact the contractor. The cancellation of work should include your name, address, date and reason for the cancellation of contract. If work has already begun, you must make available to the contractor at your residence, any material and/or equipment delivered to you under this contract in substantially as good condition as you received it. If you fail to make the goods available to the contractor, or if you agree to deliver the goods to the contractor and fail to do so, then you remain liable for any performance of all obligations for labor and materials under the contract.

All agreements are contingent upon strikes, accidents, weather, or delays beyond our control. Contractor is to carry all necessary insurance for above work including General Liability Insurance and Workers' Compensation Insurance.

“Certificate of General Liability Insurance” & “Workers Compensation Insurance” - Contractor is insured for General Liability Insurance through Western Valley Insurance located at 1090 3rd St, Crescent City, CA 95531. You may call the insurance carrier at 707-465-5999 to check the contractor's insurance coverage information. Commercial General Liability Insurance can protect against third-party bodily injury and accidental property damage. It is not intended to cover the work the contract performs. First Service Plumbing & Heating carries Workers' Compensation insurance for all employees through Western Valley Insurance. You may call the insurance carrier at 707-465-5999

Contractors are required by law to be licensed and regulated by the Contractors State License Board, which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within

four years of the date of the alleged violation. Any questions concerning the contractor may be referred to the Registrar, Contractors State License Board, P.O. Box 26000, Sacramento, CA 95826.

“Finance Charges” for past due invoices are subject to a Finance Charge of 2% each month on the total amount owed. To avoid Finance Charges please pay promptly.

“Notice to Owner or Buyer”. “Under the California Mechanics’ Lien Law, any contractor, subcontractor, laborer, supplier, other person or entity who helps to improve your property, but is not paid for his or her work or supplies, has a right to place a lien on your home, land, or property where the work was performed, and to sue you in court to obtain payment.” This means that after a court hearing, your home, land, and property could be sold by a court officer and the proceeds of the sale used to satisfy what you owe. This can happen even if you have paid your contractor in full if the contractor’s subcontractors, laborers, or supplies remain unpaid. A Lien Release Notice must be furnished to the consumer on request after payment is made.

Advanced notice, if possible, of the projected start date would be appreciated so that proper scheduling and ordering of material can be made. Under some circumstances we require three weeks notice before any work can commence.

This proposal may be withdrawn by us if not accepted within 30 days.

Respectfully submitted,

5-7-18

Date _____

Patrick Hawkins, CEO

ACCEPTANCE OF PROPOSAL (BUYER)

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted by Jose Natividad Flores-Cortes

Date: 5-5-2018

Jose Natividad Flores-Cortes

“Warning to buyer: if you sign the contract which accompanies this notice, you will be putting up your home as security. This means that your home could be sold without your permission and without any court action if you miss any payment required by this contract.”

“State law requires anyone who contacts to do construction work to be licensed by the Contractors State License Board in the licenses category in which the contractor is going to be working, if the total price of the job is \$500.00 or more (including labor and materials).”

“Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors State License Board may be unable to assist you with a complaint. Your only remedy against an unlicensed contractor may be in civil court, and you may be liable for damages arising out of any injuries to the contractor or his or her employees.”

“You may contact the Contractors State License Board to find out if this contractor has a valid license. The Board has complete information on the history of licensed contractors, including any possible suspensions, revocations, judgments, and citations. The Board has offices throughout California. Please check the government pages of the White Pages for the office nearest you or call 1-800-321-CSLB for more information.”

“ARBITRATION OF DISPUTES”

NOTICE: By signing the contract that accompanies this notice, you are agreeing to have any dispute arising out the matters included in the Arbitration of Disputes provision decided by a neutral arbitration as provided by California Law and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. You are also giving up your judicial rights to discovery and appeal, unless those rights are specifically included in the Arbitration of Disputes Provision. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the business and professions code or other applicable laws. Your agreement to this arbitration provision is voluntary.

First Service Plumbing & Heating, LLC
113 Apple Ct.
Crescent City, CA 95531
(707) 464-2400

Bayside Excavation Bid



PO BOX 219
CRESCENT CITY, CA 95531

707-464-6780

Johnny Jacobs - Owner
General Engineering
#294593

BAYSIDE EXCAVATION & CONSTRUCTION

PROPOSAL AND CONTRACT

Nato Flores
3847 Westside Ave
Los Angeles, CA 90008

DATE: April 9, 2018
PHONE: 323-481-1645

WE PROPOSE TO FURNISH LABOR AND MATERIAL IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS FOLLOWS:

1600 Northcrest Drive LLC, Crescent City, CA 95531

We will install a 6" Sewer Line from property line on Northcrest Drive to back corner (N.W.) of existing green house, then turn south and continue to pick up 2 existing buildings in middle- #'s 8 & 9. This includes #1 - #9. It also includes a hook up for laundry in N.W. corner. This includes a 2-way clean-out for each location and 4 clean-outs in the main 6" sewer line.

This 6" main line shall be installed at minimum grade from front to back. This line will be installed between buildings #1 - #7 and property line, (fence) then left to #8 & #9. This 6" sewer line shall meet County Specs and be inspected and passed by County Engineer Inspections. Each clean-out shall have a 10" round plastic valve box marked sewer. All area shall be backfilled and graded. We will compact with a compactor half way up and after backfill.

This contract can move forward to accomplish this project only after contractor is able to secure an agreement with each property owner in writing stating what is expected of each party and for how much consideration (dollar amount). This dollar amount shall be paid additional to contract by owner. Contractor shall provide a copy of agreement and a receipt signed by Owners and Contractor for tax purposes. We will remove our dirt off of neighbor's property and reinstall same fence Contractor took down to allow work to proceed.

This Contract Does NOT include DN County Building Permit (Cost of Permit to be paid by Owner) or Pumping of the old Septic Tank (If needed, pumping of the tank is to be paid by the owner directly to Roto-Rooter), hidden objects in the ground or landscaping of any kind. Hidden objects in the ground will be repaired or dealt with at the owner's expense.

PRICE: For the Total Sum of \$37,777.70

TERMS:

Payment in the amount of the entire contract is to be paid upon completion. Payments not made as per this contract are subject to finance charge at the rate of 2% per month, (24% annually) or \$2.00 minimum. If either party becomes involved in mediation or litigation arising from this contract or the performance of it, the court or tribunal in such mediation or litigation or in a separate suit shall award reasonable costs and expenses of mediation and litigation, including expert witness fees and attorney fees, to the prevailing party.

THIS PROPOSAL IS SUBMITTED IN DUPLICATE. THE RETURN TO US OF ONE COPY WITH YOUR SIGNATURE SHALL CONSTITUTE A CONTRACT.

ACCEPTED:

BY: _____

DATE: _____

SUBMITTED:

You the buyer may cancel this transaction at any time prior to midnight of the third Business day after the date of this transaction, OR Initial here to wave your right.

BY:  _____

Contractors are required by law to be licensed and regulate by the Contractors State License Board. Any questions concerning a contractor may be referred to the registrar of the board whose address is: Contractors State License Board, PO Box 26000, Sacramento, CA 95826 1-800-321-2752 <http://www.cslb.ca.gov>

CONDITIONS:

It is understood and agreed that we shall not be held liable for any loss, damage or delays occasioned by fire, strikes, or material stolen after delivery upon premises, lockouts, acts of God, or the public enemy, accidents, boycotts, material shortages, disturbed labor conditions, delayed delivery of materials from the Seller's suppliers, force majeure, inclement weather, floods, freight embargoes, causes incident to national emergencies, war, or other causes beyond the reasonable control of Seller, whether of like or different character, or other causes beyond his control. Prices quoted in this contract are based upon present prices, general conditions which are standard for specialty contractors in the construction industry and upon condition that the proposal will be accepted within thirty days.

NOTICE TO OWNER:

Under the Mechanic's Lien Law, any contractor, subcontractor, laborer, material man or other person who helps to improve your Property and is not paid for his labor, services or material, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work or improvement, and original Contract for the work of improvement of a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the Claims of all persons furnishing labor, services, equipment, or materials for the work described in said contract.

Exhibit F
Planning Commission Minutes
7/2/2020

MINUTES

DEL NORTE COUNTY PLANNING COMMISSION

REGULAR MEETING – September 2, 2020

PRESENT: Aadam Trask, Chairperson
Johnny Jacobs, Commissioner
Ralph Dickey, Commissioner
Keith Restad, Commissioner
Jim Peters, Commissioner
Heidi Kunstal, Director
Taylor Carsley, Planner
Lindsey Wheelon, Secretary
Jacqueline Roberts, Deputy County Counsel

ABSENT: Rosanna Bower, Assistant County Engineer

The meeting was called to order at 6:10 p.m. by Chair Trask. Minutes of the regular meeting of July 2, 2020, were approved as submitted.

The agenda for this Planning Commission meeting is hereby incorporated as a part of these minutes including Staff Reports, descriptions, and maps (Section 65804 (c) of the California Government Code).

COMMUNICATIONS AND PETITIONS

Information and Action Items:

- 1) JOSE NATIVIDAD FLORES-CORTES – Amendment to Use Permit for a Planned Community for a Multi-Family Residential Project

This item was placed on hold at the April 1st, Planning Commission Meeting until an in person hearing could take place. The applicant is requesting that this matter be placed on the October 7th Planning Commission Agenda since there is no date as to when in person meetings will take place again and he would like to proceed with his project.

Commissioner Jacobs stated he's voting no on that date but we can rush it if he wants. Commissioner Jacobs moved to add this project to the next Agenda. Commissioner Restad seconded the motion, which passed unanimously.

ORDER OF THE DAY

BOUNDARY ADJUSTMENTS

None

EXTENSION OF TIME PERMITS

None

USE PERMIT RENEWALS

- 1) PATTY LEHMAN – Renewal for a Use Permit to Live in an RV on a Seasonal Basis – UP0829C – APN 140-103-001 located at 106 Alder Camp Road, Klamath.

Commissioner Peters moved to approve the renewal. Commissioner Dickey seconded the motion, which passed unanimously.

PUBLIC HEARING
CONSENT AGENDA

- 1) TIM JOLLEY – MS2001 – APN 124-130-039
- 2) DARREN and CECILIA PATTON – UP2007 – APN 120-203-003
- 3) SMITH RIVER ALLIANCE – GP2020-05C – APN 103-010-001, 103-010-003, 103-020-001, 103-020-067, 103-020-009, 102-020-047
- 4) TELESpan COMMUNICATIONS, LLC – UP2006 – APN 131-250-005-520

Chair Trask presented the Consent Agenda. Commissioner Peters stated that he needed to recuse himself from items 1 and 3. Staff asked for item 2 to be pulled. Staff stated that item 3 doesn't need to be pulled but several conditions were amended. Staff wanted to make sure the Commission was aware of the changes and both the Tribe and the applicant were okay with the them. Chair Trask stated that that item would be pulled for discussion.

Commissioner Jacobs moved to approve item 1. Commissioner Peters seconded the motion, which passed with a polled vote of 5 ayes and 0 noes.

DARREN and CECILIA PATTON – UP2007 – APN 120-203-003

Commissioner Restad stated that he needed to recuse himself from this project.

Chair Trask opened this project up for discussion. Mr. Carsley stated that staff requested that this item be pulled because of public comment that had been received recently. This is a chiropractic office that would be going into the old Odd Fellows lodge building on the corner of Lauff and Cooper. This zone is C-1 so it requires a Use Permit prior to the approval of commercial uses which is why it is before the Commission tonight. Mr. Carsley stated that the public comment that was received relays some concerns about lighting in the neighborhood associated with increased commercial use of that building and the hours of operation. Mr. Carsley stated that we can talk more about that but perhaps the Commission would like to open it up to public comment. Then we can discuss how to address some of those concerns, depending on what the public, the Commission and the applicant want to do. Chair Trask stated that he was

Del Norte County Planning Commission Minutes

September 2, 2020

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going to open it up for public comment. Chair Trask stated that he saw the letter that was sent in on that project. Ms. Wheelon stated that the applicant was on the line and would like to address the Commission. Darren Patton, the applicant, addressed the Commission. Mr. Patton stated that as far as lighting; they don't really have any plans on adding any lighting. What's already there is already adequate for their use. Chair Trask stated that one of the other comments was hours, but the hours that were posted in the permit, so he doesn't know what comments Mr. Patton has or if he has anything else on the hours that were posted; that seemed to be a concern. Mr. Patton stated that, like Chair Trask said, the hours are already posted and he doesn't know any specifics about what the problem with that is. Mr. Carsley stated that the main concern was the one day a week; operating until 9:00 pm. He stated that was pointed out as being problematic. One of the recommendations in the letter from the public was allowing for operation until 7:00 pm once a week, instead of 9:00 pm. Mr. Patton stated that he could add a little detail to that. The operation at 9:00 usually involves the doctor doing a presentation to, usually, no more than six people. Commissioner Dickey asked if there was current occupancy permit on that building. Mr. Carsley stated that there was a Use Permit issued specifically to the previous property owner. What is before us this evening is a different use and a different owner. Commissioner Dickey stated that he was guessing it was for the Odd Fellows lodge. Mr. Carsley stated no, that was subsequent to the Odd Fellows lodge. Chair Trask asked if 9:00 pm was an unreasonable time in our C-1 zone. Mr. Carsley stated that given that it is surrounded by a residential zone and the zoning doesn't allow for commercial uses without a Use Permit. The primarily permitted use here is just residential use, so a commercial use occurring that late, is reasonably problematic. Chair Trask stated that he was just wondering if, historically, when that building was used, if 9:00 was an unreasonable time or a time that was normally on the books. Mr. Carsley stated that he doesn't know what the historical hours of operation were. It's not unreasonable to think that operating into 9:00 at night is going to create some impacts to the neighborhood. Chair Trask stated that even though it's a chiropractic office, he's pretty sure they're not beating up or torturing clients. Mr. Patton stated that he would agree with that and he can't foresee how anyone would even notice it. Chair Trask stated that one of the comments was excess traffic but he doesn't see more than the normal residential traffic driving around. Commissioner Jacobs stated that he would hate to see another business hobbled by limiting their hours, when other chiropractors can go until 9:00 pm. Chair Trask stated that he was tracking. Commissioner Jacobs stated that he's been to the chiropractor a lot and he doesn't think it would be right to hobble them and not hobble the rest of them. Chair Trask asked if there were any other comments from the public. Hearing none the public hearing was closed. Hearing none, the public hearing was closed. Chair Trask asked if there were any comments or questions from the Commission. Hearing none, Chair Trask asked for a motion. Commissioner Dickey moved to approve the project. Commissioner Jacobs seconded the motion, which passed on a polled vote of 4 ayes and 0 noes.

Commissioner Restad resumed his position.

SMITH RIVER ALLIANCE – GP2020-05C – APN 103-010-001, 103-010-003, 103-020-001, 103-020-067, 103-020-009, 102-020-047

Chair Trask stated that this project was the project that Commissioner Peters wanted to abstain from. Commissioner Peters stated yes.

Chair Trask asked if there was any public comment for this project. Hearing none, the public hearing was closed. Chair Trask asked Mr. Carsley if he had anything he wanted add to this project. Mr. Carsley stated that he had sent the Commission several amended conditions that were mutually agreed upon between the applicants and the Tribe. Mr. Carsley stated that he could read the conditions if the Commission would like but conditions 16 and 17 are recommended for amendment, and condition 20 and 21 would be added as new conditions. Chair Trask asked if these were the archeological surveys. Mr. Carsley stated yes. One deals with archeological surveys and the other one deals with the ability of the Tribe to coordinate cultural monitoring on site with the applicant, while the applicant is on site. The two new conditions deal with a weed washing requirement on departure and arrival of the project area. The last condition deals with the applicant being responsible for maintaining a Hazardous Materials Mitigation Plan in case of an oil leak or spill. They are fairly minor conditions but they are mostly advisory but these were agreed upon by the applicant and the Tribe and staff is recommending that change be made. Chair Trask asked if there were any comments or questions from the Commission. Commissioner Dickey moved to approve the project as amended. Commissioner Jacobs seconded the motion which passed on a polled vote of 4 ayes and 0 noes.

Commissioner Peters resumed his position.

TELESPAN COMMUNICATIONS, LLC – UP2006 – APN 131-250-005-520

Chair Trask asked if there was any public comment. Hearing none, the public hearing was closed. Chair Trask asked if staff had anything they wanted to add. Mr. Carsley stated no, staff did not wish for this to be pulled and recommends approval. Chair Trask asked if any of the Commissioners had any comments or questions. Commissioner Restad stated no and moved to approve the project as presented. Commissioner Jacobs seconded the motion, which passed with a polled vote of 5 ayes and 0 noes.

PUBLIC HEARING – CRESCENT CITY HARBOR DISTRICT – General Plan Amendment and LCP Amendment for the Adoption of the Harbor's Land Use Plan – R1805C and GPA1802C – APN 117-020-016, 117-170-011 and 117-180-011 located at the Crescent City Harbor, Crescent City.

Commissioner Peters recused himself from this project.

Chair Trask asked if there was any public comment. Hearing none, the public hearing was closed. Chair Trask asked staff if they had anything to add. Mr. Carsley stated that

Del Norte County Planning Commission Minutes

September 2, 2020

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he quickly wanted to introduce this again, for the second time. Mr. Carsley stated that the Planning Commission may recognize this from last September when the project was recommended for approval. The reason that it's before the Commission tonight is because a number of changes have been made to the Land Use Plan and Zoning Amendments. Most of the changes being made are fairly insubstantial but there were a number of them. It was proper to bring it back to the Planning Commission for a recommendation. Mr. Carsley stated that he had detailed all of the changes being made, in the Staff Report. If there are any specific questions, Mr. Carsley asked the Commission to let him know. He did want to make note of one error in the Staff Report, where it discuss the fact that the area south of Anchor Way was being re-designated from HDR to a Harbor Greenery. As proposed, by the Board of Harbor Commissioners, the Harbor Land Use boundary will only encompass the immediate harbor area north of Anchor Way. The Land Use plan will not cover any area of South Beach; it will end at Anchor Way. Mr. Carsley stated that otherwise he doesn't have much to report. Staff is trying to get this certified as quickly as possible. There were a number of changes that the Coastal Commission recommended after the September 2019, Planning Commission meeting. Again, that's really the reason we are seeing this once again because the Coastal Commission needs to certify this as an amendment to the Local Coastal Program. Staff expects this to go to the Board and to the Coastal Commission for Certification. Mr. Carsley stated that if there are any questions on the specific amendments to the Land Use Plan or to the zoning, please let him know. Mr. Carsley stated that he thinks the Harbor District staff or their consultant is here as well, if needed. Chair Trask stated that the only question that he has on this is if they will be voting on an option one or option two that the Commission needs to vote on separately or did Mr. Carsley write in an option one in the final report or is the Commission designating between one or two. Mr. Carsley stated that originally the Planning Commission recommended approval on option one; the Land Use Plan that does not cover much area of South Beach at all. Since that time, the Coastal Commission submitted comments and due to meetings with Coastal and Harbor staff; there was an option that was developed that would encompass a Harbor Greenery designation over large parts of South Beach. That option was voted against by the Harbor Commission at this point, back in August. Mr. Carsley stated that he presented two options; option one being what was for approval by the Harbor Commission, which County staff is not opposed to. Option two designates areas of South Beach as part of the Harbor Land Use area. These are the two options that were put on the table. Chair Trask stated that goes along with what the Planning Commission approved the first time. Mr. Carsley stated that it does; in the original Planning Commission recommendation there was a small part of South Beach, south of Anchor Way, which was included within the Harbor Land Use boundary. That area has since been eliminated. Chair Trask stated that has the least impact on the surrounding areas that the Harbor Commission doesn't even control anyways. Chair Trask asked of there were any questions or comments. Commissioner Restad stated that he had no problem with option one at all. Chair Trask stated that he would go with option one also. Commissioner Jacobs asked if Chair Trask was looking for a motion. Chair Trask stated if someone wanted to make a motion; that would be fine. Commissioner Jacobs moved to approve option one.

Commissioner Restad seconded the motion, which passed on a polled vote of 4 ayes and 0 noes.

Commissioner Peters resumed his position.

PUBLIC COMMENT PERIOD - None

REPORTS

- 1) Staff presented the minutes of the Environmental Review Committee meeting of July 13, 2020 and August 13, 2020, to the Commissioners for their information regarding upcoming projects.
- 2) Commissioner Dickey asked if we had heard anything from the State about having real meetings again. Chair Trask stated that he knows our County has just been moved into a new category of lessening stuff but he doesn't know how that impacts our meetings. He knows theaters and stuff can now open. Chair Trask asked the Planning Commission Secretary about the status of live meetings. Ms. Wheelon stated that the last she had heard it was kind of indefinite. We don't know as staff; we take out orders from the State and Dr. Rehwaldt. Last she had heard was that there was no date. Mr. Carsley stated that would come down from Administration and the Board of Supervisors. As the Planning Commission knows, the Board is still meeting virtually. We're just following their lead of meeting procedures.
- 3) Staff had nothing to report.

There being no further business, the meeting was adjourned at 6:44 p.m.



Lindsey Wheelon, Secretary

**ADDITIONAL PROJECT INFORMATION SUBMITTED BY
APPLICANT**

for

December 8, 2020
Board of Supervisors Meeting



Flores Consulting Services, Inc. |

3847 Westside Ave. | Los Angeles | CA 90008 | P: 323 481-1645 | natof2014@gmail.com

**Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531**

Overview and Goals

- Develop the property to its best use, compatible with the existing conditions of the property utilizing a phased approach.
- Low income housing is needed in cities that are both small and large all over the country. It is our desire to include a low income housing component along with the development of the property.
- There are currently 9 dwellings on the property; one three bedroom house and 8 studio bungalows.
- The goal is to construct an additional 15 one bedroom cottages and a common laundry room to serve the tenants. This will result in a total of 24 dwelling units and a common laundry room.

Approvals Needed to Construct the Desired Quantity of Dwellings

- The property is currently zoned a combination of R3 and C2.
- A change of use in the zoning to Planned Community (PC) is being requested.
- With a zoning designation of PC, code allows the construction of 19 total dwelling units on the property
- In order to construct the desired 15 additional dwellings, a density of bonus for 5 additional units is being requested in order to reach the desired total of 24 dwellings.
- In consideration for being granted the density bonus, 4 units will be designated as low income.

Phase 1 - Complete

The phase one work generally consisted of upgrading the existing infrastructure and restoring the existing bungalow units. This included but was not limited to the following:

- Upgrade the electrical power from a 200 amp service to an 800 amp service.
- Connect the property to the municipal water service. It was previously only on a well.
- Remove any units still on a septic tank and connect the property to the municipal sewer system.
- Construct a new driveway as none existed.
- Restore 3 of the bungalow units to better than new condition. 6 were actually restored and the remaining two were partially restored..

Phase 2

- Construct two one bedroom cottages along the North property line.

Phase 3

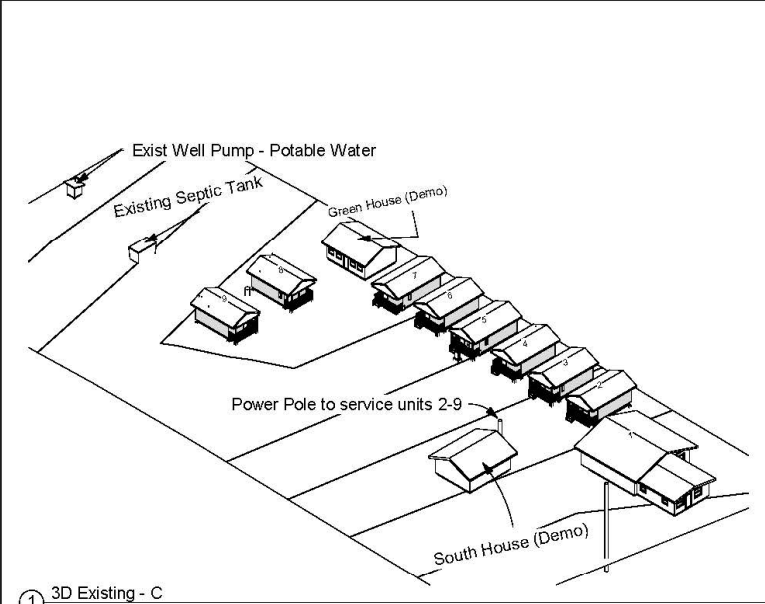
- Construct an additional two, one bedroom cottages along the North property line.
- Construct a new common laundry room at the North-West corner of the property.

Phase 4

- Construct an additional 11 one-bedroom cottages along the South property line.


Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City CA 95531

1600 Northcrest Drive As Acquired 3D View



Exist Well Pump - Potable Water
Existing Septic Tank
Green House (Demo)
Power Pole to service units 2-9
South House (Demo)

① 3D Existing - C

 Flores Consulting Services 3847 Westside Ave Los Angeles CA 90008 P: 323 481-1645 natof2014@gmail.com	
Owner: 1600 Northcrest Drive, LLC 3847 Westside Ave. #5 Los Angeles, CA 90008 Natof Flores 323-481-1645 natof2014@gmail.com	Rev. No. 1 Rev. Date: 07/18/18 Submittal Set
Mechanical Engineer: Flores Consulting Services, LLC 3847 Westside Ave. Los Angeles, CA 90008 Natof Flores natof2014@gmail.com 323-481-1645 Other Consultant:	Date: 07/18/18
Architect: Creative Studio, LLC 52 E. Colorado Blvd. Victorio Mendel vmendel@creativestudio.com (818) 415-5490 Structural Engineer:	Sheet Name: Existing Conditions - 3D
Crescent City Bungalow Village 1600 Northcrest Drive, Crescent City CA, 95531	A3



Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City CA 95531

1600 Northcrest Drive Photos of the Existing Exteriors as Acquired

	<p>Flores Consulting Services 3847 Westside Ave. Los Angeles CA 90008 P: 323 481-1645 natof2014@gmail.com</p>
	<p>Owner: 1600 Northcrest Drive, LLC 3847 Westside Ave. Los Angeles, CA 90008 Reto Flores (323) 481-1645 retof2014@gmail.com</p>
	<p>Mechanical Engineer: Flores Consulting Services, LLC 3847 Westside Ave. Los Angeles, CA 90008 Reto Flores retof2014@gmail.com (323) 481-1645</p> <p>Other Consultant: Structural Engineer:</p>
	<p>Architect: Creative Studio, LLC 82 E Colorado Blvd, Valencia, CA designer@kstudio.com (616) 415-5400</p> <p>Structural Engineer:</p>
	<p>Crescent City Bungalow Village 1600 Northcrest Drive, Crescent City, CA 95531</p>
	<p>Sheet Name: Existing Photos</p>
	<p>A2</p>



Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

1600 Northcrest Drive Photos of the Existing Interior/Exterior Conditions As Acquired



Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

1600 Northcrest Drive Photo of the Existing & Restored Framing



Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

Typical Restored Bungalow - Exterior



Flores Consulting Services, Inc. | 3847 Westside Ave. | Los Angeles | CA 90008 | P: 323 481-1645 |
natof2014@gmail.com

Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

Typical Restored Bungalow – Living/Bedroom Looking Toward Kitchenet



Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

Typical Restored Bungalow - Kitchen



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natof2014@gmail.com

Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

Typical Restored Bungalow - Bathroom




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natof2014@gmail.com

Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City CA 95531

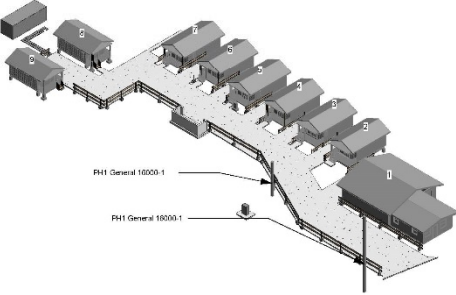
3D Phase 1 Conditions

Phase 1 Scope of Work Notes: General Scope Description
The overall scope of phase 1 is as follows:

1. Replace the existing 4" ABS line running East and West along the North property line with a new 4" ABS sewer line. Replacement is required as the existing 4" line has sags in various locations causing the sewer to back up regularly.
2. Install a new 4" city water meter and run new schedule 40 PVC water supply to all units. The piping within the unit is Type L copper.
3. Repair the interior and exterior finishes of bungalow #2, #8 & #9
4. Upgrade the electrical service to 800 amp
5. Repair the patios of bungalows #2, #8, and #9 with treated lumber.



Flores Consulting Services
3847 Westside Ave | Los Angeles | CA 90008 |
P: 323 481-1645 |
natof2014@gmail.com



① 3D Phase 1 - Completed Conditions

Owner: 1600 Northcrest Drive, LLC 3847 Westside Ave, Los Angeles, CA 90008	Mechanical Engineer: Flores Consulting Services, LLC 3847 Westside Ave, Los Angeles, CA 90008 natof2014@gmail.com (323) 481-1645	Other Consultant: Shedular Engineer	
			Submitted Set
			Rev. Date:
			Rev. No:
			Date: 07/26/18

A6

Sheet Name: Phase 1 - 3D



Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City CA 95531

3D Phase 2 Conditions

The roof will be corrugated sheet metal supported by wood trusses.

One Bedroom Cottage 320 SF Typ.

New Units 10 & 11

Main Power Pole to service all current and future units except 1

3D New Cottage 1 C

3D Phase 2 - C

Phase 2 Scope of Work Notes:
General Scope Description
 1. Construct 2 new one-bedroom cottages #10 and #11

Flores Consulting Services
 3847 Westside Ave. | Los Angeles | CA 90008 |
 P: 323 481-1645 |
 nato2014@gmail.com

Owner: 1600 Northcrest Drive, LLC 1600 Northcrest Drive, LLC 3847 Westside Ave. - Los Angeles, CA 90008	MEP: Nate Flores 323.481.1645 nato2014@gmail.com
Mechanical Engineer: Flores Consulting Services, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nate Flores nato2014@gmail.com (323) 481-1645	Other Consultant:
Architect: Creative Studio, LLC 52 E. Colorado Blvd. Victorville, MN designer@creativestudio.com (951) 415-5499	Structural Engineer:
Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City CA, 95531	Date: 07/19/18
Project: Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City CA, 95531	Rev. No. Rev. Date:
A14	Submit Set



Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City CA 95531

3D Phase 3 Conditions

New laundry room

New One Bedroom Cottages

Phase 3 Scope of Work Notes:
General Scope Description
 1. Construct 2 ew one-bedroom cottages #12 and #13
 2. Construct new laundry room #14

① 3D Phase 3

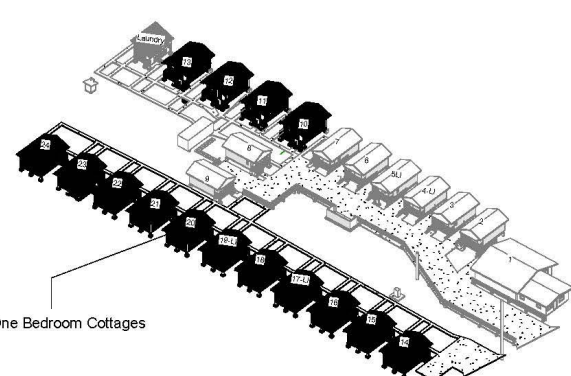
Flores Consulting Services
 3947 Westside Ave | Los Angeles | CA 90008 |
 P: 323 481-1645 |
 natof2014@gmail.com

Owner: 1600 Northcrest Dr., LLC 3847 Westside Ave., #8 Los Angeles, CA 90008 Nabe Flores (323) 481-1645 natof2014@gmail.com	Summit Set
Mechanical Engineer: Flores Consulting Services, LLC 3947 Westside Ave., Los Angeles, CA 90008 Nabe Flores natof2014@gmail.com (323) 481-1645 Other Consultant:	Rev. Date: Rev. No.
Architect: Creative Studio, LLC 51 E. Coleridge Blvd Victoria, Montreal @designer@creativestudio.com (616) 415-5490 Structural Engineer:	Date: 07/18/18
Crescent City Bungalow Village 1600 Northcrest Dr., Crescent City CA, 95531	Sheet Name: Phase 3 - 3D
A21	



Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City CA 95531


3D Phase 4 Conditions



New One Bedroom Cottages

① 3D Phase 4

Phase 4 Scope of Work Notes:
General Scope Description
 1. Construct 11 new one bedroom cottages
 2. Construct new driveway
 3. Install new 6" sewer line along the South property line
 4. Low Income Units 4 & 5 (singles) & 17 & 19 (one bedrooms)



Flores Consulting Services
 3847 Westside Ave | Los Angeles | CA 90008 |
 P: 323 481-1645 |
 natof2014@gmail.com

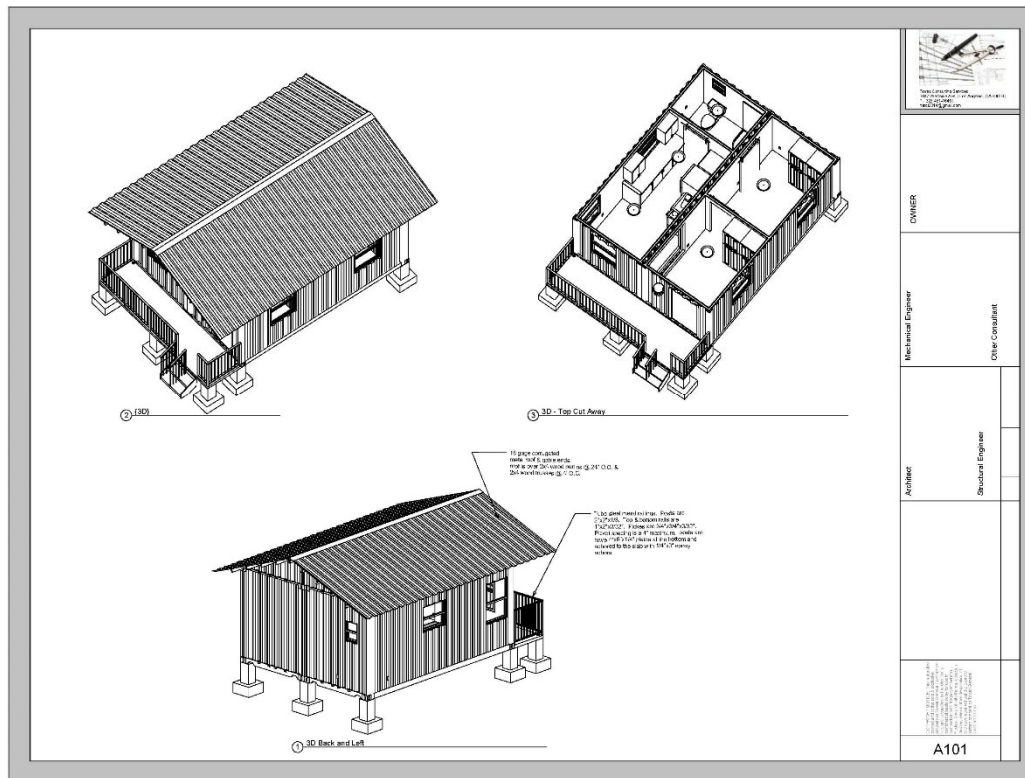
Owner: 1600 Northcrest Dr., LLC 1600 Northcrest Dr. Los Angeles, CA 90008 Natof Flores natof2014@gmail.com (323) 481-1645 natof2014@gmail.com	Summitt Set
Mechanical Engineer: Flores Consulting Services, 3847 Westside Ave. Los Angeles, CA 90008 Natof Flores natof2014@gmail.com (323) 481-1645	Rev. Date:
Architect: Creative Studio, LLC 51 E. Colorado Blvd. Metairie, MO design@creativestudio.com (816) 415-5400	Rev. No.
Client/On: Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City, CA 95531	Date: 07/19/19
<small>CONTRACTOR NOTICE: This notice is provided for informational purposes only. It does not constitute an offer or a contract. The contractor is responsible for obtaining all necessary permits and licenses. The contractor is also responsible for obtaining all necessary insurance. The contractor is not responsible for any errors or omissions in this document. The contractor is not responsible for any damages or injuries resulting from the use of this document. The contractor is not responsible for any claims or lawsuits filed against the contractor or any other party. The contractor is not responsible for any claims or lawsuits filed against the contractor or any other party. The contractor is not responsible for any claims or lawsuits filed against the contractor or any other party.</small>	Sheet Name: Phase 4 - 3D

A25



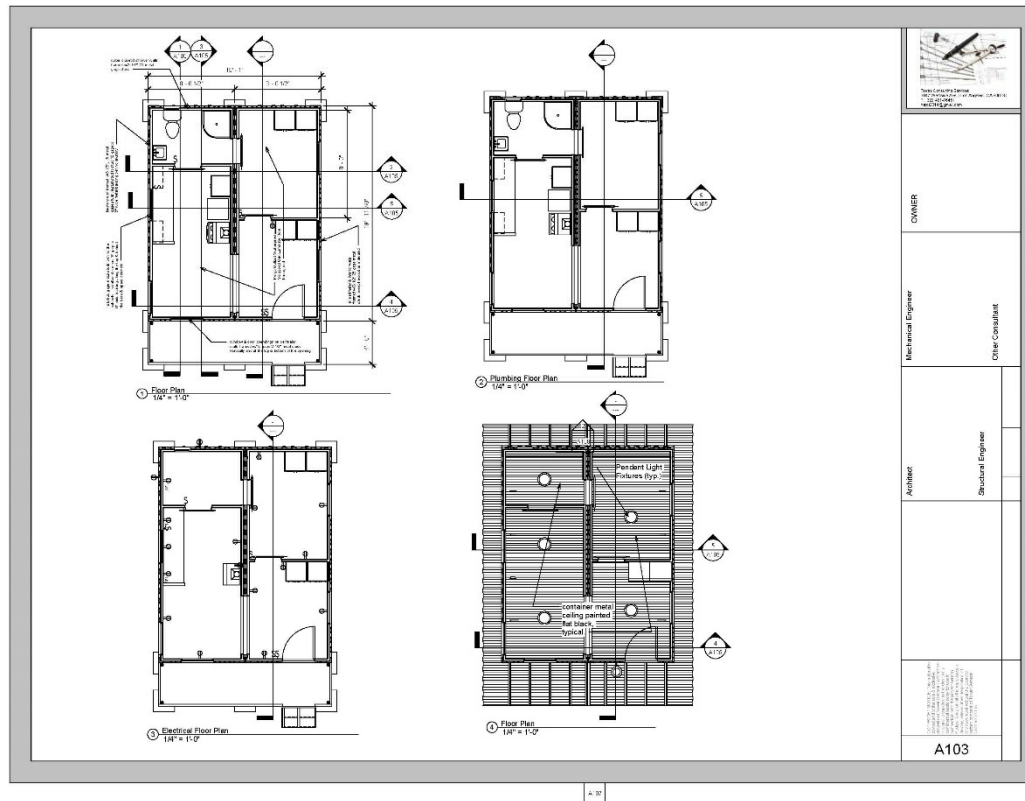
Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City CA 95531

New One Bedroom Cottage 3D



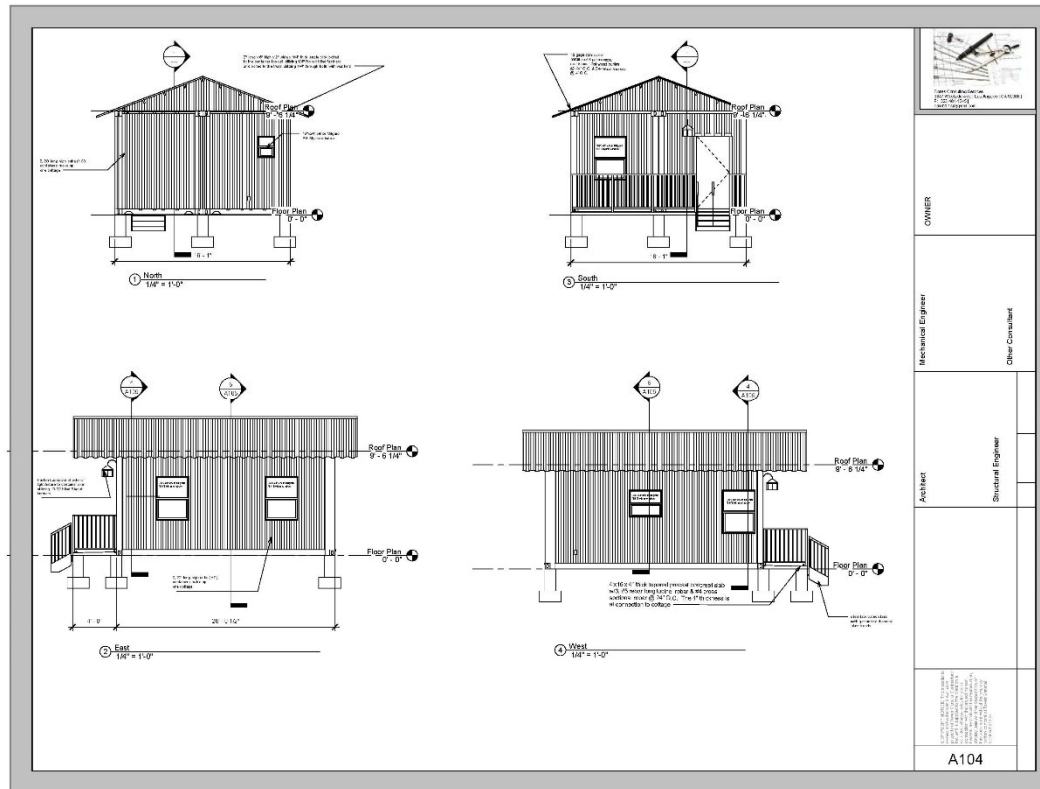
Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City CA 95531

New One Bedroom Cottage Floor Plans



Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City CA 95531

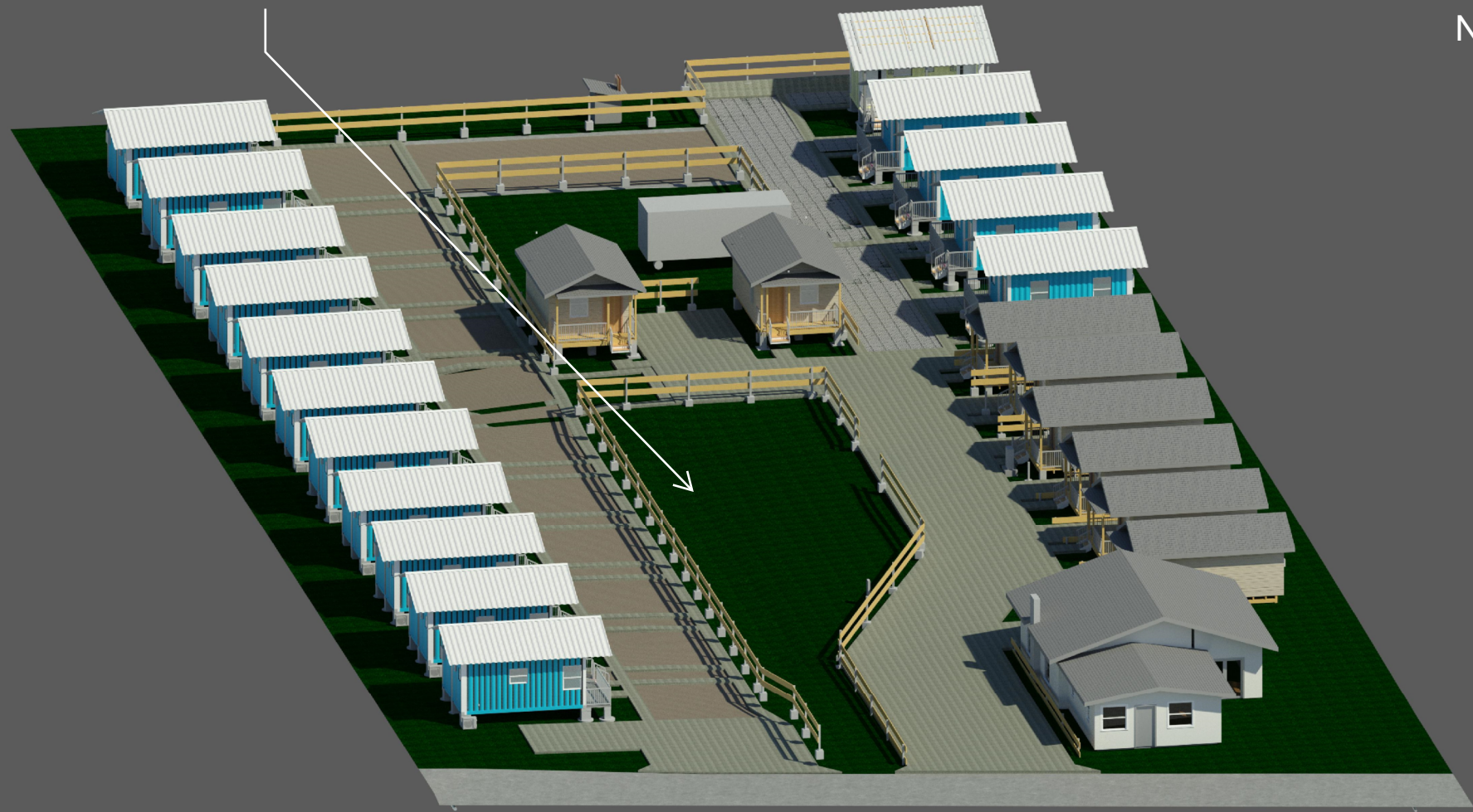
New One Bedroom Cottage Elevations



1600 NORTHCREST DRIVE
CRESCENT CITY, CA 95531

NW VIEW

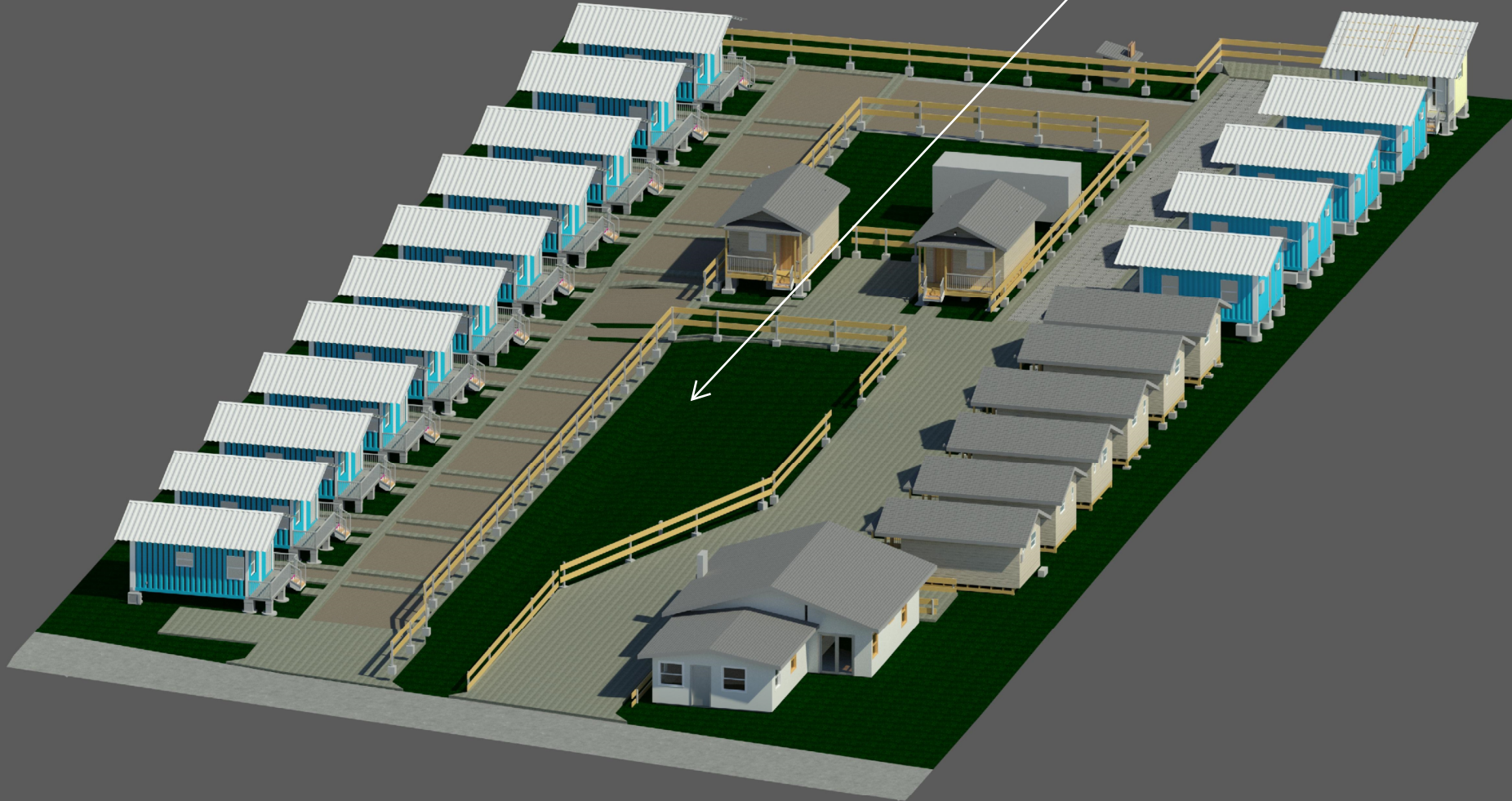
RETENTION POND



1600 NORTHCREST DRIVE
CRESCENT CITY, CA 95531

SW VIEW

RETENTION POND



ORIGINAL FILE MATERIALS

Notice of Application Status from
Environmental Review Committee
Incomplete Application
August 9, 2018



COUNTY OF DEL NORTE



Community Development Department
Planning Division
981 H Street, Suite 110
Crescent City, California 95531
(707) 464-7254

August 9, 2018
DATE

NOTICE OF APPLICATION STATUS

This is to inform you that the designated determinations have been made regarding application(s) **R1901/GPA1901**.

Rezone from C2 and R3 to PC

(Project Description)

Jose Natividad Flores-Cortes/Victorio Monteil

(Applicant/Agent)

116-160-23 1600 Northcrest Drive, Crescent City

(APN)

(Project Location)

COASTAL ZONE PERMIT PROCEDURE

Not Applicable: The project is not in the California Coastal Zone.

Other Jurisdiction: This project is in the Coastal Zone and is subject to County permit requirements, however Coastal permit jurisdiction lies with the _____. Additional Approval is required from them after County action.

Exempt or prior valid permit: The project is in the Coastal Zone but will be processed as a non-coastal permit and is not subject to special notification requirements.

Appealable Coastal Permit: The project is in the Coastal Zone and State law provides that the decision of the County regarding the proposal can be appealed to the California Coastal Commission pursuant to Sec. 21.52.020 within 21 calendar days of the County's final action. All appealable projects are subject to a hearing by the County Planning Commission.

Non-Appealable Coastal Permit: The project is in the Coastal Zone and is in a category, which provides that the decision of the County is not appealable to the California Coastal Commission. However, a local appeal period of 10 calendar days does apply to the decision of the Building Official.

Requires Coastal Commission Review: The project is in the Coastal Zone and will be processed by the County. The California Coastal Commission must review any County approval and has the right to deny the project.

DETERMINATION OF APPLICATION COMPLETENESS

_____ Application determined complete _____

✓ _____ Application is not complete – the additional data listed below is required by: 8/31/18.
See attached ERC Minutes

✓ FAILURE TO SUBMIT THIS DATA OR TO MAKE ARRANGEMENTS FOR THE SUBMITTAL OF THIS DATA WITHIN 120 DAYS CONSTITUTES THE WITHDRAWAL OF THE APPLICATION. A REFUND WILL NOT BE PROVIDED IF NOT ASKED FOR WITHIN 90 DAYS OF WITHDRAWAL.

_____ Environmental Determination Continued for 30 Days

_____ Ministerial Project

_____ Exempt project – Category _____

_____ Negative Declaration recommended - _____

_____ Preparation of an Environmental Impact Report has been recommended – this recommendation will be discussed by the County Planning Commission on _____.

This determination has been made pursuant to the California Environmental Quality Act.

HEARING/REVIEW SCHEDULE

_____ This project is subject to a public hearing. You will be notified in advance of the date of the public hearing with the County Planning Commission.

_____ This project is subject to Planning Commission review. You will be notified in advance of the date of the Planning Commission meeting.

_____ This project is subject to the Coastal Zone project review process which requires a minimum of seven (7) days for public comments. The Building Official will make a decision regarding the project on _____.

_____ This project does not require a local hearing or project review – it will be processed as quickly as possible.

If you have any questions, you may contact **Taylor Carsley** at the Del Norte County Department of Community Development, (707) 464-7254

COUNTY OF DEL NORTE

Community Development Department
Planning Division
981 H Street, Suite 110
Crescent City, California 95531
(707) 464-7254

August 9, 2018
DATE

NOTICE OF APPLICATION STATUS

This is to inform you that the designated determinations have been made regarding application(s) **UP1906**.

Use Permit for a Planned Community

(Project Description)

Jose Natividad Flores-Cortes/Victorio Monteil

(Applicant/Agent)

116-160-23 1600 Northcrest Drive, Crescent City

(APN) (Project Location)

COASTAL ZONE PERMIT PROCEDURE

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Other Jurisdiction: This project is in the Coastal Zone and is subject to County permit requirements, however Coastal permit jurisdiction lies with the _____. Additional Approval is required from them after County action.

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DETERMINATION OF APPLICATION COMPLETENESS

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_____ Ministerial Project

_____ Exempt project – Category _____

_____ Negative Declaration recommended - _____

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This determination has been made pursuant to the California Environmental Quality Act.

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APPLICANT: DAVID HARPER – Use Permit for an Overheight Accessory Building – UP1905 - APN 112-180-28 located at 775 Elk Valley Road, Crescent City

Agent: Zack Larson

RECOMMENDATION: Application incomplete, pending the following:

1. Wetland delineation data sheets with mapped test pit locations, boundary of all identified three-parameter wetlands, and total area of all three-parameter wetlands effected by the associated development activities;
2. Assessment of current wetland characteristics for all areas on property, and total area of wetlands not impacted by development activities associated with the accessory building;
3. Wetland creation and/or improvement plan for areas not impacted by development activities associated with the accessory building;
4. Preliminary monitoring plan for wetland mitigation;
5. Disposal plan for fill materials (may need to be engineered);
6. Building floor plan, elevations; and
7. Plot plan.

#	INCOMPLETE	TC
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APPLICANT: JOSE NATIVIDAD FLORES-CORTES – Use Permit for a Planned Community for a Multi-Family Residential Project – UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Agent: Victorio Monteil

RECOMMENDATION: Application incomplete pending the following in the form of a single, hard-copy submittal:

1. Table of Contents with clear, labeled submittals
2. Dedicated Project Description in narrative format detailing scope of work, project phasing, and proposed full buildout;
3. Parking and circulation plan showing all parking spaces at full buildout, dimensions of spaces, width of driveways/roads, and all ingress/egress to property;
4. Traffic Impact Analysis stamped and signed by California licensed engineer, with traffic counts at pertinent intersections, an analysis of left turns into and out of property, estimated trips generated/day, and recommendation for mitigation of impacts identified;
5. Plan of Operation;
6. Grant Deed;
7. Preliminary Hydraulic and Drainage Plan; and
8. Grading Plan.

#	INCOMPLETE	TC
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APPLICANT: JOSE NATIVIDAD FLORES-CORTES – Rezone from C2 and R3 to PC and General Plan Amendment from General Commercial to Multi-Family Residential – R1901/GPA1901 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Agent: Victorio Monteil

RECOMMENDATION: See ERC recommendation for Use Permit.

#	INCOMPLETE	TC
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Notice of Application Status from
Environmental Review Committee
Incomplete Application
November 15, 2018



COUNTY OF DEL NORTE



Community Development Department
Planning Division
981 H Street, Suite 110
Crescent City, California 95531
(707) 464-7254

November 15, 2018
DATE

NOTICE OF APPLICATION STATUS

This is to inform you that the designated determinations have been made regarding application(s) **UP1906**.

Use Permit for a Planned Community

(Project Description)

Jose Natividad Flores-Cortes/Victorio Monteil

(Applicant/Agent)

116-160-23 1600 Northcrest Drive, Crescent City

(APN) (Project Location)

COASTAL ZONE PERMIT PROCEDURE

Not Applicable: The project is not in the California Coastal Zone.

Other Jurisdiction: This project is in the Coastal Zone and is subject to County permit requirements, however Coastal permit jurisdiction lies with the _____. Additional Approval is required from them after County action.

Exempt or prior valid permit: The project is in the Coastal Zone but will be processed as a non-coastal permit and is not subject to special notification requirements.

Appealable Coastal Permit: The project is in the Coastal Zone and State law provides that the decision of the County regarding the proposal can be appealed to the California Coastal Commission pursuant to Sec. 21.52.020 within 21 calendar days of the County's final action. All appealable projects are subject to a hearing by the County Planning Commission.

Non-Appealable Coastal Permit: The project is in the Coastal Zone and is in a category, which provides that the decision of the County is not appealable to the California Coastal Commission. However, a local appeal period of 10 calendar days does apply to the decision of the Building Official.

Requires Coastal Commission Review: The project is in the Coastal Zone and will be processed by the County. The California Coastal Commission must review any County approval and has the right to deny the project.

DETERMINATION OF APPLICATION COMPLETENESS



_____ Application determined complete _____

✓ Application is not complete – the additional data listed below is required by: 11/22/18.
See attached ERC Minutes

✓ FAILURE TO SUBMIT THIS DATA OR TO MAKE ARRANGEMENTS FOR THE SUBMITTAL OF THIS DATA WITHIN 120 DAYS CONSTITUTES THE WITHDRAWAL OF THE APPLICATION. A REFUND WILL NOT BE PROVIDED IF NOT ASKED FOR WITHIN 90 DAYS OF WITHDRAWAL.

_____ Environmental Determination Continued for 30 Days

_____ Ministerial Project

_____ Exempt project – Category _____

_____ Negative Declaration recommended - _____

_____ Preparation of an Environmental Impact Report has been recommended – this recommendation will be discussed by the County Planning Commission on _____.

This determination has been made pursuant to the California Environmental Quality Act.

HEARING/REVIEW SCHEDULE

_____ This project is subject to a public hearing. You will be notified in advance of the date of the public hearing with the County Planning Commission.

_____ This project is subject to Planning Commission review. You will be notified in advance of the date of the Planning Commission meeting.

_____ This project is subject to the Coastal Zone project review process which requires a minimum of seven (7) days for public comments. The Building Official will make a decision regarding the project on _____.

_____ This project does not require a local hearing or project review – it will be processed as quickly as possible.

If you have any questions, you may contact **Taylor Carsley** at the Del Norte County Department of Community Development, (707) 464-7254

COUNTY OF DEL NORTE
Community Development Department
Planning Division
981 H Street, Suite 110
Crescent City, California 95531
(707) 464-7254

November 15, 2018
DATE

NOTICE OF APPLICATION STATUS

This is to inform you that the designated determinations have been made regarding application(s) **R1901/GPA1901**.

General Plan Amendment and Rezone from C2 and R3 to PC

(Project Description)

Jose Natividad Flores-Cortes/Victorio Montell

(Applicant/Agent)

116-160-23 1600 Northcrest Drive. Crescent City

(APN) (Project Location)

COASTAL ZONE PERMIT PROCEDURE

Not Applicable: The project is not in the California Coastal Zone.

Other Jurisdiction: This project is in the Coastal Zone and is subject to County permit requirements, however Coastal permit jurisdiction lies with the _____.
Additional Approval is required from them after County action.

Exempt or prior valid permit: The project is in the Coastal Zone but will be processed as a non-coastal permit and is not subject to special notification requirements.

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Requires Coastal Commission Review: The project is in the Coastal Zone and will be processed by the County. The California Coastal Commission must review any County approval and has the right to deny the project.

DETERMINATION OF APPLICATION COMPLETENESS

_____ Application determined complete _____

Application is not complete – the additional data listed below is required by: 11/30/18.
See attached ERC Minutes

FAILURE TO SUBMIT THIS DATA OR TO MAKE ARRANGEMENTS FOR THE SUBMITTAL OF THIS DATA WITHIN 120 DAYS CONSTITUTES THE WITHDRAWAL OF THE APPLICATION. A REFUND WILL NOT BE PROVIDED IF NOT ASKED FOR WITHIN 90 DAYS OF WITHDRAWAL.

_____ Environmental Determination Continued for 30 Days

_____ Ministerial Project

_____ Exempt project – Category _____

_____ Negative Declaration recommended - _____

_____ Preparation of an Environmental Impact Report has been recommended – this recommendation will be discussed by the County Planning Commission on _____.

This determination has been made pursuant to the California Environmental Quality Act.

HEARING/REVIEW SCHEDULE

_____ This project is subject to a public hearing. You will be notified in advance of the date of the public hearing with the County Planning Commission.

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If you have any questions, you may contact **Taylor Carsley** at the Del Norte County Department of Community Development, (707) 464-7254

PRESENT: Taylor Carsley, Planning Division; David Thompson, Building Inspection Division; Rosanna Bower, Engineering and Surveying Division; Houawa Moua, Environmental Health Division; Skylar Renwick, Assessor; Karin Levy, Native American Representative;

ABSENT: Mitzi Travis, Public Representative; Justin Riggs, Agriculture Commissioner; Josh Clemons, Real Estate Representative,

*Denotes non-voting

Field Review of new projects conducted on: November 13, 2018

Field Review participants: Building, Planning, Engineering, Environmental Health

#Denotes projects included in this field review

APPLICANT: JOSE NATIVIDAD FLORES-CORTES – Use Permit for a Planned Community for a Multi-Family Residential Project – UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Agent: Victorio Monteil

RECOMMENDATION: Application incomplete with feedback on recent submittals:

Item 4 – Traffic Impact Analysis (from August 2018 ERC Meeting): The submitted traffic impact analysis includes a recommendation for a right-hand turn pocket in front of the property; County staff does not concur. A right-hand turn pocket will likely not be recommended by County staff for the proposed development based on similar development on County roadways; does the applicant’s consultant desire to revise their recommendation or provide additional support?

Item 7 – Preliminary Hydraulic and Drainage Plan (from August 2018 ERC Meeting): A preliminary drainage plan was submitted and determined to be insufficient. Submit a revised engineered drainage plan defining existing and proposed drainage improvements; include an analysis of where and how runoff will be accommodated on and off the project site.

Item 8 – Grading Plan (from August 2018 ERC Meeting): A grading plan was submitted and determined to be insufficient. Submit a revised engineered grading plan defining existing and proposed grading improvements; include topography at project limits to demonstrate project conforms to surrounding terrain and properties.

INCOMPLETE TC

APPLICANT: JOSE NATIVIDAD FLORES-CORTES – Rezone from C2 and R3 to PC and General Plan Amendment from General Commercial to Multi-Family Residential – R1901/GPA1901 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Agent: Victorio Monteil

RECOMMENDATION: See ERC recommendation for Use Permit.

INCOMPLETE TC

Notice of Application Status from
Environmental Review Committee
Complete Application
January 14, 2019



COUNTY OF DEL NORTE
 Community Development Department
 Planning Division
 981 H Street, Suite 110
 Crescent City, California 95531
 (707) 464-7254

January 14, 2019
 DATE

NOTICE OF APPLICATION STATUS

This is to inform you that the designated determinations have been made regarding application(s) **R1901/GPA1901**.

Rezone from C2 to R3 and PC/General Plan Amendment from General Commercial to Multi-Family Residential

(Project Description)

Jose Natividad Flores-Cortes/Victorio Monteil

(Applicant/Agent)

116-160-23 1600 Northcrest Drive, Crescent City

(APN)

(Project Location)

COASTAL ZONE PERMIT PROCEDURE

Not Applicable: The project is not in the California Coastal Zone.

Other Jurisdiction: This project is in the Coastal Zone and is subject to County permit requirements, however Coastal permit jurisdiction lies with the _____. Additional Approval is required from them after County action.

Exempt or prior valid permit: The project is in the Coastal Zone but will be processed as a non-coastal permit and is not subject to special notification requirements.

Appealable Coastal Permit: The project is in the Coastal Zone and State law provides that the decision of the County regarding the proposal can be appealed to the California Coastal Commission pursuant to Sec. 21.52.020 within 21 calendar days of the County's final action. All appealable projects are subject to a hearing by the County Planning Commission.

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Requires Coastal Commission Review: The project is in the Coastal Zone and will be processed by the County. The California Coastal Commission must review any County approval and has the right to deny the project.

DETERMINATION OF APPLICATION COMPLETENESS

Application determined complete January 14, 2019

Application is not complete – the additional data listed below is required by: _____.
See attached ERC Minutes

FAILURE TO SUBMIT THIS DATA OR TO MAKE ARRANGEMENTS FOR THE SUBMITTAL OF THIS DATA WITHIN 120 DAYS CONSTITUTES THE WITHDRAWAL OF THE APPLICATION. A REFUND WILL NOT BE PROVIDED IF NOT ASKED FOR WITHIN 90 DAYS OF WITHDRAWAL.

Environmental Determination Continued for 30 Days

Ministerial Project

Exempt project – Category _____

Negative Declaration recommended -Begin AB52 Tribal Consultation

Preparation of an Environmental Impact Report has been recommended – this recommendation will be discussed by the County Planning Commission on _____.

This determination has been made pursuant to the California Environmental Quality Act.

HEARING/REVIEW SCHEDULE

This project is subject to a public hearing. You will be notified in advance of the date of the public hearing with the County Planning Commission.

This project is subject to Planning Commission review. You will be notified in advance of the date of the Planning Commission meeting.

This project is subject to the Coastal Zone project review process which requires a minimum of seven (7) days for public comments. The Building Official will make a decision regarding the project on _____.

This project does not require a local hearing or project review – it will be processed as quickly as possible.

If you have any questions, you may contact **Taylor Carsley** at the Del Norte County Department of Community Development, (707) 464-7254

APPLICANT: JOSE NATIVIDAD FLORES-CORTES – Rezone from C2 and R3 to PC and General Plan Amendment from General Commercial to Multi-Family Residential – R1901/GPA1901 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Agent: Victorio Monteil

RECOMMENDATION: Application complete. Begin AB 52 tribal consultation period.

February ERC

TC

APPLICANT: ROBERT DEREGO – Use Permit for a Retail Cannabis Operation – UP1909 – APN 117-041-17 located at 1070 Hwy 101, Crescent City.

Agent: None

RECOMMENDATION: Application complete. CEQA Class 1 Categorical Exemption. Post public hearing notices. Make findings pursuant to DNCC Section 20.67. Approve with conditions.

1. This Use Permit is for a retail cannabis operation. No manufacturing or cultivation of cannabis shall occur on-site. The project shall be developed and completed in substantial accord with the submitted plans;
2. Any change or alteration to the project may require additional review by the Community Development Department and/or state agencies;
3. Prior to issuance of the Use Permit, the permittee shall secure a license from the appropriate state licensing authority, pursuant to Division 10 of the Business and Professions Code. A copy of the license shall be provided to the Planning Division;
4. This Use Permit shall expire one (1) year from the date of issuance of the corresponding state license and subject to renewal prior to the expiration date;
5. The permittee shall be in compliance with all conditions of the state license and all state laws, any violation of which shall constitute a violation of the County Code;
6. The permittee shall timely remit all taxes required by state or local law to the appropriate agency, and shall maintain all records necessary to determine the amount of tax owed, which records the county shall have a right to inspect at all reasonable times;
7. The permittee shall post or cause to be posted onsite the Use Permit and all required County and state permits and licenses required to operate. Such posting shall be in a central location, visible to the patrons, at the operating site;
8. The permittee shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation at all reasonable times;
9. This permit is issued to the applicant, Robert Deregó and is nontransferable;
10. Prior to the issuance of the Use Permit, a Notice of Conditional Approval (NOCA) shall be signed by the applicant and recorded at the applicant's request;
11. Business hours shall not expand beyond the range of 9:00 AM to 7:00 PM;
12. No persons under the age of 21 shall be allowed in the premises. An update to the business plan for Planning Division review and approval shall be required prior to a portion of the store being open for persons under 21;



COUNTY OF DEL NORTE
 Community Development Department
 Planning Division
 981 H Street, Suite 110
 Crescent City, California 95531
 (707) 464-7254

January 14, 2019
 DATE

NOTICE OF APPLICATION STATUS

This is to inform you that the designated determinations have been made regarding application(s) **UP1906**.

Use Permit for a Planned Community

(Project Description)

Jose Natividad Flores-Cortes/Victorio Monteil

(Applicant/Agent)

116-160-23 1600 Northcrest Drive, Crescent City

(APN) (Project Location)

COASTAL ZONE PERMIT PROCEDURE

Not Applicable: The project is not in the California Coastal Zone.

Other Jurisdiction: This project is in the Coastal Zone and is subject to County permit requirements, however Coastal permit jurisdiction lies with the _____. Additional Approval is required from them after County action.

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DETERMINATION OF APPLICATION COMPLETENESS

Application determined complete January 14, 2019

Application is not complete – the additional data listed below is required by: _____
See attached ERC Minutes

FAILURE TO SUBMIT THIS DATA OR TO MAKE ARRANGEMENTS FOR THE SUBMITTAL OF THIS DATA WITHIN 120 DAYS CONSTITUTES THE WITHDRAWAL OF THE APPLICATION. A REFUND WILL NOT BE PROVIDED IF NOT ASKED FOR WITHIN 90 DAYS OF WITHDRAWAL.

Environmental Determination Continued for 30 Days

Ministerial Project

Exempt project – Category _____

Negative Declaration recommended - Beginning AB52 Tribal Consultation

Preparation of an Environmental Impact Report has been recommended – this recommendation will be discussed by the County Planning Commission on _____.

This determination has been made pursuant to the California Environmental Quality Act.

HEARING/REVIEW SCHEDULE

This project is subject to a public hearing. You will be notified in advance of the date of the public hearing with the County Planning Commission.

This project is subject to Planning Commission review. You will be notified in advance of the date of the Planning Commission meeting.

This project is subject to the Coastal Zone project review process which requires a minimum of seven (7) days for public comments. The Building Official will make a decision regarding the project on _____.

This project does not require a local hearing or project review – it will be processed as quickly as possible.

If you have any questions, you may contact **Taylor Carsley** at the Del Norte County Department of Community Development, (707) 464-7254

- 14.16.027 and Section 14.16.028 of Del Norte County Code regarding the addressing and of address numbers;
4. The project shall comply with the requirements of the California Fire Code applicable at the time of the completion application (11/2018);
 5. The project shall comply with the requirements of the County Fire Safe Regulations applicable at the time of complete application (11/2018);
 6. A note shall be placed on the map stating, "An engineered soils test was prepared for the consideration of the project area. The report is on file with the Del Norte County Community Development Department for APN 110-313-26, Michael Young Civil Engineer"
 7. The California Department of Fish and Wildlife environmental document filing fee must be submitted before the Notice of Determination can be recorded. Alternatively, the project proponent may provide a No Effect Determination (NED) that has been issued for this project by the Department of Fish and Wildlife to exempt the project from the filing fee;
 8. This entitlement is specifically conditioned on the applicant agreeing to indemnify and hold harmless the County of Del Norte, the Planning Commission of the County of Del Norte, the Board of Supervisors of the County of Del Norte, their officers, employees and agents against any and all claims arising out of the issuance of the entitlement and specifically against any expense arising from defending any legal action challenging the issuance of the entitlement, including but not limited to the value of time devoted to such defense by County officers, employees and agents and the amount of any judgment, including costs of suit and attorney fees, recovered against the County or any of its officers, employees or agent in such legal action. The County of Del Norte reserves the option to either undertake the defense of any such legal action or to tender such defense to the applicant. Should the County tender such defense to the applicant and the applicant fail or neglect to diligently defend such legal action, the County may consider such failure or neglect to be a material breach of this conditions and forthwith revoke this entitlement;
 9. The activities associated with this permit are within the State Responsibility Area and shall comply with all provisions of Title 19 – SRA Fire Safe Regulations;
 10. Prior to the recordation of the Parcel Map, Chapter 19.04 – Administration shall be satisfied. This includes: Title; Purpose; Scope; Local Ordinances; Provisions for Application of these Regulations; Inspection Authority; Inspections; Exception Intent; Exceptions to Standards; Request for Exceptions; Appeals; Definitions; Distance Measurements; and Maintenance of Defensible Space Measures.
 - a. For "Maintenance of Defensible Space Measures" the property owner consents to a "Notice of Requirement for Maintenance" being recorded against the property;

February Planning Commission

TC

APPLICANT: JOSE NATIVIDAD FLORES-CORTES – Use Permit for a Planned Community for a Multi-Family Residential Project – UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Agent: Victorio Monteil

RECOMMENDATION: Application complete. Begin AB 52 tribal consultation period.

February ERC

TC

Notice of Application Status from
Environmental Review Committee
Circulate CEQA Document
February 14, 2019

COUNTY OF DEL NORTE
Community Development Department
Planning Division
981 H Street, Suite 110
Crescent City, California 95531
(707) 464-7254

February 14, 2019
DATE

NOTICE OF APPLICATION STATUS

This is to inform you that the designated determinations have been made regarding application(s) **R1901/GPA1901**.

Rezone from C2 to R3 and PC/General Plan Amendment from General Commercial to Multi-Family Residential

(Project Description)

Jose Natividad Flores-Cortes/Victorio Monteil

(Applicant/Agent)

116-160-23 1600 Northcrest Drive, Crescent City

(APN)

(Project Location)

COASTAL ZONE PERMIT PROCEDURE

- Not Applicable: The project is not in the California Coastal Zone.
- Other Jurisdiction: This project is in the Coastal Zone and is subject to County permit requirements, however Coastal permit jurisdiction lies with the _____. Additional Approval is required from them after County action.
- Exempt or prior valid permit: The project is in the Coastal Zone but will be processed as a non-coastal permit and is not subject to special notification requirements.
- Appealable Coastal Permit: The project is in the Coastal Zone and State law provides that the decision of the County regarding the proposal can be appealed to the California Coastal Commission pursuant to Sec. 21.52.020 within 21 calendar days of the County's final action. All appealable projects are subject to a hearing by the County Planning Commission.
- Non-Appealable Coastal Permit: The project is in the Coastal Zone and is in a category, which provides that the decision of the County is not appealable to the California Coastal Commission. However, a local appeal period of 10 calendar days does apply to the decision of the Building Official.
- Requires Coastal Commission Review: The project is in the Coastal Zone and will be processed by the County. The California Coastal Commission must review any County approval and has the right to deny the project.

DETERMINATION OF APPLICATION COMPLETENESS



_____ Application determined complete _____

_____ Application is not complete – the additional data listed below is required by: _____.
See attached ERC Minutes

FAILURE TO SUBMIT THIS DATA OR TO MAKE ARRANGEMENTS FOR THE SUBMITTAL OF THIS DATA WITHIN 120 DAYS CONSTITUTES THE WITHDRAWAL OF THE APPLICATION. A REFUND WILL NOT BE PROVIDED IF NOT ASKED FOR WITHIN 90 DAYS OF WITHDRAWAL.

_____ Environmental Determination Continued for 30 Days

_____ Ministerial Project

_____ Exempt project – Category _____

Negative Declaration recommended - Circulating to State

_____ Preparation of an Environmental Impact Report has been recommended – this recommendation will be discussed by the County Planning Commission on _____.

This determination has been made pursuant to the California Environmental Quality Act.

HEARING/REVIEW SCHEDULE

This project is subject to a public hearing. You will be notified in advance of the date of the public hearing with the County Planning Commission.

_____ This project is subject to Planning Commission review. You will be notified in advance of the date of the Planning Commission meeting.

_____ This project is subject to the Coastal Zone project review process which requires a minimum of seven (7) days for public comments. The Building Official will make a decision regarding the project on _____.

_____ This project does not require a local hearing or project review – it will be processed as quickly as possible.

If you have any questions, you may contact **Taylor Carsley** at the Del Norte County Department of Community Development, (707) 464-7254

Report to Department of Conservation (Division of Mine Reclamation)

TC

APPLICANT: JOSE NATIVIDAD FLORES-CORTES – Rezone from C2 and R3 to PC and General Plan Amendment from General Commercial to Multi-Family Residential – R1901/GPA1901 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Agent: Victorio Monteil

RECOMMENDATION: Complete tribal consultation period pursuant to PRC §21080.3.1 (AB 52). Prepare Initial Study and circulate appropriate environmental document to State Clearinghouse for public review.

March ERC

TC

APPLICANT: JOSE NATIVIDAD FLORES-CORTES – Use Permit for a Planned Community for a Multi-Family Residential Project – UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Agent: Victorio Monteil

RECOMMENDATION: Pair with Rezone and General Plan Amendment for CEQA compliance (see above). Complete tribal consultation period pursuant to PRC §21080.3.1 (AB 52). Prepare Initial Study and circulate appropriate environmental document to State Clearinghouse for public review.

March ERC

TC

APPLICANT: BORDER COAST REGIONAL AIRPORT AUTHORITY – Extension of Time for a Coastal Development Permit and Use Permit for an Airplane Hangar – B29297C/UP0718C – APN 110-010-21 located at Jack McNamara Field.

Agent: Randy Hooper

RECOMMENDATION: Approve one (1) year extension with same conditions.

March Planning Commission

TC

APPLICANT: BOBBY WESTBROOK – Use Permit for a Billboard in a CR Zone – UP1911C – APN 102-090-11 located at the corner of Hwy 101 North and Lopez Court, Smith River

Agent: None

RECOMMENDATION: Application complete. CEQA Class 3 Categorical Exemption (CEQA Guidelines §15303(e)). Post public hearing notice. Approve with conditions.

Notice of Application Status from
Environmental Review Committee
Prepare project for Planning
Commission
March 14, 2019



COUNTY OF DEL NORTE



Community Development Department
Planning Division
981 H Street, Suite 110
Crescent City, California 95531
(707) 464-7254

March 14, 2019
DATE

NOTICE OF APPLICATION STATUS

This is to inform you that the designated determinations have been made regarding application(s) **UP1906**.

Use Permit for a Planned Community

(Project Description)

Jose Natividad Flores-Cortes/Victorio Montell

(Applicant/Agent)

116-160-23 1600 Northcrest Drive, Crescent City

(APN)

(Project Location)

COASTAL ZONE PERMIT PROCEDURE

Not Applicable: The project is not in the California Coastal Zone.

Other Jurisdiction: This project is in the Coastal Zone and is subject to County permit requirements, however Coastal permit jurisdiction lies with the _____. Additional Approval is required from them after County action.

Exempt or prior valid permit: The project is in the Coastal Zone but will be processed as a non-coastal permit and is not subject to special notification requirements.

Appealable Coastal Permit: The project is in the Coastal Zone and State law provides that the decision of the County regarding the proposal can be appealed to the California Coastal Commission pursuant to Sec. 21.52.020 within 21 calendar days of the County's final action. All appealable projects are subject to a hearing by the County Planning Commission.

Non-Appealable Coastal Permit: The project is in the Coastal Zone and is in a category, which provides that the decision of the County is not appealable to the California Coastal Commission. However, a local appeal period of 10 calendar days does apply to the decision of the Building Official.

Requires Coastal Commission Review: The project is in the Coastal Zone and will be processed by the County. The California Coastal Commission must review any County approval and has the right to deny the project.

DETERMINATION OF APPLICATION COMPLETENESS

Application determined complete _____

_____ Application is not complete – the additional data listed below is required by: _____
See attached ERC Minutes

FAILURE TO SUBMIT THIS DATA OR TO MAKE ARRANGEMENTS FOR THE SUBMITTAL OF THIS DATA WITHIN 120 DAYS CONSTITUTES THE WITHDRAWAL OF THE APPLICATION. A REFUND WILL NOT BE PROVIDED IF NOT ASKED FOR WITHIN 90 DAYS OF WITHDRAWAL.

_____ Environmental Determination Continued for 30 Days

_____ Ministerial Project

_____ Exempt project – Category _____

Negative Declaration recommended - Adopt Mitigated Negative Declaration

_____ Preparation of an Environmental Impact Report has been recommended – this recommendation will be discussed by the County Planning Commission on _____.

This determination has been made pursuant to the California Environmental Quality Act.

HEARING/REVIEW SCHEDULE

This project is subject to a public hearing. You will be notified in advance of the date of the public hearing with the County Planning Commission.

_____ This project is subject to Planning Commission review. You will be notified in advance of the date of the Planning Commission meeting.

_____ This project is subject to the Coastal Zone project review process which requires a minimum of seven (7) days for public comments. The Building Official will make a decision regarding the project on _____.

_____ This project does not require a local hearing or project review – it will be processed as quickly as possible.

If you have any questions, you may contact **Taylor Carsley** at the Del Norte County Department of Community Development, (707) 464-7254

PRESENT: Taylor Carsley, Planning Division; Rosanna Bower, Engineering & Surveying Division; Scott Huffman, Building Inspection Division; Houawa Moua, Environmental Health Division; Karin Levy, Native American Representative; Mitzi Travis, Public Representative

ABSENT: County Assessor, County Agriculture Commissioner, Real Estate Representative

*Denotes non-voting

Field Review of new projects conducted on: March 8, 2019

Field Review participants: Building, Planning, Engineering, Environmental Health

#Denotes projects included in this field review

APPLICANT: JOSE NATIVIDAD FLORES-CORTES – Rezone from C2 and R3 to PC and General Plan Amendment from General Commercial to Multi-Family Residential – R1901/GPA1901 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Agent: Victorio Monteil

RECOMMENDATION: Post public hearing notice. Hold public hearing and make recommendation for approval to Board of Supervisors.

April Planning Commission

TC

APPLICANT: JOSE NATIVIDAD FLORES-CORTES – Use Permit for a Planned Community for a Multi-Family Residential Project – UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Agent: Victorio Monteil

RECOMMENDATION: Post public hearing notice with Rezone and General Plan Amendment. Adopt Mitigated Negative Declaration and approve with conditions, contingent upon Board of Supervisors adoption of Rezone and General Plan Amendment.

1. Issuance of the Use Permit is subject to R1901, GPA 1901, and density bonus approval;
2. This Use Permit is for a multiple-family Planned Community for a total of 24 units subject to approval of a density bonus by the Board of Supervisors. Without density bonus, the applicant is approved for a total of 19 units. The project may be phased according to the plan of operation;
3. Development shall be pursued in a diligent manner and completed in a reasonable amount of time. If development has not commenced, the permit will expire three (3) years from the date of final approval;
4. Prior to issuance of the Use Permit, a Notice of Conditional Approval (NOCA) shall be recorded at the applicant's expense;
5. A building permit(s) shall be obtained for the residential units and laundry room. This Use Permit does not approve any specific building/structure or technical plans. The applicant shall be on notice that building design, materials, etc. may need to be modified prior to issuance of building permits. Issuance of the required building permits shall be subject to final review and approval by the Building Inspection Division;

March 14, 2019

Page 2

6. The project shall comply with the requirements of the California Fire Code applicable at the time of complete application (1/2019);
7. The project shall comply with the requirements of the California Building Code applicable at the time of submission of each building permit;
8. A sign permit shall be obtained from the Planning Division for any signage requested on the property, and shall be completed in accordance with Title 18 of the Del Norte County Code – Signs, including setbacks;
9. Placement of lighting on the parcel shall be installed in such a manner that it does not adversely impact off-site areas and shall be installed in a manner so to minimize light pollution in and around the project area (e.g. downcast lighting). No annoying glare shall be allowed to be directed or reflected towards residential buildings or zones;
10. All ADA parking shall be provided prior to the first Certificate of Occupancy;
11. The applicant shall provide 1 parking space per residential unit constructed. Prior to the certificate of occupancy for Phase 1, a minimum of two ADA spaces shall be provided, one of which being ADA van-accessible. A total of 26 parking spaces shall be provided at full buildout of the Planned Community. Parking shall be developed in accordance with Title 20, Chapter 46 of the Del Norte County Code – Off Street Parking and applicable ADA requirements;
12. Residential units are subject to the height and lot coverage limits for R-3 Districts. Specifically, the following applies:
 - Building height: 45 feet for residences, 16 feet for accessory buildings
 - Lot coverage: 60%
13. Residential units are subject to the setbacks for R-3 Districts. Specifically, the yard setbacks shall be measured from the property lines as follows:
 - Front: 20 feet
 - Rear: 15 feet for residences, 5 feet for accessory buildings
 - Side: 5 feet
14. Residential units constructed within 300 feet of the centerline of Northcrest Drive are inside a noise attenuation zone and are subject to noise attenuation design;
15. The California Department of Fish and Wildlife (CDFW) environmental document filing fee must be submitted before the Notice of Determination can be recorded. Alternatively, the project proponent may provide a No Effect Determination (NED) that has been issued for this project by CDFW to exempt the project from the filing fee;
16. Future owners of the subject development and residents of the Planned Community shall be on notice that commercial zones exist in close proximity to the property and commercial uses are allowed;
17. This entitlement is specifically conditioned on the applicant agreeing to indemnify and hold harmless the County of Del Norte, the Planning Commission of the County of Del Norte, the Board of Supervisors of the County of Del Norte, their officers, employees and agents against any and all claims arising out of the issuance of the entitlement and specifically against any expense arising from defending any legal action challenging the issuance of the entitlement, including but not limited to the value of time devoted to such defense by County officers, employees and agents and the amount of any judgment, including costs of suit and attorney fees, recovered against the County or any of its officers, employees or agent in such legal action. The County of Del Norte reserves the option to either undertake the defense of any such legal action or to tender such defense to the applicant. Should the County tender such defense to the applicant and the applicant fail or neglect to diligently defend such legal action, the County may consider such failure or neglect to be a material breach of this conditions and forthwith revoke this entitlement;
18. The activities associated with this permit are not within the State Responsibility Area, therefore, Title 19 – SRA Fire Safe Regulations does not apply.
19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit an erosion and runoff control plan to the Engineering Division for review and acceptance. The erosion and

runoff control plan shall demonstrate that during and post construction, erosion and runoff on the site will be controlled to avoid adverse impacts to adjacent properties and water resources. The erosion and runoff control plan shall include arrows showing the direction of flow from the construction site, temporary erosion and runoff control methods (e.g. silt fence), and permanent erosion and runoff control methods (e.g. grass seed and straw). The plan shall be prepared by a California Registered Civil Engineer.

20. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a 20-year storm will be retained onsite. The plan shall be prepared by a California Registered Civil Engineer.
21. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit road improvement plans to the Engineering Division for review and acceptance. The plans shall be prepared by a California Registered Civil Engineer.
22. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a traffic control plan to the Engineering Division for review and acceptance. The plan shall be prepared by either a California Registered Civil Engineer or California Licensed Contractor. The plan submitted shall be similar to the traffic control plans found in the 2015 Caltrans Standard Plan Book. An additional written description may accompany the plan.
23. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit engineered plans for sewer improvements in the Northcrest Drive right-of-way to the Engineering Division for review and acceptance. The plan shall be prepared by either a California Registered Civil Engineer
24. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall have a California Licensed Civil Engineer prepare a sewer capacity analysis for each Building Permit or one for all activities describe in this Use Permit and submit it to the Engineering and Surveying Division for review and acceptance. Alternatively, accept ESFC figure provided by the Engineering and Surveying Division.
25. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall connect to public sewer and pay the city of Crescent City a sewer capacity charge in an amount determined by the city of Crescent City.
26. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall obtain an Encroachment Permit from the Engineering Division for the following improvements, at a minimum, in the County's right(s)-of-way and shall construct said improvements prior to project completion: road and sewer improvements.
27. Prior to the issuance of a Building Permit associated with this Use Permit, improvements in County right(s)-of-way (excluding sewer lateral only projects) require a 100% Performance Bond and 100% Payment Bond. Bond amounts are determined based on an applicant furnished engineer's estimate to complete the work and repair any potential damage to existing infrastructure (road, sewer, water, etc.) at prevailing wage. A contractor's estimate may occasionally be substituted for the engineer's estimate if acceptable to the County Engineer. Bonding amounts are set based on SHC §1467 (for County maintained rights-of-way), DNCC §15.36.200 (for sewer improvements), and DNCC §16.12.020G (for Subdivision Improvement Agreements). Bonds shall be submitted to the Engineering and Surveying Division upon acceptance of the estimate and remain valid for at least one year after the entire project or permit has been determined to be complete by the County. The Property Owner shall bond directly with the County of Del Norte.
28. County records indicate that there is a sewer lateral available to serve this development. However, we do not guarantee that our records regarding the existence of sewer laterals are accurate. Prior to connecting to the County's sewer system, it is the responsibility of the property owner to verify that a sewer lateral physically exists or to inform the County if one cannot be located or does not exist. Modifications to the Engineering Division's Permit Conditions are necessary if a new sewer lateral must

March 14, 2019

Page 4

- be installed and the property owner is responsible for the install and associated costs, bonding, and inspection fees.
29. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, sewer lateral connections serving the parcel shall be upgraded to drops inside new manholes. Refer to Building Permit B34896, Condition C.
 30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall construct a two-way sewer cleanout at the property line for each of the two sewer laterals.
 31. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, underground storm drains, and five feet (in width) sidewalks. ~~Drainage features shall be designed to carry runoff from a twenty-five year storm for arterial roads.~~ Onsite retention of twenty-five year storm in lieu of storm drains or ditches as drainage features in Northcrest Drive right-of-way. The minimum paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity.
 32. Any request for modifications or deferments to an urban and rural public road improvement condition shall be filed with the clerk of the Board of Supervisors and the Community Development Department within ten days of the Planning Commission's approval.
 33. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, all improvement plans shall be constructed.

April Planning Commission

TC

APPLICANT: WILLIAM JONES – Minor Subdivision of a 142-acre parcel into Four Parcels and a Remainder - MS1901 – APN 126-180-41 located on Big Flat Road, Big Flat

Agent: None

RECOMMENDATION: Complete tribal consultation pursuant to PRC §21080.3.1 (AB 52). Prepare Initial Study and circulate appropriate environmental document to State Clearinghouse for public review.

April ERC

TC

APPLICANT: EVA ENDERT TRUST – One-Year Extension of Time for a Minor Subdivision of a 5.2 acre parcel into Four Parcels and a Remainder – MS1601 – APN 124-182-24 located at 155/140 Houlie Drive, Hiouchi.

Agent: Richard B. Davis

RECOMMENDATION: Approve one year extension of time pursuant to Gov. Code §66452.6 with existing conditions for approval.

April Planning Commission

TC

Public Hearing Notice Posted
March 30, 2019

Affidavit of Publication

STATE OF CALIFORNIA, COUNTY OF DEL NORTE

I, **Joni Fornoff**, a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of

The TriPLICATE

a daily newspaper of general circulation, printed and published in the City of Crescent City, County of Del Norte, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Del Norte, State of California, under the date of March 21, 1952, case number 7594; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published and not in any supplement thereof on the following dates, to-wit:

Acct Name: DNC PLANNING COMMISSION
Legal Description: NOTICE OF PUBLIC HEARING
DEL NORTE COUNTY PLANNING
COMMISSION

RECEIVED

APR 04 2019

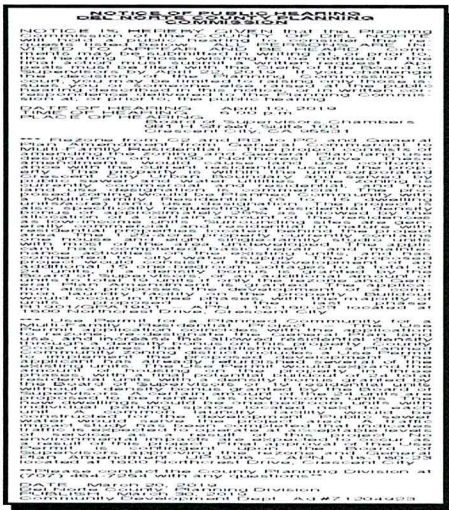
PLANNING
COUNTY OF DEL NORTE

03/30/2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Crescent City, California, this 1 day of April, 2019.


Signature



AFFIDAVIT OF PUBLICATION

Filed _____

By _____

From the Office of _____

Attorney for _____

Classified

Monday, April 01, 2019

**NOTICE OF PUBLIC HEARING
DEL NORTE COUNTY PLANNING
COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the COUNTY OF DEL NORTE will hold a public hearing to consider the requests listed below. ALL PERSONS ARE INVITED TO APPEAR AND BE HEARD. Comments may be submitted in writing at, or prior to, the hearing. Those wishing to be notified of the final action must submit a written request. Appeals must be filed with the Clerk of the Board of Supervisors by April 22, 2019. If you challenge the decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

DATE OF HEARING: April 10, 2019

TIME OF HEARING: 6:00 p.m.

PLACE OF HEARING:

Board of Supervisors Chambers
981 H Street, Suite 100
Crescent City, CA 95531

*** Rezone from C2 and R3 to PC and General Plan Amendment from General Commercial to Multi-Family Residential – The project consists of amending the zoning and General Plan land use designation on 1600 Northcrest Drive. These amendments would cause land use conformance with the current residential use of the property. The property is within the unincorporated Crescent City Urban Boundary and served by public sewer and water utilities. The zoning is currently commercial and residential, and the land use designation is commercial. The proposed zoning would be Planned Community with a Multi-Family Residential (6 to 15 dwelling units/acre) land use designation. The project is also specifically requesting a residential density bonus of approximately 26% as allowed by the allocation of a certain amount of the residences as low-income units. Surrounding sites are generally commercial and residential in nature with residential properties located behind the project area. The 1.25-acre property currently contains one house and eight single-family studio units with most of the area undeveloped. The applicant has completed basic repair and maintenance activities on the existing units, and has connected to city water supply. The proposed project would consist of the development of an additional 15 one-bedroom cottages to a total of 24 units, if a density bonus is granted by the Board of Supervisors, or an additional amount of units to total 19 units if only the rezone and General Plan Amendment is granted. The application also proposes the development of a common laundry facility on the property. Buildout would occur in three phases, with the majority of units proposed in the last phase. R1901/GPA1901 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

*** Use Permit for a Planned Community for a Multi-Family Residential Project – The Use Permit application coincides with the application to rezone, re-designate the General Plan land use, and increase the allowed residential density through a density bonus on this property. County Code requires that establishment of a Planned Community zoning district includes a Use Permit to implement the proposed development. The applicant has already refurbished several of the existing units. The Use Permit would expand the amount of housing on the property in three phases, with a final potential buildout of 24 total residential units with a density bonus granted by the Board of Supervisors or 19 residential units without a density bonus granted by the Board of Supervisors. A certain amount of the 24 units are proposed to be rented as low income units. The new dwellings would be one-bedroom units with individual parking space located next to each unit. A common laundry facility would be constructed for the development. Public sewer water would serve the project area. A traffic impact study has been completed that indicates traffic is expected to operate at acceptable levels of service as a result of this project. No environmental impacts are expected to occur as a result of this project. Final approval of the Use Permit is contingent upon the Board of Supervisors approving the rezone and General Plan Amendment. UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Please contact the County Planning Division at (707) 464-7254 with any questions

DATE: March 20, 2019

Del Norte County Planning Division

PUBLISH: March 30, 2019

Community Development Dept. Ad #71204923

CEQA Compliance Letter
April 2, 2019



Gavin Newsom
Governor

STATE OF CALIFORNIA

Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

April 2, 2019

Taylor Carsley
Del Norte County
981 H Street, Suite 110
Crescent City, CA 95531

RECEIVED

APR 05 2019

PLANNING
COUNTY OF DEL NORTE

Subject: Flores Rezone, General Plan Amendment and Use Permit for Planned Community
SCH#: 2019029148

Dear Taylor Carsley:

The State Clearinghouse submitted the above named MND to selected state agencies for review. The review period closed on 3/29/2019, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act, please visit: <https://ceqanet.opr.ca.gov/2019029148> for full details about your project.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Notice of Intent to Adopt
Negative Declaration
for Planning Commission meeting
on April 3, 2019

**NOTICE OF INTENT
TO ADOPT A
NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that, based on a "preliminary analysis", the acting lead agency intends to adopt a negative declaration for the project(s) listed on this notice.

A copy of the proposed Negative Declaration is available for public review in the Community Development Department, Planning Division, 981 H Street, Suite 110, Crescent City, CA, 95531. Additional information may be obtained by contacting the Department at (707) 464-7254.

The public review period for proposed negative declarations is 30 days from the date of this notice. This proposed negative declaration is intended for adoption by the Del Norte County Planning Commission as "lead agency". The Commission will consider the project(s) listed at the following hearing:

DATE OF HEARING: April 3, 2019
TIME: 6:00 p.m
PLACE: Del Norte County Board of Supervisors Chambers
981 H Street, Suite 100, Crescent City, CA

ITEM(S) TO BE CONSIDERED:

*** Rezone from C2 and R3 to PC and General Plan Amendment from General Commercial to Multi-Family Residential – The project consists of amending the zoning, land use designation, and issuing a use permit for a Planned Community on Northcrest Drive. The property is within the unincorporated Crescent City Urban Boundary and served by public sewer and water utilities. The zoning is currently commercial and residential, and the land use designation is commercial. The proposed zoning would be Planned Community with an Multi-Family Residential land use designation. Surrounding sites are generally commercial in nature with residential properties behind the project area. The 1.25-acre property currently contains two houses and eight single-family studio bungalow units with undeveloped space. The applicant has completed basic repair and maintenance activities on the existing units, and connected to city water supply. The Planned Community would consist of the development of an additional 15 one-bedroom cottages to total 24 units on the property along with a common laundry room. The bungalows and cottages are proposed to be rented as low-income units. Buildout would occur in three phases. R1901/GPA1901 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

*** Use Permit for a Planned Community for a Multi-Family Residential Project – The Use Permit application coincides with the application to rezone and re-designate the General Plan land use on this property. County Code requires that establishment of a Planned Community zoning district includes an application for a Use Permit to

implement the proposed development. The applicant has already refurbished several of the existing units. The Use Permit would expand the amount of housing on the property in three phases, with a final potential buildout of 24 total residential units. The application indicates that the units will be rented as low-income units. A common laundry room would be constructed for the benefit of all residences. Public sewer and water would serve the project area. A traffic impact study has been completed that indicates traffic is expected to operate at acceptable levels of service as a result of this project. The project is not expected to create any environmental impacts. UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

DATE: February 20, 2019

Del Norte County
Planning Division
Community Development Dept.

PUBLISH: February 23, 2019



Public Hearing Notice for
Planning Commission meeting in
April 2019

NOTICE OF PUBLIC HEARING
DEL NORTE COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the COUNTY OF DEL NORTE will hold a public hearing to consider the requests listed below. ALL PERSONS ARE INVITED TO APPEAR AND BE HEARD. Comments may be submitted in writing at, or prior to, the hearing. Those wishing to be notified of the final action must submit a written request. Appeals must be filed with the Clerk of the Board of Supervisors by April 22, 2019. If you challenge the decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

DATE OF HEARING: April 10, 2019
TIME OF HEARING: 6:00 p.m.
PLACE OF HEARING: Board of Supervisors Chambers
981 H Street, Suite 100
Crescent City, CA 95531

*** Rezone from C2 and R3 to PC and General Plan Amendment from General Commercial to Multi-Family Residential – The project consists of amending the zoning and General Plan land use designation on 1600 Northcrest Drive. These amendments would cause land use conformance with the current residential use of the property. The property is within the unincorporated Crescent City Urban Boundary and served by public sewer and water utilities. The zoning is currently commercial and residential, and the land use designation is commercial. The proposed zoning would be Planned Community with a Multi-Family Residential (6 to 15 dwelling units/acre) land use designation. The project is also specifically requesting a residential density bonus of approximately 26% as allowed by the allocation of a certain amount of the residences as low-income units. Surrounding sites are generally commercial and residential in nature with residential properties located behind the project area. The 1.25-acre property currently contains one house and eight single-family studio units with most of the area undeveloped. The applicant has completed basic repair and maintenance activities on the existing units, and has connected to city water supply. The proposed project would consist of the development of an additional 15 one-bedroom cottages to a total of 24 units, if a density bonus is granted by the Board of Supervisors, or an additional amount of units to total 19 units if only the rezone and General Plan Amendment is granted. The application also proposes the development of a common laundry facility on the property. Buildout would occur in three phases, with the majority of units proposed in the last phase. R1901/GPA1901 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

*** Use Permit for a Planned Community for a Multi-Family Residential Project – The Use Permit application coincides with the application to rezone, re-designate the General Plan land use, and increase the allowed residential density through a density bonus on this property. County Code requires that establishment of a Planned Community zoning district includes a Use Permit to implement the proposed development. The applicant has already refurbished several of the existing units. The Use Permit would expand the amount of housing on the property in three phases, with a final potential buildout of 24 total residential units with a density bonus granted by the Board of Supervisors or 19 residential units without a density bonus granted by the Board of Supervisors. A certain amount of the 24 units are proposed to be rented as low income units. The new dwellings would be one-bedroom units with individual parking space located next to each unit. A common laundry facility would be constructed for the development. Public sewer and water would serve the project area. A traffic impact study has been completed that indicates traffic is expected to operate at acceptable levels of service as a result of this project. No environmental impacts are expected to occur as a result of this project. Final approval of the Use Permit is contingent upon the Board of Supervisors approving the rezone and General Plan Amendment. UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Please contact the County Planning Division at (707) 464-7254 with any questions

DATE: March 20, 2019

Del Norte County
Planning Division

PUBLISH: March 22, 2019

Community Development Dept.



Planning Commission Staff Report

Agent: Victorio Monteil

STAFF REPORTAPPLICANT: Jose Natividad Flores-CortesAPPLYING FOR: Rezone from C2 and R3 to PC, General Plan Amendment from General Commercial to Multi-Family Residential and Use Permit for a Planned Community for a Multi-Family Residential ProjectAPN: 116-160-23 LOCATION: 1600 Northcrest Drive, Crescent CityPARCEL(S) SIZE: 1.25 acres EXISTING USE: Multi-Family EXISTING STRUCTURES: 1 house, 8 bungalowsPLANNING AREA: 71 GENERAL PLAN: General Commercial ADJ. GEN. PLAN: SameZONING: C2, R3 ADJ. ZONING: Same, R1, C41. PROCESSING CATEGORY: NON-COASTAL APPEALABLE COASTAL
 NON-APPEALABLE COASTAL PROJECT REVIEW APPEAL2. FIELD REVIEW NOTES: DATE: 8/3/18
 ENVIRONMENTAL HEALTH BUILDING INSP
 PLANNING ENGINEERING/SURVEYINGACCESS: Northcrest Drive ADJ. USES: Residential and commercial
TOPOGRAPHY: Flat DRAINAGE: Surface (needs to be improved for on-site retention)DATE OF COMPLETE APPLICATION: January 14, 20193. ERC RECOMMENDATION: Post public hearing notice with Rezone and General Plan Amendment. Adopt Mitigated Negative Declaration and approve with conditions, contingent upon Board of Supervisors adoption of Rezone and General Plan Amendment.4. STAFF RECOMMENDATION:

Nato Flores, as property owner and Victorio Monteil, as agent, have submitted a petition for a rezone and General Plan land use amendment as well as an application for a use permit to implement a Planned Community on a 1.25-acre parcel, off 1600 Northcrest Drive. The property is located between a veterinarian's office to the south and residential properties to the north. The application also includes a request for a residential density bonus on the property, which will be discussed below. The project involves the construction of 15 one-bedroom units in addition to the existing nine units on the property over three phases. Full proposed buildout would produce 24 studio or one-bedroom residences and shared laundry facilities. Four of these residences have been proposed as designated low-income units. The property has historically had two single-family residences with eight small bungalow units. The eight units were dilapidated and have since been renovated and refurbished. In addition, one of the single family residences was recently demolished.

Zoning and Land Use

The property currently has a split zoning of Light Commercial (C-2) on the road frontage and High Density Multi-Family Residential (R-3) in the rear, with a General Plan land use designation of General Commercial. Based on pre-application meetings with the project proponents, planning staff agreed that in order to accommodate near the density and use proposed, the zoning should be amended to Planned Community (PC) and the General Plan land use designation should be amended to Multi-Family Residential (6-15 dwelling units/acre) which is the highest density residential land use.

The dual zoning (C-2 and R-3) and General Commercial land use designation currently conflict on the project site. The applicant's proposal to amend the property's land use designation to Multi-Family Residential brings the parcel into conformance with its use. The PC zone allows for a variety of primarily residential uses, with zoning standards that can be somewhat tailored by the Planning Commission according to the uses proposed. Since a specific project was being proposed, the PC zone was deemed more appropriate than other residential zones such as the R-3.

Project Development, Phasing, and Operation

The applicant has proposed to build out the new units both west of the existing one-bedroom units and south of the existing units along the south property line. A two-bedroom house exists on the northeast portion of the property, which stands out as the only unit with multiple bedrooms. The existing "bungalows" that were recently remodeled are approximately 260 square feet in area and have a studio floor plan. The 15 new "cottages" to be added to the west of the existing units (4) and along the south property line (11) are proposed to be structured from two 8' x 20' shipping containers and would be one-bedroom units. Similar to these units, the common laundry room to be shared by the development would be structured from two shipping containers with three laundry machines and a bathroom. Condition #4 addresses the fact that building permits will need to be pulled for all structural development on-site and that this Use Permit does not serve as the entitlement for construction or certify the application as compliant with the California Building Code. Each unit is proposed to have a parking space, with two more parking spaces to be placed on-site. The property is proposed to be managed by Ming Tree Realty, or another management company. According to the Operational Plan, an on-site manager would be present to handle issues and minor repairs as they surface.

The Planned Community district does not have standards such as setbacks, height limits, lot coverage, etc. codified. The Planning Commission is charged with adopting these specific standards in the Use Permit, which implements the Planned Community development. These zoning standards are designated in recommended Conditions #11 and #12. These essentially mirror the R3 Zone standards and will be applied in the development of this project.

The applicant has proposed phasing the development of the Planned Community. In the submitted Operational Plan, the applicant has proposed completing the development of the parcel in four phases. Since Phase 1 listed has already been completed, the Use Permit will address three phases to be completed, so Phases 2, 3, and 4 in the Plan will actually be considered Phase 1, 2 and 3, respectively.

- Phase 1 proposes to construct one or two one-bedroom cottages, depending on budget.
- Phase 2 proposes to construct two or three one-bedroom cottages, depending on budget, along with the shared laundry facility.
- Phase 3 proposes to construct the remaining 11 cottages along the south property line.

Currently, many of the Use Permit conditions recommended for approval would actually be attached to the Phase 1 building permit(s). The first building permit(s) would not be issued until these conditions are satisfied. These include the need for installation of both ADA parking spaces (Condition #9), and the engineering conditions that address erosion and runoff, grading and drainage, road improvement, traffic control, sewer improvements, connection to public sewer, securement of an Encroachment Permit for improvements, etc. (Conditions #18 through #32).

Density Bonus

While the proposed land use designation of Multi-Family Residential (6-15 dwelling units/acre) would allow for the maximum residential density possible under the General Plan, the proposed project exceeds that amount. At 1.25-acres, the property would allow for approximately 19 units. State law codified in Government Code Section 65915 encourages the production of low income residences by allowing additional units to be constructed in excess of the land use density depending on the percentage of the development reserved for low income households. County Code Section 20.65 also clarifies how the state density bonus law shall be implemented locally. The applicant has requested a 26% residential density bonus of five (5) units to allow for a proposed total amount of 24 units. The applicant has stated that four units out of the total 19 allowed under the General Plan would be reserved as low income units (Units 4, 5, 17, and 19). This amounts to 21% of units being preserved as low-income. According to the Gov. Code 65915, the percentage of density bonus allowed to be awarded by the Board of Supervisors when 21% of the base amount of units are low income is 35% (see Density Bonus Calculation Table). Staff recommends awarding the applicant a residential bonus density of 26% to allow for 24 total units.

Table 1. Percentage of density bonus allowed based on percentage of allocated low income units from Gov. Code 65915 (f).

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

Income levels and housing affordability assumptions are defined by the California Department of Housing and Community Development (HCD). For 2018, the income limit for a four-person household to be considered "low" as \$47,900. Accordingly, the low income limits for a one- and two-person household

are \$33,550 and \$38,350, respectively. The one- and two-person household values are more realistic to be referenced when applied to one-bedroom and studio dwelling units. Those low income units would be required to be rented to households/families that meet the income limits established by HCD for Del Norte County.

The Board of Supervisors, in addition to approving the Rezone and General Plan Amendment would need to specifically approve the requested Density Bonus for five extra units.

Table 2. One- and two-person household income limits for consideration of low-income rentals

Income Level	Income Limit (1 person household)	Income Limit (2 person household)
Extremely Low	\$12,600	\$16,460
Very Low	\$21,000	\$24,000
Low	\$33,550	\$38,350
Moderate	\$50,350	\$57,500
Above Moderate	\$50,351+	\$57,501+

Table 3. Expanded household income limits in Del Norte County, 2018

Section 6932. 2018 Income Limits

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Del Norte County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16460	20780	25100	29420	33740	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

CEQA Review

Environmental review was completed pursuant to the California Environmental Quality Act (CEQA). After a 30-day tribal consultation required in PRC §21080.3.1 with no input received by any Native American tribes, the County conducted an Initial Study as Lead Agency. The Initial Study found that no significant impacts to the environment would occur as a result of this project with mitigation incorporated into the its approval. Since one portion of the project involves the securing of a Use Permit to implement the Planned Community, the mitigation has been incorporated into the recommended conditions for approval of the Use Permit itself. One impact discussed was aesthetics through lighting. Mitigation Measure (1d) was incorporated through Condition #8 which requires the applicant to place lighting on the property in a manner so that it does not reflect glare into neighboring properties or otherwise create a nuisance off-site. Another impact discussed was hydrology and the retention of stormwater runoff on-site. Mitigation Measures (10c.ii) and (10c.iii) were incorporated through Conditions #18 and #19 which require plans be submitted for the review and approval of the Engineering Division to ensure the equivalent of a 20-year storm event will be retained on the property, since improved drainage systems do not exist on Northcrest Drive. Finally, noise impacts were addressed resulting from the proximity of Northcrest Drive to sensitive residential uses. The vast majority of housing units are proposed to be located within an

area that would expose residents to noise levels in excess of 62 Ldn (Day Night Average Sound Level), which the General Plan Safety and Noise Element sets as a threshold for safe exposure to residential uses. Condition #13 implements Mitigation Measure (13a) requiring that noise attenuation design be incorporated into residential units within 300 feet of the centerline of Northcrest Drive. Otherwise no other environmental issues were recognized to exist as a result of this project. Based on this Initial Study, a Mitigated Negative Declaration was submitted to the State Clearinghouse for circulation to appropriate state agencies. No comments were received by the Lead Agency.

Conclusion

Staff recommends that the Planning Commission open the public hearing and accept public comment. No comments have been submitted verbally or in writing to the Planning Division as of the date of the writing of this staff report. After consideration of any public comment and discussion, staff recommends the Planning Commission separately:

- 1. Make recommendations to Board of Supervisors for approval of the General Plan Amendment from General Commercial to Multi-Family Residential, 6 dwelling units/acre (GPA1901) AND approval of the Rezone from C2 and R3 to PC (R1901).*
- 2. Approve the Use Permit (UP1906) with recommended conditions of approval.*

5. FINDINGS:

General Plan Amendment and Rezone:

- The proposed land use and zone are consistent as established in Table 3-1 of the General Plan;
- The proposed land use and zone are more consistent with the current use of the property;
- Surrounding land uses are compatible with the land use amendment and rezone and will not be adversely impacted by the approval of this project;
- A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act, which the Board of Supervisors has considered in reviewing the project and making its decision;
- This project is subject to the California Department of Fish and Wildlife CEQA Environmental Document filing fee unless the Department waives the fee.

Use Permit:

- The project, as conditioned, with the approval of GPA1901/R1901 to amend the land use to Multi-Family Residential (6-15 dwelling units/acre) and rezone to Planned Community is consistent with the policies and standards of the General Plan and Title 20 Zoning;
- The project is eligible to receive a 26% density bonus of five units given that 21% (4 of 19 base units are low income) as allowed by California Government Code 65915;
- The affordable units will be of equal design and quality as market rate units;
- The project would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood;

6. CONDITIONS:

USE PERMIT:

1. This Use Permit is for a multiple-family Planned Community for a total of 24 units subject to approval of GPA1901, R1901, and a density bonus by the Board of Supervisors. The project may be phased according to the plan of operation;
2. Development shall be pursued in a diligent manner and completed in a reasonable amount of time. If development has not commenced, the permit will expire three (3) years from the date of final approval;
3. Prior to issuance of the Use Permit, a Notice of Conditional Approval (NOCA) shall be recorded at the applicant's expense;
4. A building permit(s) shall be obtained for the residential units and laundry room. This Use Permit does not approve any specific building/structure or technical plans. The applicant shall be on notice that building design, materials, etc. may need to be modified prior to issuance of building permits. Issuance of the required building permits shall be subject to final review and approval by the Building Inspection Division;
5. The project shall comply with the requirements of the California Fire Code applicable at the time of complete application (1/2019);
6. The project shall comply with the requirements of the California Building Code applicable at the time of submission of each building permit;
7. A sign permit shall be obtained from the Planning Division for any signage requested on the property, and shall be completed in accordance with Title 18 of the Del Norte County Code – Signs, including setbacks;
8. Placement of lighting on the parcel shall be installed in such a manner that it does not adversely impact off-site areas and shall be installed in a manner so to minimize light pollution in and around the project area (e.g. downcast lighting). No annoying glare shall be allowed to be directed or reflected towards residential buildings or zones;
9. All ADA parking shall be provided prior to the first Certificate of Occupancy;
10. The applicant shall provide 1 parking space per residential unit constructed. Prior to the certificate of occupancy for Phase 1, a minimum of two ADA spaces shall be provided, one of which being ADA van-accessible. A total of 26 parking spaces shall be provided at full buildout of the Planned Community. Parking shall be developed in accordance with Title 20, Chapter 46 of the Del Norte County Code – Off Street Parking and applicable ADA requirements;
11. Residential units are subject to the height and lot coverage limits for R-3 Districts. Specifically, the following applies:
 - Building height: 45 feet for residences, 16 feet for accessory buildings
 - Lot coverage: 60%
12. Residential units are subject to the setbacks for R-3 Districts. Specifically, the yard setbacks shall be measured from the property lines as follows:
 - Front: 20 feet
 - Rear: 15 feet for residences, 5 feet for accessory buildings
 - Side: 5 feet
13. Residential units constructed within 300 feet of the centerline of Northcrest Drive are inside a noise attenuation zone and are subject to noise attenuation design;
14. The California Department of Fish and Wildlife (CDFW) environmental document filing fee must be submitted before the Notice of Determination can be recorded. Alternatively, the project proponent may provide a No Effect Determination (NED) that has been issued for this project by CDFW to exempt the project from the filing fee;

15. Future owners of the subject development and residents of the Planned Community shall be on notice that commercial zones exist in close proximity to the property and commercial uses are allowed;
16. This entitlement is specifically conditioned on the applicant agreeing to indemnify and hold harmless the County of Del Norte, the Planning Commission of the County of Del Norte, the Board of Supervisors of the County of Del Norte, their officers, employees and agents against any and all claims arising out of the issuance of the entitlement and specifically against any expense arising from defending any legal action challenging the issuance of the entitlement, including but not limited to the value of time devoted to such defense by County officers, employees and agents and the amount of any judgment, including costs of suit and attorney fees, recovered against the County or any of its officers, employees or agent in such legal action. The County of Del Norte reserves the option to either undertake the defense of any such legal action or to tender such defense to the applicant. Should the County tender such defense to the applicant and the applicant fail or neglect to diligently defend such legal action, the County may consider such failure or neglect to be a material breach of this conditions and forthwith revoke this entitlement;
17. The activities associated with this permit are not within the State Responsibility Area, therefore, Title 19 – SRA Fire Safe Regulations does not apply;
18. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit an erosion and runoff control plan to the Engineering Division for review and acceptance. The erosion and runoff control plan shall demonstrate that during and post construction, erosion and runoff on the site will be controlled to avoid adverse impacts to adjacent properties and water resources. The erosion and runoff control plan shall include arrows showing the direction of flow from the construction site, temporary erosion and runoff control methods (e.g. silt fence), and permanent erosion and runoff control methods (e.g. grass seed and straw). The plan shall be prepared by a California Registered Civil Engineer;
19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a 20-year storm will be retained onsite. The plan shall be prepared by a California Registered Civil Engineer;
20. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit road improvement plans to the Engineering Division for review and acceptance. The plans shall be prepared by a California Registered Civil Engineer;
21. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a traffic control plan to the Engineering Division for review and acceptance. The plan shall be prepared by either a California Registered Civil Engineer or California Licensed Contractor. The plan submitted shall be similar to the traffic control plans found in the 2015 Caltrans Standard Plan Book. An additional written description may accompany the plan;
22. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit engineered plans for sewer improvements in the Northcrest Drive right-of-way to the Engineering Division for review and acceptance. The plan shall be prepared by either a California Registered Civil Engineer;
23. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall have a California Licensed Civil Engineer prepare a sewer capacity analysis for each Building Permit or one for all activities describe in this Use Permit and submit it to the Engineering and Surveying Division for review and acceptance. Alternatively, accept ESFC figure provided by the Engineering and Surveying Division;

24. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall connect to public sewer and pay the city of Crescent City a sewer capacity charge in an amount determined by the city of Crescent City;
25. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall obtain an Encroachment Permit from the Engineering Division for the following improvements, at a minimum, in the County's right(s)-of-way and shall construct said improvements prior to project completion: road and sewer improvements;
26. Prior to the issuance of a Building Permit associated with this Use Permit, improvements in County right(s)-of-way (excluding sewer lateral only projects) require a 100% Performance Bond and 100% Payment Bond. Bond amounts are determined based on an applicant furnished engineer's estimate to complete the work and repair any potential damage to existing infrastructure (road, sewer, water, etc.) at prevailing wage. A contractor's estimate may occasionally be substituted for the engineer's estimate if acceptable to the County Engineer. Bonding amounts are set based on SHC §1467 (for County maintained rights-of-way), DNCC §15.36.200 (for sewer improvements), and DNCC §16.12.020G (for Subdivision Improvement Agreements). Bonds shall be submitted to the Engineering and Surveying Division upon acceptance of the estimate and remain valid for at least one year after the entire project or permit has been determined to be complete by the County. The Property Owner shall bond directly with the County of Del Norte;
27. County records indicate that there is a sewer lateral available to serve this development. However, we do not guarantee that our records regarding the existence of sewer laterals are accurate. Prior to connecting to the County's sewer system, it is the responsibility of the property owner to verify that a sewer lateral physically exists or to inform the County if one cannot be located or does not exist. Modifications to the Engineering Division's Permit Conditions are necessary if a new sewer lateral must be installed and the property owner is responsible for the install and associated costs, bonding, and inspection fees;
28. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, sewer lateral connections serving the parcel shall be upgraded to drops inside new manholes. Refer to Building Permit B34896, Condition C;
29. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall construct a two-way sewer cleanout at the property line for each of the two sewer laterals;
30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, underground storm drains, and five feet (in width) sidewalks. ~~Drainage features shall be designed to carry runoff from a twenty-five year storm for arterial roads.~~ Onsite retention of twenty-five year storm in lieu of storm drains or ditches as drainage features in Northcrest Drive right-of-way. The minimum paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity;
31. Any request for modifications or deferments to an urban and rural public road improvement condition shall be filed with the clerk of the Board of Supervisors and the Community Development Department within ten days of the Planning Commission's approval; and
32. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, all improvement plans shall be constructed.

Rezone Petition for 1600 Northcrest Drive

Please accept this Rezone Petition to allow an approx. 15 additional one-bedroom cottages and one common laundry area. The zoning will be changed to a planned community, as we are trying to maximize the allowed cottages at the site. The new cottages will keep to new code and will be a consistent better design throughout the site for better curb appeal in the neighborhood.

Please call or email if you have any questions.

Kind Regards,

Victorio Monteil

Creative Studio / Design Director

626.765.1114

GENERAL PETITION

WE, the undersigned, property owners in the area outlined on the attached map, which is presently designated C2 & R3 respectfully request that the designated area shown on the map be amended to- Planned Community -.

NAME AND ADDRESS

ASSESSOR'S PARCEL NUMBER(S)

Jose Natividad Flores-Cortes

Jose Natividad Flores Cortes, Manager

116-160-23

Verdel LaCour Flores

Verdel LaCour Flores, Manager

116-160-23



Flores Consulting Services

3847 Westside Ave. | Los Angeles | CA 90008 | P: 323 481-1645 | natof2014@gmail.com

March 21, 2019

Taylor Carsley
Planner
County of Del Norte
981 H Street, Suite 110
Crescent City, CA 95531

Re: Change of Use Statement for Property – 1600 Northcrest Drive Crescent City CA 95531

Taylor:

Below is the development and operational plan for the property.

Description of Property as Acquired:

The property in Crescent City is a 1.25-acre lot consisted of; 2 houses, 8 studio bungalows and a small storage area. The South house and the storage area were demolished because they were beyond repair. Six of the eight bungalows were completely restored to like new condition.

General Description of Development and Operations:

The long term plan is to construct an additional 15 one bedroom cottages and a common laundry room. The infrastructure (electric service, water, sewer line and driveway) has been upgraded to handle the additional one-bedroom units.

Two of bungalow and 2 of the one bedroom cottages will be rented as affordable housing units. Potential renters that have housing assistance will be welcome to apply to rent the units.

There is a professional off-site property management firm (Ming Tree Realty) that manages the property. There will also be an onsite manager/handyman to handle on site issues and repairs.

The owners will visit the property once a quarter or more to access it operation and condition.

Physical Description of Planned Development

Phase 1 (Complete):

1. One house was demolished as was the storage area as they were not in a condition to salvaged.
2. Sewer line was replaced and upgraded
3. The property has been connected to the city water supply
4. The electrical service was upgraded

5. A driveway was constructed as there was none existing
6. Six of the bungalow units were completely rehabilitated to like new condition
7. The remaining 2 bungalow units were partially remodeled.
8. The infrastructure was upgraded with a capacity to handle a projected additional 15 low income one bedroom cottages and a common laundry room

Phase 2

1. Construct one or two one-bedroom cottages. The number constructed in this phase will depend on the budget available.

Phase 3

1. Construct 2 or 3 one bedroom cottages depending on how many are constructed in phase 2.
2. Construct one common laundry room

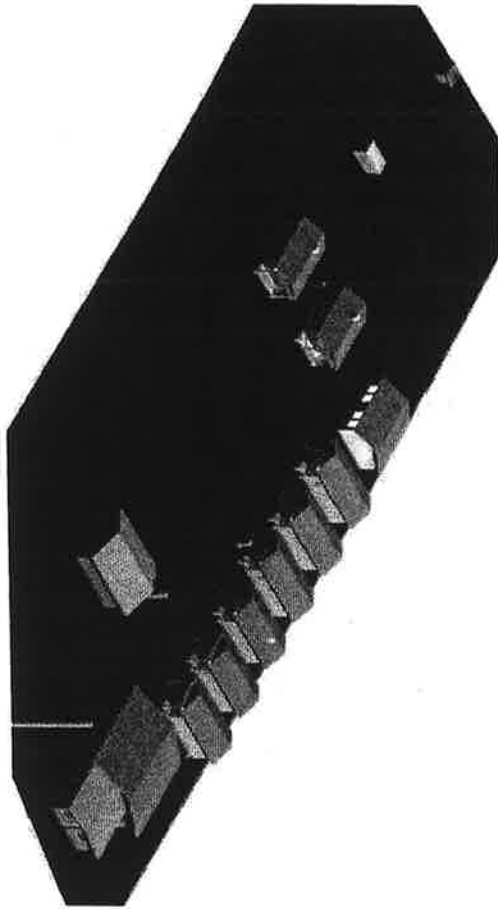
Phase 4

1. Construct an additional 11 one-bedroom cottages along the South property line.

Thank You

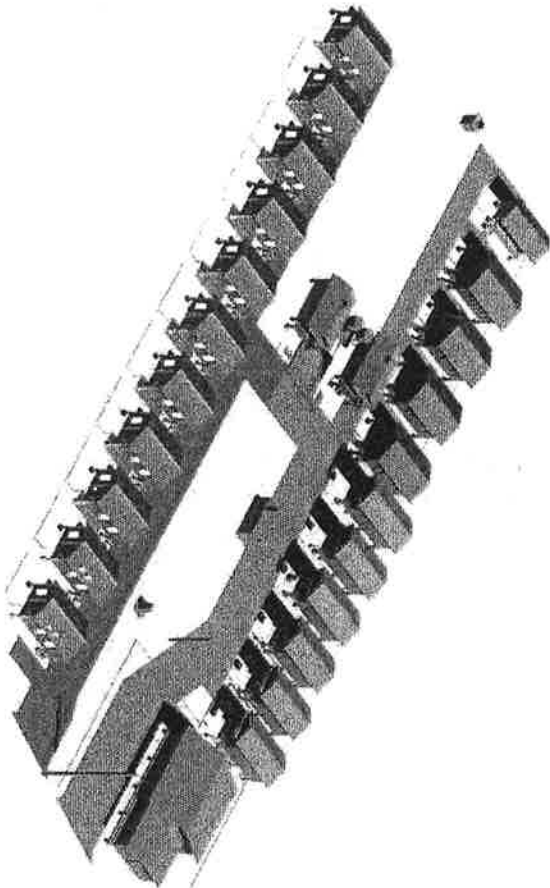
Jose Natividad Flores-Cortes

EXISTING



Project Information Supplement
Site Information

PHASE 4 - COMPLETE (PLANNED)



SHEET LIST - SITE INFO	
SHEET NO.	SHEET NAME
A1.2	Site Information Title Sheet
A1.2.1	Site Plan
A1.2.2	Parcel/Site Map w/ Streets

A1.2

Crescent City Bungalow Village

1600 NorthCrest Drive Crescent City, CA
95531

Revision Number	Changes	Rev. Date

OWNER: 1600 Northcrest
 3241 Winstade Ave. Los Angeles,
 CA 90008
 NALIO Flores
 (323) 481-1645
 nalio2014@gmail





Flores Consulting Services

3847 Westside Ave. | Los Angeles | CA 90008 | P: 323 481-1645 | natof2014@gmail.com

March 21, 2019

Board of Supervisors
County of Del Norte
981 H Street, Suite 110
Crescent City, CA 95531

Re: **Bonus Density Request** – 1600 Northcrest Drive Crescent City CA 95531

Taylor:

We are requesting a residential **Density Bonus** request to the existing development at 1600 Northcrest Drive, Crescent City CA 95531.

Description of Property as Acquired:

The property in Crescent City is a 1.25-acre lot consisted of; 2 houses, 8 studio bungalows and a small storage area. The South house and the storage area were demolished because they were beyond repair. Six of the eight bungalows were completely restored to like new condition.

Bonus Density Request:

The long-term plan is to construct an additional 15 one-bedroom cottages and a common laundry room. Two of bungalow and 2 of the one-bedroom cottages will be rented **as affordable housing units**.

Potential renters that have housing assistance will be welcome to apply to rent the units. We are requesting a residential density bonus of five units (26%) based on four of the 19 base units (21%) being low-income pursuant to Del Norte County Code 20.65 and section (A) Ten percent of the total units of a housing development for lower income households, as defined in Section 50079.5 of the Health and Safety Code.

- (1) For housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5

Low-income units will meet the requirements of DNCC §20.65.100:

- a. Affordable units must be constructed concurrently with market rate units and shall be integrated into the project. Affordable units shall be of equal design and quality as the market rate units. Exteriors, including architecture and elevations, and floor plans of the affordable units shall be similar to the market rate units. Interior finishes and amenities may differ from those provided in the market rate units, but neither the workmanship nor the products may be of substandard or interior quality as determined by the building official. The number of bedrooms in the affordable units shall be consistent with the mix of market rate units.

Phase 4

1. Construct an additional 11 one-bedroom cottages along the South property line.

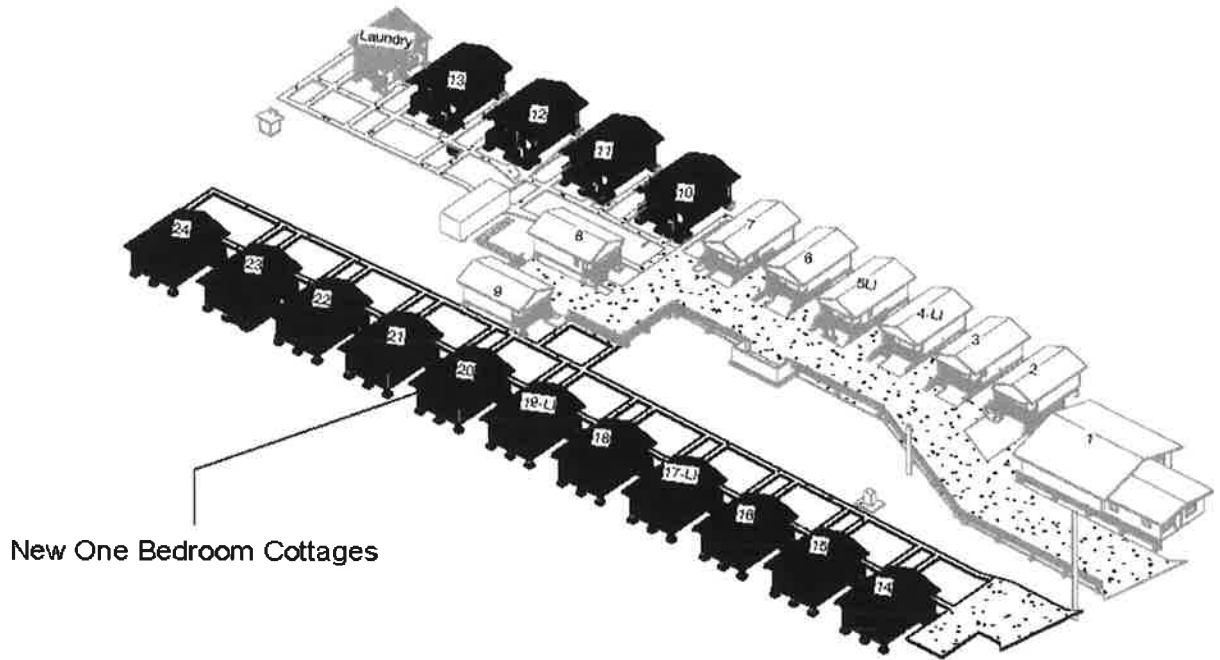
Please view Exhibit 1 on 8 ½ x 11 with the full development site plan showing typical residential and low-income units.

Thank You

Jose Natividad Flores-Cortes

Jose Natividad Flores-Cortes

EXHIBIT 1



New One Bedroom Cottages

① 3D Phase 4

Phase 4 Scope of Work Notes:

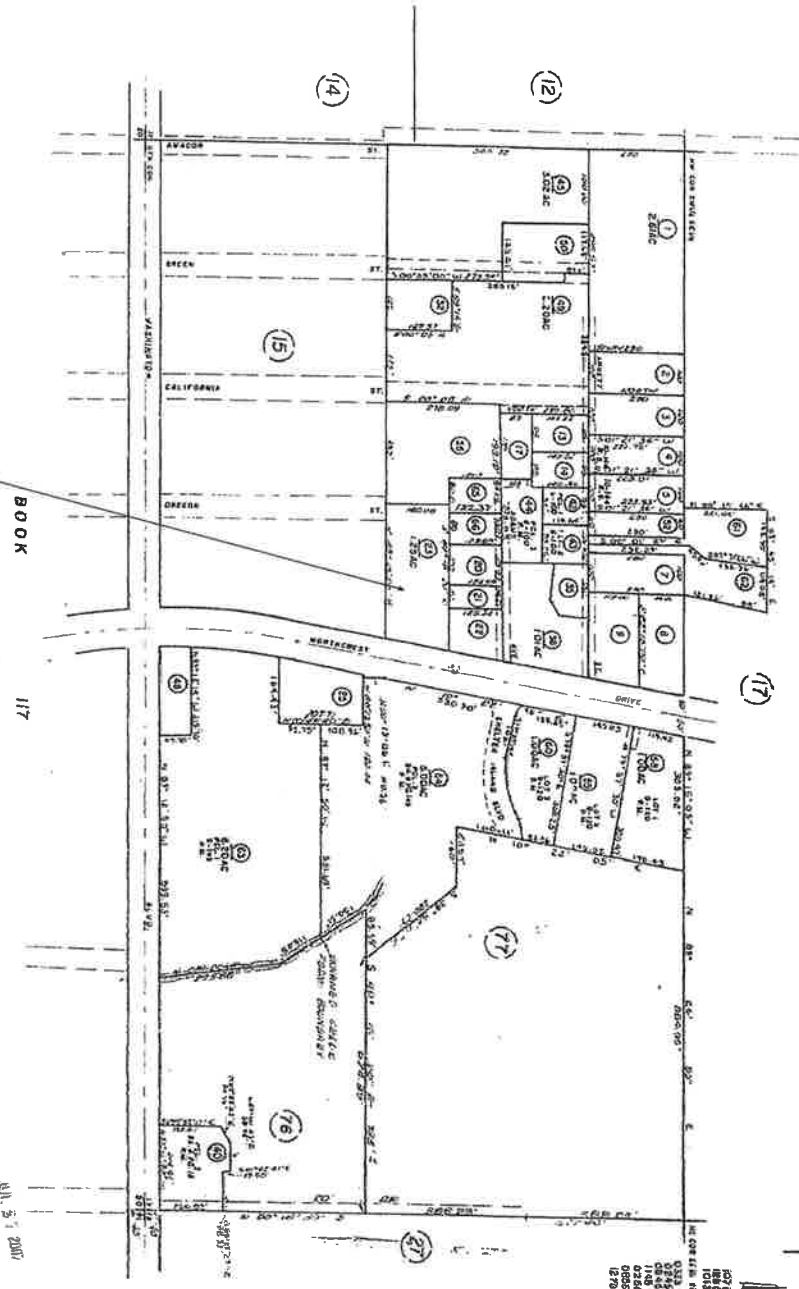
General Scope Description

1. Construct 11 new one bedroom cottages
2. Construct new driveway
3. Install new 6" sewer line along the South property line
4. Low Income Units 4 & 5 (singles) & 17 & 19 (one bedrooms)

THIS IS NOT AN OFFICIAL MAP
FOR ASSESSMENT PURPOSES ONLY

POR. 1/2 SE 1/4 SEC. 17, T.16N, R.1W, H.B.M.

116-18



PROJECT LOCATION

BOOK

117

Current Assessor's Parcel Map

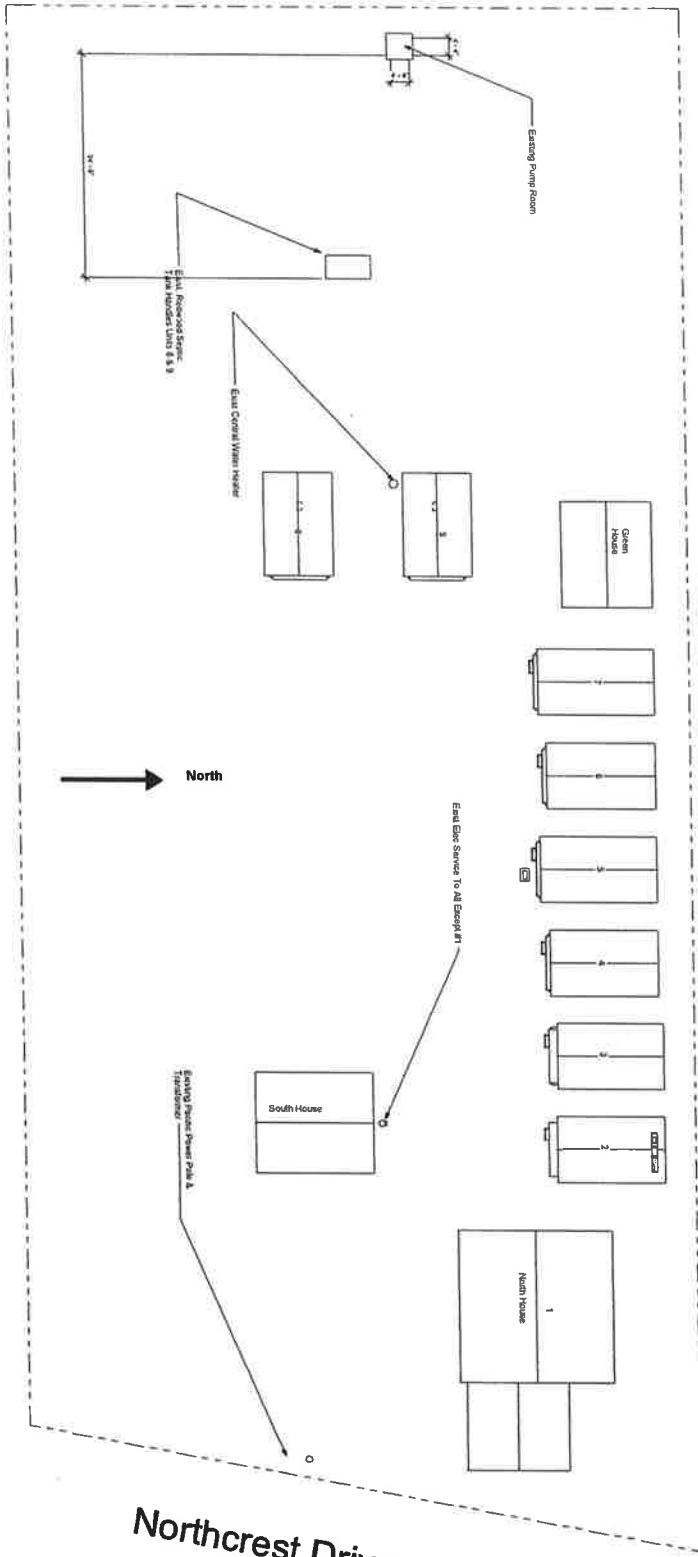
OWNER: 1600 Northcrest
 3527 Westside Ave., Los Angeles
 CA 90008
 Nelo Flores
 (323) 461-1646
 nelo2014@gmail

Crescent City Bungalow Village
 1600 NorthCrest Drive Crescent City, CA
 95531

A1.22

Existing Site Plan

1st Floor Existing Plan - 284 - C
 1/1/2014

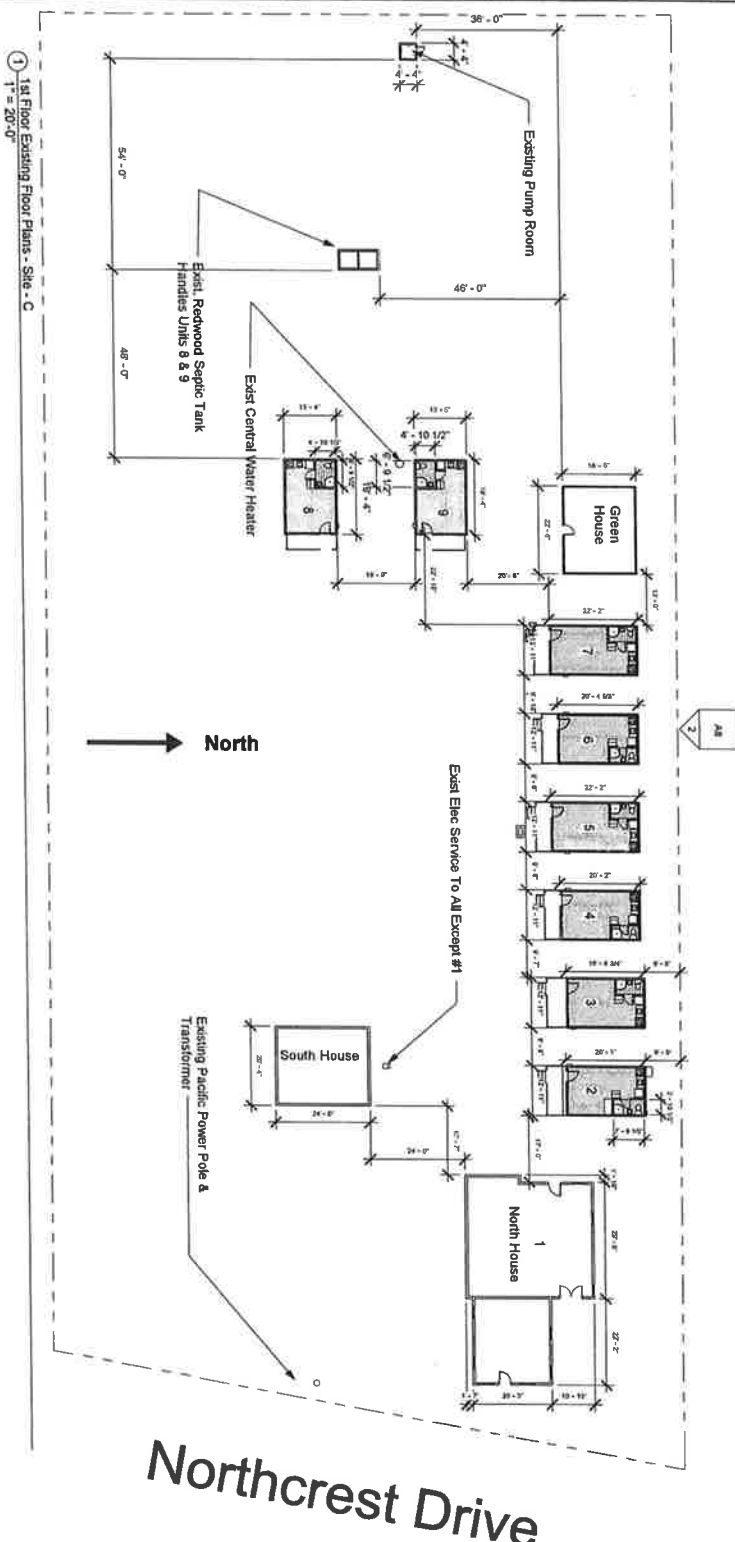


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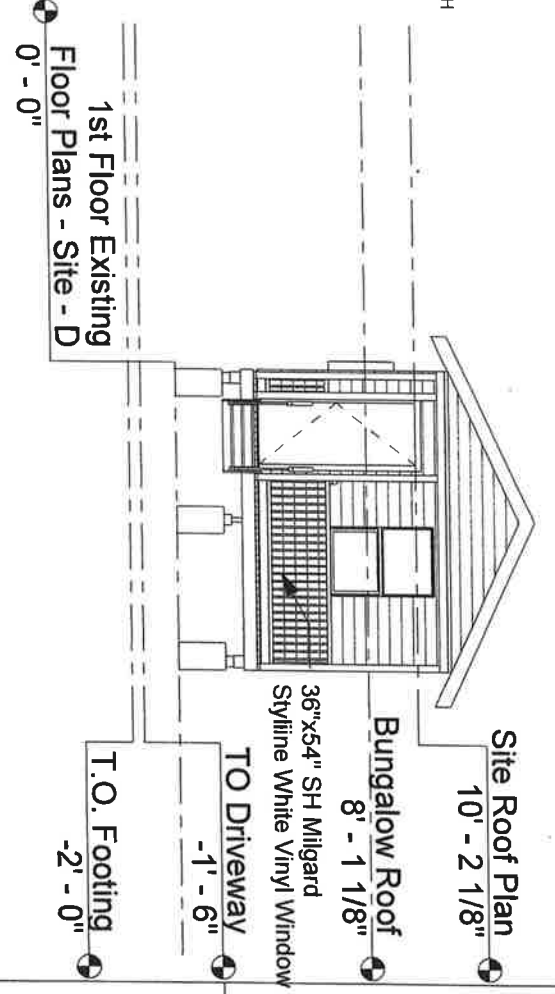
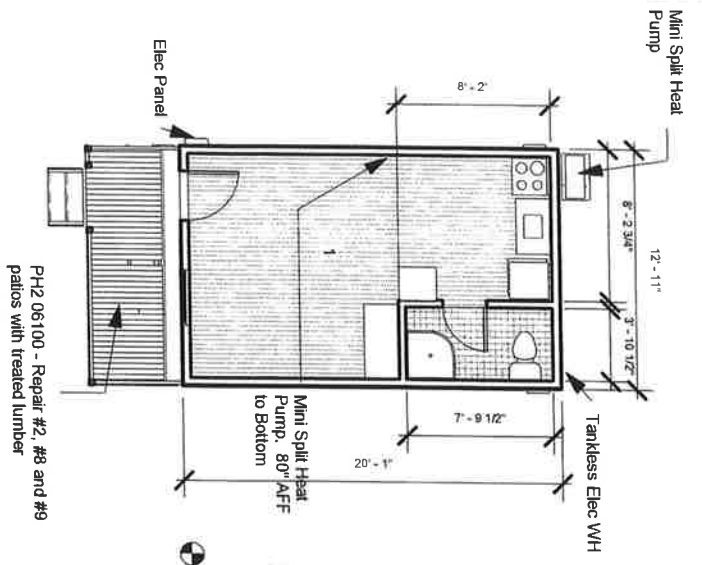
Crescent City Bungalow Village
 1600 NorthCrest Drive Crescent City, CA
 95531

OWNER: 1600 Northcrest
 3547 Westside Ave. Los Angeles,
 CA 90006
 Nelo Flores
 (323) 481-1646
 nelo2014@gmail



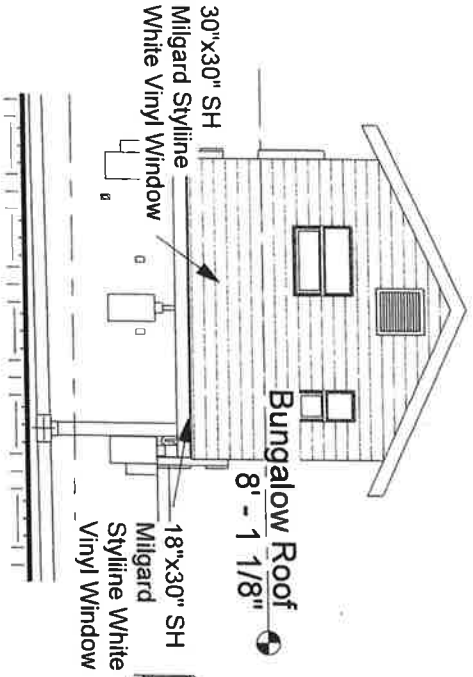


A4	<p>Crescent City Bungalow Village</p> <p>1600 NorthCrest Drive Crescent City, CA 95531</p>	<p>Architect</p> <p>Creative Studio, LLC</p> <p>62 E. Colorado Blvd. Victorio Montell (818) 415-5490 designer@creativestudio.com Structural Engineer</p>	<p>Mechanical Engineer</p> <p>Flores Consulting Services, LLC</p> <p>3847 Westside Ave. Los Angeles, CA 90008 Nato Flores nato2014@gmail.com (323) 481-1645 Other Consultant</p>	<p>OWNER:</p> <p>1600 Northcrest Drive, LLC</p> <p>3847 Westside Ave. Los Angeles, CA 90008 Nato Flores (323) 481-1645 nato2014@gmail</p>	<p>Flores Consulting Services P.O. Box 10110 Los Angeles, CA 90010 www.floresconsulting.com</p>
		<p>3/10/2014</p> <p>Submittal Set</p>			

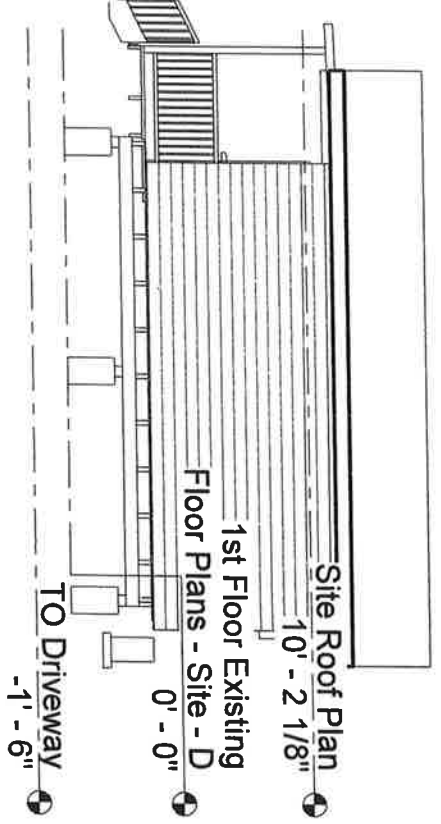


1 South Exist Bungalow
1/8" = 1'-0"

4 Existing Bungalow 1 Floor Plan
1" = 10'-0"



2 North Elev Exist Bungalow
1/8" = 1'-0"



3 West Elev Exist Bungalow
1/8" = 1'-0"

Flores Consulting Services
3847 Westside Ave. | Los Angeles | CA 90008 |
P: 323 481-1645 |
nato2014@gmail.com



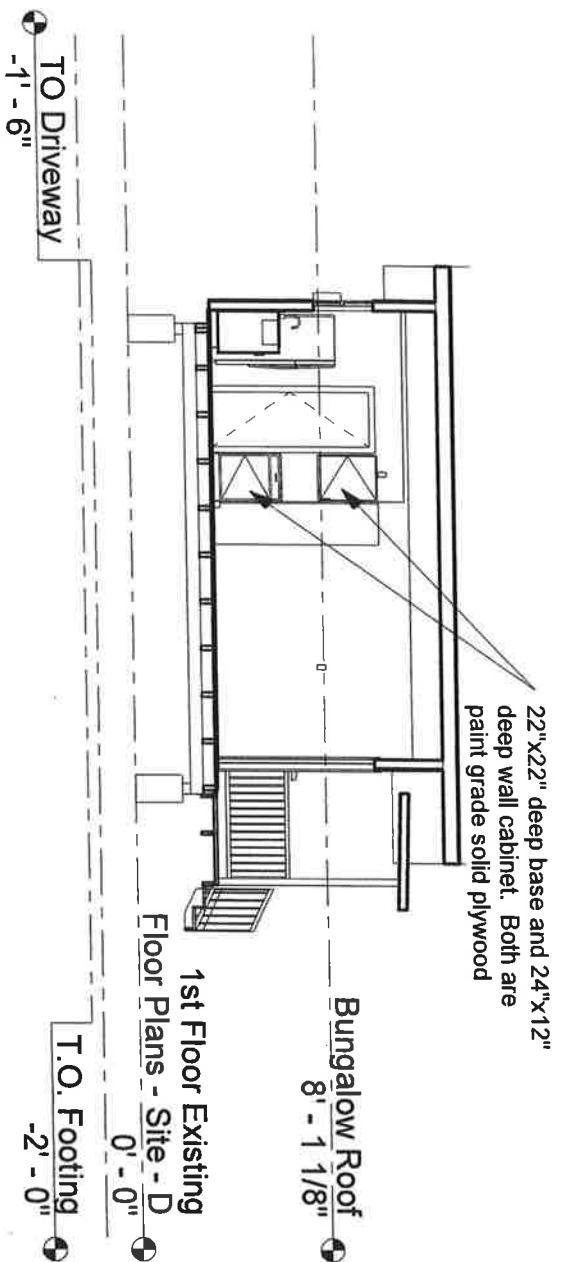
Owner:
1600 Northcrest Drive, LLC
3847 Westside Ave. Los Angeles, CA 90008
Nato Flores
(323) 481-1645
nato2014@gmail

Mechanical Engineer:
Flores Consulting Services, LLC
3847 Westside Ave. Los Angeles, CA 90008
Nato Flores
nato2014@gmail.com
(323) 481-1645
Other Consultant:

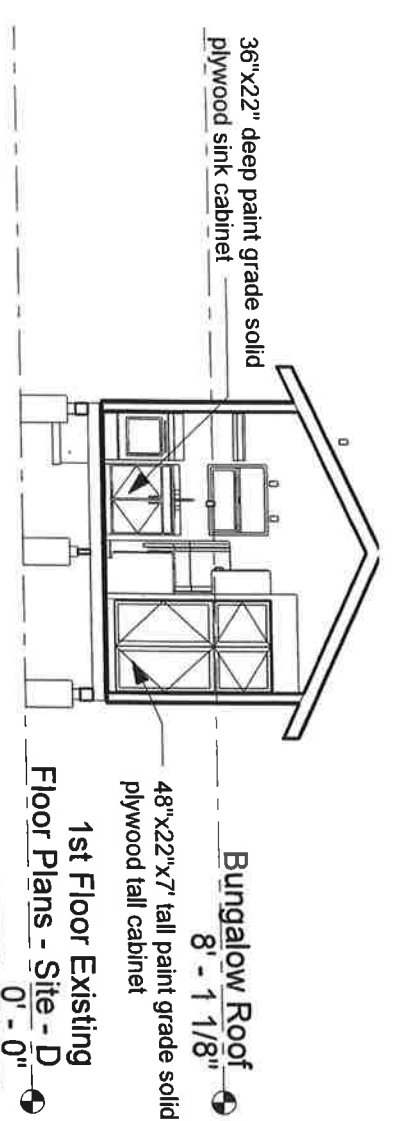
Architect:
Creative Studio, LLC
52 E. Colorado Blvd.
Victorio Monteil
designer@krstudio.com
(818) 415-5490
Structural Engineer:

Crescent City Bungalow Village
1600 Northcrest Drive, Crescent City CA, 95531

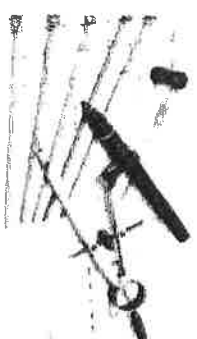
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1 Section 3 - W - Exist Bungalow - C
1/8" = 1'-0"



2 Section 4 - N - Exist Bungalow - C
1/8" = 1'-0"



Flores Consulting Services
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natof2014@gmail.com

Owner:
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Nato Flores
(323) 481-1645
natof2014@gmail

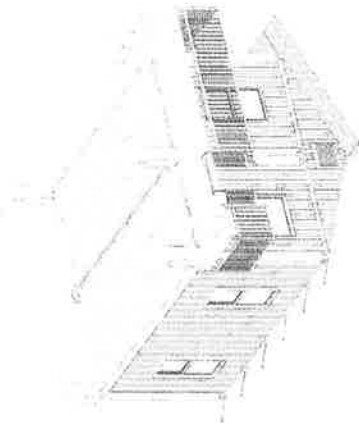
Mechanical Engineer:
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natof2014@gmail.com
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Other Consultant:

Architect:
Creative Studio, LLC
52 E. Colorado Blvd.
Victorio Monteil
designer@krstudio.com
(818) 415-5490
Structural Engineer:

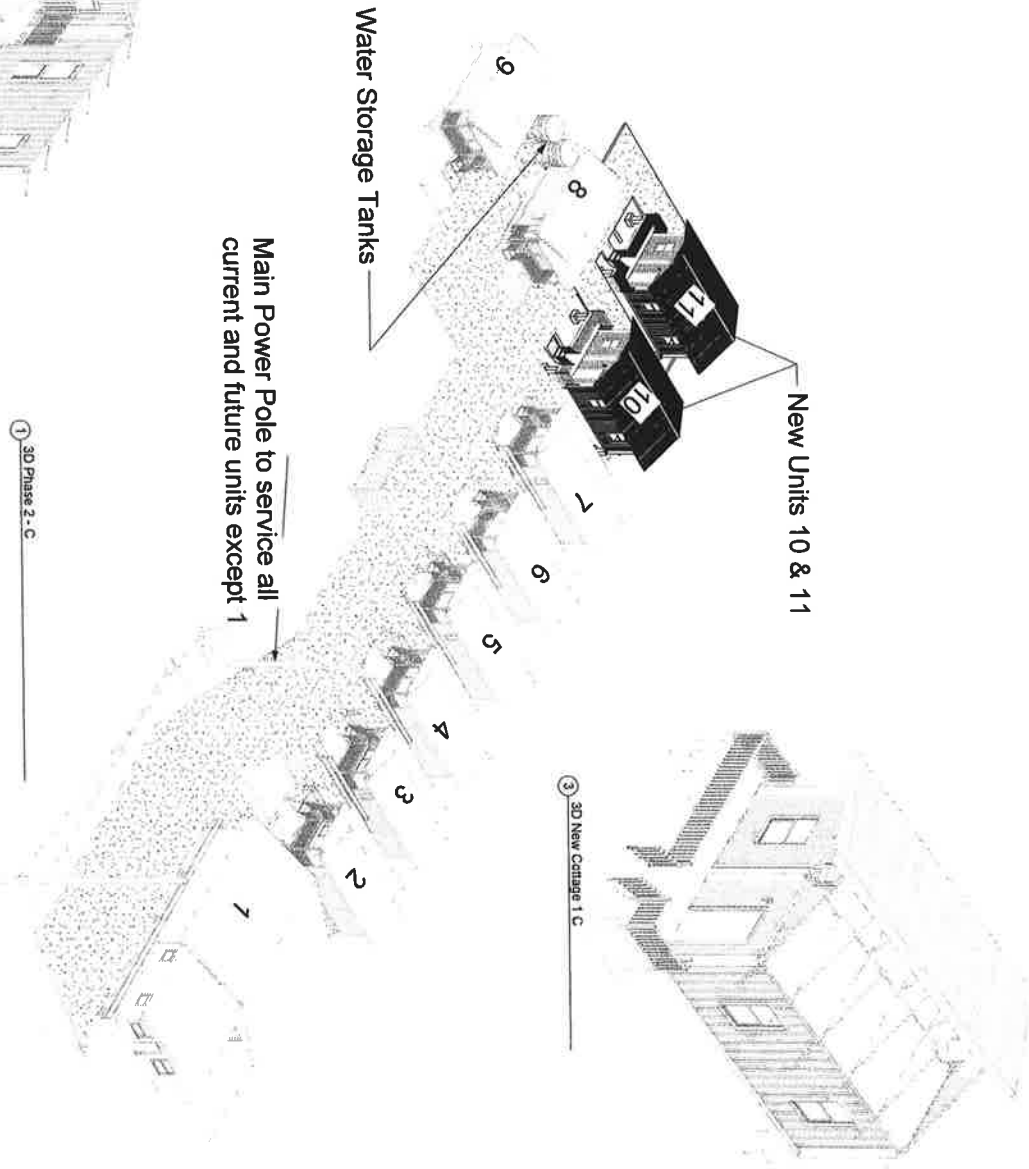
Crescent City Bungalow Village
1600 Northcrest Drive, Crescent City CA, 95531

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A9



② 3D New Cottage 2 C



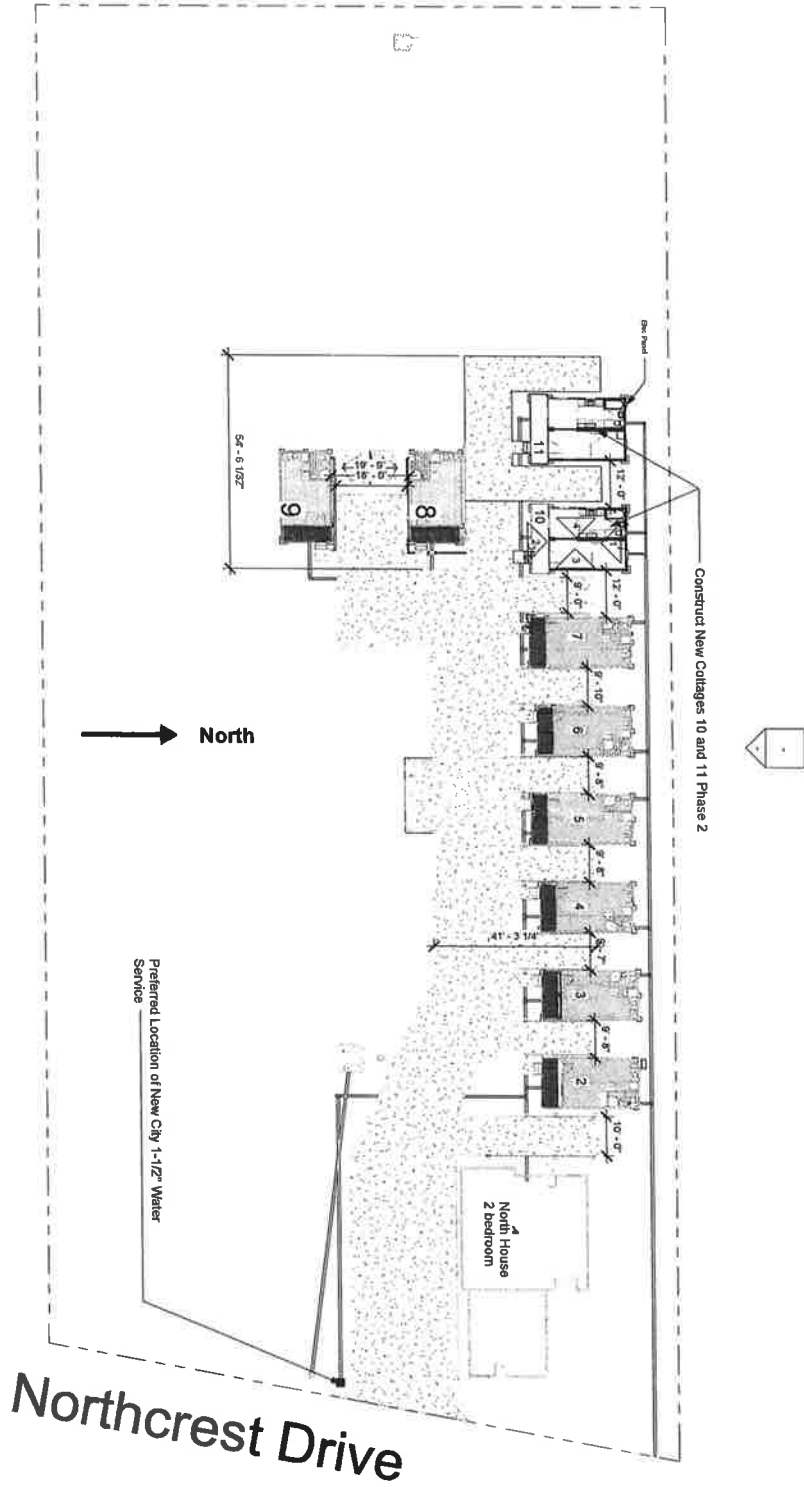
① 3D Phase 2 - C

③ 3D New Cottage 1 C

Phase 2 Scope of Work Notes:
General Scope Description
 The overall scope of phase 1 is as follows:
 1. Construct 2 new one bedroom cottages 10 and 11 in Phase 2.

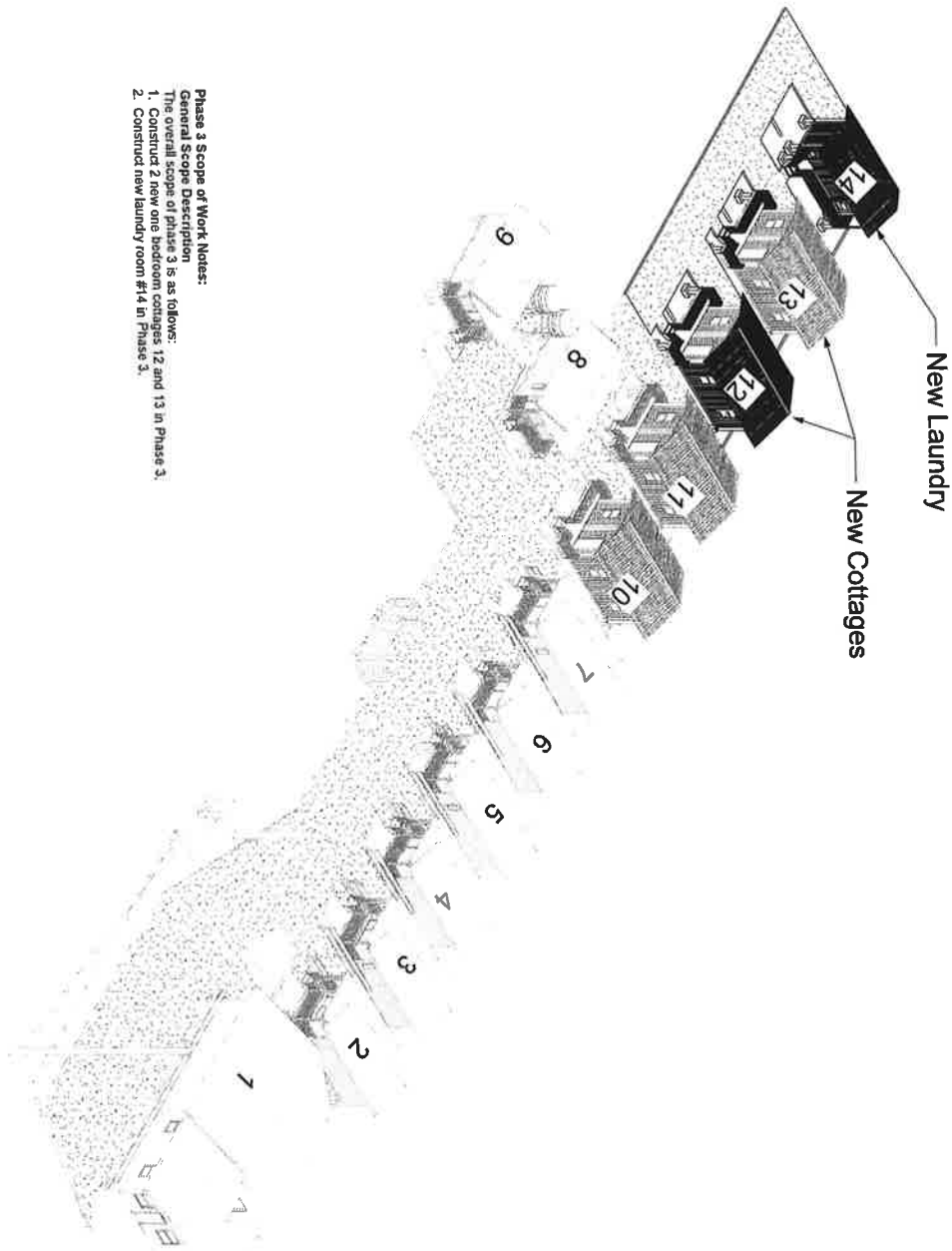
A15		Crescent City Bungalow Village 1600 NorthCrest Drive Crescent City, CA 95531	Architect Creative Studio, LLC 52 E. Colorado Blvd. Victorio Montell (818) 415-5480 designer@creativestudio.com Structural Engineer	Mechanical Engineer Flores Consulting Services, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nato Flores nato2014@gmail.com (323) 481-1645 Other Consultant	OWNER: 1600 Northcrest Drive, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nato Flores (323) 481-1645 nato2014@gmail.com	
		1	1/25/2014	Submittal Set		

① New Floor Plans - Site PH 2 C
1" = 20'-0"



Northcrest Drive

A16		<p>Crecent City Bungalow Village</p> <p>1600 NorthCrest Drive Crecent City, CA 95531</p>	<p>Architect</p> <p>Creative Studio, LLC 52 E. Colorado Blvd. Victorio Montell (818) 415-5490 designer@creativestudio.com Structural Engineer</p>	<p>Mechanical Engineer</p> <p>Flores Consulting Services, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nato Flores nato2014@gmail.com (323) 481-1645</p> <p>Other Consultant</p>	<p>OWNER:</p> <p>1600 Northcrest Drive, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nato Flores (323) 481-1645 nato2014@gmail.com</p>	
		<p>3/28/2018</p> <p>Submittal 04</p>				



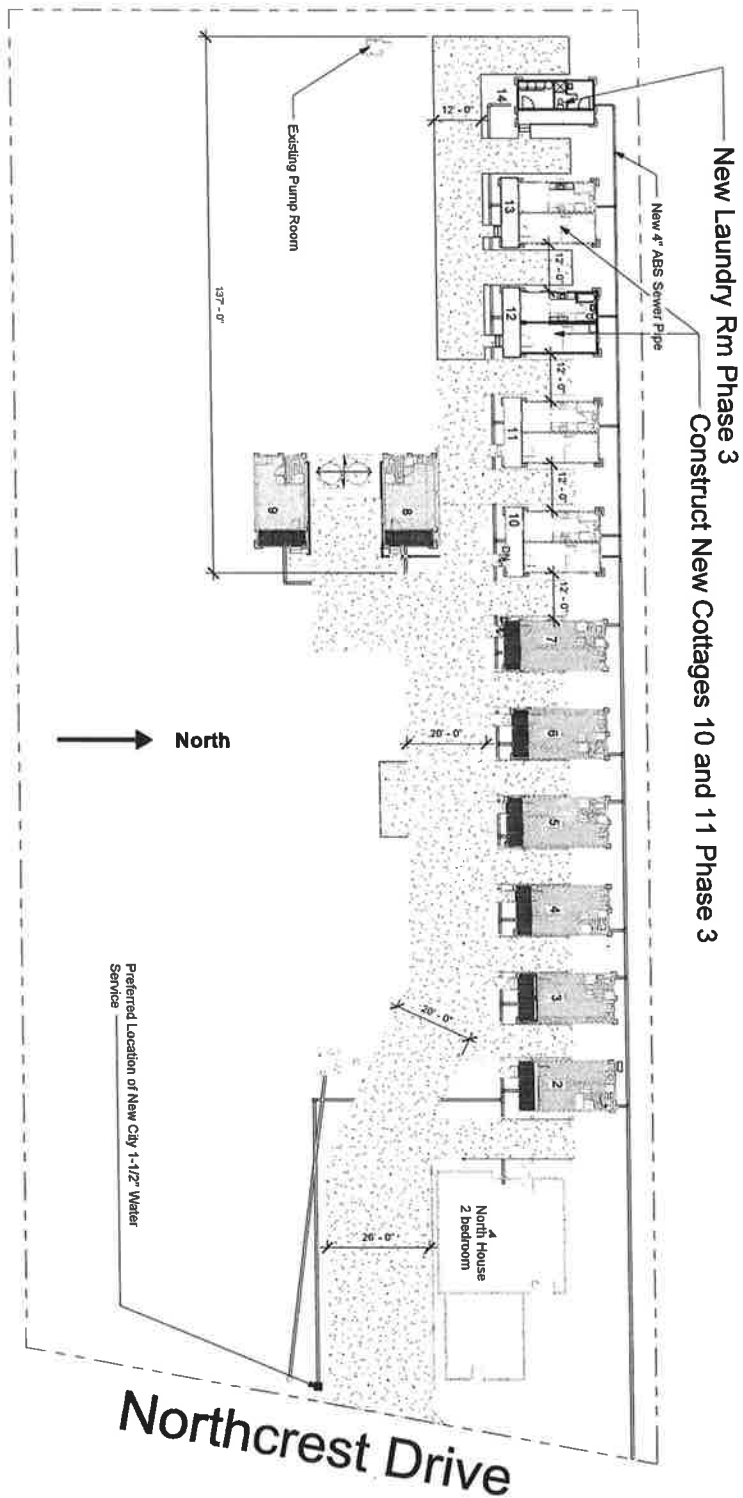
Phase 3 Scope of Work Notes:
General Scope Description
 The overall scope of phase 3 is as follows:
 1. Construct 2 new one bedroom cottages #12 and 13 in Phase 3.
 2. Construct new laundry room #14 in Phase 3.

1 3D Phase 3

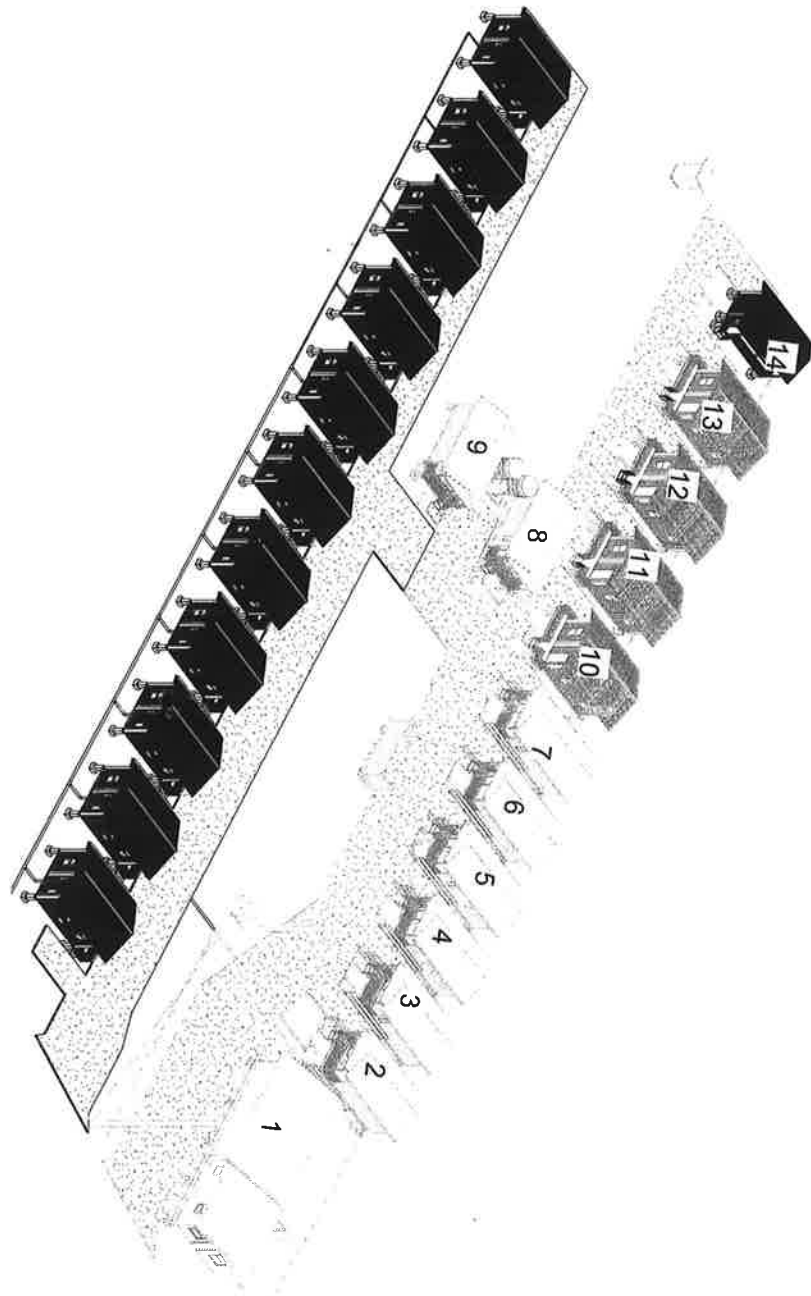
A19	Crescent City Bungalow Village 1600 NorthCrest Drive Crescent City, CA 95531	Architect Creative Studio, LLC 52 E. Colorado Blvd. Victorlo Montell (818) 416-5490 designer@creativestudio.com Structural Engineer	Mechanical Engineer Flores Consulting Services, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nato Flores nato2014@gmail.com (323) 481-1645 Other Consultant	OWNER: 1600 Northcrest Drive, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nato Flores (323) 481-1645 nato2014@gmail	
	<small>1/20/11</small> <small>Submitted Set</small>				

- Phase 3 Scope of Work Notes:**
General Scope Description:
 The overall scope of Phase 3 is as follows:
 1. Construct 12 new one bedroom cottages, 12 and 13 in Phase 3.
 2. Construct new laundry room #14 in Phase 3.

① New Floor Plans - Site PH.3
 T = 20'-0"



A20	Crescent City Bungalow Village 1600 NorthCrest Drive Crescent City, CA 95531	Architect Creative Studio, LLC 52 E. Colorado Blvd. Victorio Montell (618) 415-5400 designer@vstudio.com Structural Engineer	Mechanical Engineer Flores Consulting Services, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nato Flores nato2014@gmail.com (323) 481-1645 Other Consultant	OWNER: 1600 Northcrest Drive, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nato Flores (323) 481-1645 nato2014@gmail.com	
		1 3/9/2014 Submitted Set			



1 3D Phase 4

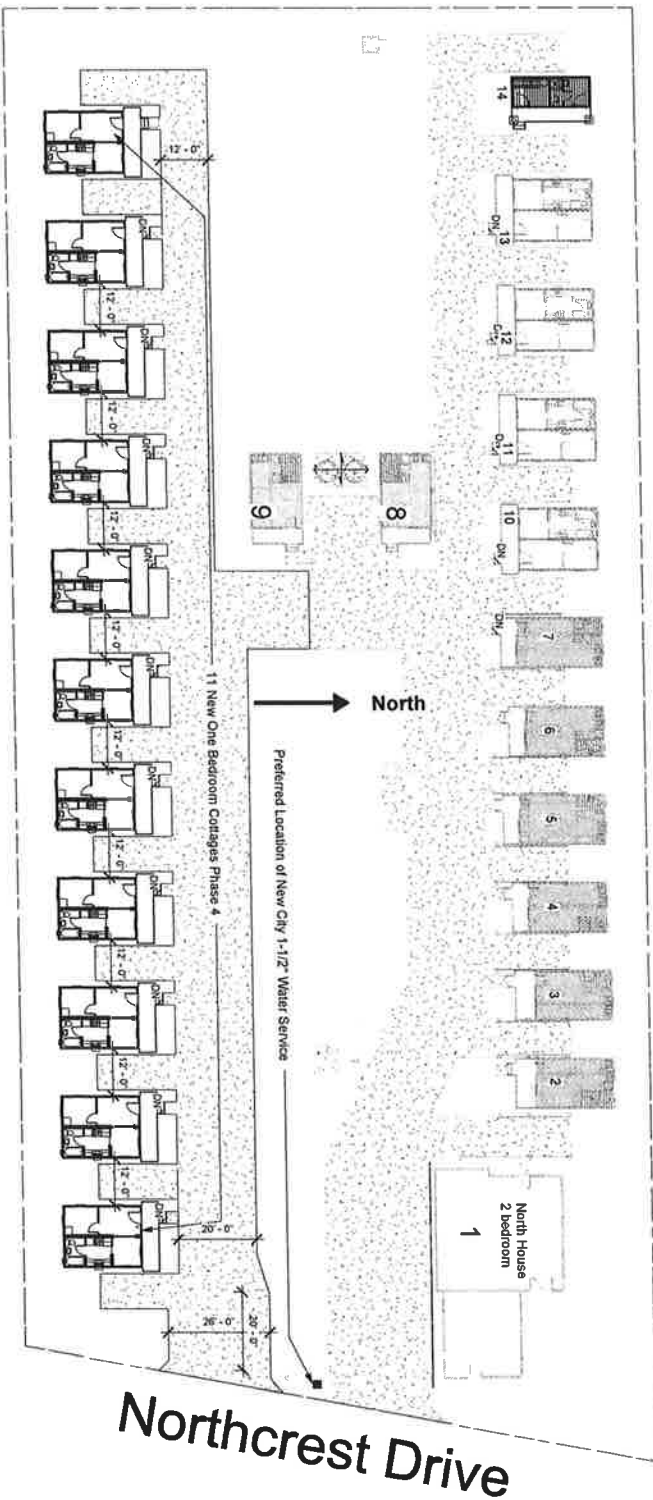
Phase 4 Scope of Work Notes:

General Scope Description

The overall scope of phase 4 is as follows:

1. Construct 11 new one bedroom cottages Phase 4.
2. Construct new driveway
3. Install new 6" sewer line along the South property line and connect the first 5 cottages to it
4. Install a new concrete septic tank to collect solids only. Effluents to be pumped to the new South 6" sewer line

A23	<p>Crescent City Bungalow Village</p> <p>1600 NorthCrest Drive Crescent City, CA 95531</p>	<p>Architect</p> <p>Creative Studio, LLC</p> <p>52 E. Colorado Blvd. Victorio Montell (818) 415-5490 designer@crstudio.com Structural Engineer</p>		<p>Mechanical Engineer</p> <p>Flores Consulting Services, LLC</p> <p>3847 Westside Ave. Los Angeles, CA 90008 Nato Flores nato2014@gmail.com (323) 481-1645</p> <p>Other Consultant</p>		<p>OWNER:</p> <p>1600 Northcrest Drive, LLC</p> <p>3847 Westside Ave. Los Angeles, CA 90008</p> <p>Nato Flores (323) 481-1645 nato2014@gmail</p>		
		1	3/5/2018	Submital #18				

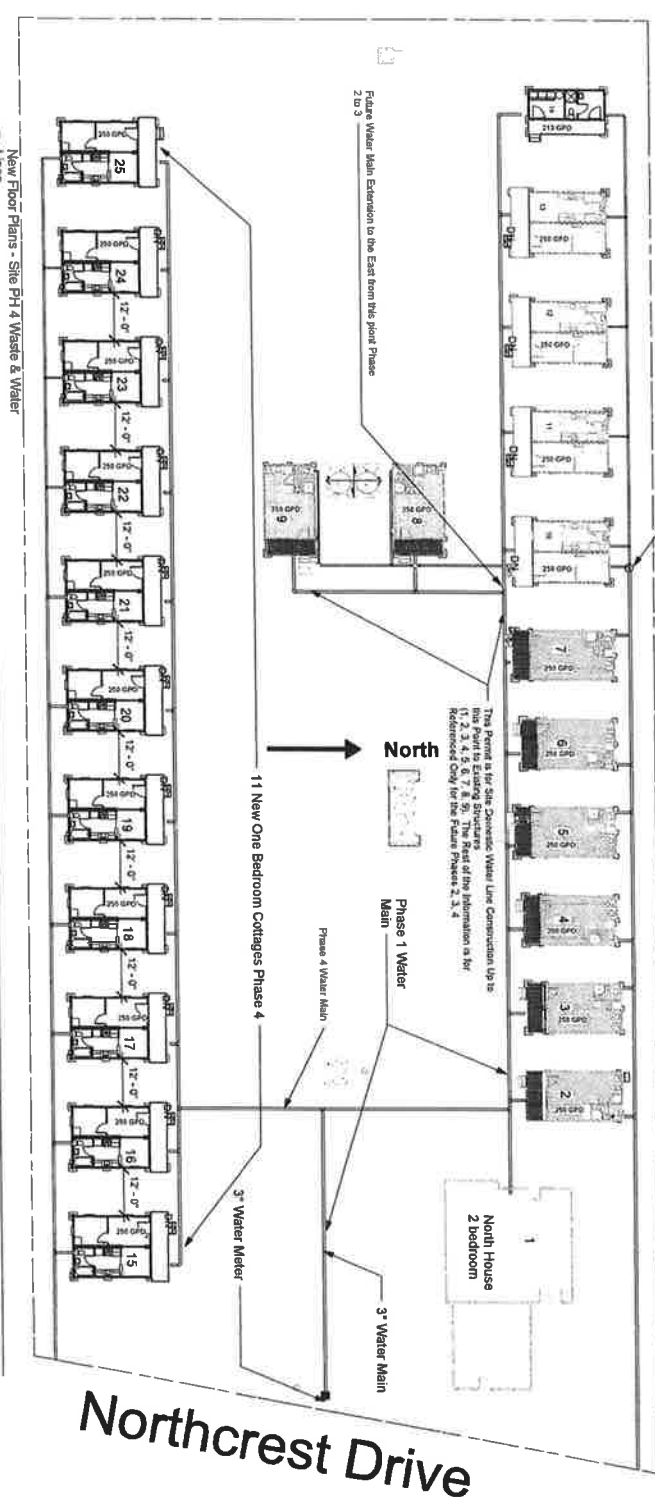


1 Floor Plans - Site PH 4
1" = 20'-0"

Northcrest Drive

A24	<p>Crescent City Bungalow Village</p> <p>1600 NorthCrest Drive Crescent City, CA 95531</p>	<p>Architect</p> <p>Creative Studio, LLC 52 E. Colorado Blvd. Victorio Montell (618) 415-5480 designer@crstudio.com Structural Engineer</p>	<p>Mechanical Engineer</p> <p>Flores Consulting Services, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nato Flores natof2014@gmail.com (323) 481-1645 Other Consultant</p>	<p>OWNER:</p> <p>1600 Northcrest Drive, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nato Flores (323) 481-1645 natof2014@gmail</p>	<p><small>Owner: Creative Studio 3847 Westside Ave. Los Angeles CA 90008 Phone: (618) 415-5480 Email: info@crstudio.com</small></p>
		<p>5/8/2018 Submittal Set</p>			

This permit application is for the proposed construction of the proposed building shown on sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



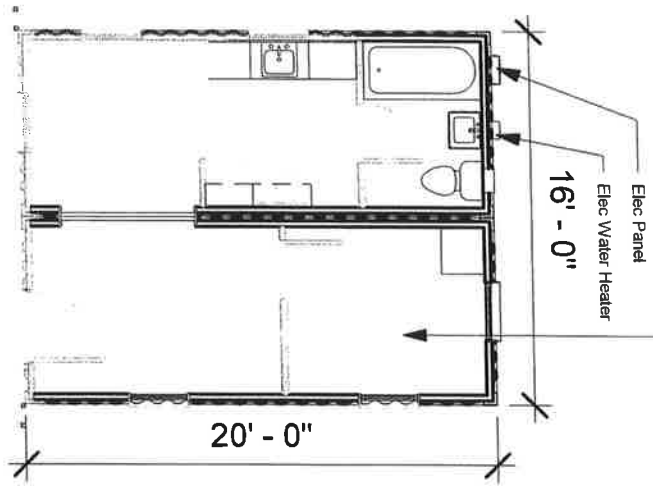
① New Floor Plans - Site PH 4 Waste & Water Lines
1" = 20'-0"

For Reference Only. See Sheet A11 for Site Plumbing for Phase 1 Permit.

Northcrest Drive

A25	<p>Crecent City Bungalow Village</p> <p>1600 NorthCrest Drive Crecent City, CA 95531</p>	<p>Architect</p> <p>Creative Studio, LLC</p> <p>52 E. Colorado Blvd. Victorio Montell (818) 416-5480 designer@krestudio.com Structural Engineer</p>	<p>Mechanical Engineer</p> <p>Flores Consulting Services, LLC</p> <p>3847 Westside Ave. Los Angeles, CA 90008 Nato Flores nato2014@gmail.com (323) 481-1645 Other Consultant</p>	<p>OWNER:</p> <p>1600 Northcrest Drive, LLC</p> <p>3847 Westside Ave. Los Angeles, CA 90008 Nato Flores (323) 481-1645 nato2014@gmail</p>	
		<p>3/19/2018</p> <p>Submitted Doc</p>			

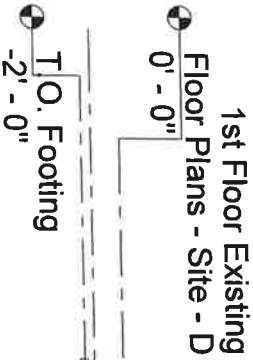
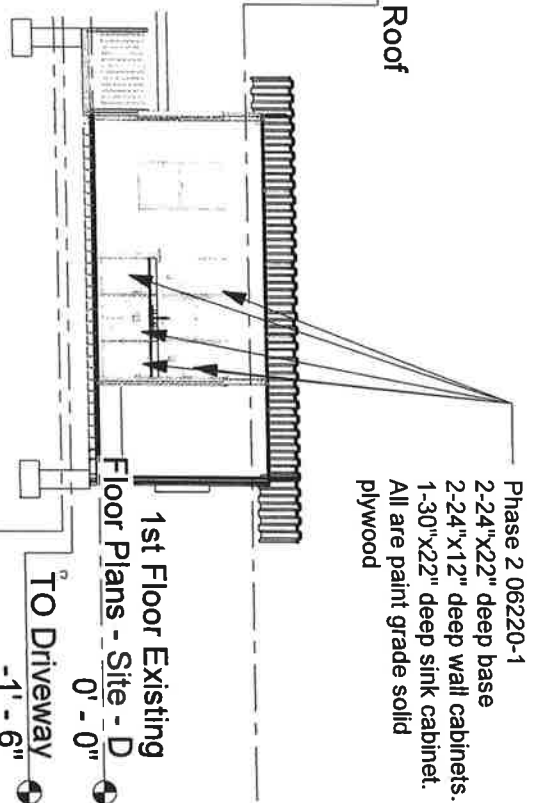
The structural elements of the cottages are composed of 2 8X20 high cube shipping containers (typ.)



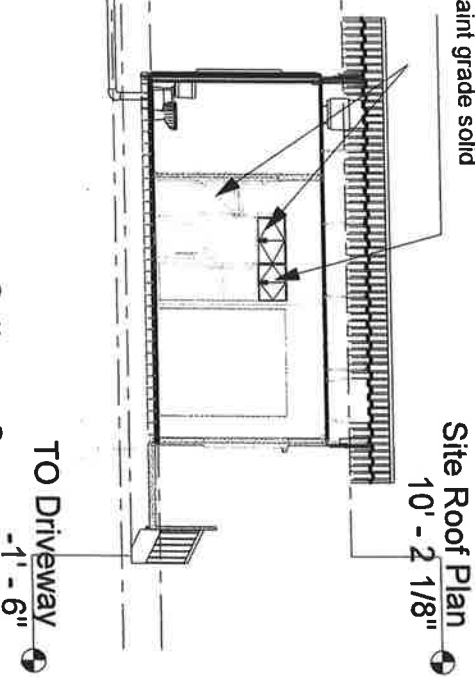
1 New Cottage Floor Plan PH 2 - C
1/8" = 1'-0"

Bungalow Roof
8' - 1 1/8"

2 Section - Int East New Cottage - C
1" = 10'-0"



3 Section - West Int New Cottage - C
1" = 10'-0"



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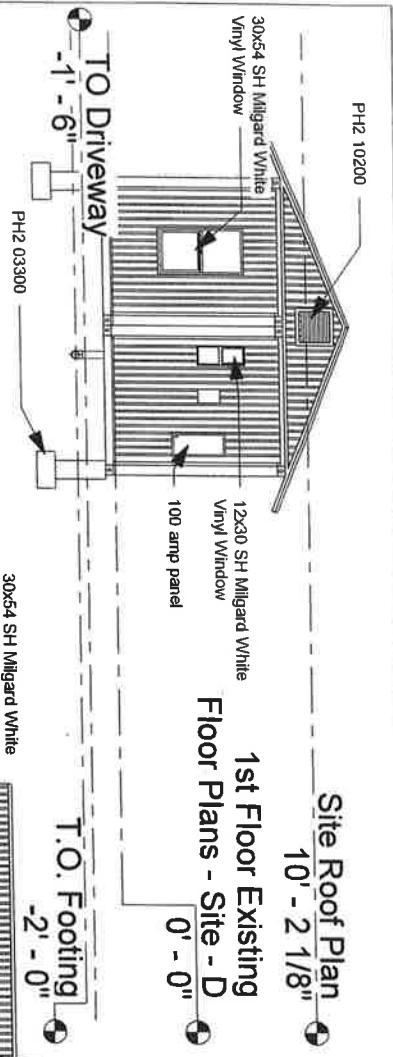
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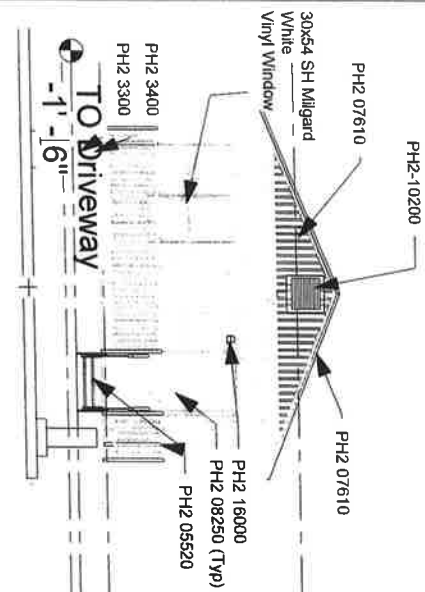
Crescent City Bungalow Village
1600 Northcrest Drive, Crescent City CA, 95531

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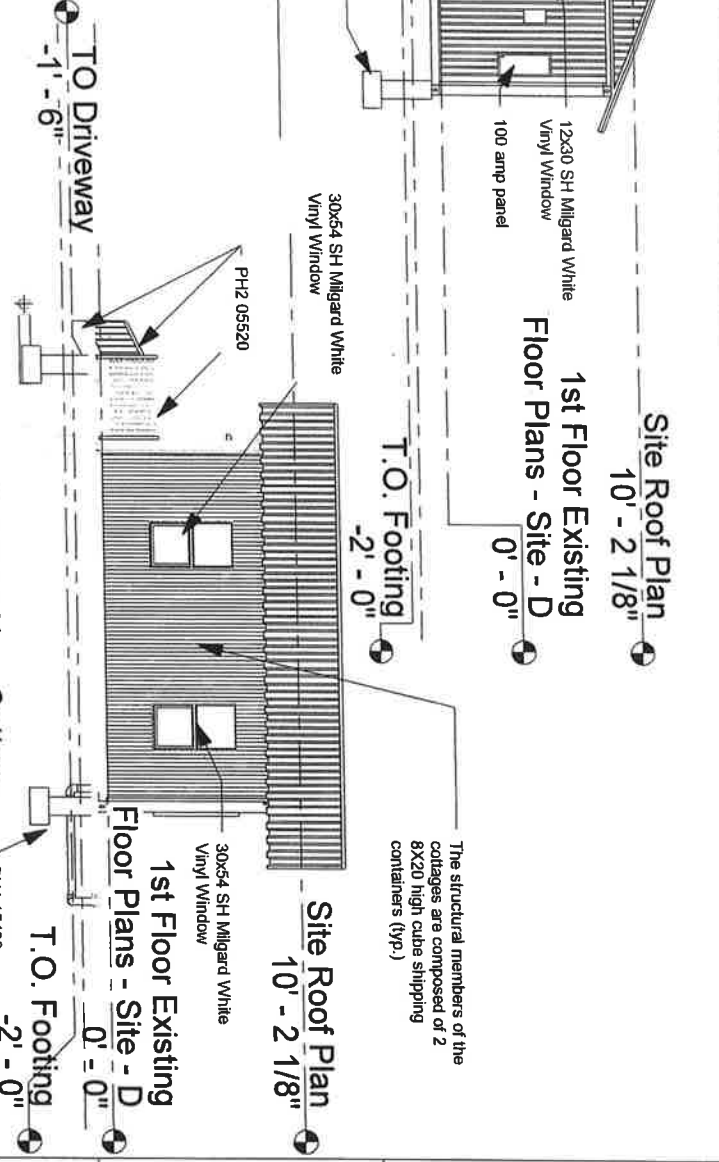
A16



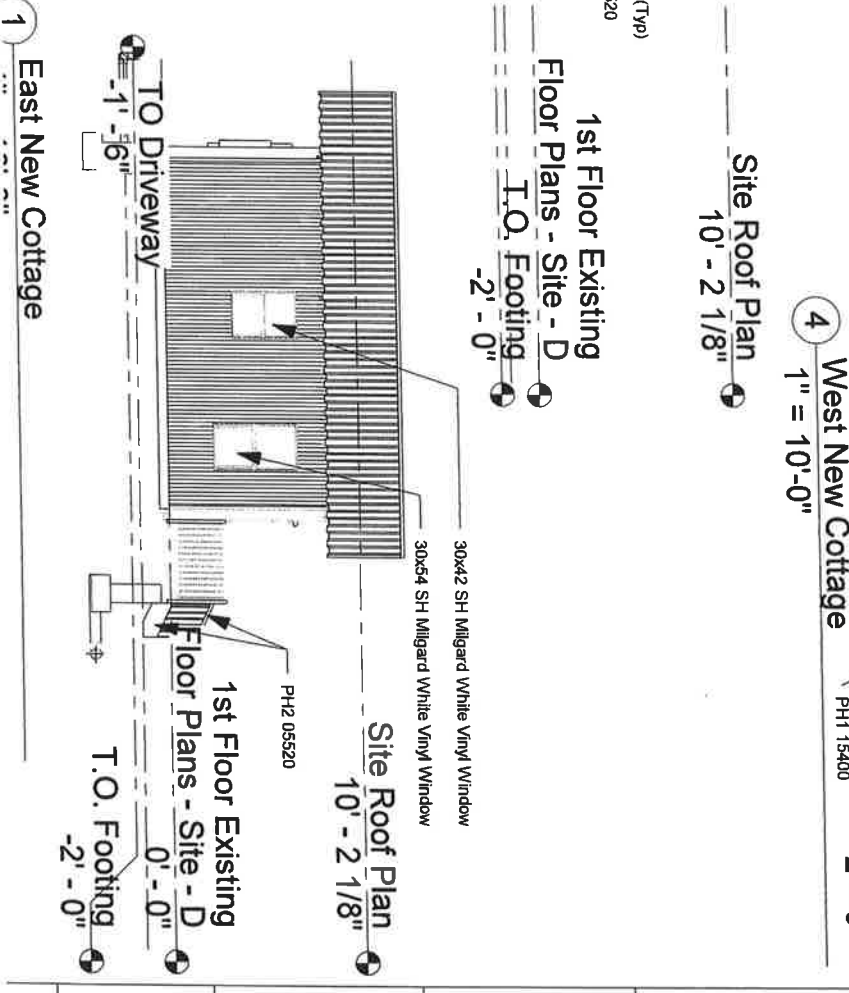
2 North New Cottage
1" = 10'-0"



3 South New Cottage
1" = 10'-0"

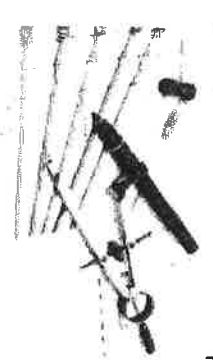


4 West New Cottage
1" = 10'-0"



1 East New Cottage
1" = 10'-0"

The structural members of the cottages are composed of 2 8x20 high cube shipping containers (typ.)



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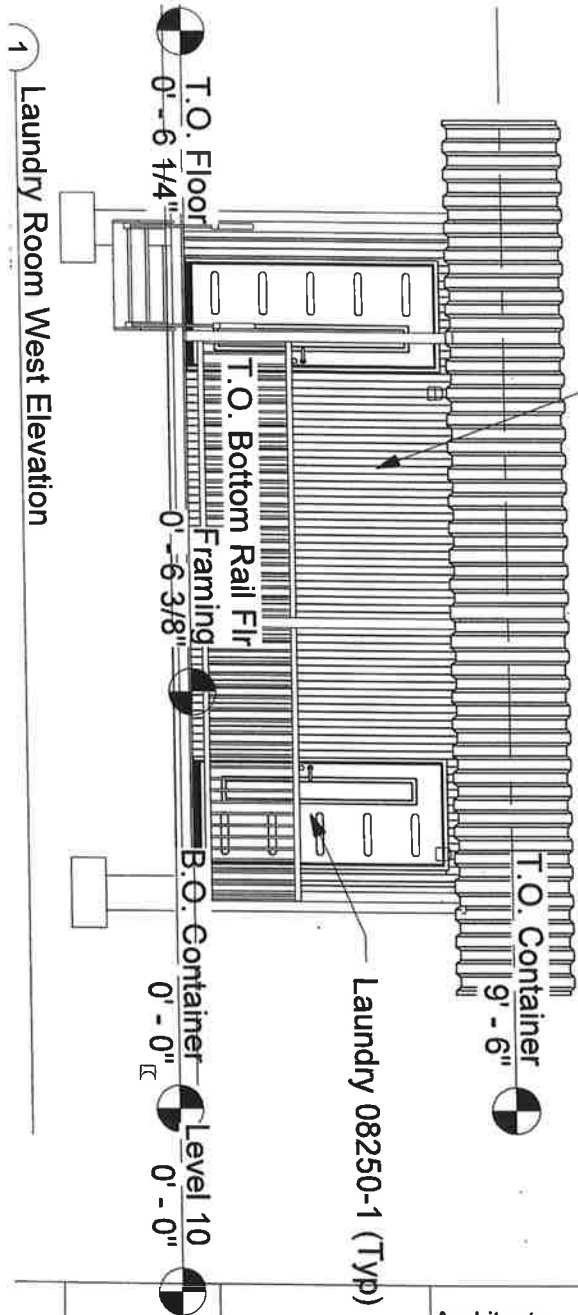
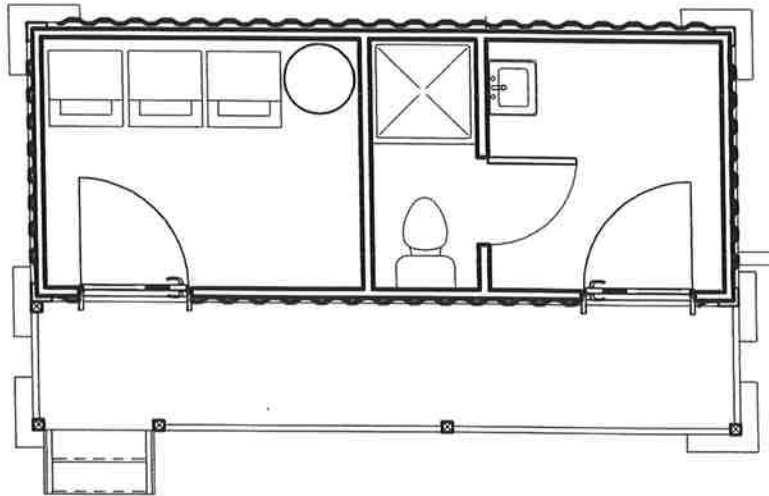
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A17

The structural elements of the laundry room are composed of 2 8X20 high cube shipping containers (typ.)

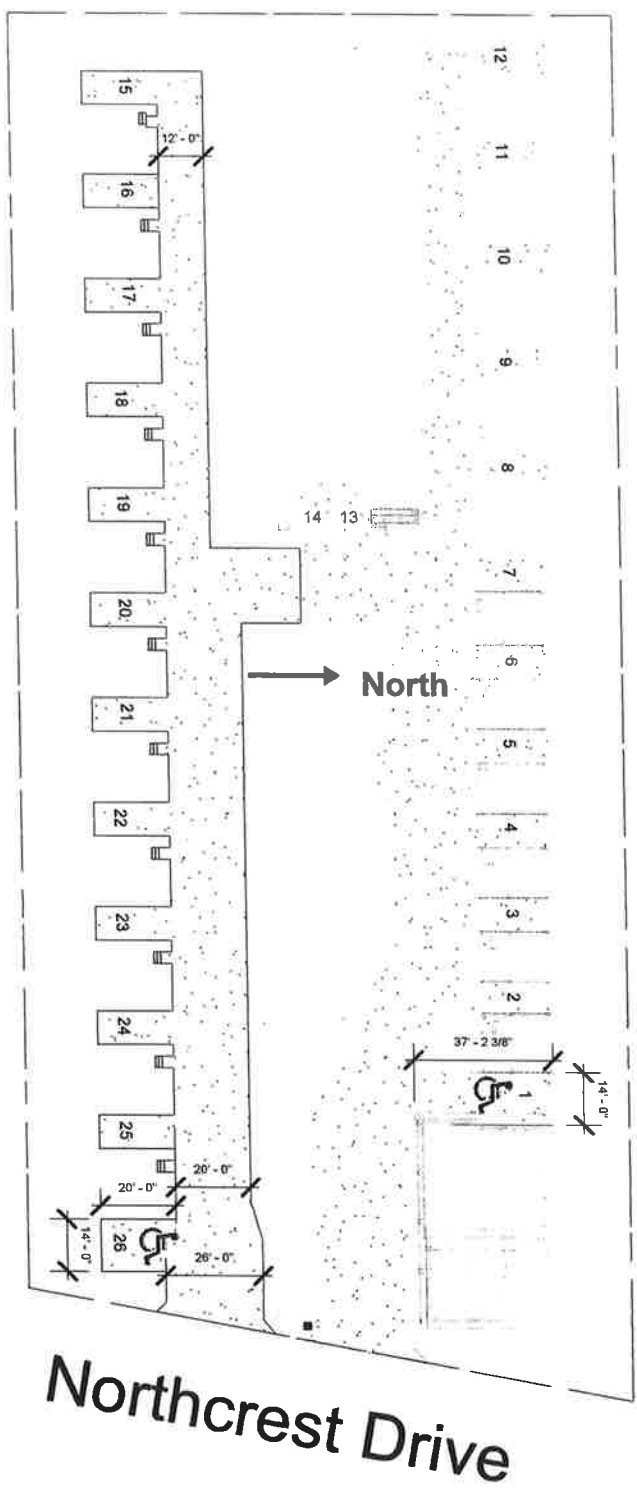
2 Laundry Room Floor Plan - PH 3
3/16" = 1'-0"



1 Laundry Room West Elevation

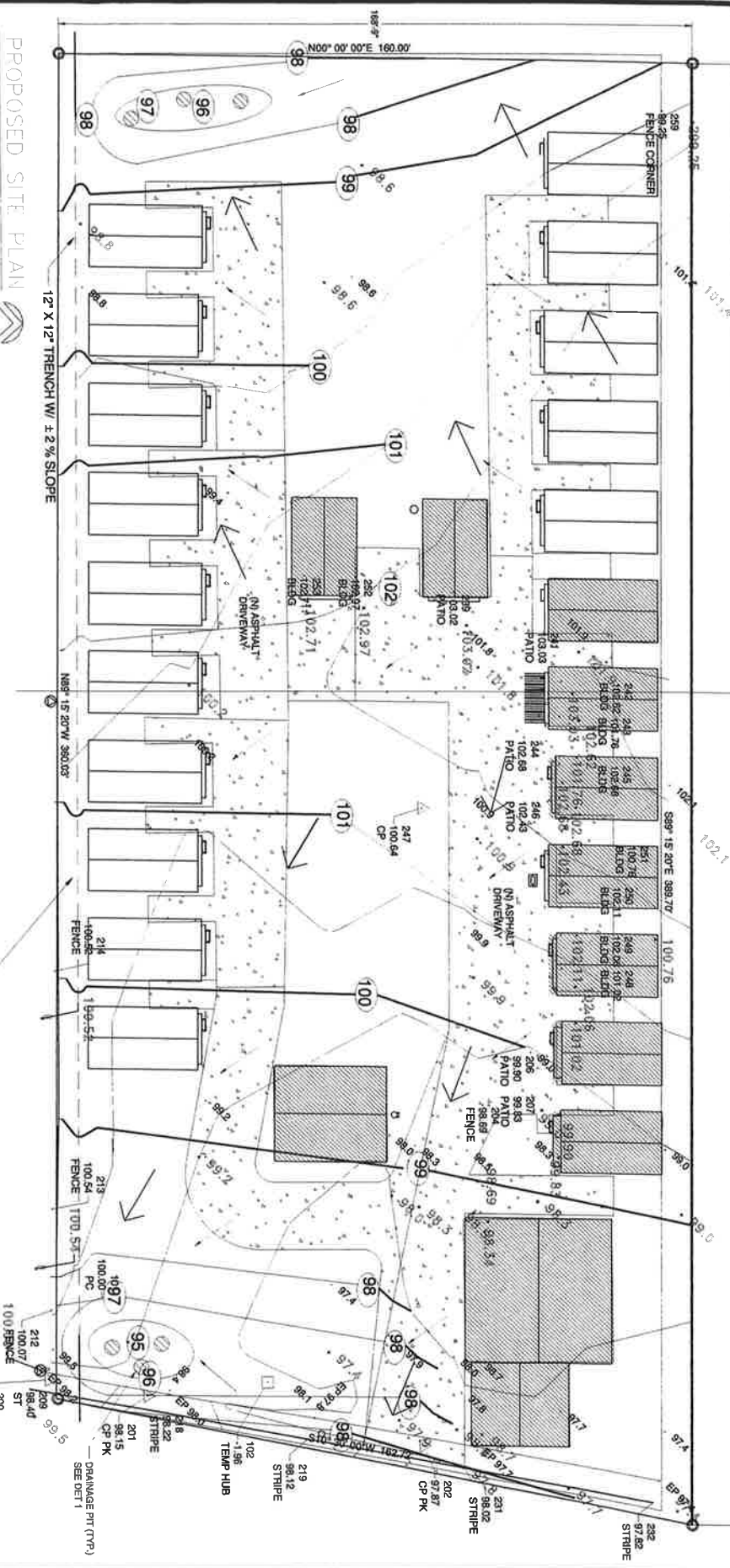
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	<p>Sheet Name: Laundry Room Plan</p>	<p>Date: 07/19/18</p>	<p>Rev No. Page 74</p>	<p>Rev Date:</p>	<p>Submittal Set</p>

1 Parking Plan
1" = 50'-0"



- Notes:
1. Spaces 1 and 26 are sized and located for ADA accessibility
 2. Total Parking Spaces: 26

P1	<p>2020 RIGHT NOTICE: This drawing is the property of the architect and is to be used only for the project and site specified. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.</p>	<p>Crescent City Bungalow Village</p> <p>1600 Northcrest Drive, Crescent City CA, 95531</p>	<p>Architect: Creative Studio, LLC 52 E. Colorado Blvd. Victorio Montell designer@krstudio.com (818) 415-5490</p> <p>Structural Engineer:</p>	<p>Mechanical Engineer: Flores Consulting Services, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nato Flores natof2014@gmail.com (323) 481-1645</p> <p>Other Consultant:</p>	<p>Owner: 1600 Northcrest Drive, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nato Flores (323) 481-1645 natof2014@gmail</p>	<p>Flores Consulting Services 3847 Westside Ave. Los Angeles CA 90008 P: 323 481-1645 natof2014@gmail.com</p>
		<p>Sheet Name: Parking Plan</p>	<p>Date: 07/19/18</p>	<p>Rev No.: Page 75</p>	<p>Rev Date:</p>	<p>Submittal Set</p>



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"
NORTH

LEGEND

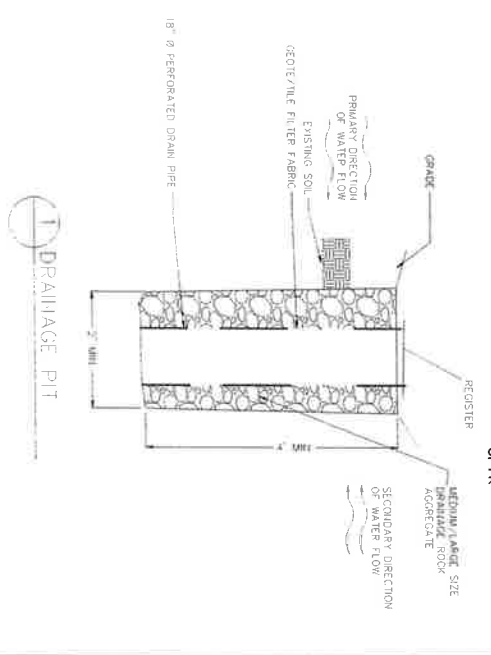
- PROPERTY LINE
- EXISTING NATURAL GRADE POINT ELEVATION
- CONTOUR TO REMAIN
- CONTOUR TO BE ALTERED
- FINAL CONTOUR GRADE
- FINAL 2% SLOPE
- (S) SLOPE
- EXISTING
- NEW

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER ON THIS PROJECT SHALL BE RESPONSIBLE FOR LOCATING, IDENTIFYING, AND MARKING ALL EXISTING UTILITIES AND FOR OBTAINING NECESSARY PERMISSIONS FROM THE UTILITY OWNERS. ALL UTILITIES SHALL BE MARKED WITH PNEUMATICALLY APPLIED ELECTRIC LINES OR OTHER MARKING DEVICES OR BY UNCOVERING THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES THAT COULD BE DAMAGED BY ANY ACTIVITY OF ANY NATURE THAT COULD BE UNDERTAKEN BY ANY CONTRACTOR OR SUBCONTRACTOR ON THIS PROJECT.

GENERAL SITE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE, ALL APPLICABLE LOCAL CODES AND ORDINANCES.
2. DRAWINGS MAY NOT ALWAYS BE TO SCALE. DUE TO PRINTING, DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER, CONTRACTOR AND THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. NOTES THROUGHOUT THIS SET OF PLANS SHALL APPLY TO ALL SHEETS, WHERE NOTES ARE APPLICABLE.
5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS FOR CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL APPLY.
6. MINIMUM SLOPE OF 2% AWAY FROM THE BUILDING FOR A MINIMUM DISTANCE OF 5'-0". NO DRAINAGE TO BE TAKEN TO ADJACENT PROPERTY.
7. BUILDING SLAB ELEVATION SHALL BE A MINIMUM OF 12" ABL. CROWN OF FRONT STREET.
8. ALL PUBLIC ROADS SHALL BE CLEARED OF SEDIMENT AND MUD.
9. INSTALL AND MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROL, SILT AND SEDIMENT BERM, AND MAINTAIN SIGNIFICANT RAINFALL ON WHEN THE DEPTH OF SEDIMENT IS 0.4" AT ANY BERM.
10. ALL ENTRANCES CONSTRUCTED ON THIS PROJECT ARE SUBJECT TO JURISDICTION WITH EXISTING GOVERNING REGULATIONS AS SET FORTH BY THE STATE HIGHWAY COMMISSION.
11. ENTRANCES' BASE AND SURFACING MAY BE EXTENDED BEYOND P.O.W. LINE AS REQUIRED TO MEET EXISTING UPRADE IN A SATISFACTORY MANNER OF WHICH THE STEEPER THAN 12:1 SLOPE WILL BE CONSIDERED.
12. EYECATCH LOCATIONS, DIMENSIONS, AND TYPE TO BE ESTABLISHED DURING CONSTRUCTION.
13. SLOPE DRAINS TO BE INSTALLED WHERE PAVEMENT DRAINAGE IS NECESSARY AS INDICATED ON PLANS AND AS DIRECTED BY THE ENGINEER.
14. DRAINS TO BE INSTALLED WITH A MINIMUM OF 12" COVER BY PROPOSED RESIDENTIAL MATERIAL ON 15' COVER OF CITY STREET ROADWAY MATERIAL.
15. COMPLETE SITE IMPROVEMENTS INCLUDING PAVING, PARKING, AND BUILDING.
16. DISPOSE OF ALL CONSTRUCTION DEBRIS AND TRASH, HYDRO-MULCH ANY DISTURBED AND LEFT UNPAVED SURFACE AREAS FOLLOWING SITE CLEANUP.



WATER DRAINAGE/GRADING PLAN

OWNER ACKNOWLEDGES THAT 2D3D ARCH PROVIDED ONLY DRAFTING & ANY MISINTERPRETATION, LACK OF DETAIL, DISCREPANCIES, ETC. ON THESE DRAWINGS SHALL BE PRESENTED TO 2D3D ARCH. 2D3D ARCH SHALL NOT BE RESPONSIBLE FOR PROFESSIONAL LIABILITY OF EXECUTION OF THE PROJECT.

Page 76

DO NOT SCALE DRAWINGS.



12.03.18
AS NOTED

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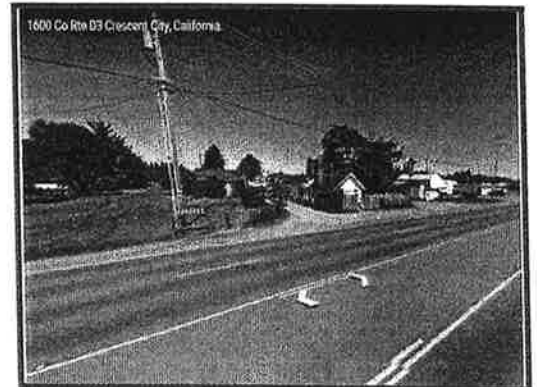
TRAFFIC IMPACT STUDY

CRESCENT CITY BUNGALOW VILLAGE

Del Norte County, Crescent City, CA

Prepared for:
Jose Natividad
Flores-Cortes

Prepared by:
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August 2018



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APPENDICES

Appendix A: 2018 TMC AM / PM Peak Data Counts

Appendix B: 2018 Data Ingress/Egress Project Entrance

REFERENCES

- Caltrans Traffic Manual and Transportation Guidelines
- Del Norte County Transportation Commission
- Del Norte County General Plan Transportation Element
- Del Norte County General Plan Land Use Element
- Del Norte County 2011 Regional Transportation Plan

Executive Summary

DRP Enterprises LLC has completed a Traffic Impact Study (TIS) for the proposed Crescent City Bungalow Village for Mr. Jose Flores-Cortes (Developer). The traffic study was prepared in accordance with the County of Del Norte and Caltrans requirements and guidelines presented in the Institute of Transportation Engineers' (ITE) *Traffic Access and Impact Studies for Site Development*. The TIS includes TMC, AM and PM Peak count data taken in accordance with the Caltrans Guide to Preparation of Traffic Studies.

The proposed project proposes to add 16 new bungalows (rental units) to a site with 8 existing bungalow units. The owner is submitting an application for Zone Reclassification from C2 and R3 to PC (Planned Community) for Multi Use Residential. The proposed new units have new structural and architectural details. Site work will also include water and sewer utilities and other improvements. The project scope includes 4 phases of construction improvements over a 2month period.

The proposed site is the location along west side Northcrest Drive just north of Washington Blvd and south of East Adams Avenue. The project is surrounded by a mix of light commercial and industrial uses. The site entrance will be directly off Northcrest Drive (existing) across from a vacant lot. The traffic impact study included the following study intersections based on the Caltrans Preparation of Traffic Studies and the request and requirements of the Del Norte County Environmental Review and Lot Split Committee Recommendation Item #4 dated 8/10/2018.

- Northcrest Drive and Washington Blvd.
Turning Movements - Ingress/Egress to
project site @ Entrance E/W

Turning movements and AM and PM counts were conducted at the study intersection and the data was used to evaluate the Existing, 2018 Background and 2018 Total Traffic conditions. The study intersection(s) are generally expected to operate with a LOS C or better under Existing, 2018 Background and 2018 Total Traffic conditions. Northcrest Drive has current acceptable LOS C conditions and is built to the arterial configuration as noted in the County of Del Norte's General Plan, Transportation and Circulation Element within the Plan.

The traffic signal warrant analysis concludes that that existing traffic signals in place are sufficient for continued LOS and based on the 2018 study conditions.

I. Introduction

A. Project Background

The Developer, Mr. Jose Flores Cortes, has proposed to construct the multi-use bungalow project in 4 phases over a 2 month period after project commencement. The proposed site access is to stay in the current access location with upgrades and improvements per County of Del Norte Engineering Division design standards. The proposed project is expected to be built in 4 phases which will include water and sewer utilities and other infrastructure improvements.

The final study intersections and turning movements for this project site were developed from Del Norte County Planning Staff and the Environmental Review / Lot Split Committee. The proposed project have included these requirements within this TIS to determine the full impacts of the completed project.

The major tasks completed for this study include:

TMC, AM/PM Peak at the following study intersections:

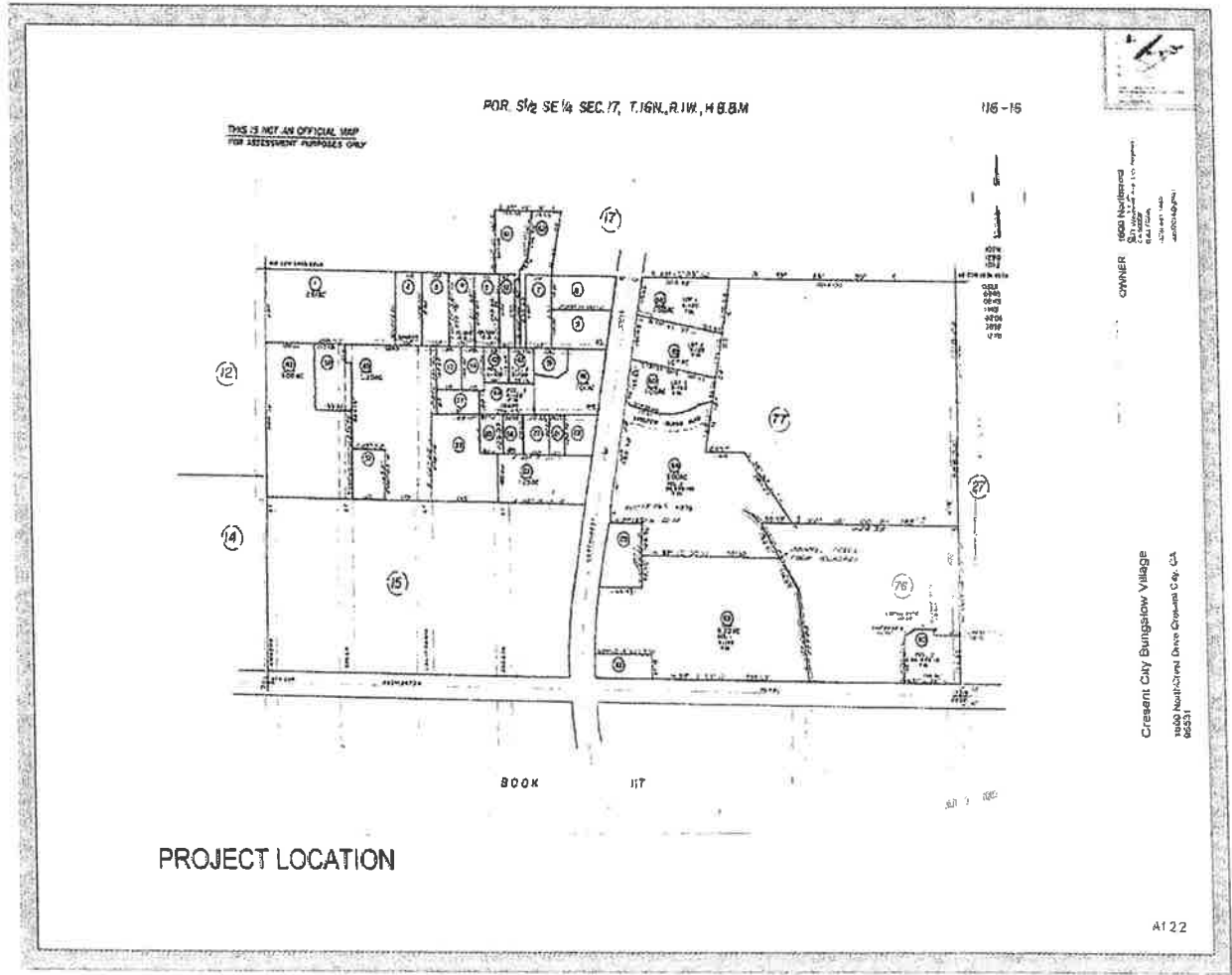
- Northcrest Drive at entrance Ingress/Egress
- Northcrest Drive and Washington Blvd,
- Existing conditions assessment of key features including;
 - Pavement condition,
 - Posted speed limits,
 - Number, use, and width of lanes

B. Project Area

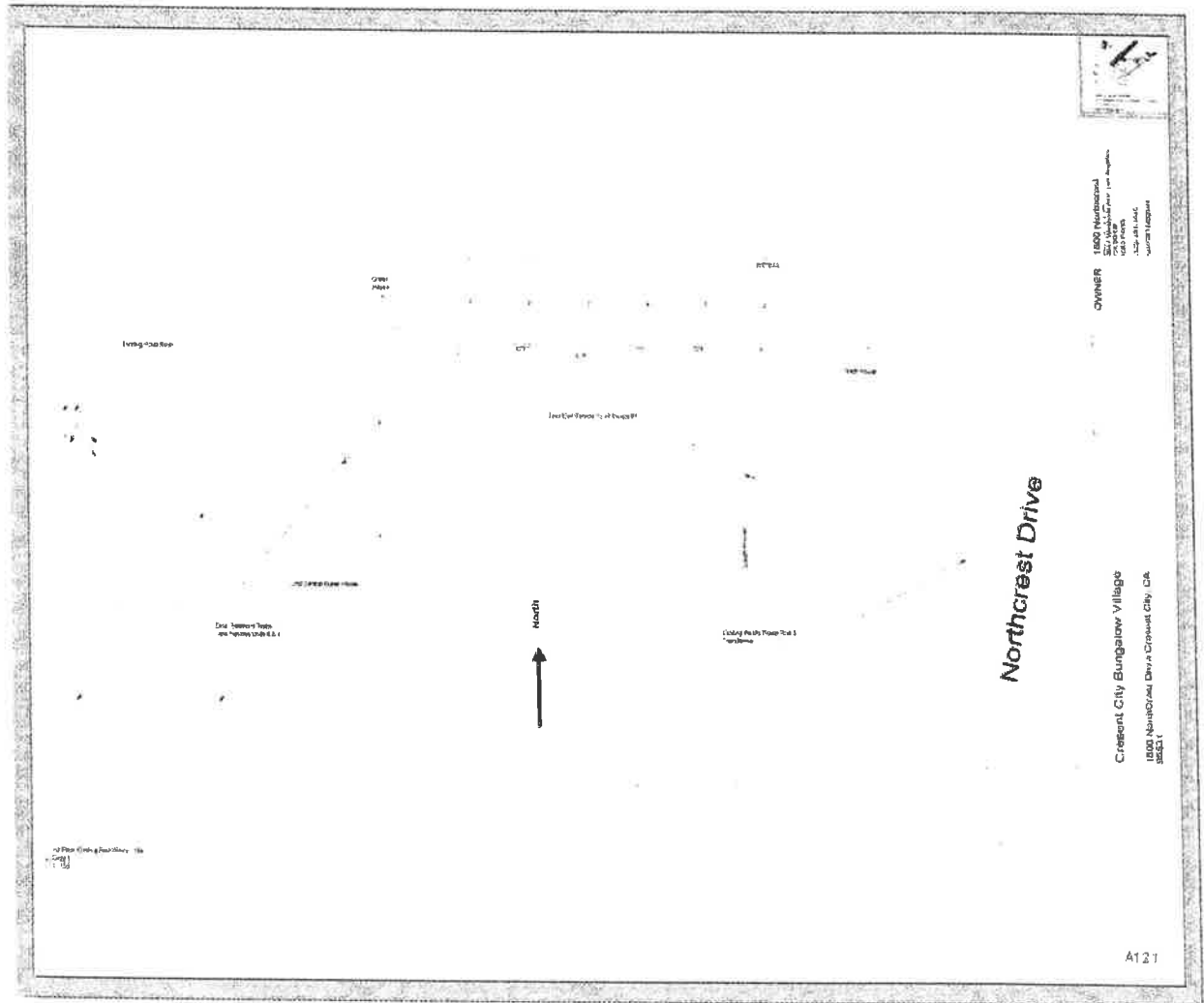
The proposed site access for the project is just north of Washington Blvd, at the current driveway and approach. See **Figure 1** for a location map showing the proposed site location and the study intersections. The existing land uses in the area consist of light industrial uses, and commercial uses. Among those uses are self storage facilities, small gas station (76) to the south, A wellness center, mobile park uses, vacant lots, and mixed residential uses. There is a restaurant at the intersection of Washington Blvd and Northcrest Drive. The nearest traffic signal is located at Washington Blvd. and Northcrest Drive.

Traffic Impact Study
Crescent City Bungalow Village

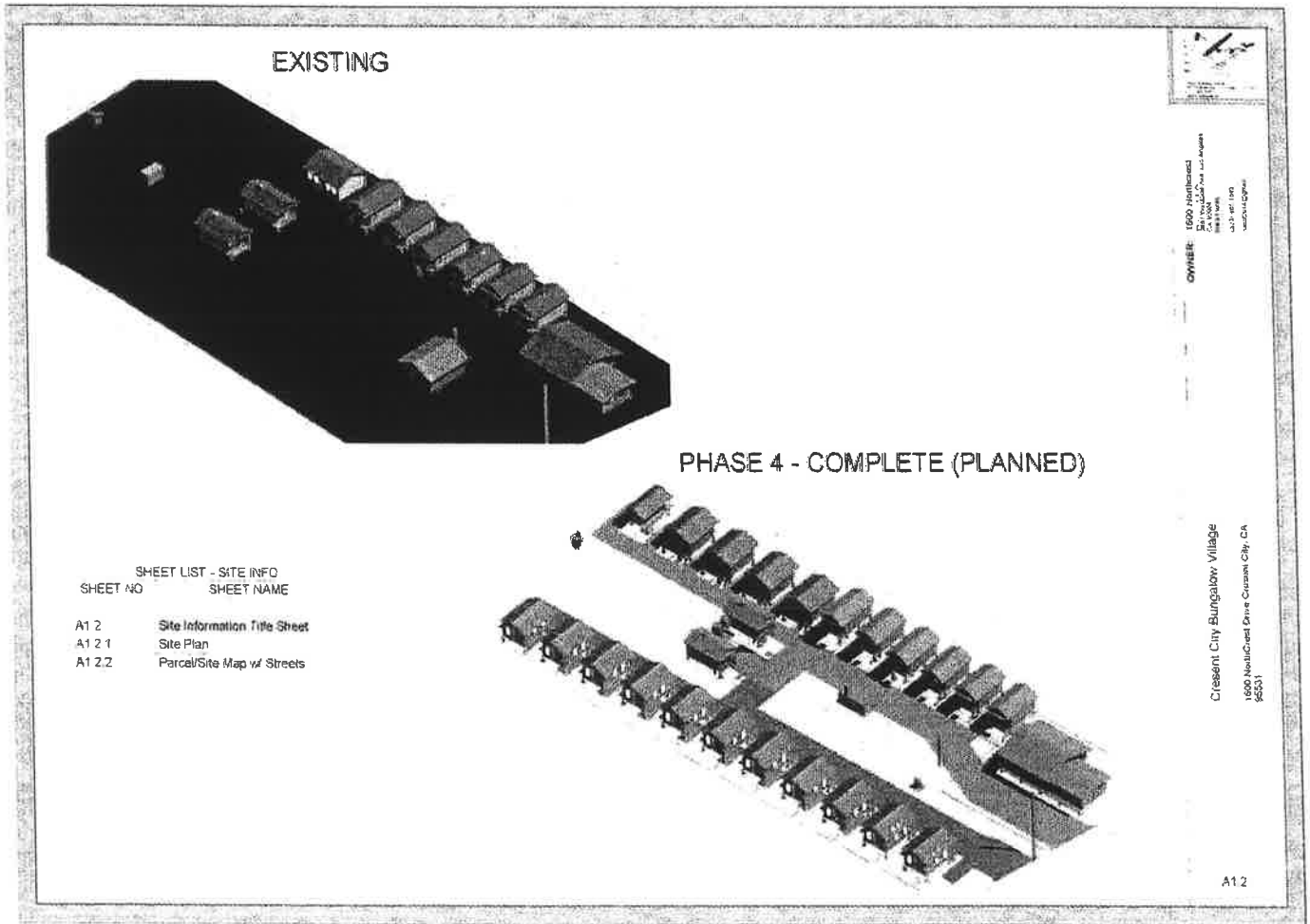
Jose Flores Cortes
Crescent City, CA
August 2018



- **PROJECT LOCATION - ASSESSOR INFORMATION**



• **EXISTING PROJECT SITE PLAN**



- **FINAL PROJECT SITE PLAN (PHASE 4 COMPLETE)**

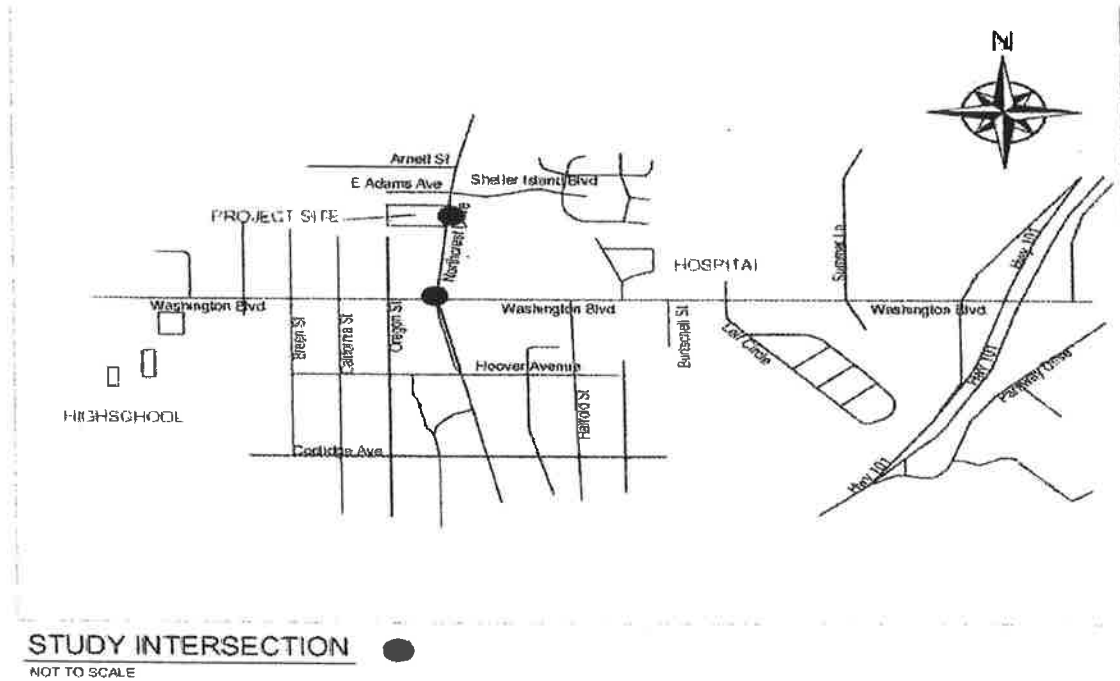


Figure 1: Study Area

II. Existing Conditions

A. Existing Roadway Characteristics

Northcrest Drive is a four-lane, center lane divided arterial roadway with no authorized on street parking. Northcrest Drive is designated as a Urban Arterial 80 to 100 foot right of way. The road is approximately is approximately 100 feet wide with 2 - 12 foot travel lanes in each direction. The posted speed on Northcrest Drive north of Washington Blvd is 40 miles per hour (MPH).

Washington Blvd consists of a two-lane (car) and two-lane(bucycle) center lane divided arterial roadway between Hwy 101 and Arlington Drive with 2 - 12 foot lanes and a posted speed limit of 35 MPH.

The entrance to the project is private driveway that will be constructed per the County's requirements for road and off-site improvements.

Figure 2 contains the existing lane use and traffic control for the study intersections.

Vehicle-Miles of Travel:

The amount of Vehicle-Miles of Travel (VMT) throughout the county has not changed significantly in recent years. The most recent estimate prepared for 2008 indicates a total of 158.3 million vehicle-miles were traveled on state highways in Del Norte County (Caltrans). Historical data indicates that since 1998, this figure has increased only 0.2 percent over the past 10 years, when the total vehicle-miles traveled totaled 157.9 million. In general, VMT has fluctuated, showing a pattern of increases and decreases throughout the past ten years. To date, VMT has fluctuated between a high of 164.5 million miles in 2006 and a low of 131 million miles in 2003.

County Roadways:

County maintained roads which are classified as minor arterials or major collectors include: Washington Blvd., Lake Earl Drive, Elk Valley Road, Fred Haight Drive, Ocean View Drive, South Fork Road, Elk Valley Cross Road and Klamath Blvd.

Pavement Conditions:

A Roadway Needs Study for the County of Del Norte was conducted in 2008. Pavement conditions data was collected using methodology developed for the MicroPaver pavement management system and input into the County’s pavement management software, CarteGraph. Approximately 192 miles of county roadways were surveyed. The study cited the following findings:

County of Del Norte 2011 Regional Transportation Plan

The average Pavement Condition Index (PCI) for county roadways is 69.19 out of 100;

- 39 percent of roadways received a rating of “Excellent” and require only routine maintenance;
- 13 percent of roadways were rated “Very Good” and require routine maintenance;
- 26 percent of roadways received a rating of “Good” and require routine maintenance and minor chip seals;
- 17 percent of roadways received a “Poor” rating and require chip seals, overlays, and possibly rehabilitation or reconstruction;
- 5 percent of roadways were received a “Very Poor” rating, and require major chip seals, major overlays and possibly rehabilitation and reconstruction.

As 80 percent of county roadways are above the “Poor” rating and require only routine maintenance, it is important to develop a regular maintenance program to avoid costly future roadway rehabilitation, if maintenance is ignored. Long term recommendations cited in the study include: 1) Develop the required pavement management plan; 2) Establish system for prioritizing projects and 3) Establish policies for maintenance, reconstruction and funding.

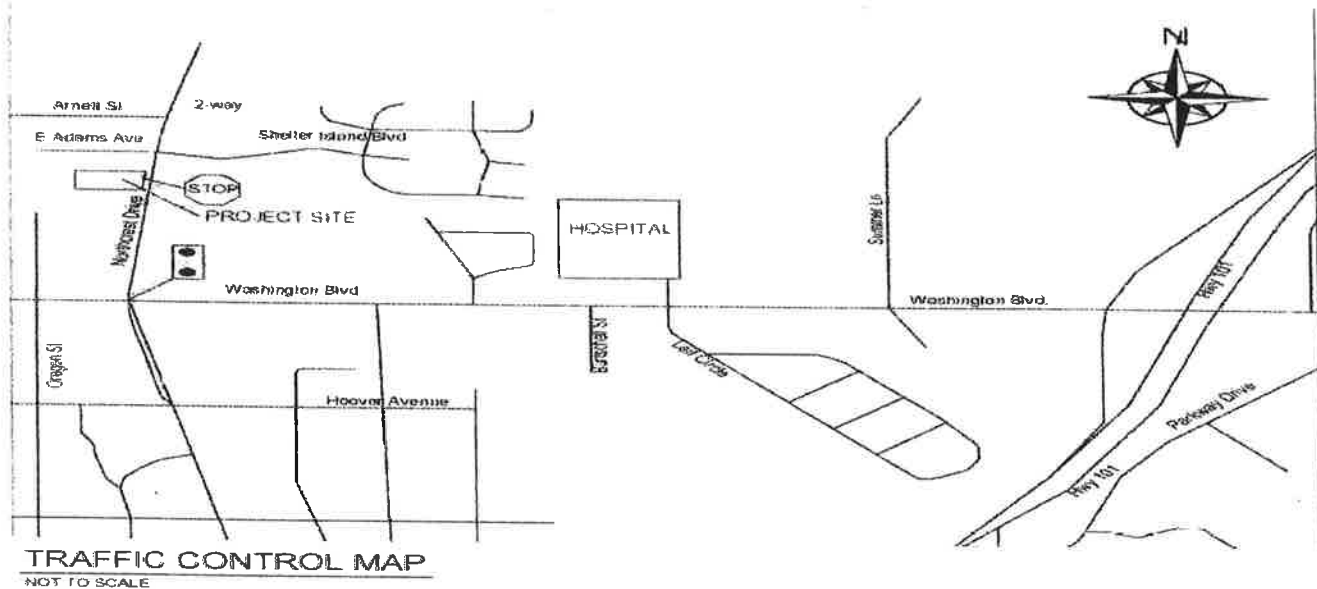


Figure 2: Existing Lane Use and Traffic Control

II. Existing Conditions

B. Land Use / Accessibility

The current project site consists of 9 bungalow units and 2 smaller house units. The project site is currently zoned as C2 for commercial use. The new application is requesting a zone change amendment to PC for planned community mixed use residential. The surrounding land uses range from mixed use residential to light commercial/industrial. The County of Del Norte General Plan designations for land use and zoning was used to interpret traffic data and trip calculations from neighboring site locations.

III. Background Traffic Volumes

A. Existing Traffic Volumes

Turning Movement Counts (TMC) were conducted on August 28, 2018 (Wednesday) from 6:30 AM to 9:30 AM and 4:00 PM to 7:00 PM for the intersections of Northcrest Drive and Washington Blvd. A 24 hour count was conducted at project entrance (ingress/egress) from north and south Northcrest Drive. TMC Data was conducted at all the test intersection locations for a 12 hour duration from 6:30 AM to 7:30 PM. The TMC data was used to determine the morning and evening peak hour for each study intersection to be used for the traffic impact study. The AM peak hour generally occurs between 7:30 and 8:30 AM and the PM peak hour generally occurs between 4:30 PM and 5:30 PM. The TMC data is provided in **Figure 3** which shows the 2018 AM and PM peak hour traffic volumes.

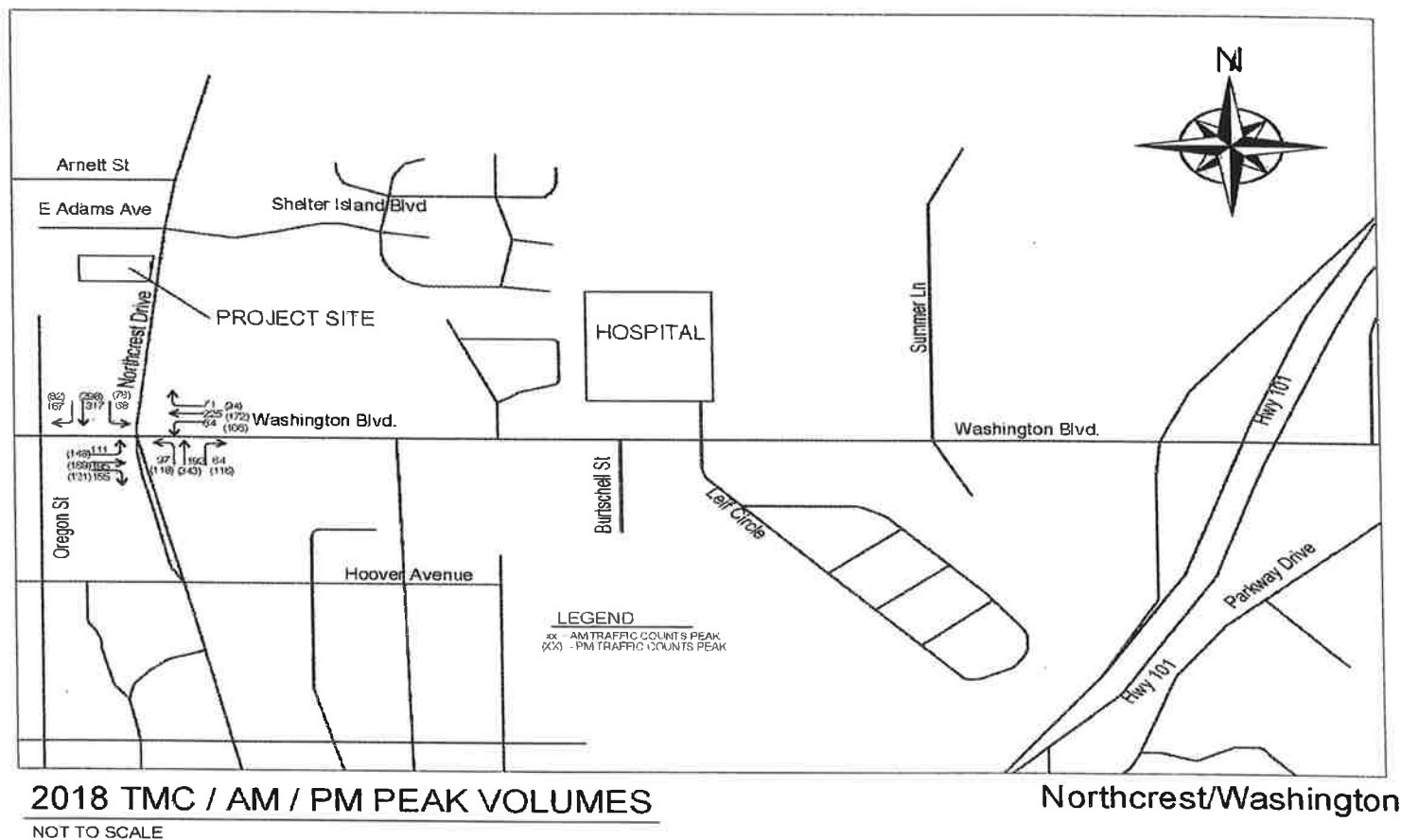


Figure 3: 2018 AM and PM Peak Hour Volumes

B. Background Traffic Volumes

It is anticipated that the proposed project will be completed and in full use within 2 months of the start of the construction schedule. The project assumes a two percent background growth rate in the study area (Reference - Del Norte General Plan). No new additional developments were identified to add to the study at the time of preparation of this TIS. The background growth rate was applied to the Northcrest Drive through volumes and the turning movements to and from Washington Blvd. It was assumed that the vacant lots on Northcrest and adjacent vacant parcels would develop as there intended zoning classifications as listed in the County of Del Norte General Plan. The background 2018 traffic volumes are shown in **Figure 3**.

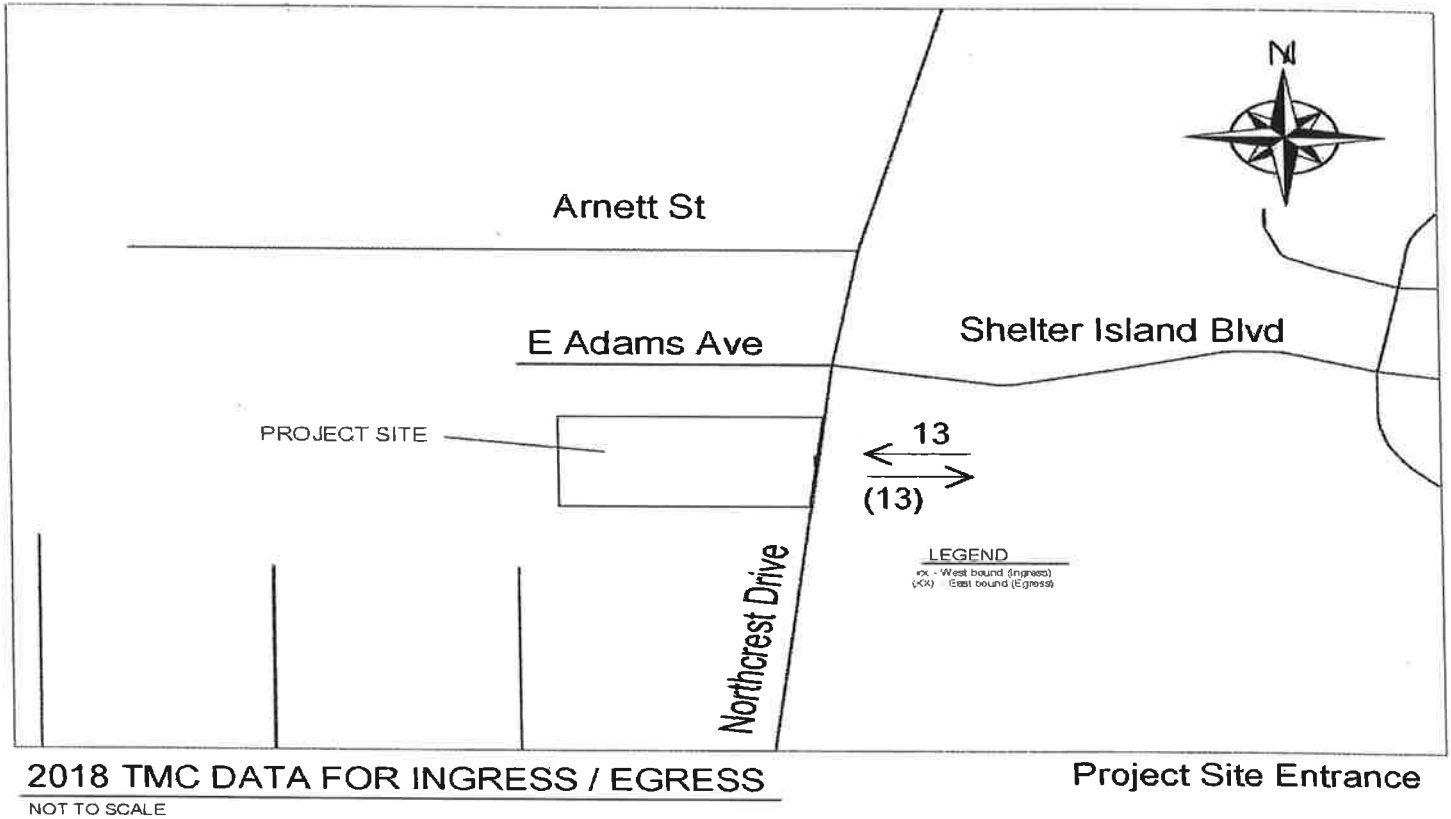


Figure 4: 2018 TMC DATA ingress/egress - Project Entrance

C. Total Traffic Volumes

The proposed project is expected to be a rental based property. This would be similar to other rental properties located in the area. The Institute of Transportation Engineers (ITE) Trip Generation 9th Edition was used to estimate the projected number of trips to be generated by similar mixed use commercial properties (motel/hotel/rental property). The single access point to the project would be at the current location and would be stop controlled before access is allowed to Northcrest Drive. The project will include a newly constructed southbound right turn pocket into the project site to reduce issues along Northcrest Drive or approved substitution from the County Engineering Department.

The project is expected to generate up to 52 AM peak hour trips and 48 PM peak hour trips based on full occupancy and seasonal use. This data is compiled by assumed growth with the specific project type of the actual use of the project added with the 2018 ingress and egress data counts that were obtained for a 24 hour period of time. See Table 1 for 2018 information and Project related traffic generated data.

No local rates for this type of development were supplied by the County's General Plan. Using information provided from the project development, it was assumed that the trip distribution would result in approximately 55 percent of the trips traveling to and from the project site would be generated from the north/south along Northcrest Drive and 45% from the east/west along Washington Blvd. The assumed distribution of these trips and rates along those corridors is derived from the Hwy 101 corridor and local land uses. The data for the major arterial roads and highways is provided from Caltrans Traffic Data Counts 2016 and from the County Commission Traffic Data Reports from 2011.

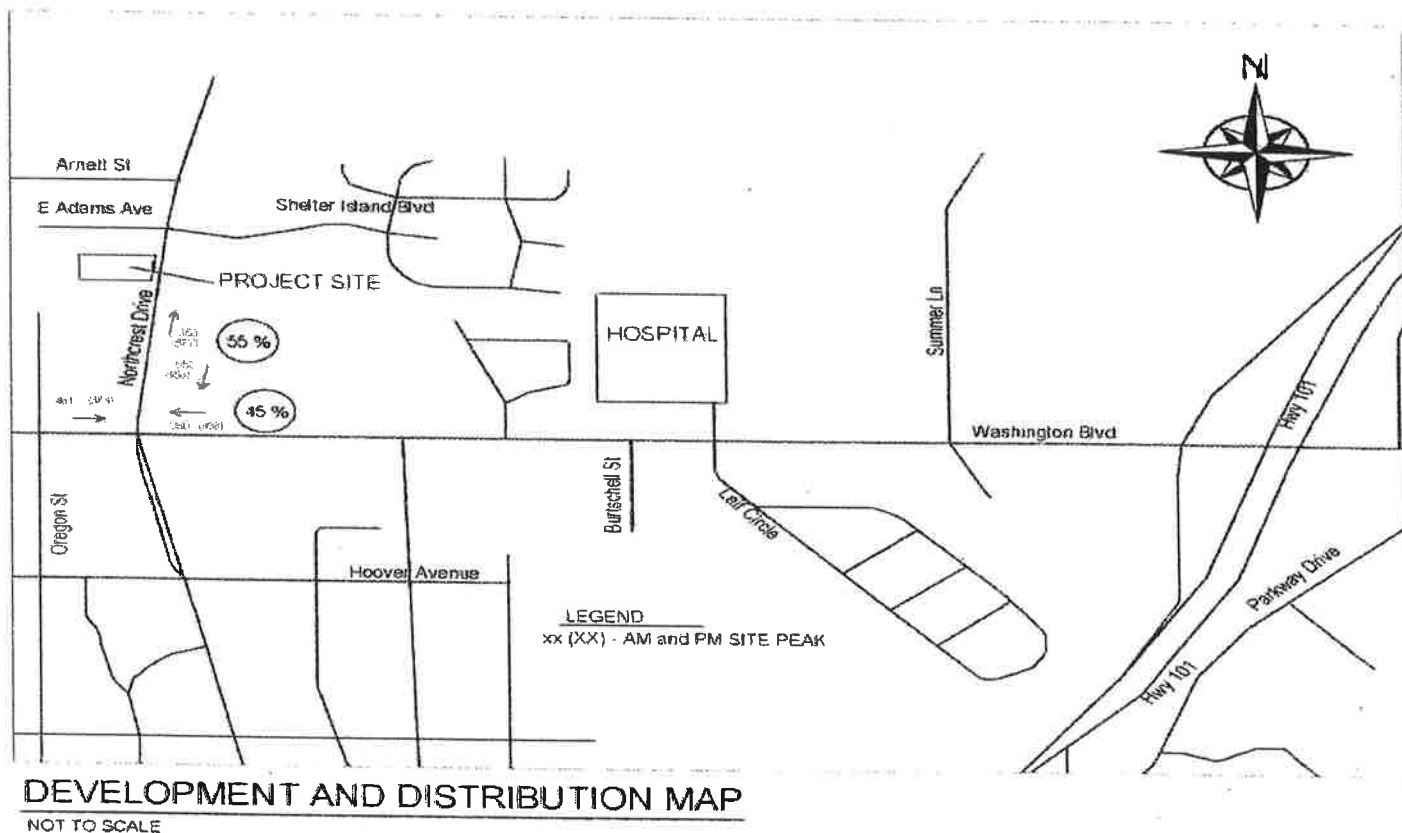


Figure 5: 2018 Trip Generated Development and Distribution

D. Capacity Analyses

Intersection capacity analyses were performed using the existing traffic volumes for the study intersections using the 2010 Highway Capacity Manual Methodology.

A capacity analysis is an objective assessment of the operation of an intersection based on a number of factors including peak hour traffic volumes, number of lanes, use of lanes, presence of parking, presence of trucks and approach grades. The result of the capacity analysis is level of service (LOS) which ranges from A (best) to D (minimum desirable) to F (failing or breakdown). The intersection of Northcrest Road and Washington Blvd is currently are operating with LOS C or better on all approaches under existing conditions.

To provide a clear picture on the future traffic flow conditions along Northcrest Drive at the project site, the forecasting methodology and traffic flows were summarized in Table 1.

Traffic Forecasts for Crescent City Bungalow Village adopted in this TIS

Year / Scenario	Weekday AM Flows	Weekday PM Flows	Sunday AM Flows	Sunday PM Flows	Remarks
2018 Existing (without Crescent City Bungalow Village)	811	1129	283	395	Obtained from traffic survey
Crescent City Bungalow Traffic Generation	52	48	36	31	From adopted trip rates
2018 Design (with Development)	863	1177	319	326	2018 Reference + Development
2030 Design	992	1353	366	374	15% growth assumed with new development from 2020 to 2030 (Del Norte GP Forecast)

Note: The unit of all flow numbers in the table is trips or pcu/hr.

Table 1: Future Traffic Conditions @ Northcrest Blvd / Project Site

IV. Conclusions and Recommendations

The results of the traffic impact study for the proposed Crescent City Bungalow Village Project indicate that traffic is generally expected to operate at acceptable levels of service with the construction of the project. There are no current operational deficiencies at the study intersections related to or unrelated to this project. The background traffic and total traffic conditions result in acceptable levels of service at all the study intersections with the implementation of the project.

The majority of site-generated traffic would use Northcrest Drive North and South to Washington Blvd and to Hwy 101. At this time there is no proposed mitigation to add to the subject area intersections with implementation of the project, with the exception of an added southbound turn pocket on Northcrest Drive at the project entrance and leading up to the entrance. The current center lane (turning lane northsouth) configuration allows for northbound traffic to enter the project site safely without any interruption of LOS service on northbound Northcrest Drive.

APPENDICES A

Traffic Data Service

San Jose, CA
 (408) 622-4787
 tdsbay@cs.com

File Name : 1AM FINAL
 Site Code : 0000001
 Start Date : 8/28/2018
 Page No : 1

Groups Printed- Vehicles

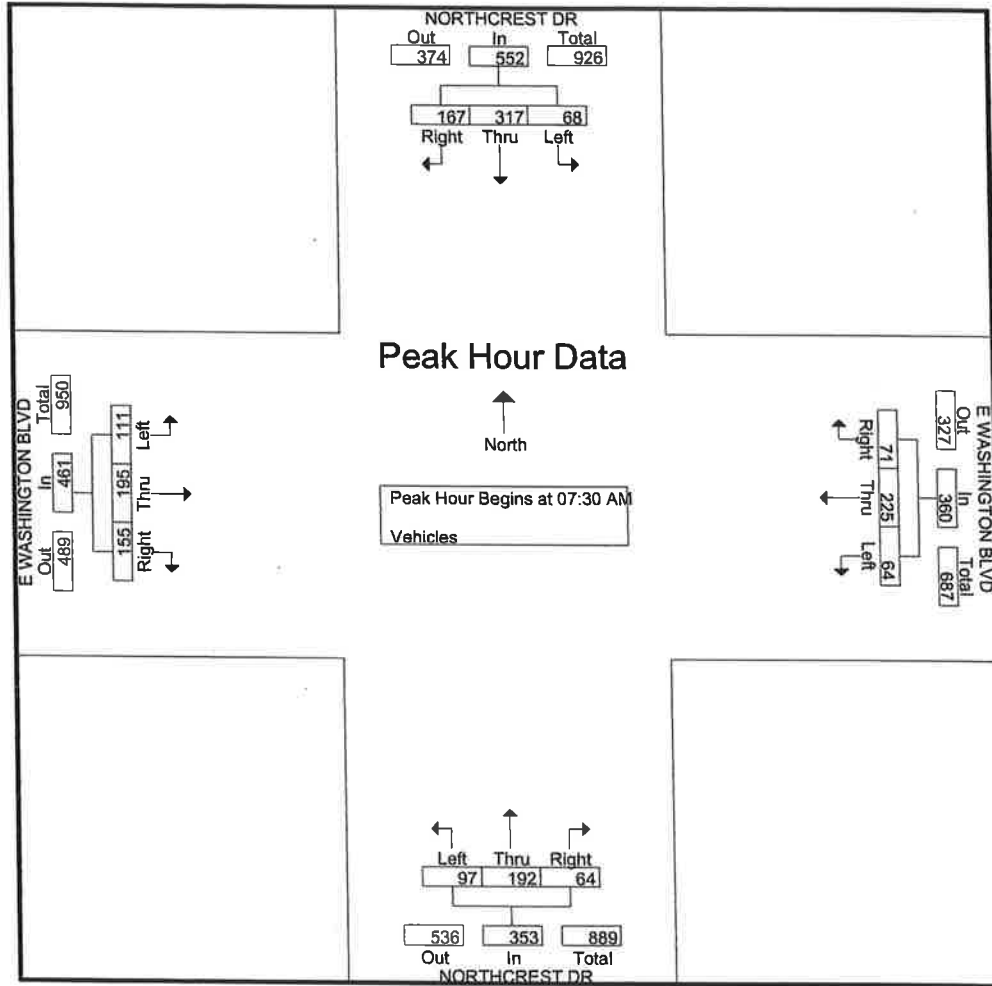
Start Time	NORTHCREST DR Southbound					E WASHINGTON BLVD Westbound					NORTHCREST DR Northbound					E WASHINGTON BLVD Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	15	39	6	3	63	8	27	7	0	42	6	14	11	0	31	7	30	12	0	49	185
07:15 AM	20	47	10	4	81	10	37	10	1	58	11	37	9	1	58	19	31	18	3	71	268
07:30 AM	58	76	14	2	150	21	69	16	3	109	12	49	29	2	92	44	50	27	1	122	473
07:45 AM	64	105	19	4	192	25	87	14	0	126	22	69	40	1	132	43	70	44	1	158	608
Total	157	267	49	13	486	64	220	47	4	335	51	169	89	4	313	113	181	101	5	400	1534
08:00 AM	27	88	18	0	133	13	38	15	0	66	17	44	13	0	74	44	51	28	0	123	396
08:15 AM	18	48	17	2	85	12	31	19	1	63	13	30	15	0	58	24	24	12	1	61	267
08:30 AM	19	47	14	0	80	15	24	18	1	58	31	33	17	0	81	21	29	13	2	65	284
08:45 AM	15	56	23	0	94	15	28	22	0	65	21	34	15	0	70	18	26	8	1	53	282
Total	79	239	72	2	392	55	121	74	2	252	82	141	60	0	283	107	130	61	4	302	1229
Grand Total	236	506	121	15	878	119	341	121	6	587	133	310	149	4	596	220	311	162	9	702	2763
Apprch %	26.9	57.6	13.8	1.7		20.3	58.1	20.6	1		22.3	52	25	0.7		31.3	44.3	23.1	1.3		
Total %	8.5	18.3	4.4	0.5	31.8	4.3	12.3	4.4	0.2	21.2	4.8	11.2	5.4	0.1	21.6	8	11.3	5.9	0.3	25.4	

Start Time	NORTHCREST DR Southbound				E WASHINGTON BLVD Westbound				NORTHCREST DR Northbound				E WASHINGTON BLVD Eastbound				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	58	76	14	148	21	69	16	106	12	49	29	90	44	50	27	121	465
07:45 AM	64	105	19	188	25	87	14	126	22	69	40	131	43	70	44	157	602
08:00 AM	27	88	18	133	13	38	15	66	17	44	13	74	44	51	28	123	396
08:15 AM	18	48	17	83	12	31	19	62	13	30	15	58	24	24	12	60	263
Total Volume	167	317	68	552	71	225	64	360	64	192	97	353	155	195	111	461	1726
% App. Total	30.3	57.4	12.3		19.7	62.5	17.8		18.1	54.4	27.5		33.6	42.3	24.1		
PHF	.652	.755	.895	.734	.710	.647	.842	.714	.727	.696	.606	.674	.881	.696	.631	.734	.717

Traffic Data Service

San Jose, CA
(408) 622-4787
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File Name : 1AM FINAL
Site Code : 00000001
Start Date : 8/28/2018
Page No : 2



Traffic Data Service

San Jose, CA
 (408) 622-4787
 tdsbay@cs.com

File Name : 1PM FINAL
 Site Code : 0000001
 Start Date : 8/28/2018
 Page No : 1

Groups Printed- Vehicles

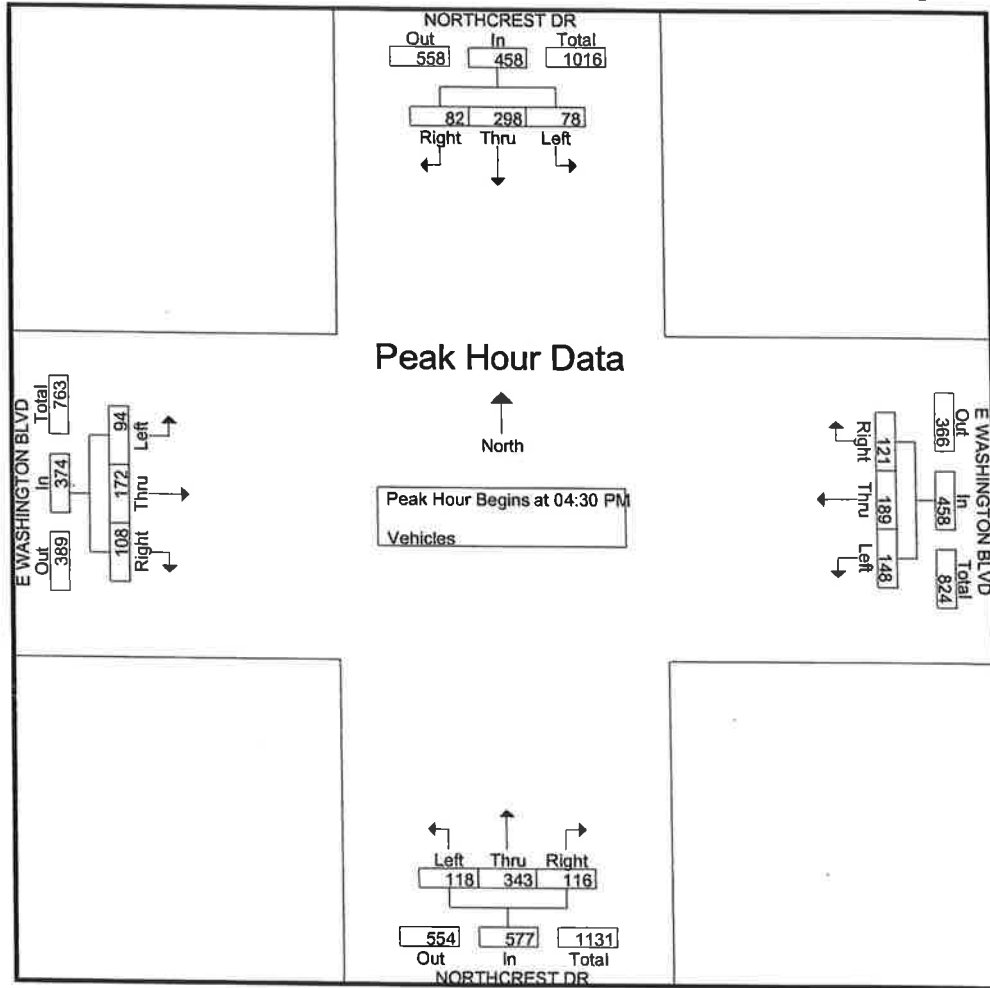
Start Time	NORTHCREST DR Southbound					E WASHINGTON BLVD Westbound					NORTHCREST DR Northbound					E WASHINGTON BLVD Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	18	78	18	0	114	33	31	30	0	94	21	68	21	0	110	23	30	27	0	80	398
04:15 PM	13	76	22	3	114	27	33	41	2	103	26	59	24	0	109	27	33	21	0	81	407
04:30 PM	13	60	16	3	92	35	39	41	2	117	31	69	23	1	124	30	32	29	0	91	424
04:45 PM	27	94	14	4	139	26	55	30	5	116	27	75	39	0	141	30	35	20	1	86	482
Total	71	308	70	10	459	121	158	142	9	430	105	271	107	1	484	110	130	97	1	338	1711
05:00 PM	25	81	23	2	131	32	54	51	0	137	36	116	25	0	177	32	52	28	0	112	557
05:15 PM	17	63	25	6	111	28	41	26	1	96	22	83	31	0	136	16	53	17	0	86	429
05:30 PM	15	54	27	1	97	25	34	21	1	81	34	71	14	0	119	16	35	10	0	61	358
05:45 PM	14	66	11	3	94	24	36	21	0	81	20	54	19	0	93	15	20	9	1	45	313
Total	71	264	86	12	433	109	165	119	2	395	112	324	89	0	525	79	160	64	1	304	1657
Grand Total	142	572	156	22	892	230	323	261	11	825	217	595	196	1	1009	189	290	161	2	642	3368
Apprch %	15.9	64.1	17.5	2.5		27.9	39.2	31.6	1.3		21.5	59	19.4	0.1		29.4	45.2	25.1	0.3		
Total %	4.2	17	4.6	0.7	26.5	6.8	9.6	7.7	0.3	24.5	6.4	17.7	5.8	0	30	5.6	8.6	4.8	0.1	19.1	

Start Time	NORTHCREST DR Southbound				E WASHINGTON BLVD Westbound				NORTHCREST DR Northbound				E WASHINGTON BLVD Eastbound				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	13	60	16	89	35	39	41	115	31	69	23	123	30	32	29	91	418
04:45 PM	27	94	14	135	26	55	30	111	27	75	39	141	30	35	20	85	472
05:00 PM	25	81	23	129	32	54	51	137	36	116	25	177	32	52	28	112	555
05:15 PM	17	63	25	105	28	41	26	95	22	83	31	136	16	53	17	86	422
Total Volume	82	298	78	458	121	189	148	458	116	343	118	577	108	172	94	374	1867
% App. Total	17.9	65.1	17		26.4	41.3	32.3		20.1	59.4	20.5		28.9	46	25.1		
PHF	.759	.793	.780	.848	.864	.859	.725	.836	.806	.739	.756	.815	.844	.811	.810	.835	.841

Traffic Data Service

San Jose, CA
(408) 622-4787
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File Name : 1PM FINAL
Site Code : 0000001
Start Date : 8/28/2018
Page No : 2



APPENDICES B

Traffic Data Service -- San Jose, CA
Vehicle Counts

VehicleCount-1854 -- English (ENU)

Datasets:

Site: [1] 1600 NORTHCREST DR DRIVEWAY
Data type: Axle sensors - Paired (Class/Speed/Count)

Profile:

Included classes: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
Speed range: 0 - 100 mph.
Direction: West (bound), P = East, Lane = 0-16
Name: TDS
Scheme: Vehicle classification (Scheme F)
Units: Non metric (ft, mi, ft/s, mph, lb, ton)

*** Tuesday, August 28, 2018 - Total=13, 15 minute drops**

0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300		
0	0	0	0	0	0	0	0	1	0	1	2	1	1	1	3	1	2	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	1	1	0	0	0	0	0	0	0	0	0

AM Peak 1015 - 1115 (2), AM PHF=0.50 PM Peak 1600 - 1600 (3), PM PHF=0.75

Traffic Data Service -- San Jose, CA Vehicle Counts

VehicleCount-1855 -- English (ENU)

Datasets:

Site: [1] 1600 NORTHCREST DR DW
Data type: Axle sensors - Paired (Class/Speed/Count)

Profile:

Included classes: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
Speed range: 0 - 100 mph.
Direction: East (bound), P = East, Lane = 0-16
Name: TDS
Scheme: Vehicle classification (Scheme F)
Units: Non metric (ft, mi, ft/s, mph, lb, ton)

* Tuesday, August 28, 2018 - Total=13, 15 minute drops

0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	
0	0	0	0	0	0	0	1	0	0	1	2	0	1	2	3	1	1	1	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	1	0	0	0	0	0	0
0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	2	0	1	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	1	0	0	0	0	0	0	0	0

AM Peak 1015 - 1115 (2), AM PHF=0.50 PM Peak 1345 - 1445 (3), PM PHF=0.75

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Flores Rezone, General Plan Amendment and Use Permit for Planned Community

Lead Agency: Del Norte County Contact Person: Taylor Carsley
Mailing Address: 981 H Street, Suite 110 Phone: 707-464-7253
City: Crescent City Zip: 95531 County: Del Norte County

Project Location: County: Del Norte County City/Nearest Community: Crescent City
Cross Streets: 1600 Northcrest Drive north of Washington Boulevard Zip Code: 95531
Longitude/Latitude (degrees, minutes and seconds): 41 06 28 N / 124 02 02 W Total Acres: 1.25
Assessor's Parcel No.: 116-160-023 Section: 17 Twp.: 16N Range: 1W Base: HBM
Within 2 Miles: State Hwy #: 101 Waterways:
Airports: Del Norte County Regional Railways: Schools: DNHS, Bess Maxwell, M

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [X] Residential: Units 15 Acres
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [] Other:

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [] Land Use
[X] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Residential land use / Light Commercial and Multi-Family Residential zoning / General Commercial General Plan designation

Project Description: (please use a separate page if necessary)

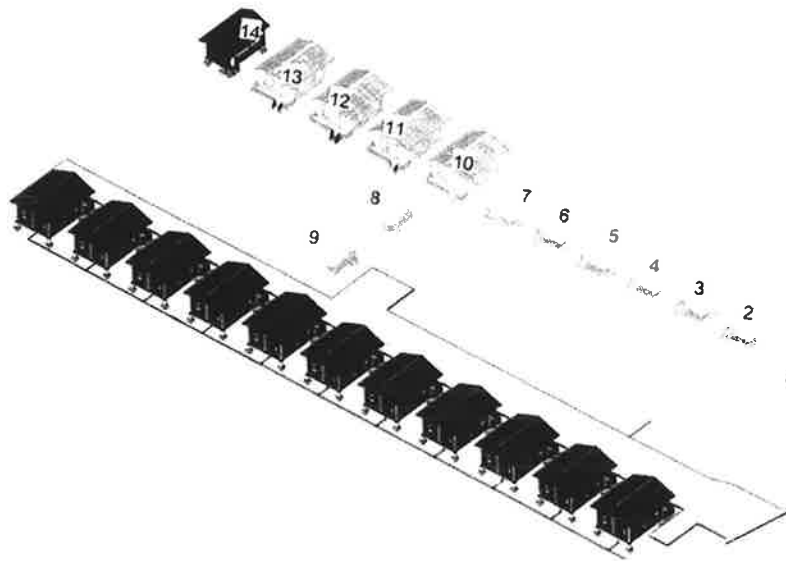
Project amends zoning to Planned Community, General Plan designation to Multi-Family Residential, and includes a Use Permit to implement the Planned Community zoning. Currently approximately 9 residential units exist on-site and are inconsistent with zoning and land use designations. Project would establish a Planned Community to develop additional multi-family residential studios for a full potential buildout of 24 units. The majority of residences would be designated as low-income units. The development would be served by public utility services.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Initial Study and Proposed Mitigated Negative Declaration

Flores Rezone, General Plan Amendment, and Use Permit

February 2019



Prepared By
Del Norte County
Community Development Department
Planning Division
981 H Street, Suite 110
Crescent City, California 95531

www.co.del-norte.ca.us

Project Information Summary

1. **Project Title:** Flores Rezone, General Plan Amendment, and Use Permit R1901 - GPA1901 - UP1906
2. **Lead Agency Name and Address:** Del Norte County
Community Development Department, Planning Division
981 H Street, Suite 110
Crescent City, CA 95531
3. **Contact Person and Phone Number:** Taylor Carsley
(707) 464-7254
4. **Project Location and APN:** 1600 Northcrest Drive, Crescent City, CA
116-160-023
5. **Project Sponsor's Name and Address:** Victorio Monteil
680 E. Colorado Blvd
Pasadena, CA 91106
6. **County General Plan Land Use:** General Commercial
7. **County Zoning:** Light Commercial (C2), High Density Multi-Family Residential (R3)
8. **Description of Project:**

The project consists of amending the zoning, land use designation, and issuing a Use Permit for a Planned Community on Northcrest Drive. The property is within the unincorporated Crescent City urban boundary and served by public sewer and water. The zoning is currently commercial and residential, and the land use is commercial. The proposed zoning would be Planned Community with an underlying land use of Multi-Family Residential. Surrounding sites are generally commercial in nature with residential properties behind the project area. The 1.25-acre property currently contains two houses and eight single-family studio bungalow units with undeveloped space. The applicant has completed basic repair and maintenance activities on the existing units, and connected to community water supply. The Planned Community would consist of the development of an additional 15 one-bedroom cottages to total 24 units on the property along with a common laundry room. Adequate parking would be developed on-site. The bungalows and cottages are proposed to be rented as low-income units. Buildout is proposed to occur in three phases.
9. **Surrounding Land Uses and Settings:** Commercial and residential
10. **Required Approvals:** Board of Supervisors
11. **Other Approval (Public Agencies):** N/A
12. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21.080.3.1? If so, has consultation begun?**

Native American tribes, traditionally and culturally affiliated with the project area have been notified of the project application completion and the beginning of the AB 52 consultation period pursuant to PRC §21.080.3.1.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Wildfire	<input type="checkbox"/> Mandatory Findings of Significance

Determination

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Taylor Carsley, Planner

2/22/2019
 Date

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1. Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a. No scenic vistas exist in the project area.
- b. No scenic resources exist in the project area.
- c. The project would not degrade the existing visual character or public views of the site and its surroundings. The project would involve the addition of dwelling units on a parcel surrounded by development within the Crescent City urban boundary of the County. The character of the surrounding area is commercial with residential areas located nearby.
- d. The property currently contains one single family residence with eight studio residential units which produce some amount of nighttime lighting as do other residential areas. The increase to a maximum of 24 residential units with a laundry building would indeed contribute to some nighttime lighting, but is expected to be less than significant through project design. The County requires that lighting be arranged so that no annoying glare is directed or reflected towards residences or residential districts. There is a residential use and residential zoning that exists around the property.

Mitigation Measure (1d): A condition shall be added to the Use Permit stating that lighting associated with the development of the parcel be designed to minimize light pollution including specific requirements that lighting be fully shielded and pointed downward

Timing/Implementation: Prior to final inspections of building permits

Enforcement: County Community Development Department

Monitoring: N/A

2. Agriculture and Forest Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a-d. No agriculture or forest resources exist on-site or nearby. The project is located within an urban area and will have no impacts on agriculture or forest resources.

3. Air Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- The project would have no impact on the implementation of the air quality plan administered by the North Coast Unified Air Quality Management District (NCUAQMD). The district has published a Particulate Matter Attainment Plan in 1995 in response to regional nonattainment status of the inhalable particulate matter (PM10). It should be noted that monitoring has not documented any local exceedance of the state PM10 standard in Crescent City as it has elsewhere in the NCUAQMD. This project would not be expected to have any impact on the implementation of bringing the district into attainment status of criteria pollutants which have not been exceeded in Del Norte County.
- The project would not result in a cumulative considerable net increase of any criteria pollutant. Del Norte County is an attainment area for particulate matter and all other criteria pollutants designated by state and federal standards (California Air Resources Board, 2016). The development of 15 additional multi-family residential units with a

laundry facility would contribute to some level of pollutant increase due to construction activities and energy usage of the units. However, this would be considered insignificant in terms of impacts due to the attainment status of the local area.

- c. The project involving a slight increase in short-term emissions as a result of a small-scale construction project would not be expected to expose sensitive receptors to substantial pollutant concentrations.
- d. The project involves the construction of 15 additional small residential studios, a laundry room, flat work including driveways and parking areas, and drainage improvements. While the development activities would be expected to generate some amount of dust and exhaust from work equipment, the resulting emissions would be less than significant in their impact to a substantial number of people. There are five residential properties bordering the project area while the surrounding area is commercial in nature. The residential permitted use after construction activities would not be expected to result in emissions affecting any amount of people.

4. Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a-f. The project is located on an urban lot currently developed with nine residential units, mowed, and heavily impacted by past development and usage. The parcel is sparsely vegetated, contains no sensitive habitat, or wetlands. Non-native and ornamental plant species are prevalent on-site. The project location is surrounded by urban uses so it cannot be considered a migratory corridor. The site has been reviewed by the Environmental Review Committee and

a determination has been made that no biological resources exist on-site. Accordingly, no impacts to biological resources will occur as a result of this project.

5. Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-c. No cultural resources are known to exist on-site. The project site is located in an urban area that has been impacted by ground disturbances and other urban activities for some time. A query of the County’s cultural resources database was searched and no historical, archeological, or other resources are known to exist on-site or nearby.

6. Energy

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project will provide for a Planned Community of new or rehabilitated housing subject to 2016 California Building Code, which requires more stringent energy conservation than the original construction standards or the existing units. Additionally, the units are subject to Title 24 energy efficiency standards which ensure compliance with state-adopted thresholds for residential insulation.
- b. This project does not conflict with nor obstruct a state or local plan for renewable energy or energy efficiency. All units will be developed in conformance with state and local building code.

7. Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects,				

including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project would not directly or indirectly cause substantial adverse effects involving earthquakes, strong seismic ground shaking, seismic-related ground failure including liquefaction, or landslides. The Planned Community is located on a flat urban parcel on the Crescent City coastal plain, which is not in proximity to a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist, nor is it in an area noted as subject to liquefaction or landslides.
- b. The Planned Community would not result in substantial soil erosion or the loss of topsoil. The property is not located on any hillslope and is not subject to the substantial erosive effects of development that can occur on steeper slopes.
- c. The project is not located on a geologic unit or soil that is unstable. According to the Natural Resources Conservation Service, the property contains Halfbluff-Tepona-Urban Land, 0 to 2 percent slopes within the project area.
- d. The project area is not located on expansive soil as defined in the 1994 Uniform Building Code.
- e. The property is served by the community sewer system and soils would have no impact on the disposal of wastewater.
- f. The project area is not known to contain a unique paleontological resource or geologic feature. The Planned Community would have no impact on these resources.

8. Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion of Impacts

- a. The project would not create significant impacts to the environment from GHG emissions. Some level of GHG would be emitted from construction activities associated with the development of 15 additional residential units, plus the use of those residences and associated daily activities. The North Coast Unified Air Quality Management District (NCUAQMD) has not yet adopted a plan, policy, or regulation for reducing GHG emissions, however, the state has adopted several regulations related to GHG emissions reduction. These include efforts to reduce tailpipe emissions and diesel exhaust produced by fuel-combustion engines. The development proposed would not generate GHG emissions in an amount that would have a significant impact on the environment.
- b. The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose or reducing GHG emissions.

9. Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project would not cause a hazard to the public through the routine transport, use, or disposal of hazardous materials. This is a residential Planned Community project that would not involve hazardous materials.

- b. The project would not cause a hazard to the public or environment through reasonably foreseeable accident conditions involving the release of hazardous materials into the environment. This residential Planned Community is unlikely to involve the use of hazardous materials.
- c. The project would not create hazardous emissions or require the handling of hazardous waste. No impacts would occur to schools within one-quarter mile for this residential Planned Community.
- d. This project is not located on a site which is included on any list of hazardous materials sites.
- e. This project is located within two miles with Del Norte County Airport (Jack McNamara Field), which has adopted an Airport Land Use Compatibility Plan (ALUCP). Additionally, the project is within the Airport Influence Area but outside of future noise contours that have yet to be established by the ALUCP. The project would create a residential Planned Community made up of single-story residential units over one mile from the airport property. Given the fact that the ALUCP estimates future areas for noise contours well outside of the project area, and that the project is relatively minor in only establishing 24 residential units, no impacts would occur with airport land use compatibility.
- f. This project establishes 24 multi-family residential units in proximity to commercial and residential zones within the Crescent City urban boundary. The project also fronts and directly accesses Northcrest Drive, an urban arterial route with close access to US Highway 101. No impacts are expected to occur in regard to interference with any emergency response plan.

10. Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional source of polluted runoff; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project would not violate any water quality standards or waste discharge requirements. The Planned Community would consist of multi-family residential units with no commercial uses that would contribute to degradation of ground water quality.
- b. The project would not decrease groundwater supplies or interfere with groundwater recharge rates. The Planned Community would utilize community water service that sources water from the Smith River.
- c.i. The project would not result in substantial erosion or siltation on-site.
- c.ii. The project involves not only the construction of 15 additional residential units, but access driveways, parking areas, and other flat work which would contribute to an increase in area of impermeable surfacing on-site. This could increase surface runoff to some degree due to a reduced ability of the infiltration of precipitation into the ground. A reduced area available for water infiltration could lead to on-site and off-site flooding if not mitigated. No stormwater systems exist nearby to capture runoff exiting the property. The applicant would be required to address this by implementing engineered stormwater retention features on-site. The application includes preliminary plans for installing retention devices on-site to make up for the increase of impermeable surfacing. These initial submittals have not yet been approved by the County Engineering Division, and may need adjusting in order to be acceptable as mitigation to the Division. Mitigation in the form of Use Permit conditioning to ensure that a drainage plan is submitted for the review and approval by the Division would ensure that impacts related to surface runoff and flooding would be considered less than significant.

Mitigation Measure (10c.ii): The Use Permit shall include conditioning that requires the applicant to submit final engineered plans for the review and approval by the County Engineering Division for the on-site retention of stormwater and runoff prior to issuance of the permit.

Timing/Implementation: Prior to issuance of the Use Permit

Enforcement: County Engineering Division, and Planning Division

Monitoring: N/A

- c.iii. As discussed in c.ii., the project would add an increased amount of impermeable surfacing which could increase stormwater runoff on- and off-site without appropriate mitigation incorporated into the project. Northcrest Drive and adjacent county roads south and west of the property do not contain improved stormwater drainage systems, so drainage systems would have to be located on-site to ensure off-site impacts do not occur. As mentioned above, the applicant has submitted preliminary on-site stormwater retention plans to reduce the amount of runoff water available to create impacts on-or off-site. These plans are preliminary and have not yet been accepted by the County Engineering Division as mitigating all impacts related to runoff water exceeding the capacity of the non-existent local stormwater drainage systems. As such, incorporated mitigation would include conditioning the Use Permit to require the applicant to submit engineered plans for the review and approval of the County Engineering Division prior to issuance. Mitigation 10c.iii matches that of 10c.ii since it will serve to reduce both potential impacts to a less than significant status.

Mitigation Measure (10c.iii): The Use Permit shall include conditioning that requires the applicant to submit final engineered plans for the review and approval by the County Engineering Division for the on-site retention of stormwater and runoff prior to issuance of the permit.

Timing/Implementation: Prior to issuance of the Use Permit

Enforcement: County Engineering Division, and Planning Division

Monitoring: N/A

11. Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The proposed project would not physically divide an established community. The areas surrounding the project site are mixed use, with commercial and residential uses. Further, this project would not effectively change the current use of the property. The project does not affect access into another neighborhood, community, or adjacent properties. No impacts to division of communities would occur as a result of this project.
- b. This project would not cause any impacts related to a conflict with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental impact. The property is currently used residentially, with approximately eight existing residences on-site. The rezone, land use designation amendment, and use permit would allow for the expansion of the existing community on-site, and ensure consistency between land use and zoning, which is currently not the case.

12. Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-b. No mineral resources are known to exist on site, which is an urbanized parcel located on a coastal plain generally known not to contain mineral resources.

13. Noise

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

airport, would the project expose people residing or working in the project area to excessive noise levels?				
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Discussion of Impacts

- a. While the project would not be expected to generate substantial temporary or permanent increases in noise levels in the vicinity, the project itself involves the construction of multi-family residential development that is considered “noise sensitive” in the Del Norte County General Plan. New sensitive land uses such as multi-family residential development is required to be protected from exposure to excessive noise. This project site is located adjacent to Northcrest Drive, an urban arterial road that is a busy north-south thoroughfare and a stationary noise producer.

The General Plan establishes that residential uses should be buffered from noise levels in excess of 62 Ldn (Day Night Average Sound Level). Table 2-1 in Chapter 2 of the General Plan establishes that a 293-foot buffer is necessary from the centerline of Northcrest Drive (actually noted as Lake Earl Drive between Washington Boulevard and Blackwell Lane in Table 2-1) to reach the 65 Ldn contour. The subject property is approximately 325 feet wide on the south property line, where the majority of the new units are expected to be constructed. As such, a 293-foot buffer of residential construction from the centerline of Northcrest Drive is impractical and unsuitable for the full buildout, much less any addition of residential units on the subject property. It is worth noting that the majority of the property inside of areas that experience more than 65 Ldn is currently zoned Multi-Family Residential. To maintain consistency with the General Plan, and to meet the intent of its policies that call for a reduction of residential exposure to stationary noise levels, the Planned Community Use Permit could address this through mitigation. Ways to mitigate for the exposure to noise levels in excess of General Plan standards could include the design of residential units to incorporate recognized construction materials that reduce indoor noise levels.

Mitigation Measure (13a): A condition shall be added to the Use Permit for the Planned Community advising the siting of a noise sensitive use within an area of outdoor noise levels in excess of that recognized as compatible in the General Plan. A condition shall be added to the Use Permit that requires the developer to incorporate design features and/or construction materials in the new residential units that are designed for and recognized to reduce exposure to noise levels within 293 feet of the centerline of Northcrest Drive.

Timing/Implementation: During plan check of the building permits, consistency with the Use Permit and the mitigating condition would be contained in the plans prior to issuance.

Enforcement: Building Inspection Division, Planning Division

Monitoring: N/A

- b. The project would not generate any excessive groundborne vibration or noise levels. The development of up to 15 additional residential units, plus a laundry facility and related construction activities would generate some amount of temporary noise increases above existing ambient levels, but they would be less than significant in their duration and effect on surrounding commercial or urbanized residential uses.
- c. While the project is located within two miles of an airport and is within the scope of the Del Norte County Airport Land Use Compatibility Plan, no noise contours have yet been established that exist on or over the project site. Further, the project site is located completely outside of estimated airport noise contours generated from the County General Plan in 2003. No noise impacts would occur from nearby airport activities on this project.

14. Population and Housing

Would the project:	Potentially Significant	Less Than Significant Impact	Less Than Significant	No Impact
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	Impact	with Mitigation Incorporated	Impact	
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project would not induce substantial unplanned population growth to an area, directly or indirectly. The addition of affordable housing in the county is an activity that is highly encouraged through recent state legislation and in the most recent 2015 update of the Housing Element of the General Plan. The addition of up to 14 affordable housing units located in an urban infill area would not impact the community through substantial growth that necessitates increased public services or extension of public infrastructure.
- b. The project would not displace people or housing. This project proposes the development of affordable residences that provides the community with increased housing.

15. Public Services

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project would not result in substantial adverse impacts associated with the need for new or altered governmental facilities and/or public services. The site is located in an urban area surrounded by commercial and residential uses. The project is in close proximity to police and fire protection services that already serve the property and surrounding uses. The addition of 14 additional residential units to the property would not substantially burden public parks or schools. The Del Norte Unified School District imposes school mitigation fees based on the square footage of new construction of residential units. This fee is paid to the District prior to issuance of the corresponding building permits. No impacts are expected to occur to public services in the community based on the scope and setting of the project site.

16. Recreation

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a. The project would increase the amount of residential units existing in the area by 15 to a total of 24. As such, a slight increase in the use of existing public parks could be expected to increase incrementally if housing is utilized by residents new to the area as opposed to those from within the area that are simply relocating nearby. As such, the project would be expected to have no impacts or very insignificant impacts to the ample open space and outdoor recreation facilities and areas that the County contains.
- b. The project does not propose recreational facilities at all. No impacts would occur as a result of new recreational facilities.

17. Transportation

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-d. This project would have no transportation-related impacts. A traffic impact study (TIS) was completed by DPR Enterprises that assesses potential impacts caused by the project to the nearby circulation system, including Northcrest Drive and Washington Boulevard. The TIS assessed turning movement counts and AM/PM peak traffic flows at certain study intersections. The TIS indicated that there are no operational deficiencies at the study intersections and that traffic would operate at acceptable levels of service as a result of the project. The project would not impact a program, plan, ordinance or policy addressing circulation systems. The project would not substantially increase design hazards or result in inadequate emergency access.

18. Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

No impacts to tribal cultural resources are anticipated as a result of this project. The project site is located in an urban area that has been impacted by ground disturbances and other urban activities for some time. A query of the County's cultural resources database was searched and no historical, archeological, or other resources are known to exist on-site or nearby. Additionally, a member of a local Native American tribe is represented on the Environmental Review Committee and no issues related to impacts as a result of this project were brought to the attention of the lead agency. No consultation requests were received from local Native American tribes that are traditionally or culturally affiliated with the project area.

19. Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion of Impacts

a-e. The project would not have any impact on utilities and service systems. The project will connect additional residential units to the community sewer system and has already been connected to the city water system. No public stormwater facilities would be required as a result of this project. The project shows no indication of generating solid waste in excess of state or local standards and would comply with federal, state, and local management reduction statutes related to solid waste.

20. Wildfire

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-d. The project site is located in a Local Responsibility Area for fire management. The project site and surrounding areas are heavily urbanized and have very low wildfire risk. No part of the proposed project would exacerbate the risk of wildfire or affect any adopted emergency response plan.

21. Mandatory Findings of Significance

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff-suggested added conditions
to be included for Planning
Commission review

Flores Use Permit for Planned Community Multi-Family Residential Project - UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

- 33. *Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall install an address sign at each of the entrances to 1600 Northcrest Drive. Signs shall include the main address number, each unit number, and label accessory buildings; this is typically accomplished with a visual layout. Signs shall be legible from inside an emergency vehicle. The signs and their proposed locations shall be approved by the Engineering and Surveying Division. Project approval will likely require readdressing of Unit 8 and Unit 9 as development occurs, and potentially other units. Confirm address revisions with the Engineering and Surveying Division before creating address signs; and
- 34. *Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, assigned address shall be posted on each building in accordance with County Code 14.04.050. Address signs that comply with this requirement are available for purchase from the Building Inspection Division.

*Condition added subsequent to ERC review.

HANDED OUT BY STAFF
PLANNING COMMISSION
MEETING OF
May 1, 2019

Notice of Action of Planning
Commission conditional approval
of Use Permit

Send Rezone/General Plan
Amendment to Board of
Supervisors for approval

DEL NORTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
981 H STREET, SUITE 110
CRESCENT CITY, CA 95531

NOTICE OF ACTION

- I. Notice is hereby given that the **Planning Commission** of Del Norte County took the following action on **May 1, 2019** regarding the application for development listed below:

Action: Approved Denied Continued Recommended EIR
 Forwarded to Board of Supervisors

Application Number: UP1906/R1901/GPA1901

Project Description: General Plan Amendment from General Commercial to Multi-Family Residential, Rezone from C2 and R3 to PC and Use Permit for a Planned Community for Multi-Family Residential Project

Project Location: 1600 Northcrest Drive, Crescent City

Assessor's Parcel Number: 116-160-23

Applicant: Jose Natvidad Flores-Cortes

Applicant's Mailing Address: 3847 Westside Ave., Los Angeles, CA 90008

Agent's Name & Address: Victorio Monteil, 680 E. Colorado Blvd., Ste 180-072, Pasadena, CA 91106

A copy of any conditions of approval and/or findings adopted as part of the above action is attached.

- II. **If Approved:**

This County permit or entitlement serves as a Coastal permit. No further action is required unless an appeal is filed in which case you will be notified.

This County permit or entitlement DOES NOT serve as a Coastal permit. Consult the Coastal Zone Permit procedure section of your NOTICE OF APPLICATION STATUS or the Planning Division of the Community Development Department if you have questions.

- III. **Notice is given that this project:**

Is not appealable to the California Coastal Commission, however, a local appeal period does exist.

Is appealable to the California Coastal Commission.

Any appeal of the above decision must be filed with the Clerk of the Board of Supervisors by _____ for consideration by the Board of Supervisors.

Any action of the Board of Supervisors on this item may be appealed to the California Coastal Commission within 10 working days or 21 calendar days subject to the requirements of Chapter 21.52 DNCC and Coastal Regulations.

Must be forwarded to the California Coastal Commission for final action. You will be notified of its status by the Coastal Commission Office.

(Continued on the next page)

✓ Is not subject to Coastal Commission regulations, however, a local appeal process is available. Written appeals must be filed with the Clerk of the Board of Supervisors by May 13, 2019. Consideration will be by the Board of Supervisors.

✓ Requests for deferment of road improvement standards or for modification of road improvement standards must be filed in writing with the Clerk of the Board of Supervisors by May 13, 2019, with a copy provided to the Secretary of the Planning Commission. Consideration will be by the Board of Supervisors.

Parcel map must be filed within 24 months of the date of approval.

N/A Record of Survey and new deeds must be filed within 24 months of the date of approval.

New deeds must be filed within 24 months of the date of approval.

EXTENSIONS – MAJOR & MINOR SUBDIVISIONS OR BOUNDARY ADJUSTMENTS – Maps (or Records of Survey/Deeds) must be filed within 12 months after the original date of expiration.

NOTICE – SECTION 1.40.070

The time within which review of this decision must be sought is governed by the California Code of Civil Procedure, Section 1094.6, and the Del Norte County Ordinance Code, Chapter 1.40. Any petition seeking judicial review must be filed in the appropriate court not later than the 90th day following the date on which this decision was made; however, if within 10 days after the decision was made, a request for the record of the proceedings is filed and the required deposit in an amount sufficient to cover the estimated cost of preparation of such record is timely deposited, the time within which such petition may be filed in court is extended to no later than the 30th day following the date on which the record is either personally delivered or mailed to you or your attorney of record.

FISH AND GAME FILING FEES

Projects subject to CEQA are also subject to the following fees as required by the California Department of Fish and Wildlife:

Applicable Fee - Neg. Dec. (\$2,404.75) EIR (\$3,321.00) Exempt

This fee is due and payable to the County Clerk’s Office. The applicant or agent is responsible for paying the current Fish and Game fee, which is subject to change. If not paid within 5 working days of the date of action of the Planning Commission, your project may be invalid by law (PRC 21089(b)) and will be referred to Fish and Game’s Department of Compliance and External Audits in the Clerk’s monthly deposit and report to Fish and Game.

ATTENTION APPLICANT

As a subdivider or adjuster of property, this notice is to advise you that **all taxes** must be paid in full prior to the recordation of your map or deeds. If the map or deeds are filed **after December 16th, you must pay all taxes due PLUS NEXT YEAR’S TAXES** before the map or deeds can be recorded.

If you have any questions regarding the payment of taxes, call the Del Norte County Tax Collector’s Office at (707) 464-7283.

Board Report for August 13, 2019

Agent: Victorio Monteil

STAFF REPORTAPPLICANT: Jose Natividad Flores-CortesAPPLYING FOR: Rezone from C2 and R3 to PC, General Plan Amendment from General Commercial to Multi-Family Residential and Use Permit for a Planned Community for a Multi-Family Residential ProjectAPN: 116-160-23 LOCATION: 1600 Northcrest Drive, Crescent CityPARCEL(S)
SIZE: 1.25 acres EXISTING USE: Multi-Family EXISTING STRUCTURES: 1 house, 8 bungalowsPLANNING AREA: 71 GENERAL PLAN: General Commercial ADJ. GEN. PLAN: SameZONING: C2, R3 ADJ. ZONING: Same, R1, C41. PROCESSING CATEGORY: NON-COASTAL APPEALABLE COASTAL
 NON-APPEALABLE COASTAL PROJECT REVIEW APPEAL2. FIELD REVIEW NOTES: DATE: 8/3/18
 ENVIRONMENTAL HEALTH BUILDING INSP
 PLANNING ENGINEERING/SURVEYINGACCESS: Northcrest Drive ADJ. USES: Residential and commercial
TOPOGRAPHY: Flat DRAINAGE: Surface (needs to be improved for on-site retention)DATE OF COMPLETE APPLICATION: January 14, 20193. ERC RECOMMENDATION: Post public hearing notice with Rezone and General Plan Amendment. Adopt Mitigated Negative Declaration and approve with conditions, contingent upon Board of Supervisors adoption of Rezone and General Plan Amendment.4. STAFF RECOMMENDATION:

Nato Flores, as property owner and Victorio Monteil, as agent, have submitted a petition for a rezone and General Plan land use amendment as well as an application for a use permit to implement a Planned Community on a 1.25-acre parcel, off 1600 Northcrest Drive. The property is located between a veterinarian's office to the south and residential properties to the north. The application also includes a request for a residential density bonus on the property, which will be discussed below. The project involves the construction of 15 one-bedroom units in addition to the existing nine units on the property over three phases. Full proposed buildout would produce 24 studio or one-bedroom residences and shared laundry facilities. Four of these residences have been proposed as designated low-income units. The property has historically had two single-family residences with eight small bungalow units. The eight

units were dilapidated and have since been renovated and refurbished. In addition, one of the single family residences was recently demolished.

Zoning and Land Use

The property currently has a split zoning of Light Commercial (C-2) on the road frontage and High Density Multi-Family Residential (R-3) in the rear, with a General Plan land use designation of General Commercial. Based on pre-application meetings with the project proponents, planning staff agreed that in order to accommodate near the density and use proposed, the zoning should be amended to Planned Community (PC) and the General Plan land use designation should be amended to Multi-Family Residential (6-15 dwelling units/acre) which is the highest density residential land use.

The dual zoning (C-2 and R-3) and General Commercial land use designation currently conflict on the project site. The applicant's proposal to amend the property's land use designation to Multi-Family Residential brings the parcel into conformance with its use. The PC zone allows for a variety of primarily residential uses, with zoning standards that can be somewhat tailored by the Planning Commission according to the uses proposed. Since a specific project was being proposed, the PC zone was deemed more appropriate than other residential zones such as the R-3.

Project Development, Phasing, and Operation

The applicant has proposed to build out the new units both west of the existing one-bedroom units and south of the existing units along the south property line. A two-bedroom house exists on the northeast portion of the property, which stands out as the only unit with multiple bedrooms. The existing "bungalows" that were recently remodeled are approximately 260 square feet in area and have a studio floor plan. The 15 new "cottages" to be added to the west of the existing units (4) and along the south property line (11) are proposed to be structured from two 8' x 20' shipping containers and would be one-bedroom units. Similar to these units, the common laundry room to be shared by the development would be structured from two shipping containers with three laundry machines and a bathroom. Condition #4 addresses the fact that building permits will need to be pulled for all structural development on-site and that this Use Permit does not serve as the entitlement for construction or certify the application as compliant with the California Building Code. Each unit is proposed to have a parking space, with two more parking spaces to be placed on-site. The property is proposed to be managed by Ming Tree Realty, or another management company. According to the Operational Plan, an on-site manager would be present to handle issues and minor repairs as they surface.

The Planned Community district does not have standards such as setbacks, height limits, lot coverage, etc. codified. The Planning Commission is charged with adopting these specific standards in the Use Permit, which implements the Planned Community development. These zoning standards are designated in recommended Conditions #11 and #12. These essentially mirror the R3 Zone standards and will be applied in the development of this project.

The applicant has proposed phasing the development of the Planned Community. In the submitted Operational Plan, the applicant has proposed completing the development of the parcel in four phases. Since Phase 1 listed has already been completed, the Use Permit will address three phases to be completed, so Phases 2, 3, and 4 in the Plan will actually be considered Phase 1, 2 and 3, respectively.

- Phase 1 proposes to construct one or two one-bedroom cottages, depending on budget.
- Phase 2 proposes to construct two or three one-bedroom cottages, depending on budget, along

- with the shared laundry facility.
- Phase 3 proposes to construct the remaining 11 cottages along the south property line.

Currently, many of the Use Permit conditions recommended for approval would actually be attached to the Phase 1 building permit(s). The first building permit(s) would not be issued until these conditions are satisfied. These include the need for installation of both ADA parking spaces (Condition #9), and the engineering conditions that address erosion and runoff, grading and drainage, road improvement, traffic control, sewer improvements, connection to public sewer, securement of an Encroachment Permit for improvements, etc. (Conditions #18 through #32).

Density Bonus

While the proposed land use designation of Multi-Family Residential (6-15 dwelling units/acre) would allow for the maximum residential density possible under the General Plan, the proposed project exceeds that amount. At 1.25-acres, the property would allow for approximately 19 units. State law codified in Government Code Section 65915 encourages the production of low income residences by allowing additional units to be constructed in excess of the land use density depending on the percentage of the development reserved for low income households. County Code Section 20.65 also clarifies how the state density bonus law shall be implemented locally. The applicant has requested a 26% residential density bonus of five (5) units to allow for a proposed total amount of 24 units. The applicant has stated that four units out of the total 19 allowed under the General Plan would be reserved as low income units (Units 4, 5, 17, and 19). This amounts to 21% of units being preserved as low-income. According to the Gov. Code 65915, the percentage of density bonus allowed to be awarded by the Board of Supervisors when 21% of the base amount of units are low income is 35% (see Density Bonus Calculation Table). Staff recommends awarding the applicant a residential bonus density of 26% to allow for 24 total units.

Table 1. Percentage of density bonus allowed based on percentage of allocated low income units from Gov. Code 65915 (f).

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

Income levels and housing affordability assumptions are defined by the California Department of Housing and Community Development (HCD). For 2018, the income limit for a four-person household to be considered “low” as \$47,900. Accordingly, the low income limits for a one- and two-person household are \$33,550 and \$38,350, respectively. The one- and two-person household values are more realistic to be referenced when applied to one-bedroom and studio dwelling units. Those low income units would be required to be rented to households/families that meet the income limits established by HCD for Del Norte County.

The Board of Supervisors, in addition to approving the Rezone and General Plan Amendment would need to specifically approve the requested Density Bonus for five extra units.

Table 2. One- and two-person household income limits for consideration of low-income rentals

Income Level	Income Limit (1 person household)	Income Limit (2 person household)
Extremely Low	\$12,600	\$16,460
Very Low	\$21,000	\$24,000
Low	\$33,550	\$38,350
Moderate	\$50,350	\$57,500
Above Moderate	\$50,351+	\$57,501+

Table 3. Expanded household income limits in Del Norte County, 2018

Section 6932. 2018 Income Limits

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Del Norte County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16460	20780	25100	29420	33740	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

CEQA Review

Environmental review was completed pursuant to the California Environmental Quality Act (CEQA). After a 30-day tribal consultation required in PRC §21080.3.1 with no input received by any Native American tribes, the County conducted an Initial Study as Lead Agency. The Initial Study found that no significant impacts to the environment would occur as a result of this project with mitigation incorporated into the its approval. Since one portion of the project involves the securing of a Use Permit to implement the Planned Community, the mitigation has been incorporated into the recommended conditions for approval of the Use Permit itself. One impact discussed was aesthetics through lighting. Mitigation Measure (1d) was incorporated through Condition #8 which requires the applicant to place lighting on the property in a manner so that it does not reflect glare into neighboring properties or otherwise create a nuisance off-site. Another impact discussed was hydrology and the retention of stormwater runoff on-site. Mitigation Measures (10c.ii) and (10c.iii) were incorporated through Conditions #18 and #19 which require plans be submitted for the review and approval of the Engineering Division to ensure the equivalent of a 20-

year storm event will be retained on the property, since improved drainage systems do not exist on Northcrest Drive. Finally, noise impacts were addressed resulting from the proximity of Northcrest Drive to sensitive residential uses. The vast majority of housing units are proposed to be located within an area that would expose residents to noise levels in excess of 62 Ldn (Day Night Average Sound Level), which the General Plan Safety and Noise Element sets as a threshold for safe exposure to residential uses. Condition #13 implements Mitigation Measure (13a) requiring that noise attenuation design be incorporated into residential units within 300 feet of the centerline of Northcrest Drive. Otherwise no other environmental issues were recognized to exist as a result of this project. Based on this Initial Study, a Mitigated Negative Declaration was submitted to the State Clearinghouse for circulation to appropriate state agencies. No comments were received by the Lead Agency.

Conclusion

Staff recommends that the Planning Commission open the public hearing and accept public comment. No comments have been submitted verbally or in writing to the Planning Division as of the date of the writing of this staff report. After consideration of any public comment and discussion, staff recommends the Planning Commission separately:

- 1. Make recommendations to Board of Supervisors for approval of the General Plan Amendment from General Commercial to Multi-Family Residential, 6 dwelling units/acre (GPA1901) AND approval of the Rezone from C2 and R3 to PC (R1901).*
- 2. Approve the Use Permit (UP1906) with recommended conditions of approval.*

5. FINDINGS:

General Plan Amendment and Rezone:

- A. The proposed land use and zone are consistent as established in Table 3-1 of the General Plan;
- B. The proposed land use and zone are more consistent with the current use of the property;
- C. Surrounding land uses are compatible with the land use amendment and rezone and will not be adversely impacted by the approval of this project;
- D. A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act, which the Board of Supervisors has considered in reviewing the project and making its decision;
- E. This project is subject to the California Department of Fish and Wildlife CEQA Environmental Document filing fee unless the Department waives the fee.

Use Permit:

- F. The project, as conditioned, with the approval of GPA1901/R1901 to amend the land use to Multi-Family Residential (6-15 dwelling units/acre) and rezone to Planned Community is consistent with the policies and standards of the General Plan and Title 20 Zoning;
- G. The project is eligible to receive a 26% density bonus of five units given that 21% (4 of 19 base units are low income) as allowed by California Government Code 65915;
- H. The affordable units will be of equal design and quality as market rate units;
- I. The project would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood;

6. CONDITIONS:

USE PERMIT:

1. This Use Permit is for a multiple-family Planned Community for a total of 24 units subject to approval of GPA1901, R1901, and a density bonus by the Board of Supervisors. The project may be phased according to the plan of operation;
2. Development shall be pursued in a diligent manner and completed in a reasonable amount of time. If development has not commenced, the permit will expire three (3) years from the date of final approval;
3. Prior to issuance of the Use Permit, a Notice of Conditional Approval (NOCA) shall be recorded at the applicant's expense;
4. A building permit(s) shall be obtained for the residential units and laundry room. This Use Permit does not approve any specific building/structure or technical plans. The applicant shall be on notice that building design, materials, etc. may need to be modified prior to issuance of building permits. Issuance of the required building permits shall be subject to final review and approval by the Building Inspection Division;
5. The project shall comply with the requirements of the California Fire Code applicable at the time of complete application (1/2019);
6. The project shall comply with the requirements of the California Building Code applicable at the time of submission of each building permit;
7. A sign permit shall be obtained from the Planning Division for any signage requested on the property, and shall be completed in accordance with Title 18 of the Del Norte County Code – Signs, including setbacks;
8. Placement of lighting on the parcel shall be installed in such a manner that it does not adversely impact off-site areas and shall be installed in a manner so to minimize light pollution in and around the project area (e.g. downcast lighting). No annoying glare shall be allowed to be directed or reflected towards residential buildings or zones;
9. All ADA parking shall be provided prior to the first Certificate of Occupancy;
10. The applicant shall provide 1 parking space per residential unit constructed. Prior to the certificate of occupancy for Phase 1, a minimum of two ADA spaces shall be provided, one of which being ADA van-accessible. A total of 26 parking spaces shall be provided at full buildout of the Planned Community. Parking shall be developed in accordance with Title 20, Chapter 46 of the Del Norte County Code – Off Street Parking and applicable ADA requirements;
11. Residential units are subject to the height and lot coverage limits for R-3 Districts. Specifically, the following applies:
 - Building height: 45 feet for residences, 16 feet for accessory buildings
 - Lot coverage: 60%
12. *** Amended *** The yard setbacks shall be measured from the property lines as follows:
 - Front: 20 feet
 - Rear: 15 feet for residences, 10 feet for accessory buildings
 - Side: 5 feet
13. Residential units constructed within 300 feet of the centerline of Northcrest Drive are inside a noise attenuation zone and are subject to noise attenuation design;
14. The California Department of Fish and Wildlife (CDFW) environmental document filing fee must be submitted before the Notice of Determination can be recorded. Alternatively, the project proponent



- may provide a No Effect Determination (NED) that has been issued for this project by CDFW to exempt the project from the filing fee;
15. Future owners of the subject development and residents of the Planned Community shall be on notice that commercial zones exist in close proximity to the property and commercial uses are allowed;
 16. This entitlement is specifically conditioned on the applicant agreeing to indemnify and hold harmless the County of Del Norte, the Planning Commission of the County of Del Norte, the Board of Supervisors of the County of Del Norte, their officers, employees and agents against any and all claims arising out of the issuance of the entitlement and specifically against any expense arising from defending any legal action challenging the issuance of the entitlement, including but not limited to the value of time devoted to such defense by County officers, employees and agents and the amount of any judgment, including costs of suit and attorney fees, recovered against the County or any of its officers, employees or agent in such legal action. The County of Del Norte reserves the option to either undertake the defense of any such legal action or to tender such defense to the applicant. Should the County tender such defense to the applicant and the applicant fail or neglect to diligently defend such legal action, the County may consider such failure or neglect to be a material breach of this conditions and forthwith revoke this entitlement;
 17. The activities associated with this permit are not within the State Responsibility Area, therefore, Title 19 – SRA Fire Safe Regulations does not apply.
 18. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit an erosion and runoff control plan to the Engineering Division for review and acceptance. The erosion and runoff control plan shall demonstrate that during and post construction, erosion and runoff on the site will be controlled to avoid adverse impacts to adjacent properties and water resources. The erosion and runoff control plan shall include arrows showing the direction of flow from the construction site, temporary erosion and runoff control methods (e.g. silt fence), and permanent erosion and runoff control methods (e.g. grass seed and straw). The plan shall be prepared by a California Registered Civil Engineer.
 19. *** Amended *** Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a 20-year storm will be collected onsite and traverse to an existing storm drainage system with capacity. The plan shall be prepared by a California Registered Civil Engineer.
 20. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit road improvement plans to the Engineering Division for review and acceptance. The plans shall be prepared by a California Registered Civil Engineer.
 21. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a traffic control plan to the Engineering Division for review and acceptance. The plan shall be prepared by either a California Registered Civil Engineer or California Licensed Contractor. The plan submitted shall be similar to the traffic control plans found in the 2015 Caltrans Standard Plan Book. An additional written description may accompany the plan.
 22. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit engineered plans for sewer improvements in the Northcrest Drive right-of-way to the Engineering Division for review and acceptance. The plan shall be prepared by either a California Registered Civil Engineer
 23. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall have a California Licensed Civil Engineer prepare a sewer capacity analysis for each Building Permit or one for all activities describe in this Use Permit and submit it to the Engineering and Surveying Division



- for review and acceptance. Alternatively, accept ESFC figure provided by the Engineering and Surveying Division.
24. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall connect to public sewer and pay the city of Crescent City a sewer capacity charge in an amount determined by the city of Crescent City.
 25. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall obtain an Encroachment Permit from the Engineering Division for the following improvements, at a minimum, in the County's right(s)-of-way and shall construct said improvements prior to project completion: road and sewer improvements.
 26. Prior to the issuance of a Building Permit associated with this Use Permit, improvements in County right(s)-of-way (excluding sewer lateral only projects) require a 100% Performance Bond and 100% Payment Bond. Bond amounts are determined based on an applicant furnished engineer's estimate to complete the work and repair any potential damage to existing infrastructure (road, sewer, water, etc.) at prevailing wage. A contractor's estimate may occasionally be substituted for the engineer's estimate if acceptable to the County Engineer. Bonding amounts are set based on SHC §1467 (for County maintained rights-of-way), DNCC §15.36.200 (for sewer improvements), and DNCC §16.12.020G (for Subdivision Improvement Agreements). Bonds shall be submitted to the Engineering and Surveying Division upon acceptance of the estimate and remain valid for at least one year after the entire project or permit has been determined to be complete by the County. The Property Owner shall bond directly with the County of Del Norte.
 27. County records indicate that there is a sewer lateral available to serve this development. However, we do not guarantee that our records regarding the existence of sewer laterals are accurate. Prior to connecting to the County's sewer system, it is the responsibility of the property owner to verify that a sewer lateral physically exists or to inform the County if one cannot be located or does not exist. Modifications to the Engineering Division's Permit Conditions are necessary if a new sewer lateral must be installed and the property owner is responsible for the install and associated costs, bonding, and inspection fees.
 28. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, sewer lateral connections serving the parcel shall be upgraded to drops inside new manholes. Refer to Building Permit B34896, Condition C.
 29. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall construct a two-way sewer cleanout at the property line for each of the two sewer laterals.
 30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, underground storm drains, and five feet (in width) sidewalks. ~~Drainage features shall be designed to carry runoff from a twenty-five year storm for arterial roads.~~ Onsite retention of twenty-five year storm in lieu of storm drains or ditches as drainage features in Northcrest Drive right-of-way. The minimum paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity.
 31. Any request for modifications or deferments to an urban and rural public road improvement condition shall be filed with the clerk of the Board of Supervisors and the Community Development Department within ten days of the Planning Commission's approval.
 32. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, all improvement plans shall be constructed.

33. ** Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall install an address sign at each of the entrances to 1600 Northcrest Drive. Signs shall include the main address number, each unit number, and label accessory buildings; this is typically accomplished with a visual layout. Signs shall be legible from inside an emergency vehicle. The signs and their proposed locations shall be approved by the Engineering and Surveying Division. Project approval will likely require readdressing of Unit 8 and Unit 9 as development occurs, and potentially other units. Confirm address revisions with the Engineering and Surveying Division before creating address signs; and
34. ** Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, assigned address shall be posted on each building in accordance with County Code 14.04.050. Address signs that comply with this requirement are available for purchase from the Building Inspection Division;
35. ** Prior to commencing Phase II, a concrete block fence shall be constructed 6 feet in height from ground level along the entire length of the rear (west) property line;
36. ** Prior to the issuance of the Use Permit, the applicant shall demonstrate to the Engineering and Surveying Division that survey monuments are present at all property corners. Alternatively, prior to the issuance of the Use Permit, the applicant shall have a California Licensed Surveyor monument any property corners lacking survey monuments.

**Condition added at May 1, 2019 Planning Commission hearing

*** Condition Amended at May 1, 2019 PC Hearing

MINUTES

DEL NORTE COUNTY PLANNING COMMISSION

REGULAR MEETING – May 1, 2019

PRESENT: Ralph Dickey, Chairperson
Johnny Jacobs, Commissioner
Aadam Trask, Commissioner
Keith Restad, Commissioner
Jim Peters, Commissioner
Heidi Kunstal, Director
Taylor Carsley, Planner
Lindsey Wheelon, Secretary
Rosanna Bower, Assistant County Engineer
Jacqueline Roberts, Deputy County Counsel

ABSENT: None

The meeting was called to order at 6:00 p.m. by Chair Dickey. Minutes of the regular meeting of April 10, 2019, were approved as submitted, with Chair Dickey abstaining.

The agenda for this Planning Commission meeting is hereby incorporated as a part of these minutes including Staff Reports, descriptions, and maps (Section 65804 (c) of the California Government Code).

COMMUNICATIONS AND PETITIONS

Information and Action Items:

None

ORDER OF THE DAY

BOUNDARY ADJUSTMENTS

- 1) LISA BAILEY – Boundary Adjustment – AB1908 – APN 116-171-06 & 09 located at 1854 and 1860 Wildwood Lane, Crescent City.

Commissioner Restad moved to approve the Boundary Adjustment. Commissioner Jacobs seconded the vote, which passed unanimously.

EXTENSION OF TIME PERMITS

- 1) BIG ROCK CSD – Extension of Time for a Use Permit for Public Use – UP1712 – APN 124-020-54 and 124-181-34 located on Jedediah Way, Hiouchi.

Commissioner Jacobs and Peters moved to approve the Extension of Time. Commissioner Trask seconded the vote, which passed unanimously.

USE PERMIT RENEWALS

None

PUBLIC HEARING CONSENT AGENDA

- 1) WILLIAM JONES – MS1901 – APN 126-180-41
- 2) DONALD SHUTT – UP1914C – APN 101-160-03
- 3) MARGARITO MORENO – UP1915 – APN 116-270-61

Chair Dickey presented the Consent Agenda. Staff asked for items 1 and 2 to be pulled for separate discussion. Commissioner Trask moved to approve item 3. Commissioner Restad seconded the motion, which passed on a polled vote of 5 ayes and 0 noes.

WILLIAM JONES – MS1901 – APN 126-180-41

Staff is asking for a modification to condition 11, which has been handed out to the Commissioners. Mr. Carsley stated that this relates to satisfying Title 12 Count Road Standards. Rosanna Bower, Assistant County Engineer, might be better at explaining the situation. Ms. Bower stated that item 11, is a combination of urban and rural public road standards, as well SRA Fire Safe Regulations. Although the road is a public road, it is a Forest Service road and the intent of the County's Code under Urban and Rural Public Road Standards, is to regulated roads that have been, or could be, included in the County Maintained Road System. With that, staff is requesting that the 12.04 portion, which is the urban and rural public road standards be removed from the condition since it should not apply. Chair Dickey asked if there was any public comment. Hearing none the public hearing was closed. Chair Dickey asked if the Commissioners had any questions or comments. Hearing none, Chair Dickey, asked for a motion. Commissioner Peter moved to approve the project with the amendment to condition 11. Commissioner Trask seconded the motion, which passed on a polled vote of 5 ayes and 0 noes.

DONALD SHUTT – UP1914C – APN 101-160-03

Mr. Carsley gave a summary of the project. Mr. Carsley stated that at the time of writing the staff report staff had not received any negative or positive comment, so it's typical that staff would recommend approval, as long as the application and plan of operation are consistent with County Zoning and the General Plan. In this case they were but since that recommendation staff has received numerous negative public comments from neighbors in the area, which is why this is being pulled for discussion and the letters

have been distributed to the Commissioners. Chair Dickey opened the public hearing. Robert Frey, a neighbor, addressed the Commission. Mr. Frey stated that he submitted a 17 page packet and he doesn't know if the Commission has had a chance to look at any of those letters. The Commission stated yes. Mr. Frey stated that the Commission is familiar then with the comments that they have made. They have dealt with this since July 30th, when they started doing this without a permit. So, this is not something that they are speculating on what will happen. Mr. Frey stated that it has been very stressful for them. They have CC&R's that say they cannot block from the back of their homes to the bluff and he thinks they are exploiting that CC&R to get around and have this bed and breakfast because it's not a bed and breakfast where somebody comes, does the lodging, stays overnight and goes to other attractions in the area. Mr. Frey states that they are renting out three bedrooms, which could be up to six people a night. They have them listed as Right on the Beach #1, #2 and #3. Mr. Frey states that their website touts "ocean front view and large balcony", "upstairs ocean front view, large balcony", "ocean view, walk out deck", "Direct access to the secluded and beautiful beach using our private stairs". Mr. Frey stated that he thinks it's ironic that they can talk about seclusion and privacy, while totally disregarding their neighbors. They have had people on the upper deck and look into their yard and into the neighboring windows. They can't turn on the lights at night because the never know when somebody is out there. Mr. Frey stated that they've had drones flying up and down. This is the situation they are at. Mr. Frey stated that he knows the Commission doesn't do much with the CC&R's or have much to do with them but they think that Mabel Struebing wrote those stating that it's for the peace of the residents. Commissioner Trask stated that he did read the CC&R's that were included in the package. Mr. Frey stated that he knows the Commission makes their decisions on the peace, privacy and comfort and welfare of the residents. He hopes they make their decision on all of those things for them. Not only for him next door but there are two other neighbors present this evening and out of town owners have submitted letters also. Mr. Frey thanked the Commission and resumed his seat. Chair Dickey asked if there was any further public comment. Hearing none the public hearing was closed. Chair Dickey asked if there were any comments from the Commissioners. Commissioner Jacobs stated that he believes that when someone enters into a subdivision like that, that has CC&R's, they ought to live up to them. He's one of those people that really likes his privacy and no one invades his space. He believes it's a big no. Commissioner Restad stated that he's not for the project at all. The neighbors have to put up with it and they shouldn't have to. He's against it. Commissioner Trask stated that, obviously when it comes to the CC&R's, that's a private thing between the homeowners and those should be abided because they were clearly stated when the property was bought. It has nothing to do with construction which is clearly in the Commissions realm but also the safety, security, peacefulness and tranquility, when you move into an area, if that is what is stated that is going to be provided, then it should be provided which clearly it is not. Commissioner Trask stated that he's not for this project either. Commissioner Peters stated that he noticed that it seems like the rules and regulation's stated are good but he knows they are very difficult to enforce, even for the homeowner. Parking is another probable issue related to that. Commissioner Peters stated that he had a question as to how when parking happens and if that was part of a disturbance or not. From what he

understands from trying to sort out the County's role in making a decision like this legally; we don't do CC&R's. Those are privately enforced and would be a civil case but there is the ground of compatibility as to how a residence is used with the rest of the neighborhood. From the sound of it, it seems like the neighbors don't feel like this is a compatible use and they have provided comments to support that. The other thing worth noting, from what he read, is that the County went and made a cease and desist order in October and that was ignored. There's also been no TOT paid for any of the stays. Commissioner Peters stated that it doesn't add up to him. Chair Dickey asked staff if the County could have a no drone flying ordinance that's out onto one of these projects. Ms. Kunstal stated that she believes that there is State law, which Mr. Carsley is familiar with. Mr. Carsley stated that the FAA regulates commercial drone flights and there are privacy issues. He's not privy to the exact Federal Code that regulates that though. He knows that there are privacy concerns with the County doing something like that over private property. Chair Dickey stated yes, but this would be your neighbor doing it and he wouldn't think the County can do it. Commissioner Peters stated that they'd have to look into it but the rule and regulation is commercial, when you need the license for it but we have no information or evidence on any of that stuff. Chair Dickey asked for a motion. Commissioner Jacobs moved to deny the project. Commissioner Restad seconded the motion. Ms. Kunstal stated that staff put together a set of finding for denial. If the Commission does make the motion to disapprove this project, we would also like the Commission to incorporate those findings of denial for the record. Commissioner Trask moved to deny the project based on the fact that the project will be detrimental to the conditions of the neighborhood and/or the welfare of persons working or residing therein. Commissioner Peters seconded the motion with an addition findings that state that the project is not consistent with the policies and standards of the General Plan and Title 21 Zoning, denial of the application is exempt from the California Environmental Quality Act (Class 1) and the Planning Commission has reviewed the project and considered verbal and written comment from the members of the public and persons residing in the neighborhood. Based on this comment, the project will be detrimental to the conditions of the neighborhood and/or the welfare of persons working or residing therein. Commissioner Trask agreed. Chair Dickey stated that a yes vote was a yes for denial. The project was denied with a polled vote of 5 ayes and 0 noes.

*** The Jose Natividad Flores-Cortes projects were continued from the April 10, 2019, meeting.

*** **PUBLIC HEARING** – JOSE NATIVIDAD FLORES-CORTES – Rezone from C2 and R3 to PC and General Plan Amendment from General Commercial to Multi-Family Residential – R1901/GPA1901 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Chair Dickey asked the Commission if they would like to hear items E and F together or separately. Commissioner Jacobs stated separately. Chair Dickey asked for staff to give a report. Mr. Carsley stated that staff will go over the project briefly because the applicant would like to provide the Commission with a presentation. Mr. Carsley stated that he wanted to quickly sum up a few things about this project. This is a multi-family

residential project on Northcrest Drive. The property currently has 9 residential units on site. The proposed full buildout would add an additional 15 units, for a total of 24 clustered studio and one bedroom units. The zoning and land use on the property is an interesting interface between the zoning and the general plan land use. They are both inconsistent with each other and with the current and proposed uses of the property. The property zoning has a C-2 and an R-3 zoning on it and the development doesn't jive with how the zoning lines are drawn. The general plan land use designation, underlying the zoning, is a general commercial. Again, we are dealing with inconsistent zoning and land use and this application/project would correct these inconsistencies from that perspective. The zoning is proposed to be amended to a Planned Community (PC), with an underlying general plan land use of High Density Multi-Family Residential. The Use Permit would serve to implement the Planned Community zone for this specific project. Several different actions would be taken tonight. The Planning Commission would make a decision on the Use Permit which will implement the Planned Community Zone and this will be contingent upon the Board of Supervisors approving both the Rezone and the General Plan Amendment. The Planning Commission would simply be advising the Board on those matters but still making a recommendation. The Planning Commission would also be making a recommendation of the request for a housing density bonus. That comes into play due to the general plan land use designation allowing for up to 15 dwelling units per acre. At an acre and a quarter, this property would allow up to 19 units at that density. With 24 units being proposed, that's obviously in addition to 19. So the applicant has applied for a housing density bonus that State law allows for because a certain amount of units have been allocated for low income households. So, 4 of the 19 units that would be allowed under the general plan would be allocated for low income households. The State government code allows for a density that would allow for the 24 units proposed. Mr. Carsley stated that the applicant has also proposed phasing the project, so the full build out doesn't need to happen all at once. A note about the phasing; in the staff report three phases are mentioned and this would start at the new units and not the units that are already on-site. The application materials mention 4 phases. The 1st phase mentioned in the application had to do with rehabilitation of existing units and some other modifications that were done on the property. This Use Permit addresses new construction onward, so the applicant's phase 2, 3 and 4, is actually phase 1, 2, and 3. Staff has received comment about fencing and he believes the person that made the comment is here tonight. Mr. Carsley stated that the comment had to do with privacy fencing on the side and rear property lines due to the density that it proposed. Chair Dickey stated that the Commission would be able to add that to the Use Permit. Mr. Carsley stated that it could be added as a condition for approval. Chair Dickey stated no on the zoning permit but the Use Permit. Mr. Carsley stated yes, for the Use Permit. The Use Permit will be the only item with conditions attached. Ms. Kunstal stated that if the Commission were to consider that, they'd want to talk about the construction materials, the height, location and all the specifics to the fence, so that the neighboring property owner has a certain expectation as to what will eventually be constructed. Mr. Carsley stated that with the lack of negative comment through CEQA and any public comment from noticing, staff and ERC are recommending approval for the project as conditioned; with the caveat that we talk about fencing. Chair Dickey thanked staff and opened the public hearing.

Becky Young, who owns the property directly behind the project, addressed the Commission. Mrs. Young stated that she is concerned with the configuration of that property; it's going to be very dense for the property that's available. By the time you put the units in, which she understands they are going to be storage container units. Mr. Carsley stated yes, the proposal is storage container/shipping container units but the applicant can go into more detail. Mrs. Young stated that the parking next to them and the laundry facility in the back is going to be stressing what's appropriate for that lot. She is also concerned about the setback on those. As she understands it, it's 15 feet for the residential and 5 for the laundry facility, which is directly next to her property and would be a gathering place for the people that are in there. Mrs. Young stated that she really doesn't want it to be 5 feet from her property. Mrs. Young stated that her other concern is drainage. Is there a drainage plan in place for this property? Mrs. Young stated that the property is higher than hers and she wants to make sure it's not draining on her property. Since its purchase there has been a problem with music, continually dismantling used automobiles, and inappropriate behavior from residence and visitors who are obviously under the influence alcohol or something; yelling, fighting and foul language. It got to the point that at Easter, their grandchildren can't even be on their property back there. That's the reason why she would like the Commission to consider recommending some kind of privacy fence and that they be required to maintain it because an 8 foot wood fence isn't going to offer anyone any privacy if the boards are knocked out. Mrs. Young asked that the Commission consider those issues before the Commission makes their findings. Mrs. Young thanked the Commission and resumed her seat. Chair Dickey asked if there were any further public comment. Ms. Kunstal stated that the applicant is present this evening and has a presentation for the Commission on the overall project. Nato Flores, the applicant for the project, addressed the Commission. Mr. Flores presented his presentation.

See attached presentation.



Flores Consulting Services, Inc. |

3847 Westside Ave. | Los Angeles | CA 90008 | P: 323 481-1645 | natof2014@gmail.com

Crescent City Bungalow Village

Overview and Goals

- Develop the property to its best use, compatible with the existing conditions of the property utilizing a phased approach.
- Low income housing is needed in cities that are both small and large all over the country. It is our desire to include a low income housing component along with the development of the property.
- There are currently 9 dwellings on the property; one three bedroom house and 8 studio bungalows.
- The goal is to construct an additional 15 one bedroom cottages and a common laundry room to serve the tenants. This will result in a total of 24 dwelling units and a common laundry room.

Approvals Needed to Construct the Desired Quantity of Dwellings

- The property is currently zoned a combination of R3 and C2.
- A change of use in the zoning to Planned Community (PC) is being requested.
- With a zoning designation of PC, code allows the construction of 19 total dwelling units on the property
- In order to construct the desired 15 additional dwellings, a density of bonus for 5 additional units is being requested in order to reach the desired total of 24 dwellings.
- In consideration for being granted the density bonus, 4 units will be designated as low income.

Phase 1 - Complete

The phase one work generally consisted of upgrading the existing infrastructure and restoring the existing bungalow units. This included but was not

- Upgrade the electrical power from a 200 amp service to an 800 amp service.
- Connect the property to the municipal water service. It was previously only on a well.
- Remove any units still on a septic tank and connect the property to the municipal sewer system.
- Construct a new driveway as none existed.
- Restore 3 of the bungalow units to better than new condition. 6 were actually restored and the remaining two were partially restored..

Phase 2

- Construct two one bedroom cottages along the North property line.

Phase 3

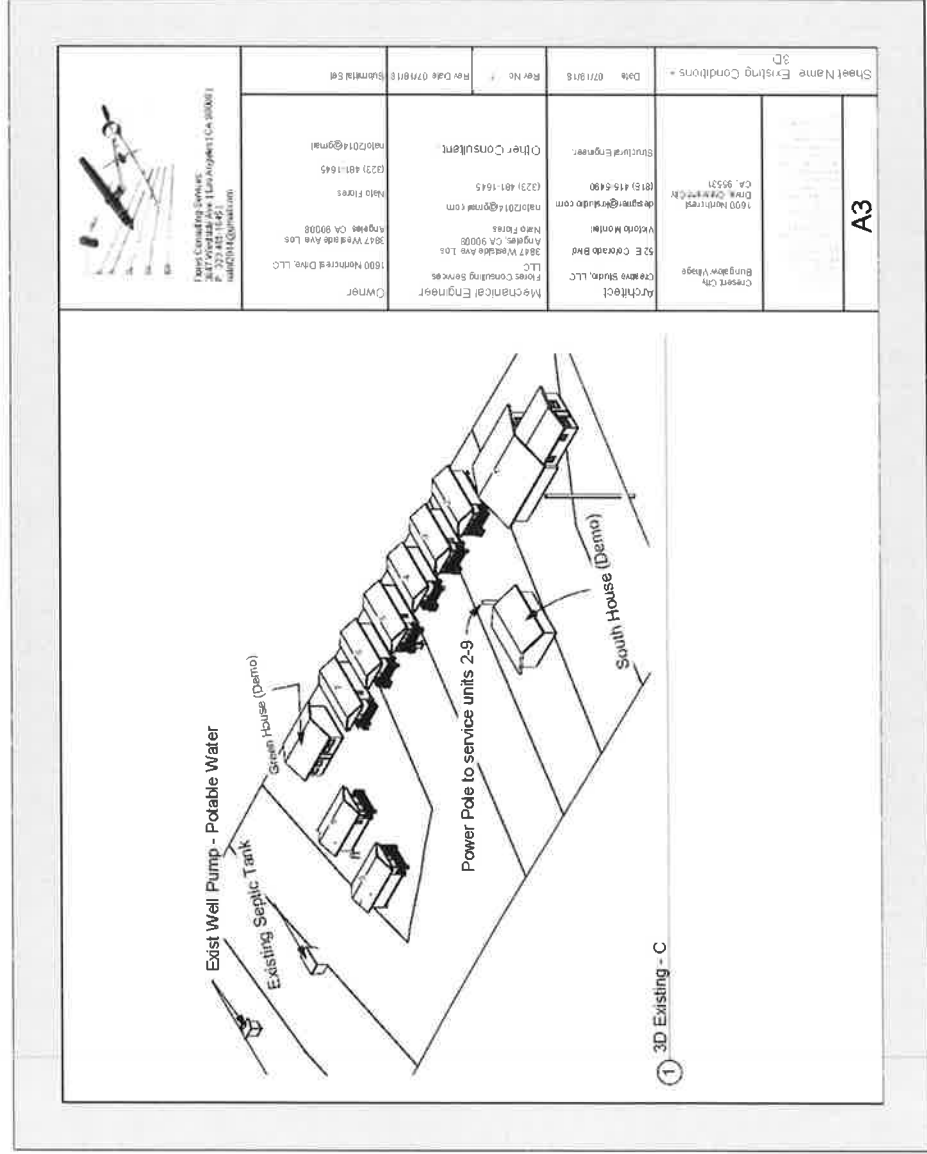
- Construct an additional two, one bedroom cottages along the North property line.

Phase 4

- Construct an additional 11 one-bedroom cottages along the South property line.

Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531



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 Crescent City, CA 95531
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Sheet Name	Existing Conditions - 3D
Architect	Crescent City Bungalow Village
Architect	1600 Northcrest Dr., Crescent City, CA 95531
Structural Engineer	Victor Morin, 52 E. Colorado Blvd., Suite 201, Los Angeles, CA 90008
Other Consultant	Mario Flores, 3847 Westside Ave. Los Angeles, CA 90008
Rev No.	1
Rev Date	07/18/18
Sheet No.	18

A3



Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

1600 Northcrest Drive Photos of the Existing Exteriors as Acquired

Unit 1 - 1100 Northcrest Dr.
Unit 2 - 1100 Northcrest Dr.
Unit 3 - 1100 Northcrest Dr.
Unit 4 - 1100 Northcrest Dr.
Unit 5 - 1100 Northcrest Dr.
Unit 6 - 1100 Northcrest Dr.
Unit 7 - 1100 Northcrest Dr.
Unit 8 - 1100 Northcrest Dr.
Unit 9 - 1100 Northcrest Dr.
Unit 10 - 1100 Northcrest Dr.
Unit 11 - 1100 Northcrest Dr.
Unit 12 - 1100 Northcrest Dr.
Unit 13 - 1100 Northcrest Dr.
Unit 14 - 1100 Northcrest Dr.
Unit 15 - 1100 Northcrest Dr.
Unit 16 - 1100 Northcrest Dr.
Unit 17 - 1100 Northcrest Dr.
Unit 18 - 1100 Northcrest Dr.
Unit 19 - 1100 Northcrest Dr.
Unit 20 - 1100 Northcrest Dr.
Unit 21 - 1100 Northcrest Dr.
Unit 22 - 1100 Northcrest Dr.
Unit 23 - 1100 Northcrest Dr.
Unit 24 - 1100 Northcrest Dr.



Owner:	1600 Northcrest Dr. LLC 1600 Northcrest Dr. LLC 1600 Northcrest Dr. LLC
Mechanical Engineer:	4800 S. GARDEN BLVD LOS ANGELES, CA 90007 4800 S. GARDEN BLVD LOS ANGELES, CA 90007
Other Consultant:	1600 Northcrest Dr. LLC 1600 Northcrest Dr. LLC 1600 Northcrest Dr. LLC
Architect:	1600 Northcrest Dr. LLC 1600 Northcrest Dr. LLC 1600 Northcrest Dr. LLC
Structural Engineer:	1600 Northcrest Dr. LLC 1600 Northcrest Dr. LLC 1600 Northcrest Dr. LLC
Electrical Engineer:	1600 Northcrest Dr. LLC 1600 Northcrest Dr. LLC 1600 Northcrest Dr. LLC
Plumbing Engineer:	1600 Northcrest Dr. LLC 1600 Northcrest Dr. LLC 1600 Northcrest Dr. LLC
Sheet Name	Existing Photos

A2



Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

1600 Northcrest Drive Photos of the Existing Interior/Exterior Conditions As Acquired



Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

1600 Northcrest Drive Photo of the Existing & Restored Framing



Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

Typical Restored Bungalow - Exterior



Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

Typical Restored Bungalow – Living/Bedroom Looking Toward Kitchenet



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Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

Typical Restored Bungalow - Kitchen



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Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

Typical Restored Bungalow - Bathroom



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Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

3D Phase 1 Conditions

Phase 1 Scope of Work Notes: General Scope Description
 The overall scope of phase 1 is as follows:
 1. Replace the existing 4" ABS line running East and West along the North property line with a new 4" ABS sewer line.
 Replacement is required as the existing 4" line has a hole and is leaking. The new line will be installed in a trench and will be supported by a concrete bed.
 2. Upgrade the electrical service to 800 amperes.
 3. Repair the interior and exterior finishes of bungalow #2, #8 & #9.
 4. Upgrade the electrical service to 800 amperes.
 5. Repair the patios of bungalows #2, #8, and #9 with treated lumber.

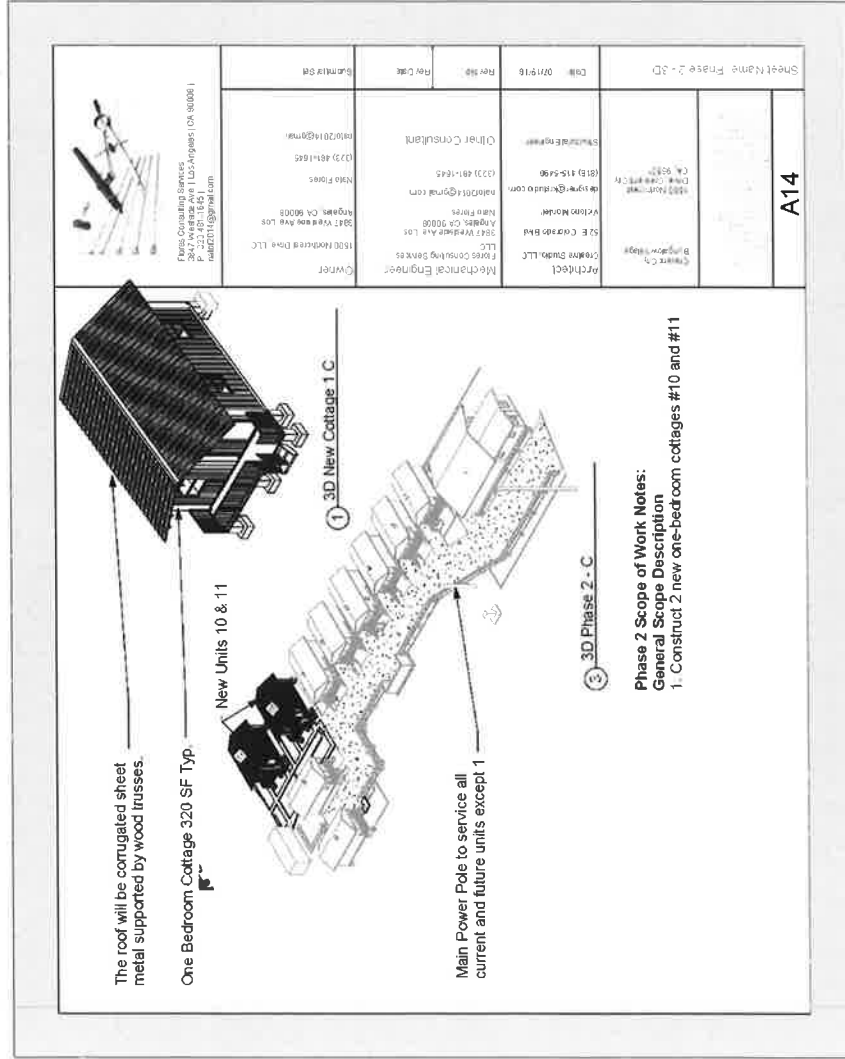
① 3D Phase 1 - Completed Conditions

<p>Flores Consulting Services, Inc. 3847 Westside Ave. Los Angeles, CA 90008 P: 323 481-1645 F: 323 481-1646 natof2014@gmail.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">Sheet Name</td> <td>Phase 1 - 3D</td> </tr> <tr> <td style="width: 20%; text-align: center;">Date</td> <td>07/11/2014</td> </tr> <tr> <td style="width: 20%; text-align: center;">Project</td> <td>Crescent City Bungalow Village</td> </tr> <tr> <td style="width: 20%; text-align: center;">Client</td> <td>City of Crescent City</td> </tr> <tr> <td style="width: 20%; text-align: center;">Designer</td> <td>Robert Flores</td> </tr> <tr> <td style="width: 20%; text-align: center;">Mechanical Engineer</td> <td>Robert Flores</td> </tr> <tr> <td style="width: 20%; text-align: center;">Electrical Engineer</td> <td>Robert Flores</td> </tr> <tr> <td style="width: 20%; text-align: center;">Civil Engineer</td> <td>Robert Flores</td> </tr> <tr> <td style="width: 20%; text-align: center;">Structural Engineer</td> <td>Robert Flores</td> </tr> <tr> <td style="width: 20%; text-align: center;">Other Consultant</td> <td>Robert Flores</td> </tr> <tr> <td style="width: 20%; text-align: center;">Prepared</td> <td>Robert Flores</td> </tr> </table>	Sheet Name	Phase 1 - 3D	Date	07/11/2014	Project	Crescent City Bungalow Village	Client	City of Crescent City	Designer	Robert Flores	Mechanical Engineer	Robert Flores	Electrical Engineer	Robert Flores	Civil Engineer	Robert Flores	Structural Engineer	Robert Flores	Other Consultant	Robert Flores	Prepared	Robert Flores
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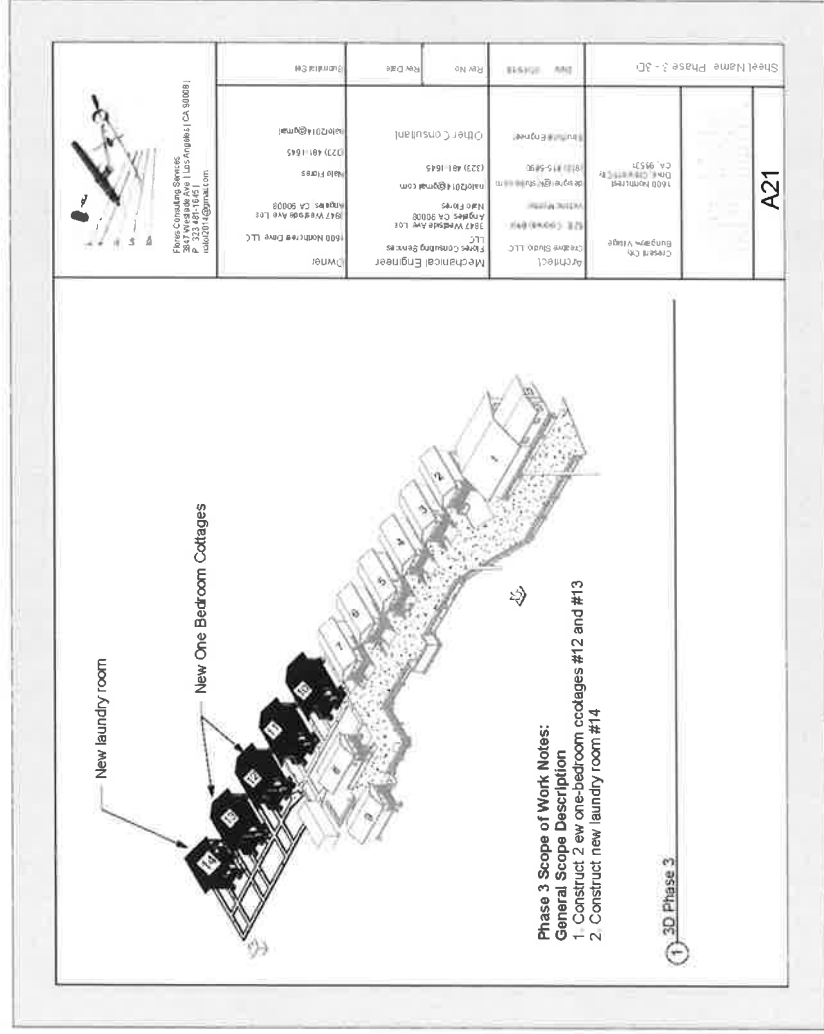
Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

3D Phase 2 Conditions



Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

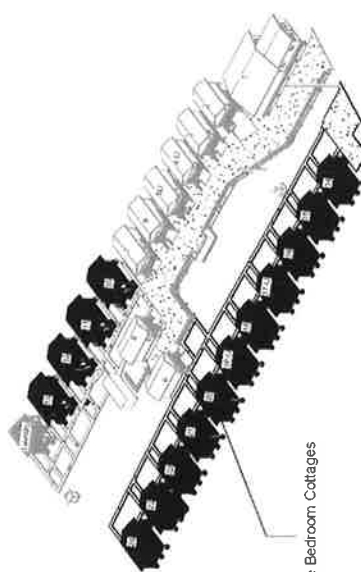
3D Phase 3 Conditions



Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531


3D Phase 4 Conditions



New One Bedroom Cottages

① 3D Phase 4

Phase 4 Scope of Work Notes:
General Scope Description
 1. Construct 11 new one bedroom cottages
 2. Construct new driveway
 3. Install new 6" sewer line along the South property line
 4. Low Income Units 4 & 5 (singles) & 17 & 19 (one bedrooms)

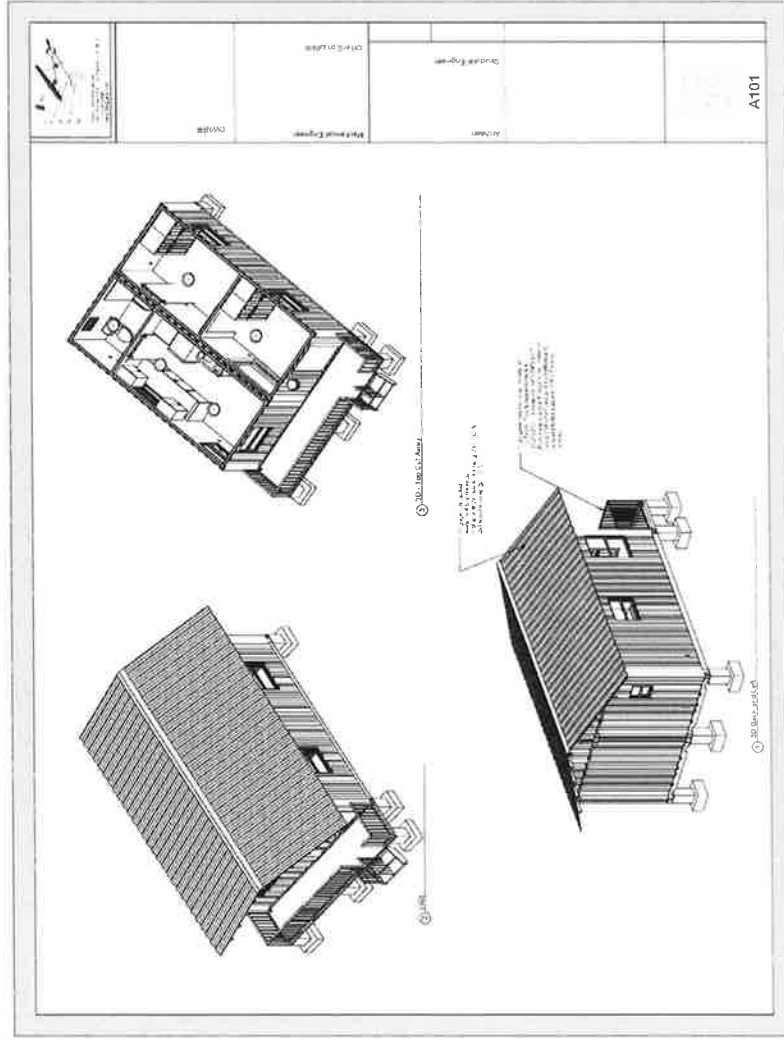
 <p>Flores Consulting Services P: 323 481-1645 L: natof2014@gmail.com natof2014@gmail.com</p>		SHEET NAME Phase 4 3D DATE REV. NO. REV. DATE DRAWN BY CHECKED BY APPROVED BY
OWNER 1600 Northcrest Dr. LLC 3817 Westside Ave. Los Angeles, CA 90008 8125 16th Street, North Hollywood, CA 91605	ARCHITECT Flores Consulting Services, Inc. 3817 Westside Ave. Los Angeles, CA 90008 8125 16th Street, North Hollywood, CA 91605	CIVIL ENGINEER Flores Consulting Services, Inc. 3817 Westside Ave. Los Angeles, CA 90008 8125 16th Street, North Hollywood, CA 91605



Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

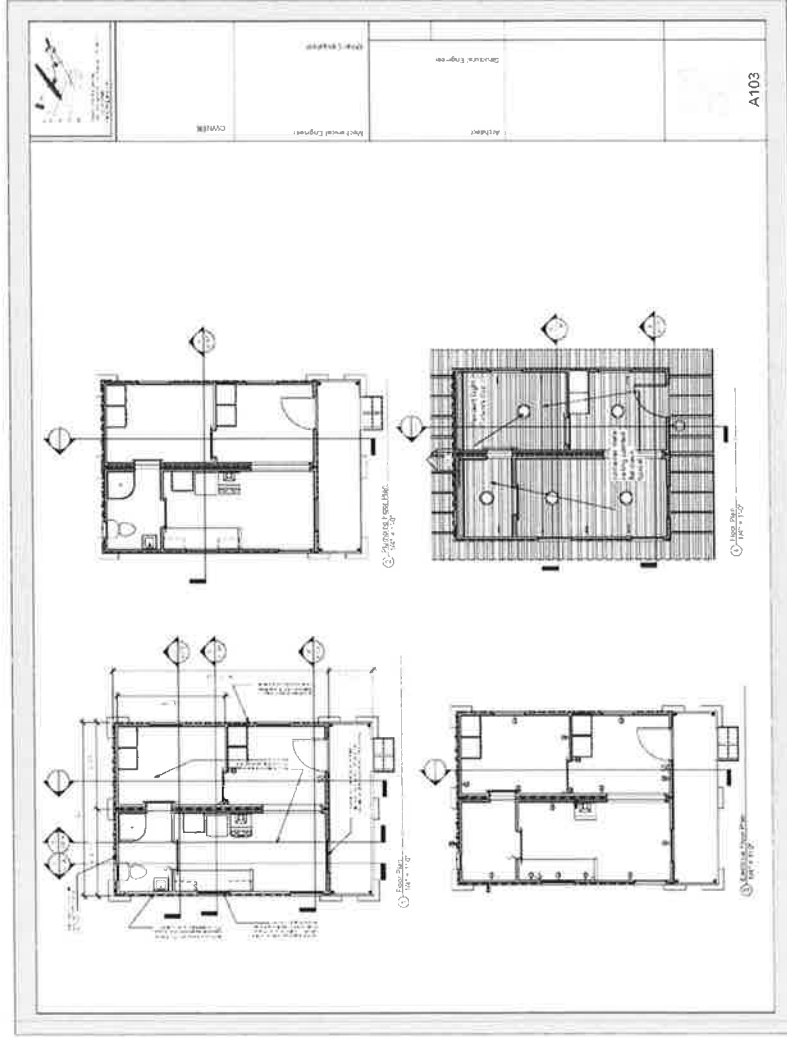
New One Bedroom Cottage 3D



Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

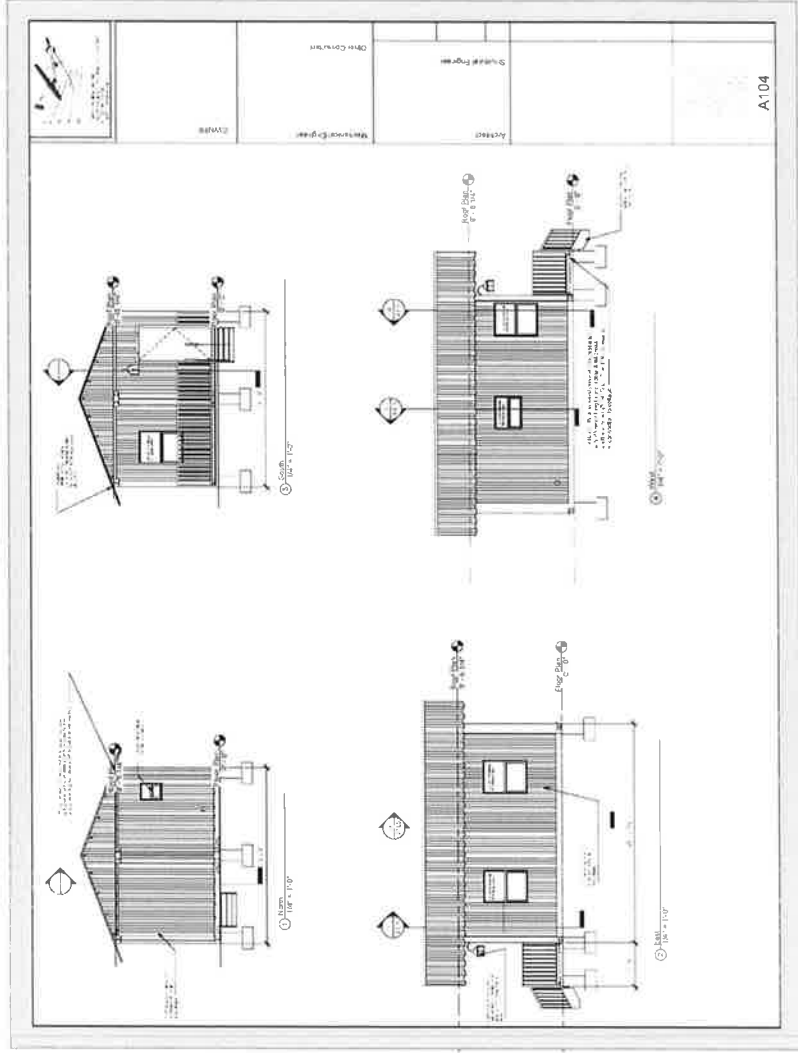
New One Bedroom Cottage Floor Plans



Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

New One Bedroom Cottage Elevations



Mr. Flores thanked the Commission and stated he was available for questions or comments. Chair Dickey asked the Commission if they had any questions or statements. Commissioner Jacobs stated that the only thing he has to say is he doesn't go for giving up commercial property. We just don't have it. Commissioner Trask stated that we do gain back, he believes, in having that density; we would gain some revenue back. He agrees on the commercial side but we do gain back some by the density; revenue-wise. Commissioner Jacobs stated residential revenue is not like business. Without businesses, towns die. Commissioner Peters stated that he would add that there's also a housing shortage. As we move on, we are seeing prices increase 10-15% every year. So, he likes the low-income housing part of this. The densities probably do need to change. If we continue to move in the direction of where we are going, then we will need places to live for the people that will work here at those jobs. Commissioner Peters stated that it's sort of like the chicken and the egg. He thinks it's good to be keeping track of what is getting converted from commercial so that too much is not going to happen. Commissioner Peters stated that he thinks in this particular case he thinks it's a good move. Commissioner Restad stated that he agreed. He's okay with the rezone part of the project. Chair Dickey closed the public hearing and asked for a motion. Commissioner Peters stated that staff has potential alternative findings for the Planning Commission on this rezone. Is that something the Commission needs to pay attention to? Mr. Carsley stated no. Commissioner Peters moved to recommend approval to the Board of Supervisors. Commissioner Trask seconded the motion, which passed on a polled vote of 4 ayes and Commissioner Jacobs voting no.

***** PUBLIC HEARING - JOSE NATIVIDAD FLORES-CORTES – Use Permit for a Planned Community for a Multi-Family Residential Project – UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City.**

Mr. Carsley presented the project. Staff has added two conditions related to addressing that has been passed out to the Commission and to the applicant. The recommendation would be for approval, with those conditions attached. Chair Dickey asked if drainage had been considered. Commissioner Trask stated yes, he read through the conditions and there is a drainage plan. Mr. Carsley stated that there is a tentative drainage plan. He knows one condition of approval addresses drainage and our Assistant County Engineer might want to add to that. Rosanna Bower, Assistant County Engineer, addressed the Commission. Ms. Bower stated that staff did receive a preliminary grading and drainage plan and staff's intent is to vet it further but part of the County's road network requires the conveyance of the 20-year storm given that it is on Northcrest Drive. Staff is recommending through the conditions that the 20-year storm be retained on-site and we do not have, at this point, calculations and data sources to back that up. We do have a plan but we don't know where the information is coming from so that is included in the condition but staff definitely does want a fully vetted grading and drainage plan for the property so that it is not impacting the neighbors, as well as the right-of-way. Commissioner Restad asked if the water would go towards Northcrest Drive. Ms. Bower stated that it's got a break; it goes towards the back and

towards the front. The current plan is a culvert upended with rock in it, similar to a French drain but vertical and she's not sure how well that's going to work here with our ground water tables. That's where the data sources come into play. Staff has looked at that plan and they are not completely satisfied with it. It does need attention but staff feels that it can be resolved after approval, assuming the project gets approved. Commissioner Restad stated that the Young's property is lower behind this project. It can't go there. That's why he's curious. Ms. Bower stated that staff is aware of that and they are definitely taking that into account with reviewing the plan. Chair Dickey asked the applicant/owner if he would like to address this. Mr. Flores stated that right now the property drains, as staff said, toward the front and towards the back. They weren't planning on doing much grading or changing the property; they were just going to follow the contours that are there now. He's not a Civil Engineer so he may be speaking out of turn but even if they raise the level on the back, it would possibly make it even worse towards the back. He's not sure that they would do any re-grading of the property. Mr. Flores stated that their intent was to leave it as is and use permeable surfaces as much as possible to keep the water in its natural state in the area. Commissioner Jacobs stated that with as much roof shed and drive-way and stuff; you've got to bring it to the front. Otherwise the Young's property would totally... you'd have to get ducks and decoys. Commissioner Trask stated that's what staff is going to look at in the grading and drainage plan. Ms. Bower stated yes and she has also consulted with the County Engineer. So, they are both aware of it and they do want a fully vetted plan. Chair Dickey opened the public hearing. Mrs. Young addressed the Commission. Mrs. Young stated that her only other comment would be addressing the privacy fence so that they can enjoy their property also. Mrs. Young thanked the Commission and resumed her seat. Ms. Kunstal stated that if the Commission would like to entertain the privacy fence and also the rear yard setback, she has some ideas as far as incorporating those as conditions. Chair Dickey said please. Ms. Kunstal stated that as far as the rear yard setback; on condition number 12 which deals with setbacks. She would eliminate the first sentence that ties the setbacks to the R-3 zone district and also delete the word "specifically", and then capitalize the "t" under "the". The condition would then read:

"The yard setbacks shall be measured from the property lines as follows:

Front: 20 feet

Rear: 15 feet for residences, 10 feet for accessory buildings

Side: 5 feet."

Ms. Kunstal stated that would address that concern. For the fencing we could add a new condition that states:

"Prior to the Certificate of Completion or Occupancy for Phase I, the applicant shall construct a (pick a height) (pick a material) fence along the west property line. The applicant shall be responsible for maintaining the fence in good condition."

Ms. Kunstal stated that it's a starter. Commissioner Jacobs stated that the west property line is the one facing you (?). You can't put a wooden one there, they disintegrate fast. Commissioner Jacobs stated that it would have to be a concrete fence or something of that nature. Commissioner Restad stated that it could be a cyclone fence with slates in it. Commissioner Jacobs stated that over at the Benner's rentals, the thieves are cutting the clip off or just cutting them and then the fence is done. Ms. Kunstal stated that this is the Commission's opportunity to select the material. This was just something to start with, if the Commission does choose to make that a condition. Commissioner Restad stated that there's a cyclone fence there now and there hasn't been a problem with anybody cutting that. Commissioner Restad stated that he is leery of a wooden fence. Chair Dickey stated that he doesn't feel a wood fence would work long term. Commissioner Restad stated that Commissioner Jacobs might have the right idea with the cement fence. Chair Dickey asked if the applicant had any suggestions. Mr. Flores stated that there has been a galvanized chain link fence on the back of the property that's been there forever. They took part of it down because it was encroaching onto the properties. He was going to suggest another galvanized 6 foot fence with privacy slates to make sure they have privacy. Again, they did make sure that the setback on the back property line was 10 feet. Commissioner Jacobs asked Mr. Flores if he would be opposed to putting in a concrete block fence on the rear property line. Mr. Flores stated that would be fine with him. Chair Dickey asked if that would work for the Young's. Mrs. Young stated yes. Ms. Kunstal asked what the height would be. Commissioner Trask stated a minimum of 6 feet. Chair Dickey asked if that would work for the Young's and the applicant. Both concurred that would work. Commissioner Restad stated that the only comment he would make would be about the property lines. Who guarantees that? When the Building Department comes out to look at this, do they look at survey markers or pins? Ms. Kunstal stated that there would be no building permit required for the fence. Commissioner Restad stated that he wanted to know where the fence would go, since the property line is in dispute. That's between the property owners? Ms. Kunstal stated yes, that was correct. There would need to be a meeting of the minds between the two property owners before the fence is constructed. Commissioner Restad asked if they come out to look at a permit or something that's done; what happens then? Ms. Kunstal stated that if the fence is built across the property line it would become a civil issue. Commissioner Restad stated that the fence or the buildings if there's a property dispute. Ms. Kunstal stated that for the buildings, where there's a building permit, it would be the responsibility of the property owner to tell the building inspector where the property line is. If it ends up being somewhere different and that becomes an issue, then that would end up being a civil suit between the two owners. Mr. Flores stated that they had Stover Engineering, who is a local surveying and engineering company, survey the property and double checked everything again the last time Mr. Flores was here. He's pretty confident that the pins are set where they need to be set. Commissioner Jacobs stated that if he did it then it's his responsibility, not yours. Commissioner Restad stated that he didn't believe there was a survey. There are no pins put in. Mr. Flores stated that there are pins right now but they are offset from the property line. Commissioner Jacobs stated that wasn't a survey. Mr. Flores stated that he would make sure that they put the pins down. There are pins on the front and he thought there were pins on the back too. Commissioner

Jacobs stated that offsets are for construction but they are not recognized as surveys. Mr. Flores stated that he would make sure they set the pins within two weeks. Chair Dickey asked if Stover was a surveyor. Ms. Kunstal stated that Ryan Young, who works for Stover Engineering, is a surveyor. Chair Dickey asked if the applicant does a survey will that make both parties happy. Ms. Bower stated that staff can go back and check and confirm if there is a survey on file. It sounds like there likely is and if not we can make that a condition. Chair Dickey asked if we can ask for that as a condition that it be surveyed. Commissioner Jacobs stated that a survey doesn't put pins in the ground. They need to put pins in the ground so they can mark it and know that it's there. That's what their question is. Ms. Bower stated that the condition can read;

"Prior to the issuance of the Use Permit, the applicant shall demonstrate to the Engineering and Surveying Division that survey monuments are present at all property corners. Alternatively, prior to the issuance of the Use Permit, the applicant shall have a California Licensed Surveyor monument any property corners lacking survey monuments."

Mr. Flores stated that the survey pins are actually set on the front corners and they know he offsets on the back are correct. Commissioner Jacobs stated that as long as he has Stover Engineering set the property corners in the back. Mr. Flores stated that he would have them set on all four corners. Chair Dickey asked if there was any further public comment. Hearing none the public hearing is closed. Chair Dickey asked for a motion. Commissioner Trask stated there was a lot to be added in. Chair Dickey stated the drainage, the fence and the survey. Commissioner Peters stated the setbacks. Mr. Carsley stated that the setback condition (# 12) can be amended. Mr. Carsley asked if the Commission would like him to read the amended condition. Commissioner Trask stated that he remembered it. Commissioner Jacobs stated that also on the table is increasing the density. Mr. Carsley stated yes and staff would be asking that the Planning Commission makes a specific recommendation for the density bonus. Chair Dickey asked if we wanted to do the density bonus separately. Commissioner Jacobs stated that if you do the density and get those 4 units that are low income housing; are those the last one built or the first ones built? Too many projects get going that they do in phases and then it seems like the low income housing doesn't get done. Mr. Flores stated that once phase one is done, which is the additional 4 units and the laundry room, there are two low-income units there and with phase three there will be two. Chair Dickey stated that sounded reasonable. Chair Dickey asked if we wanted to do the density bonus separate or all together. Mr. Carsley stated that could be a recommendation from the Planning Commission tied in with the Use Permit approval. Commissioner Peters moved to approve the project with the density bonus, prior to the issuance of the approval the owner shall make sure pins are present, a concrete fence is constructed along the west border, the applicant is responsible for maintenance of the block fence and the minimum set back is 10 feet for the back of the property for accessory buildings, a workable drainage plan is included for the neighbors in the back and the addressing conditions which shall read:

“Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall install an address sign at each of the entrances to 1600 Northcrest Drive. Signs shall include the main address number, each unit number, and label accessory buildings; this is typically accomplished with a visual layout. Signs shall be legible from inside an emergency vehicle. The signs and their proposed locations shall be approved by the Engineering and Surveying Division. Project approval will likely require readdressing of Unit 8 and Unit 9 as development occurs, and potentially other units. Confirm address revisions with the Engineering and Surveying Division before creating address signs; and

Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, assigned address shall be posted on each building in accordance with County Code 14.04.050. Address signs that comply with this requirement are available for purchase from the Building Inspection Division.”

Commissioner Restad seconded the motion. Lindsey Wheelon, Planning Commission Secretary, asked for clarification on if it was a 6 foot fence. The Commission concurred. Mr. Flores stated that the fence can be built as part of the phase one construction. Is that what he's hearing? Mr. Carsley stated that he believed that was the recommendation. Ms. Bower asked the Commission for clarification on the grading and drainage plan. Right now the drainage does flow in some capacity towards the rear of the property and that will likely need to continue. However, on-site retention is the planned concept for this. We are planning to retain the 20-year storm on-site, however overland flows will still continue to flow towards the rear of the property if we get a larger storm. She's hearing the Planning Commission is wanting to change the flow path to the front of the property but that is not what the current concept planned is and she doesn't know how that will work and she wanted to confirm what the intent of the Commission is. Commissioner Jacobs stated that he needs to contour the land to go into a controlled basin and pipe it underground back to a storm drain. Commissioner Restad stated that it's just going to get worse. Commissioner Jacobs stated that once you put but all those buildings, asphalt and concrete there, it's going to flood the neighbors out. Ms. Bower stated that the nearest underground storm drain system is quite a ways away from the project which is why staff was looking at on-site retention of a 20-year storm. Ms. Bower stated that is the Commission wants it to go into a storm drain staff can make that a condition and move forward but she just wants clarity on what the intent of the Commission is. Commissioner Jacobs stated that we definitely needed something to keep from flooding the neighbors out. Commissioner Restad agreed. Commissioner Trask stated yes. Chair Dickey asked how far we were talking about. Ms. Bower stated that she thinks the nearest storm drain system is off of Washington Boulevard, on one of the side streets. She doesn't recall exactly which one but it might be the road that goes down to the storage unit complex. Jerry Young, a member of the public, addressed the Commission. Mr. Young asked if there was a storm drain in front of Adams and Arnett. Ms. Bower stated that she wasn't sure. Mr. Young stated that he believes the County put one in there several years ago. Ms. Bower stated that staff can explore the options or the applicant will. Commissioner Jacobs stated that it's not fair to all the neighbors to get this development there with all

this solid material that's not going to absorb anything and flow onto the neighbors. Chair Dickey asked if it would be possible to change that from a 20-year. If he has to go a mile- Commissioner Jacobs stated that it's not a mile; it's a few hundred feet. Chair Dickey stated that was doable but if that's not doable would it be- Commissioner Jacobs stated that if it was his living room back there that it was going to come in what would you say. Chair Dickey stated that he's trying to find another solution to the problem here but he agrees that they can't flood out the neighbors. Chair Dickey asked about going to a 40 or 50 year flood capacity on that on-site retention system. Or is that not doable? Ms. Bower stated that this was a discretionary permit. The Commission is welcome to use any design event. She would suggest using a typical design event which would be a 50 or 100 year storm event, where the road ways aren't flooded. The County, on the main roads, such as Northcrest, only designs ditches for a 20-year storm. That's the maximum and then they let things kind of happen because they are going to happen. Chair Dickey stated that there's no reasonable alternative other than getting it to a storm system. Chair Dickey asked where we were with the motion. With a motion and second still on the table regarding the drainage, the survey, the setbacks and the fence is included. Chair Dickey asked if the fence was 6 feet from the ground or 6 feet from the bottom of the footing. The Commissioners stated from the ground. The Planning Commission Secretary stated that she has a 6-foot concrete fence, prior to phase two and then the new address conditions. Chair Dickey asked for the vote to be polled. The motion passed with the added and amended conditions with a polled vote of 5 ayes and 0 noes.

PUBLIC HEARING - DEL NORTE COUNTY – Zoning Text Amendment to Title 21 of the County Code (TPZ Ordinance) – R1906C located within all TPZ Coastal Zones, Del Norte County

PUBLIC HEARING - DEL NORTE COUNTY – Zoning Text Amendment to Title 20 of the County Code (TPZ Ordinance) – R1907 located within all TPZ Zones, Del Norte County

Mr. Carsley stated that separate action will need to be taken on the projects since one in Non-Coastal and one is Coastal. The Coastal version of the Ordinance will have to go to the California Coastal Commission for certification.

Commissioner Peters recused himself from this project.

Mr. Carsley gave a summary of the projects. Mr. Carsley stated that the Planning Commission would be making a recommendation to the Board of Supervisors and then the Title 21 section would then go to the Coastal Commission. Chair Dickey asked if there was any public comment. Hearing none the public hearing was closed. Chair Dickey asked if there was anything from the Commission. Commissioner Jacobs moved to recommend approval for the Title 21 amendment. Commissioner Trask seconded the motion, which passed with a polled vote of 4 ayes and 0 noes.

Chair Dickey opened the public hearing for Title 20 amendment. Hearing no public comment, the public hearing was closed. Commissioner Jacobs moved to recommend approval for the Title 20 amendment. Commissioner Restad seconded the motion, which passed with a polled vote of 4 ayes and 0 noes.

PUBLIC COMMENT PERIOD - None

REPORTS

- 1) Staff presented the minutes of the Environmental Review Committee meeting of April 11, 2019, to the Commissioners for their information regarding upcoming projects.
- 2) There were no questions or comments from the Commission.
- 3) Ms. Bower stated that the Deferred Improvement Agreement went to the Board of Supervisors for the Seller's property on LeClair regarding sidewalk, curb and gutter, and the driveway approach. The outcome of that is that they requested the 10 year time be decreased to 3 years.

There being no further business, the meeting was adjourned at 7:15 p.m.



Lindsey Wheelon, Secretary

Board Report for August 13, 2019
Meeting



COUNTY OF DEL NORTE
 COMMUNITY DEVELOPMENT DEPARTMENT
 981 H STREET, SUITE 110
 CRESCENT CITY, CA 95531
 FAX – (707) 465-0340

Planning (707) 464-7254	Engineering & Surveying (707) 464-7229	Roads (707) 464-7238	Building Inspection (707) 464-7253	Environmental Health (707) 465-0426	Code Enforcement (707) 464-7254
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DATE: July 24, 2019 **AGENDA DATE:** August 13, 2019

TO: Del Norte County Board of Supervisors

FROM: Taylor Carsley, Planner *TC*

SUBJECT: Flores General Plan Amendment and Rezone

RECOMMENDATION FOR BOARD ACTION:

Staff, the Environmental Review Committee, and the Planning Commission recommend that the Board of Supervisors hold a public hearing and take the following actions:

1. Adopt a Resolution amending the General Plan Land Use designation for Assessors Parcel Number 116-160-023 from General Commercial to High Density Multi-Family Residential (6-15 dwelling units/acre)
2. Adopt an ordinance amending Ordinance 67-10 and Title 20 Zoning by adopting a new Zoning Map for Area B-9 to rezone Assessors Parcel Number 116-160-023 from C2 and R3 to PC (Planned Community).

SUMMARY:

Nato Flores has submitted an application for a General Plan Amendment and Rezone allowing for a 1.25-acre Planned Community at 1600 Northcrest Drive (APN 116-160-023). The applicant has petitioned to amend the General Plan Land Use designation from General Commercial to High Density Multi-Family Residential (6 to 15 dwelling units per acre) and rezone the property from a C2 and R3 to PC (Planned Community). A use permit for the Planned Community has been conditionally approved by the Planning Commission.

BACKGROUND:

The property is currently developed with a two-bedroom home and eight studio/one-bedroom units. The eight units were recently repaired by the applicant from a dilapidated state. The other one-bedroom house on the property was demolished and an extensive driveway system was developed. The property utilizes city water and is planned to be connected to community sewer. The General Plan Land Use and Zoning on the property are currently inconsistent and do not allow for further residential development of the lot. The proposed General Plan Land Use will be consistent with both the Zoning and the current and proposed future use of the property. Because the applicant approached Community Development staff with a specific development plan which maximizes housing density, a PC zone district overlaying a High Density Multi-Family Residential Land Use designation was deemed

most appropriate. The PC zone generally allows for greater flexibility in development design compared to other zone districts. The establishment of a PC zone requires the approval of a use permit by the Planning Commission.

The project is subject to environmental review under the California Environmental Quality Act (CEQA). An initial study was prepared which resulted in the posting of a Mitigated Negative Declaration (MND) to the State Clearinghouse. Through that circulation process, no comments were received from outside agencies. Several concerns were raised at the Planning Commission hearing on May 1 which had to do with fencing and drainage, and have since been incorporated as three new conditions for approval of the use permit. With those changes made, the Planning Commission has recommended the Board of Supervisors approve the General Plan Amendment, Rezone, and density bonus to allow for the Planned Community development of 24 residential units. A copy of the minutes from the Planning Commission meeting along with the Planning Commission Staff Report and approved conditions are included with this report.

ALTERNATIVE:

Make findings to deny General Plan Amendment and Rezone.

FINANCING:

N/A

CHILDREN'S IMPACT STATEMENT:

This section meets 2 of the following outcome measures for children in Del Norte County:

- Children ready for and succeeding in school.
- Children and youth are healthy and preparing for adulthood.
- Families are economically self-sufficient.
- Families are safe, stable and nurturing.
- Communities are safe and provide a high quality of life.
- No impact to Children as a result of this action.

OTHER AGENCY INVOLVEMENT:

None

SIGNATURE REQUIRED:

Chair of the Board of Supervisors

ADMINISTRATIVE SIGN-OFF:

AUDITOR:

CAO:

COUNTY COUNSEL: 

PERSONNEL:

OTHER DEPT:

PRINTING ACCOUNT:

Planning 101-258-20221

DEPARTMENT SIGN-OFF:



Heidi Kunstal, Director



Board of Supervisors
County of Del Norte
State of California

RESOLUTION NO. 2019 -

A Resolution of the Del Norte County Board of Supervisors amending the General Plan Land Use designation for Assessors Parcel Number 116-160-023 from General Commercial to High Density Multi-Family Residential (6 to 15 dwelling units per acre).

WHEREAS, the County of Del Norte has an adopted Del Norte County General Plan pursuant to state regulations; and

WHEREAS, once a General Plan has been adopted, it may be amended by the legislative body after undergoing a series of procedural steps as provided in sections 65351-65356 of California Government Code; and

WHEREAS, it is now deemed to be in the interest of orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of said County to adopt an amendment to the General Plan Land Use designations for Assessors Parcel Number 116-160-023 by changing the Land Use designation from General Commercial to Multi-Family Residential (6 to 15 dwelling units per acre); and

WHEREAS, it is deemed to be in the interest of the County and the general welfare of the residents of said County to increase its housing and affordable housing stock; and

WHEREAS, the Planning Commission of the County of Del Norte has held at least one public hearing on the subject General Plan amendment and made a written recommendation to the Board of Supervisors, the legislative body of the County of Del Norte; and

WHEREAS, an opportunity for the involvement of citizens, public agencies, public utilities, and other community groups has been provided through the public hearing process; and

WHEREAS, a Mitigated Negative Declaration (SCH #2019029148) and associated mitigation monitoring and reporting program has been prepared and circulated pursuant to state regulations, which the Board of Supervisors has considered and adopted as part of this action; and

WHEREAS, the adopted environmental documentation and other materials which constitute the record of proceedings upon which the decision of the Board of Supervisors is based can be found at the Community Development Department; and

WHEREAS, the Board of Supervisors is exercising its authority to designate land uses in accordance with local conditions and any future development of the affected area will have to comply with the development standards applicable at the time of development;

NOW THEREFORE, BE IT RESOLVED that the Board of Supervisors of Del Norte County hereby adopts the above whereas statements as findings and adopts the above mentioned circulated environmental document as being complete and adequate; and

BE IT FURTHER RESOLVED as follows:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65857 of the Government Code, the above described changes are hereby approved and adopted as amendments to the General Plan.
3. The Chair of this Board is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board of Supervisors.

PASSED AND ADOPTED this _____ day of _____, 2019 by the following vote:

AYES:

NOES:

ABSENT:


ABSTAIN:

Lori L. Cowan, Chair
Del Norte County Board of Supervisors

ATTEST:

Kylie Goughnour, Clerk of the Board
Del Norte County, California

Approved As To Form
Del Norte County Counsel





ORDINANCE NO. 2019-

**BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA**

**AN ORDINANCE REPLACING NONCOASTAL ZONING MAP B-9 PURSUANT TO
CHAPTER 20.52 OF THE DEL NORTE COUNTY CODE.**

The Board of Supervisors, County of Del Norte, State of California, ordains as follows:

- Section I: **Authorization:** Chapter 20.52 of the Del Norte County Code authorizes amendments to establish detailed zoning districts, to change district boundaries, or to change any other provisions thereof whenever the public necessity and convenience and the general welfare require such amendment by following the procedure set forth in this chapter.
- Section II: **New Zoning Map B-9:** Zoning Map B-9 is hereby replaced with a new Zoning Map B-9 as specified in attached Exhibit "A".
- Section III: **Effective Date:** This ordinance shall take effect and be enforced thirty (30) days after the date of its passage. It shall be published with the names of the Board of Supervisors voting for and against the ordinance in a newspaper of general circulation published in the County of Del Norte, State of California.
- Section IV: **Severability:** If any section, subsection, sentence, clause, phrase, or specific fee of this ordinance is for any reason held to be invalid or unenforceable, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase, or specific fee thereof, irrespective
- Findings of Fact: This Ordinance is passed and adopted based upon the findings cited in the Staff Report and the Board of Supervisors hereby makes said findings as more particularly described in said Staff Report, which is herein incorporated by reference (Government Code §65804(c)(d)).

PASSED AND ADOPTED by the Del Norte County Board of Supervisors on the _____ day of _____, 2019, at a regular meeting of the Board of Supervisors by the following pulled vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Lori L. Cowan, Chair
Del Norte County Board of Supervisors
State of California

ATTEST:

Kylie Goughnour
Clerk of the Board of Supervisors
Del Norte County

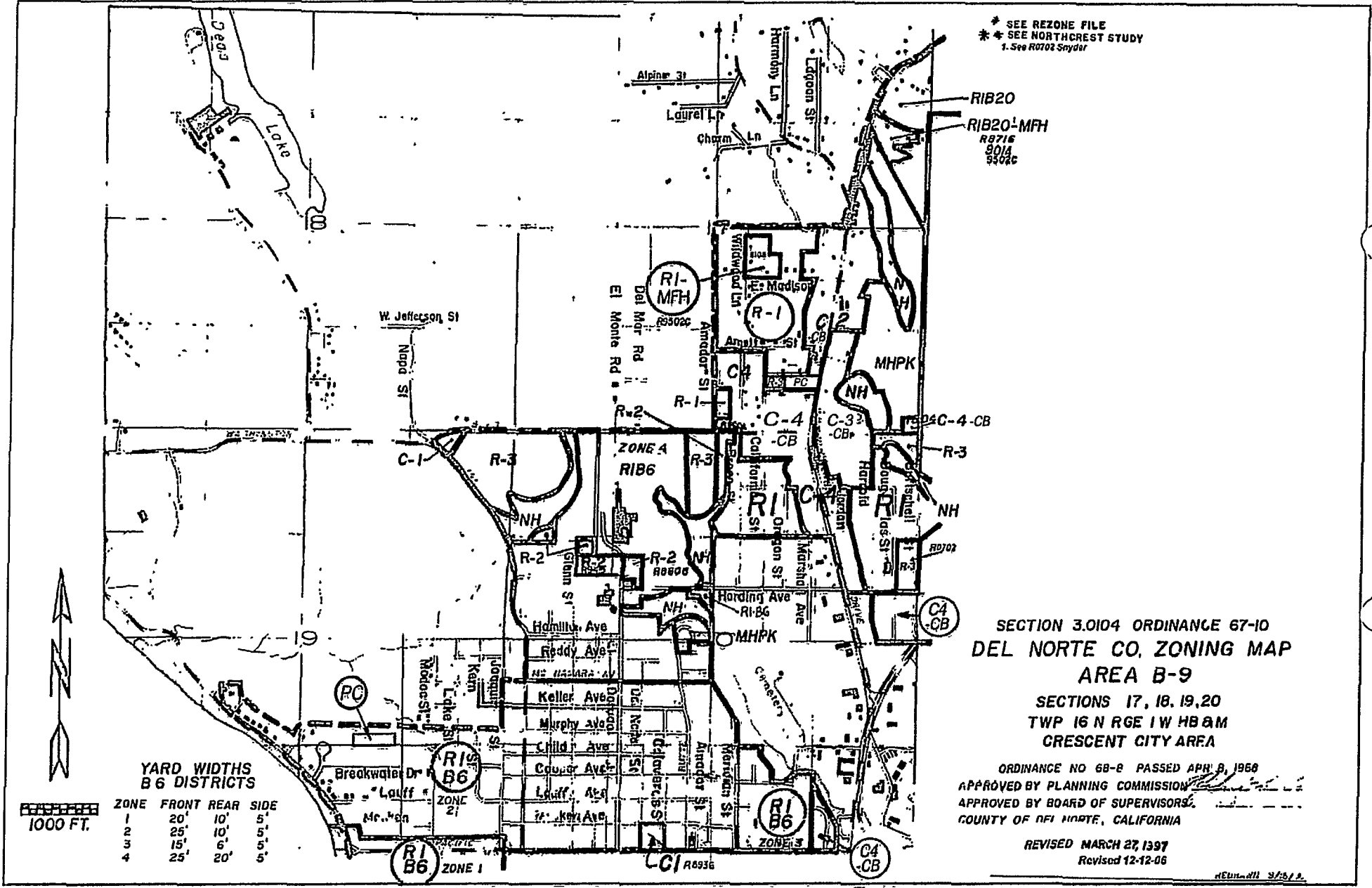
APPROVED AS TO FORM:



Elizabeth Cable
Del Norte County Counsel

Exhibit "A"

* SEE REZONE FILE
 * SEE NORTHCREST STUDY
 1. See R0702 Snyder



**YARD WIDTHS
 B6 DISTRICTS**

ZONE	FRONT	REAR	SIDE
1	20'	10'	5'
2	25'	10'	5'
3	15'	6'	5'
4	25'	20'	5'

1000 FT.

**SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP
 AREA B-9**

SECTIONS 17, 18, 19, 20
 TWP 16 N RGE 1 W HB & M
 CRESCENT CITY AREA

ORDINANCE NO 68-8 PASSED APR 9, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA

REVISED MARCH 27, 1997
 Revised 12-12-06

Agent: Victorio Monteil

STAFF REPORT

APPLICANT: Jose Natividad Flores-Cortes

APPLYING FOR: Rezone from C2 and R3 to PC, General Plan Amendment from General Commercial to Multi-Family Residential and Use Permit for a Planned Community for a Multi-Family Residential Project

APN: 116-160-23 LOCATION: 1600 Northcrest Drive, Crescent City

PARCEL(S) SIZE: 1.25 acres EXISTING USE: Multi-Family EXISTING STRUCTURES: 1 house, 8 bungalows

PLANNING AREA: 71 GENERAL PLAN: General Commercial ADJ. GEN. PLAN: Same

ZONING: C2, R3 ADJ. ZONING: Same, R1, C4

- 1. PROCESSING CATEGORY: NON-COASTAL APPEALABLE COASTAL
 NON-APPEALABLE COASTAL PROJECT REVIEW APPEAL

- 2. FIELD REVIEW NOTES: DATE: 8/3/18
 ENVIRONMENTAL HEALTH BUILDING INSP
 PLANNING ENGINEERING/SURVEYING

ACCESS: Northcrest Drive ADJ. USES: Residential and commercial
TOPOGRAPHY: Flat DRAINAGE: Surface (needs to be improved for on-site retention)

DATE OF COMPLETE APPLICATION: January 14, 2019

3. ERC RECOMMENDATION: Post public hearing notice with Rezone and General Plan Amendment. Adopt Mitigated Negative Declaration and approve with conditions, contingent upon Board of Supervisors adoption of Rezone and General Plan Amendment.

4. STAFF RECOMMENDATION:

Nato Flores, as property owner and Victorio Monteil, as agent, have submitted a petition for a rezone and General Plan land use amendment as well as an application for a use permit to implement a Planned Community on a 1.25-acre parcel, off 1600 Northcrest Drive. The property is located between a veterinarian's office to the south and residential properties to the north. The application also includes a request for a residential density bonus on the property, which will be discussed below. The project involves the construction of 15 one-bedroom units in addition to the existing nine units on the property over three phases. Full proposed buildout would produce 24 studio or one-bedroom residences and shared laundry facilities. Four of these residences have been proposed as designated low-income units. The property has historically had two single-family residences with eight small bungalow units. The eight

units were dilapidated and have since been renovated and refurbished. In addition, one of the single family residences was recently demolished.

Zoning and Land Use

The property currently has a split zoning of Light Commercial (C-2) on the road frontage and High Density Multi-Family Residential (R-3) in the rear, with a General Plan land use designation of General Commercial. Based on pre-application meetings with the project proponents, planning staff agreed that in order to accommodate near the density and use proposed, the zoning should be amended to Planned Community (PC) and the General Plan land use designation should be amended to Multi-Family Residential (6-15 dwelling units/acre) which is the highest density residential land use.

The dual zoning (C-2 and R-3) and General Commercial land use designation currently conflict on the project site. The applicant's proposal to amend the property's land use designation to Multi-Family Residential brings the parcel into conformance with its use. The PC zone allows for a variety of primarily residential uses, with zoning standards that can be somewhat tailored by the Planning Commission according to the uses proposed. Since a specific project was being proposed, the PC zone was deemed more appropriate than other residential zones such as the R-3.

Project Development, Phasing, and Operation

The applicant has proposed to build out the new units both west of the existing one-bedroom units and south of the existing units along the south property line. A two-bedroom house exists on the northeast portion of the property, which stands out as the only unit with multiple bedrooms. The existing "bungalows" that were recently remodeled are approximately 260 square feet in area and have a studio floor plan. The 15 new "cottages" to be added to the west of the existing units (4) and along the south property line (11) are proposed to be structured from two 8' x 20' shipping containers and would be one-bedroom units. Similar to these units, the common laundry room to be shared by the development would be structured from two shipping containers with three laundry machines and a bathroom. Condition #4 addresses the fact that building permits will need to be pulled for all structural development on-site and that this Use Permit does not serve as the entitlement for construction or certify the application as compliant with the California Building Code. Each unit is proposed to have a parking space, with two more parking spaces to be placed on-site. The property is proposed to be managed by Ming Tree Realty, or another management company. According to the Operational Plan, an on-site manager would be present to handle issues and minor repairs as they surface.

The Planned Community district does not have standards such as setbacks, height limits, lot coverage, etc. codified. The Planning Commission is charged with adopting these specific standards in the Use Permit, which implements the Planned Community development. These zoning standards are designated in recommended Conditions #11 and #12. These essentially mirror the R3 Zone standards and will be applied in the development of this project.

The applicant has proposed phasing the development of the Planned Community. In the submitted Operational Plan, the applicant has proposed completing the development of the parcel in four phases. Since Phase 1 listed has already been completed, the Use Permit will address three phases to be completed, so Phases 2, 3, and 4 in the Plan will actually be considered Phase 1, 2 and 3, respectively.

- Phase 1 proposes to construct one or two one-bedroom cottages, depending on budget.
- Phase 2 proposes to construct two or three one-bedroom cottages, depending on budget, along

- with the shared laundry facility.
- Phase 3 proposes to construct the remaining 11 cottages along the south property line.

Currently, many of the Use Permit conditions recommended for approval would actually be attached to the Phase 1 building permit(s). The first building permit(s) would not be issued until these conditions are satisfied. These include the need for installation of both ADA parking spaces (Condition #9), and the engineering conditions that address erosion and runoff, grading and drainage, road improvement, traffic control, sewer improvements, connection to public sewer, securement of an Encroachment Permit for improvements, etc. (Conditions #18 through #32).

Density Bonus

While the proposed land use designation of Multi-Family Residential (6-15 dwelling units/acre) would allow for the maximum residential density possible under the General Plan, the proposed project exceeds that amount. At 1.25-acres, the property would allow for approximately 19 units. State law codified in Government Code Section 65915 encourages the production of low income residences by allowing additional units to be constructed in excess of the land use density depending on the percentage of the development reserved for low income households. County Code Section 20.65 also clarifies how the state density bonus law shall be implemented locally. The applicant has requested a 26% residential density bonus of five (5) units to allow for a proposed total amount of 24 units. The applicant has stated that four units out of the total 19 allowed under the General Plan would be reserved as low income units (Units 4, 5, 17, and 19). This amounts to 21% of units being preserved as low-income. According to the Gov. Code 65915, the percentage of density bonus allowed to be awarded by the Board of Supervisors when 21% of the base amount of units are low income is 35% (see Density Bonus Calculation Table). Staff recommends awarding the applicant a residential bonus density of 26% to allow for 24 total units.

Table 1. Percentage of density bonus allowed based on percentage of allocated low income units from Gov. Code 65915 (f).

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

Income levels and housing affordability assumptions are defined by the California Department of Housing and Community Development (HCD). For 2018, the income limit for a four-person household to be considered “low” as \$47,900. Accordingly, the low income limits for a one- and two-person household are \$33,550 and \$38,350, respectively. The one- and two-person household values are more realistic to be referenced when applied to one-bedroom and studio dwelling units. Those low income units would be required to be rented to households/families that meet the income limits established by HCD for Del Norte County.

The Board of Supervisors, in addition to approving the Rezone and General Plan Amendment would need to specifically approve the requested Density Bonus for five extra units.

Table 2. One- and two-person household income limits for consideration of low-income rentals

Income Level	Income Limit (1 person household)	Income Limit (2 person household)
Extremely Low	\$12,600	\$16,460
Very Low	\$21,000	\$24,000
Low	\$33,550	\$38,350
Moderate	\$50,350	\$57,500
Above Moderate	\$50,351+	\$57,501+

Table 3. Expanded household income limits in Del Norte County, 2018

Section 6932. 2018 Income Limits

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Del Norte County 4-Person Area Median Income: \$59,900	Extremely Low	12600	16460	20780	25100	29420	33740	37140	39550
	Very Low Income	21000	24000	27000	29950	32350	34750	37150	39550
	Low Income	33550	38350	43150	47900	51750	55600	59400	63250
	Median Income	41950	47900	53900	59900	64700	69500	74300	79050
	Moderate Income	50350	57500	64700	71900	77650	83400	89150	94900

CEQA Review

Environmental review was completed pursuant to the California Environmental Quality Act (CEQA). After a 30-day tribal consultation required in PRC §21080.3.1 with no input received by any Native American tribes, the County conducted an Initial Study as Lead Agency. The Initial Study found that no significant impacts to the environment would occur as a result of this project with mitigation incorporated into the its approval. Since one portion of the project involves the securing of a Use Permit to implement the Planned Community, the mitigation has been incorporated into the recommended conditions for approval of the Use Permit itself. One impact discussed was aesthetics through lighting. Mitigation Measure (1d) was incorporated through Condition #8 which requires the applicant to place lighting on the property in a manner so that it does not reflect glare into neighboring properties or otherwise create a nuisance off-site. Another impact discussed was hydrology and the retention of stormwater runoff on-site. Mitigation Measures (10c.ii) and (10c.iii) were incorporated through Conditions #18 and #19 which require plans be submitted for the review and approval of the Engineering Division to ensure the equivalent of a 20-

year storm event will be retained on the property, since improved drainage systems do not exist on Northcrest Drive. Finally, noise impacts were addressed resulting from the proximity of Northcrest Drive to sensitive residential uses. The vast majority of housing units are proposed to be located within an area that would expose residents to noise levels in excess of 62 Ldn (Day Night Average Sound Level), which the General Plan Safety and Noise Element sets as a threshold for safe exposure to residential uses. Condition #13 implements Mitigation Measure (13a) requiring that noise attenuation design be incorporated into residential units within 300 feet of the centerline of Northcrest Drive. Otherwise no other environmental issues were recognized to exist as a result of this project. Based on this Initial Study, a Mitigated Negative Declaration was submitted to the State Clearinghouse for circulation to appropriate state agencies. No comments were received by the Lead Agency.

Conclusion

Staff recommends that the Planning Commission open the public hearing and accept public comment. No comments have been submitted verbally or in writing to the Planning Division as of the date of the writing of this staff report. After consideration of any public comment and discussion, staff recommends the Planning Commission separately:

- 1. Make recommendations to Board of Supervisors for approval of the General Plan Amendment from General Commercial to Multi-Family Residential, 6 dwelling units/acre (GPA1901) AND approval of the Rezone from C2 and R3 to PC (R1901).*
- 2. Approve the Use Permit (UP1906) with recommended conditions of approval.*

5. FINDINGS:

General Plan Amendment and Rezone:

- The proposed land use and zone are consistent as established in Table 3-1 of the General Plan;
- The proposed land use and zone are more consistent with the current use of the property;
- Surrounding land uses are compatible with the land use amendment and rezone and will not be adversely impacted by the approval of this project;
- A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act, which the Board of Supervisors has considered in reviewing the project and making its decision;
- This project is subject to the California Department of Fish and Wildlife CEQA Environmental Document filing fee unless the Department waives the fee.

Use Permit:

- The project, as conditioned, with the approval of GPA1901/R1901 to amend the land use to Multi-Family Residential (6-15 dwelling units/acre) and rezone to Planned Community is consistent with the policies and standards of the General Plan and Title 20 Zoning;
- The project is eligible to receive a 26% density bonus of five units given that 21% (4 of 19 base units are low income) as allowed by California Government Code 65915;
- The affordable units will be of equal design and quality as market rate units;
- The project would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood;

6. CONDITIONS:

USE PERMIT:

1. This Use Permit is for a multiple-family Planned Community for a total of 24 units subject to approval of GPA1901, R1901, and a density bonus by the Board of Supervisors. The project may be phased according to the plan of operation;
2. Development shall be pursued in a diligent manner and completed in a reasonable amount of time. If development has not commenced, the permit will expire three (3) years from the date of final approval;
3. Prior to issuance of the Use Permit, a Notice of Conditional Approval (NOCA) shall be recorded at the applicant's expense;
4. A building permit(s) shall be obtained for the residential units and laundry room. This Use Permit does not approve any specific building/structure or technical plans. The applicant shall be on notice that building design, materials, etc. may need to be modified prior to issuance of building permits. Issuance of the required building permits shall be subject to final review and approval by the Building Inspection Division;
5. The project shall comply with the requirements of the California Fire Code applicable at the time of complete application (1/2019);
6. The project shall comply with the requirements of the California Building Code applicable at the time of submission of each building permit;
7. A sign permit shall be obtained from the Planning Division for any signage requested on the property, and shall be completed in accordance with Title 18 of the Del Norte County Code – Signs, including setbacks;
8. Placement of lighting on the parcel shall be installed in such a manner that it does not adversely impact off-site areas and shall be installed in a manner so to minimize light pollution in and around the project area (e.g. downcast lighting). No annoying glare shall be allowed to be directed or reflected towards residential buildings or zones;
9. All ADA parking shall be provided prior to the first Certificate of Occupancy;
10. The applicant shall provide 1 parking space per residential unit constructed. Prior to the certificate of occupancy for Phase 1, a minimum of two ADA spaces shall be provided, one of which being ADA van-accessible. A total of 26 parking spaces shall be provided at full buildout of the Planned Community. Parking shall be developed in accordance with Title 20, Chapter 46 of the Del Norte County Code – Off Street Parking and applicable ADA requirements;
11. Residential units are subject to the height and lot coverage limits for R-3 Districts. Specifically, the following applies:
 - Building height: 45 feet for residences, 16 feet for accessory buildings
 - Lot coverage: 60%
12. ~~*** Amended *** Residential units are subject to the setbacks for R-3 Districts. Specifically, the The~~ yard setbacks shall be measured from the property lines as follows:
 - Front: 20 feet
 - Rear: 15 feet for residences, 5-10 feet for accessory buildings
 - Side: 5 feet
13. Residential units constructed within 300 feet of the centerline of Northcrest Drive are inside a noise attenuation zone and are subject to noise attenuation design;
14. The California Department of Fish and Wildlife (CDFW) environmental document filing fee must be

submitted before the Notice of Determination can be recorded. Alternatively, the project proponent may provide a No Effect Determination (NED) that has been issued for this project by CDFW to exempt the project from the filing fee;

15. Future owners of the subject development and residents of the Planned Community shall be on notice that commercial zones exist in close proximity to the property and commercial uses are allowed;
16. This entitlement is specifically conditioned on the applicant agreeing to indemnify and hold harmless the County of Del Norte, the Planning Commission of the County of Del Norte, the Board of Supervisors of the County of Del Norte, their officers, employees and agents against any and all claims arising out of the issuance of the entitlement and specifically against any expense arising from defending any legal action challenging the issuance of the entitlement, including but not limited to the value of time devoted to such defense by County officers, employees and agents and the amount of any judgment, including costs of suit and attorney fees, recovered against the County or any of its officers, employees or agent in such legal action. The County of Del Norte reserves the option to either undertake the defense of any such legal action or to tender such defense to the applicant. Should the County tender such defense to the applicant and the applicant fail or neglect to diligently defend such legal action, the County may consider such failure or neglect to be a material breach of this conditions and forthwith revoke this entitlement;
17. The activities associated with this permit are not within the State Responsibility Area, therefore, Title 19 – SRA Fire Safe Regulations does not apply.
18. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit an erosion and runoff control plan to the Engineering Division for review and acceptance. The erosion and runoff control plan shall demonstrate that during and post construction, erosion and runoff on the site will be controlled to avoid adverse impacts to adjacent properties and water resources. The erosion and runoff control plan shall include arrows showing the direction of flow from the construction site, temporary erosion and runoff control methods (e.g. silt fence), and permanent erosion and runoff control methods (e.g. grass seed and straw). The plan shall be prepared by a California Registered Civil Engineer.
19. ***** Amended ***** Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a 20-year storm will be ~~retained-collected onsite and traverse to an existing storm drainage system with capacity~~. The plan shall be prepared by a California Registered Civil Engineer.
20. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit road improvement plans to the Engineering Division for review and acceptance. The plans shall be prepared by a California Registered Civil Engineer.
21. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a traffic control plan to the Engineering Division for review and acceptance. The plan shall be prepared by either a California Registered Civil Engineer or California Licensed Contractor. The plan submitted shall be similar to the traffic control plans found in the 2015 Caltrans Standard Plan Book. An additional written description may accompany the plan.
22. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit engineered plans for sewer improvements in the Northcrest Drive right-of-way to the Engineering Division for review and acceptance. The plan shall be prepared by either a California Registered Civil Engineer
23. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall have a California Licensed Civil Engineer prepare a sewer capacity analysis for each Building Permit or one for all activities describe in this Use Permit and submit it to the Engineering and Surveying Division

- for review and acceptance. Alternatively, accept ESFC figure provided by the Engineering and Surveying Division.
24. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall connect to public sewer and pay the city of Crescent City a sewer capacity charge in an amount determined by the city of Crescent City.
 25. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall obtain an Encroachment Permit from the Engineering Division for the following improvements, at a minimum, in the County's right(s)-of-way and shall construct said improvements prior to project completion: road and sewer improvements.
 26. Prior to the issuance of a Building Permit associated with this Use Permit, improvements in County right(s)-of-way (excluding sewer lateral only projects) require a 100% Performance Bond and 100% Payment Bond. Bond amounts are determined based on an applicant furnished engineer's estimate to complete the work and repair any potential damage to existing infrastructure (road, sewer, water, etc.) at prevailing wage. A contractor's estimate may occasionally be substituted for the engineer's estimate if acceptable to the County Engineer. Bonding amounts are set based on SHC §1467 (for County maintained rights-of-way), DNCC §15.36.200 (for sewer improvements), and DNCC §16.12.020G (for Subdivision Improvement Agreements). Bonds shall be submitted to the Engineering and Surveying Division upon acceptance of the estimate and remain valid for at least one year after the entire project or permit has been determined to be complete by the County. The Property Owner shall bond directly with the County of Del Norte.
 27. County records indicate that there is a sewer lateral available to serve this development. However, we do not guarantee that our records regarding the existence of sewer laterals are accurate. Prior to connecting to the County's sewer system, it is the responsibility of the property owner to verify that a sewer lateral physically exists or to inform the County if one cannot be located or does not exist. Modifications to the Engineering Division's Permit Conditions are necessary if a new sewer lateral must be installed and the property owner is responsible for the install and associated costs, bonding, and inspection fees.
 28. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, sewer lateral connections serving the parcel shall be upgraded to drops inside new manholes. Refer to Building Permit B34896, Condition C.
 29. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall construct a two-way sewer cleanout at the property line for each of the two sewer laterals.
 30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, underground storm drains, and five feet (in width) sidewalks. Drainage features shall be designed to carry runoff from a twenty-five year storm for arterial roads. ~~Onsite retention of twenty-five year storm in lieu of storm drains or ditches as drainage features in Northcrest Drive right-of-way.~~ The minimum paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity.
 31. Any request for modifications or deferments to an urban and rural public road improvement condition shall be filed with the clerk of the Board of Supervisors and the Community Development Department within ten days of the Planning Commission's approval.
 32. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, all improvement plans shall be constructed.

33. ** Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall install an address sign at each of the entrances to 1600 Northcrest Drive. Signs shall include the main address number, each unit number, and label accessory buildings; this is typically accomplished with a visual layout. Signs shall be legible from inside an emergency vehicle. The signs and their proposed locations shall be approved by the Engineering and Surveying Division. Project approval will likely require readdressing of Unit 8 and Unit 9 as development occurs, and potentially other units. Confirm address revisions with the Engineering and Surveying Division before creating address signs; and
34. ** Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, assigned address shall be posted on each building in accordance with County Code 14.04.050. Address signs that comply with this requirement are available for purchase from the Building Inspection Division;:-
35. ** Prior to commencing Phase II, a concrete block fence shall be constructed 6 feet in height from ground level along the entire length of the rear (west) property line;
36. ** Prior to the issuance of the Use Permit, the applicant shall demonstrate to the Engineering and Surveying Division that survey monuments are present at all property corners. Alternatively, prior to the issuance of the Use Permit, the applicant shall have a California Licensed Surveyor monument any property corners lacking survey monuments.

~~*Condition added subsequent to ERC review~~

**Condition added at May 1, 2019 Planning Commission hearing

*** Condition Amended at May 1, 2019 PC Hearing

understands from trying to sort out the County's role in making a decision like this legally; we don't do CC&R's. Those are privately enforced and would be a civil case but there is the ground of compatibility as to how a residence is used with the rest of the neighborhood. From the sound of it, it seems like the neighbors don't feel like this is a compatible use and they have provided comments to support that. The other thing worth noting, from what he read, is that the County went and made a cease and desist order in October and that was ignored. There's also been no TOT paid for any of the stays. Commissioner Peters stated that it doesn't add up to him. Chair Dickey asked staff if the County could have a no drone flying ordinance that's out onto one of these projects. Ms. Kunstal stated that she believes that there is State law, which Mr. Carsley is familiar with. Mr. Carsley stated that the FAA regulates commercial drone flights and there are privacy issues. He's not privy to the exact Federal Code that regulates that though. He knows that there are privacy concerns with the County doing something like that over private property. Chair Dickey stated yes, but this would be your neighbor doing it and he wouldn't think the County can do it. Commissioner Peters stated that they'd have to look into it but the rule and regulation is commercial, when you need the license for it but we have no information or evidence on any of that stuff. Chair Dickey asked for a motion. Commissioner Jacobs moved to deny the project. Commissioner Restad seconded the motion. Ms. Kunstal stated that staff put together a set of finding for denial. If the Commission does make the motion to disapprove this project, we would also like the Commission to incorporate those findings of denial for the record. Commissioner Trask moved to deny the project based on the fact that the project will be detrimental to the conditions of the neighborhood and/or the welfare of persons working or residing therein. Commissioner Peters seconded the motion with an addition findings that state that the project is not consistent with the policies and standards of the General Plan and Title 21 Zoning, denial of the application is exempt from the California Environmental Quality Act (Class 1) and the Planning Commission has reviewed the project and considered verbal and written comment from the members of the public and persons residing in the neighborhood. Based on this comment, the project will be detrimental to the conditions of the neighborhood and/or the welfare of persons working or residing therein. Commissioner Trask agreed. Chair Dickey stated that a yes vote was a yes for denial. The project was denied with a polled vote of 5 ayes and 0 noes.

*** The Jose Natividad Flores-Cortes projects were continued from the April 10, 2019, meeting.

*** **PUBLIC HEARING** – JOSE NATIVIDAD FLORES-CORTES – Rezone from C2 and R3 to PC and General Plan Amendment from General Commercial to Multi-Family Residential – R1901/GPA1901 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Chair Dickey asked the Commission if they would like to hear items E and F together or separately. Commissioner Jacobs stated separately. Chair Dickey asked for staff to give a report. Mr. Carsley stated that staff will go over the project briefly because the applicant would like to provide the Commission with a presentation. Mr. Carsley stated that he wanted to quickly sum up a few things about this project. This is a multi-family

residential project on Northcrest Drive. The property currently has 9 residential units on site. The proposed full buildout would add an additional 15 units, for a total of 24 clustered studio and one bedroom units. The zoning and land use on the property is an interesting interface between the zoning and the general plan land use. They are both inconsistent with each other and with the current and proposed uses of the property. The property zoning has a C-2 and an R-3 zoning on it and the development doesn't jive with how the zoning lines are drawn. The general plan land use designation, underlying the zoning, is a general commercial. Again, we are dealing with inconsistent zoning and land use and this application/project would correct these inconsistencies from that perspective. The zoning is proposed to be amended to a Planned Community (PC), with an underlying general plan land use of High Density Multi-Family Residential. The Use Permit would serve to implement the Planned Community zone for this specific project. Several different actions would be taken tonight. The Planning Commission would make a decision on the Use Permit which will implement the Planned Community Zone and this will be contingent upon the Board of Supervisors approving both the Rezone and the General Plan Amendment. The Planning Commission would simply be advising the Board on those matters but still making a recommendation. The Planning Commission would also be making a recommendation of the request for a housing density bonus. That comes into play due to the general plan land use designation allowing for up to 15 dwelling units per acre. At an acre and a quarter, this property would allow up to 19 units at that density. With 24 units being proposed, that's obviously in addition to 19. So the applicant has applied for a housing density bonus that State law allows for because a certain amount of units have been allocated for low income households. So, 4 of the 19 units that would be allowed under the general plan would be allocated for low income households. The State government code allows for a density that would allow for the 24 units proposed. Mr. Carsley stated that the applicant has also proposed phasing the project, so the full build out doesn't need to happen all at once. A note about the phasing; in the staff report three phases are mentioned and this would start at the new units and not the units that are already on-site. The application materials mention 4 phases. The 1st phase mentioned in the application had to do with rehabilitation of existing units and some other modifications that were done on the property. This Use Permit addresses new construction onward, so the applicant's phase 2, 3 and 4, is actually phase 1, 2, and 3. Staff has received comment about fencing and he believes the person that made the comment is here tonight. Mr. Carsley stated that the comment had to do with privacy fencing on the side and rear property lines due to the density that it proposed. Chair Dickey stated that the Commission would be able to add that to the Use Permit. Mr. Carsley stated that it could be added as a condition for approval. Chair Dickey stated no on the zoning permit but the Use Permit. Mr. Carsley stated yes, for the Use Permit. The Use Permit will be the only item with conditions attached. Ms. Kunstal stated that if the Commission were to consider that, they'd want to talk about the construction materials, the height, location and all the specifics to the fence, so that the neighboring property owner has a certain expectation as to what will eventually be constructed. Mr. Carsley stated that with the lack of negative comment through CEQA and any public comment from noticing, staff and ERC are recommending approval for the project as conditioned; with the caveat that we talk about fencing. Chair Dickey thanked staff and opened the public hearing.

Becky Young, who owns the property directly behind the project, addressed the Commission. Mrs. Young stated that she is concerned with the configuration of that property; it's going to be very dense for the property that's available. By the time you put the units in, which she understands they are going to be storage container units. Mr. Carsley stated yes, the proposal is storage container/shipping container units but the applicant can go into more detail. Mrs. Young stated that the parking next to them and the laundry facility in the back is going to be stressing what's appropriate for that lot. She is also concerned about the setback on those. As she understands it, it's 15 feet for the residential and 5 for the laundry facility, which is directly next to her property and would be a gathering place for the people that are in there. Mrs. Young stated that she really doesn't want it to be 5 feet from her property. Mrs. Young stated that her other concern is drainage. Is there a drainage plan in place for this property? Mrs. Young stated that the property is higher than hers and she wants to make sure it's not draining on her property. Since its purchase there has been a problem with music, continually dismantling used automobiles, and inappropriate behavior from residence and visitors who are obviously under the influence alcohol or something; yelling, fighting and foul language. It got to the point that at Easter, their grandchildren can't even be on their property back there. That's the reason why she would like the Commission to consider recommending some kind of privacy fence and that they be required to maintain it because an 8 foot wood fence isn't going to offer anyone any privacy if the boards are knocked out. Mrs. Young asked that the Commission consider those issues before the Commission makes their findings. Mrs. Young thanked the Commission and resumed her seat. Chair Dickey asked if there were any further public comment. Ms. Kunstal stated that the applicant is present this evening and has a presentation for the Commission on the overall project. Nato Flores, the applicant for the project, addressed the Commission. Mr. Flores presented his presentation.

See attached presentation.



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Crescent City Bungalow Village

Overview and Goals

- Develop the property to its best use, compatible with the existing conditions of the property utilizing a phased approach.
- Low income housing is needed in cities that are both small and large all over the country. It is our desire to include a low income housing component along with the development of the property.
- There are currently 9 dwellings on the property; one three bedroom house and 8 studio bungalows.
- The goal is to construct an additional 15 one bedroom cottages and a common laundry room to serve the tenants. This will result in a total of 24 dwelling units and a common laundry room.

Approvals Needed to Construct the Desired Quantity of Dwellings

- The property is currently zoned a combination of R3 and C2.
- A change of use in the zoning to Planned Community (PC) is being requested.
- With a zoning designation of PC, code allows the construction of 19 total dwelling units on the property
- In order to construct the desired 15 additional dwellings, a density of bonus for 5 additional units is being requested in order to reach the desired total of 24 dwellings.
- In consideration for being granted the density bonus, 4 units will be designated as low income.

Phase 1 - Complete

The phase one work generally consisted of upgrading the existing infrastructure and restoring the existing bungalow units. This included but was not

- Upgrade the electrical power from a 200 amp service to an 800 amp service.
- Connect the property to the municipal water service. It was previously only on a well.
- Remove any units still on a septic tank and connect the property to the municipal sewer system.
- Construct a new driveway as none existed.
- Restore 3 of the bungalow units to better than new condition. 6 were actually restored and the remaining two were partially restored..

Phase 2

- Construct two one bedroom cottages along the North property line.

Phase 3

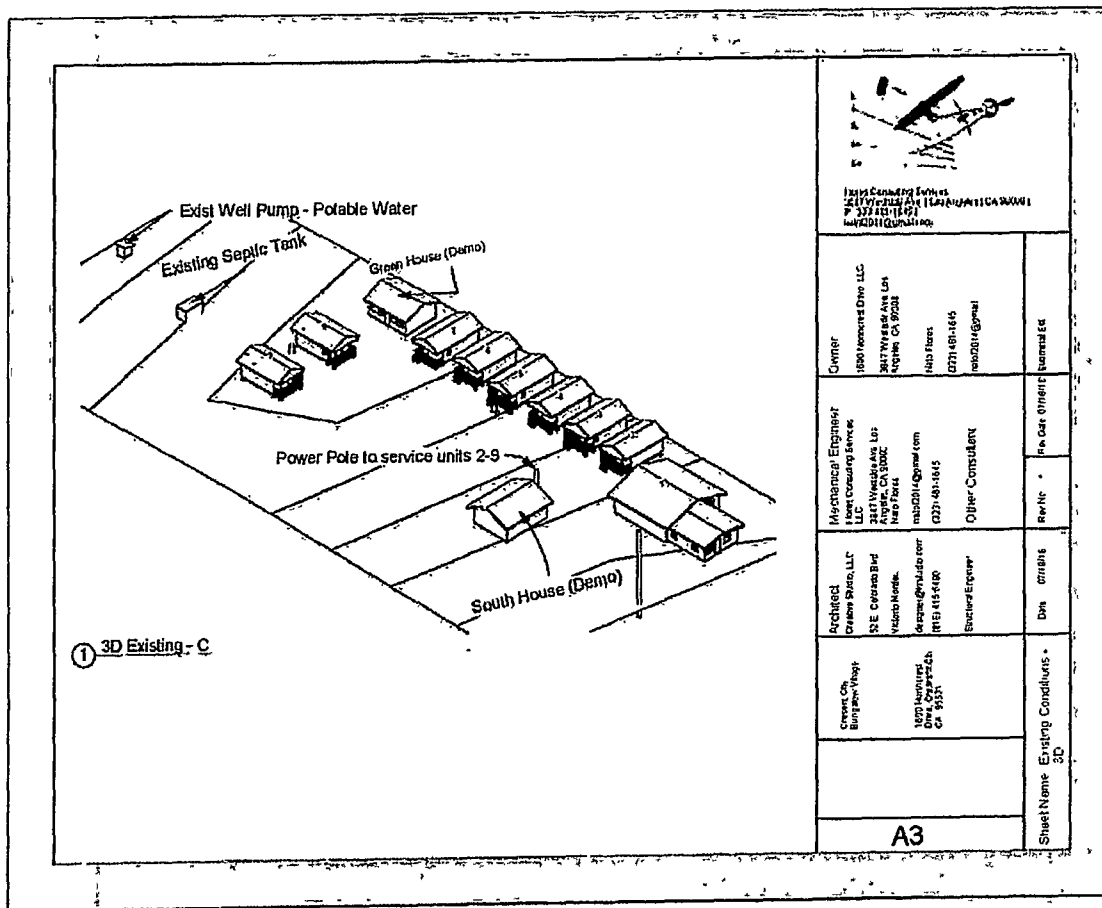
- Construct an additional two, one bedroom cottages along the North property line.

Phase 4

- Construct an additional 11 one-bedroom cottages along the South property line.

Crescent City Bungalow Village

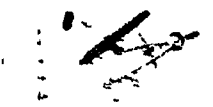
1600 Northcrest Dr. Crescent City CA 95531

















Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

1600 Northcrest Drive Photos of the Existing Exteriors as Acquired



1600 Northcrest Drive
Crescent City, CA 95531
P: 323 481-1645
natof2014@gmail.com

 View 1 1600 Northcrest Dr.	 View 2 1600 Northcrest Dr.	 View 3 1600 Northcrest Dr.
 View 4 1600 Northcrest Dr.	 View 5 1600 Northcrest Dr.	 View 6 1600 Northcrest Dr.
 View 7 1600 Northcrest Dr.	 View 8 1600 Northcrest Dr.	 View 9 1600 Northcrest Dr.
 View 10 1600 Northcrest Dr.	 View 11 1600 Northcrest Dr.	 View 12 1600 Northcrest Dr.
 View 13 1600 Northcrest Dr.	 View 14 1600 Northcrest Dr.	

Owner Flores Consulting Services, Inc. 3847 Westside Ave. Los Angeles, CA 90008 P: 323 481-1645 natof2014@gmail.com	Mechanical Engineer Flores Consulting Services, Inc. 3847 Westside Ave. Los Angeles, CA 90008 P: 323 481-1645 natof2014@gmail.com	Other Consultant: None
Address: 1600 Northcrest Drive Crescent City, CA 95531	Project Name: Crescent City Bungalow Village	Scale: As Shown

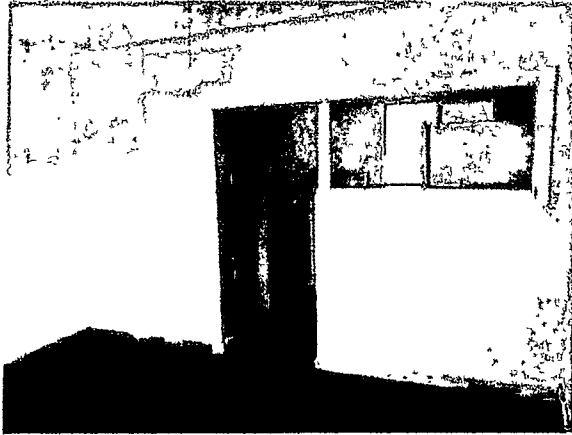
A2

Sheet Name: Existing Photos

Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

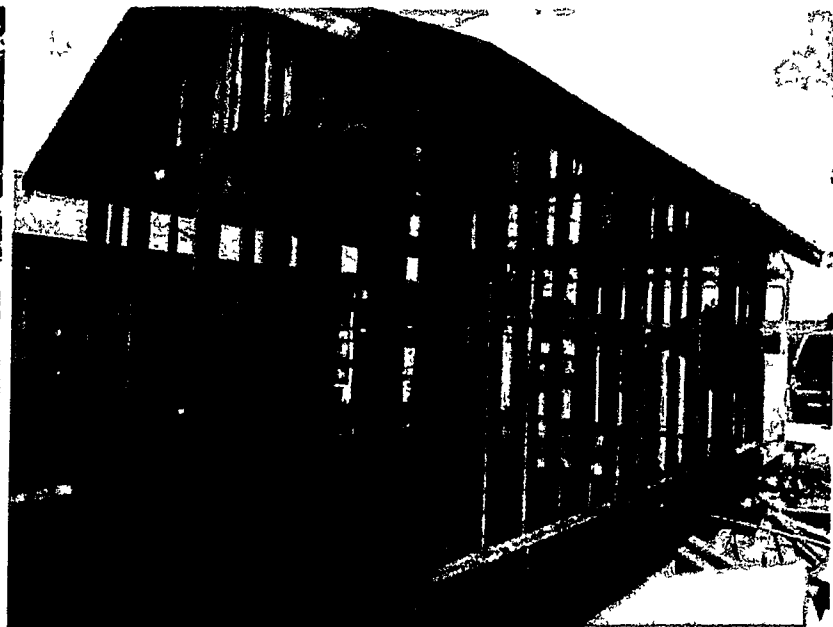
1600 Northcrest Drive Photos of the Existing Interior/Exterior Conditions As Acquired



Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

1600 Northcrest Drive Photo of the Existing & Restored Framing



Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

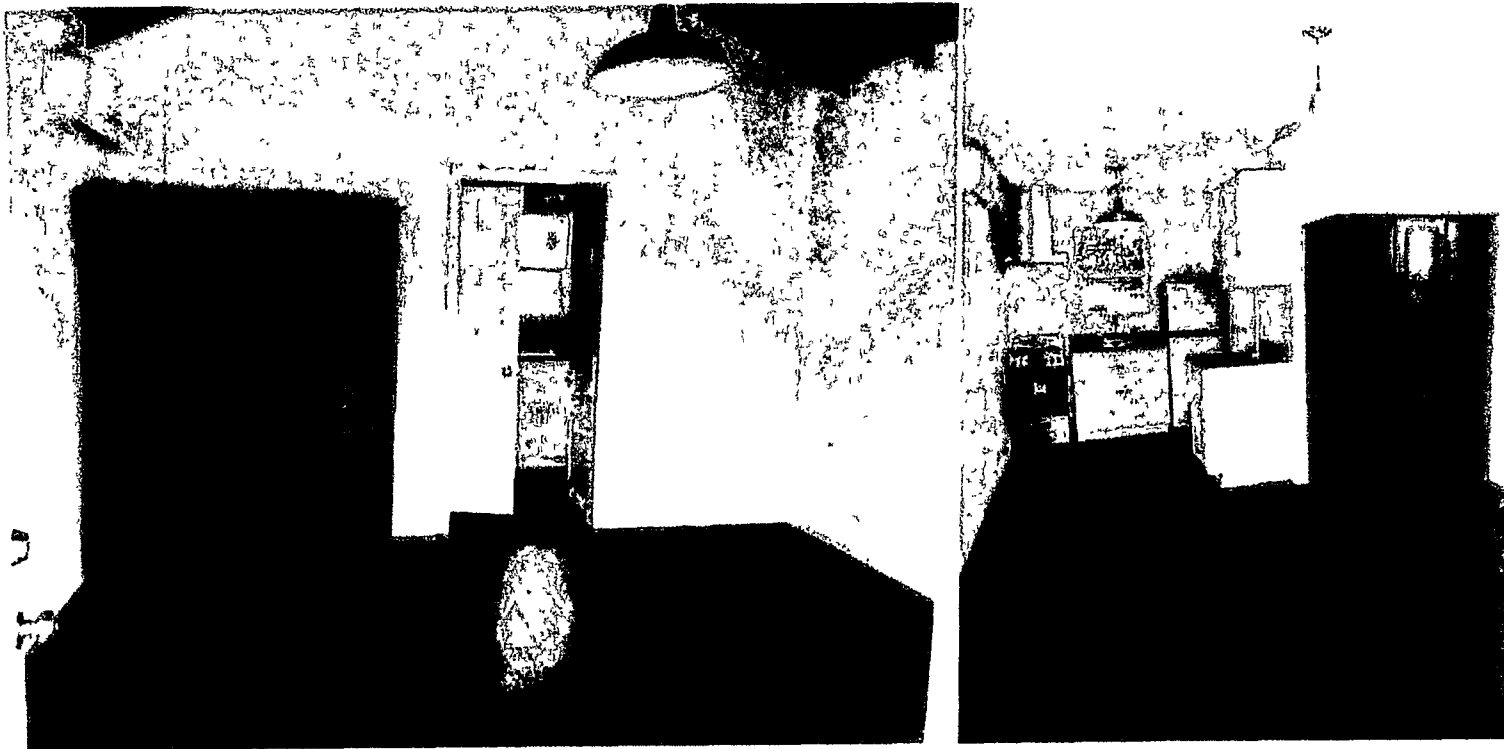
Typical Restored Bungalow - Exterior



Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

Typical Restored Bungalow – Living/Bedroom Looking Toward Kitchenet



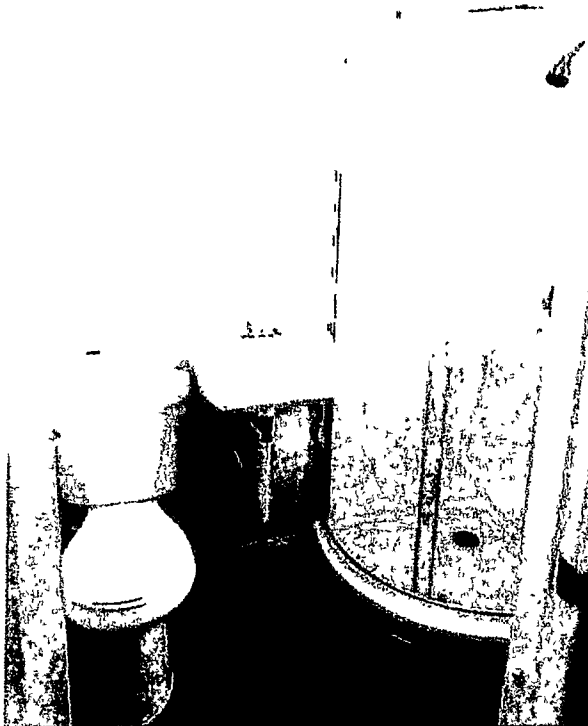
Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

Typical Restored Bungalow - Kitchen



Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

Typical Restored Bungalow - Bathroom

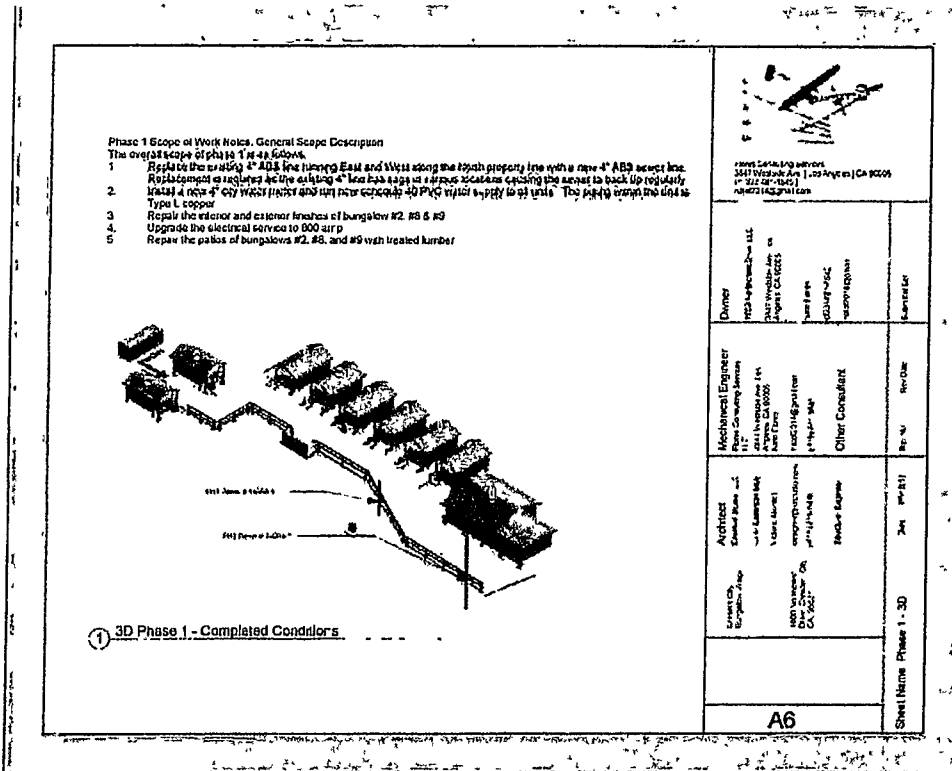


**Flores Consulting Services, Inc.** | 3847 Westside Ave. | Los Angeles | CA 90008 | P: 323 481-1645 |
natof2014@gmail.com

Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

3D Phase 1 Conditions



<p>Flores Consulting Services 3847 Westside Ave. Los Angeles CA 90008 P: 323 481-1645 natof2014@gmail.com</p>	
<p>Owner Westside Properties, LLC 3847 Westside Ave. Los Angeles CA 90008 P: 323 481-1645 natof2014@gmail.com</p>	<p>Project Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City CA 95531</p>
<p>Mechanical Engineer Flores Consulting Services, Inc. 3847 Westside Ave. Los Angeles CA 90008 P: 323 481-1645 natof2014@gmail.com</p>	<p>Other Consultant Structural Engineer</p>
<p>Architect Crescent City Bungalow Village 1600 Northcrest Dr. Crescent City CA 95531</p>	<p>Rev. No. Rev. Date</p>
<p>A6</p>	
<p>Sheet Name: Phase 1 - 3D</p>	

Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

3D Phase 2 Conditions

The roof will be corrugated sheet metal supported by wood trusses.

One Bedroom Cottage 320 SF Typ.

New Units 10 & 11

3D New Cottage 1 C

Main Power Pole to service all current and future units except 1

3D Phase 2 - C

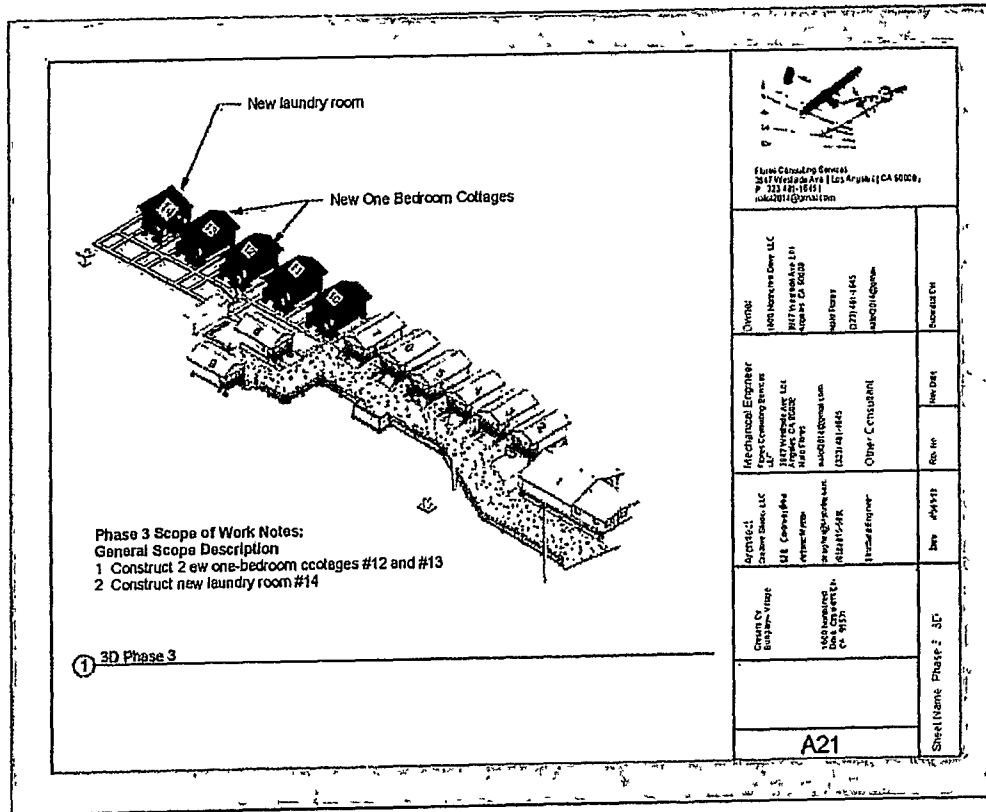
Phase 2 Scope of Work Notes:
General Scope Description
1. Construct 2 new one-bedroom cottages #10 and #11

<p>Flores Consulting Services 3847 Westside Ave Los Angeles CA 90008 P: 323 481-1645 natof2014@gmail.com</p>	<p>Client: 1600 Northcrest Dr. LLC 3847 Westside Ave Los Angeles CA 90008 natof2014@gmail.com</p>	<p>Contractor: 1600 Northcrest Dr. LLC 3847 Westside Ave Los Angeles CA 90008 natof2014@gmail.com</p>	<p>Architect: Garcia Studio, LLC 3847 Westside Ave Los Angeles CA 90008 natof2014@gmail.com</p>	<p>Structural Engineer: Mechanics Engineering 1600 Northcrest Dr. LLC 3847 Westside Ave Los Angeles CA 90008 natof2014@gmail.com</p>	<p>Electrical Engineer: Mechanics Engineering 1600 Northcrest Dr. LLC 3847 Westside Ave Los Angeles CA 90008 natof2014@gmail.com</p>	<p>MEP Engineer: Mechanics Engineering 1600 Northcrest Dr. LLC 3847 Westside Ave Los Angeles CA 90008 natof2014@gmail.com</p>
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A14

Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

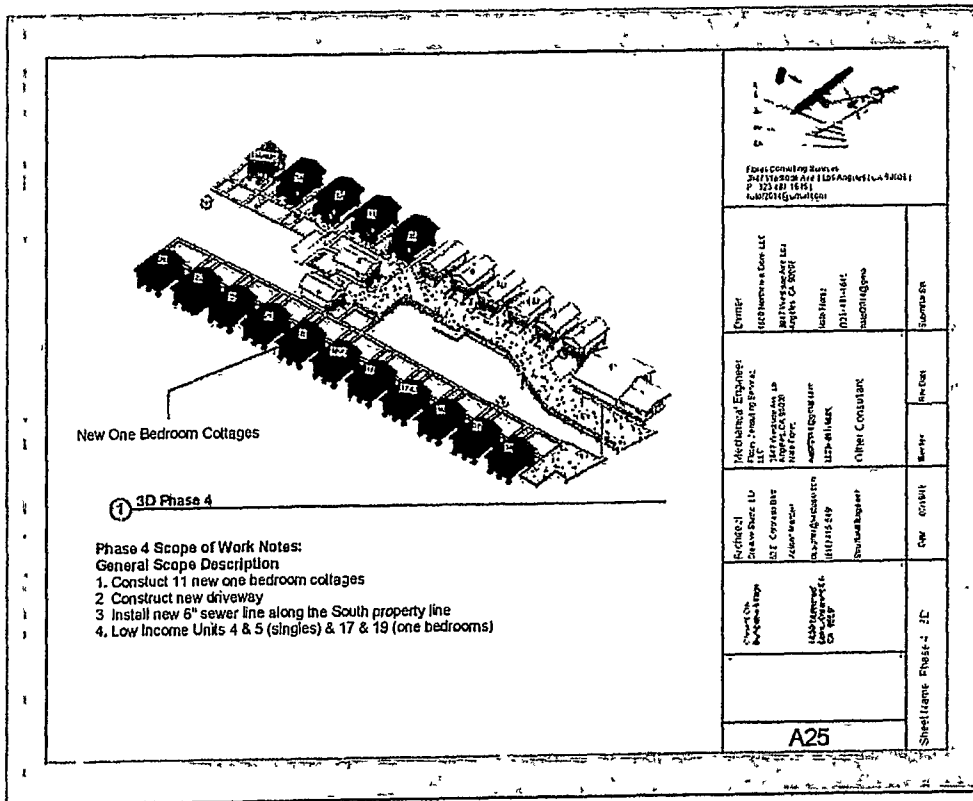
3D Phase 3 Conditions



Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

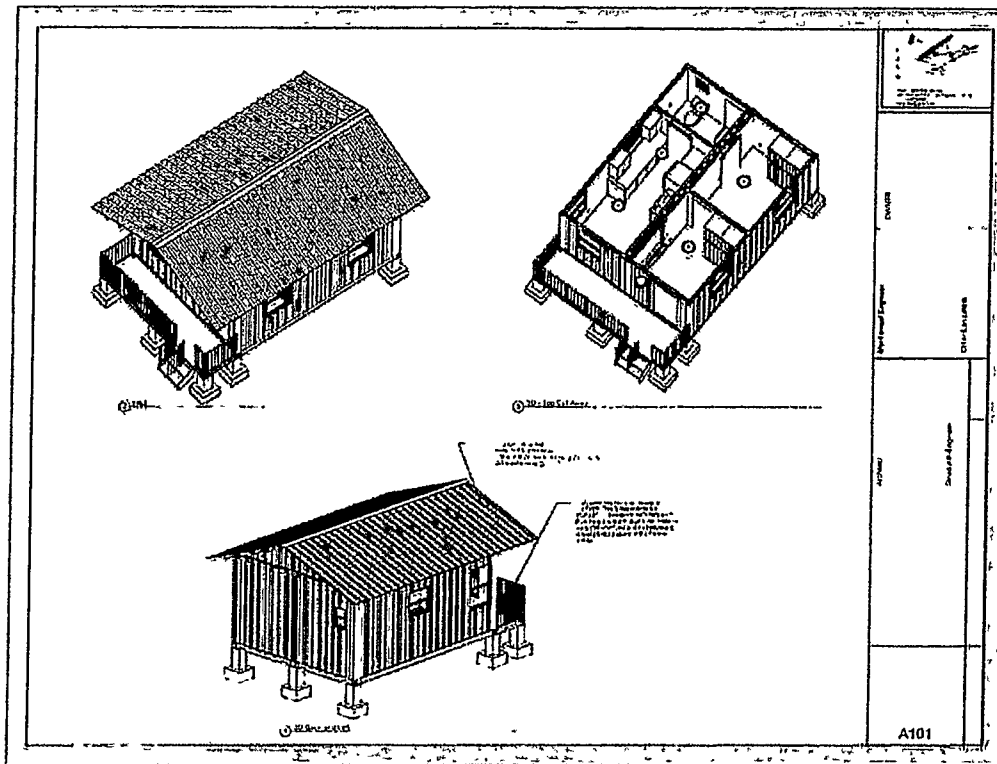
3D Phase 4 Conditions



Crescent City Bungalow Village

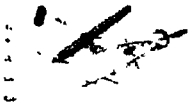
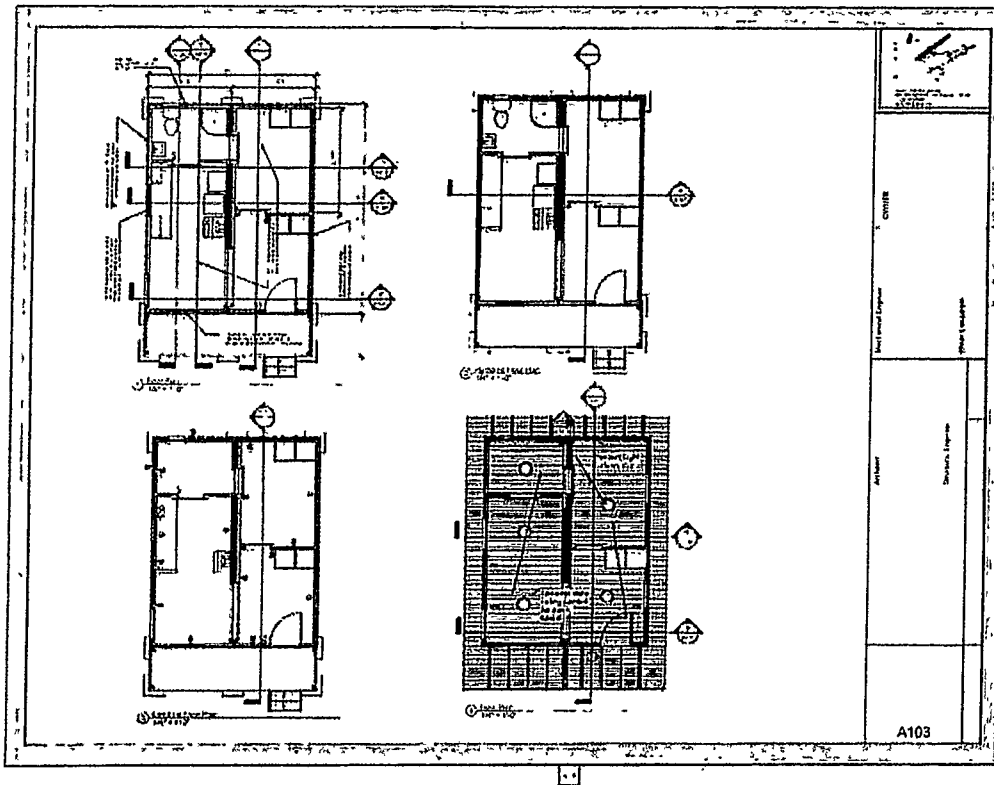
1600 Northcrest Dr. Crescent City CA 95531

New One Bedroom Cottage 3D



Crescent City Bungalow Village
1600 Northcrest Dr. Crescent City CA 95531

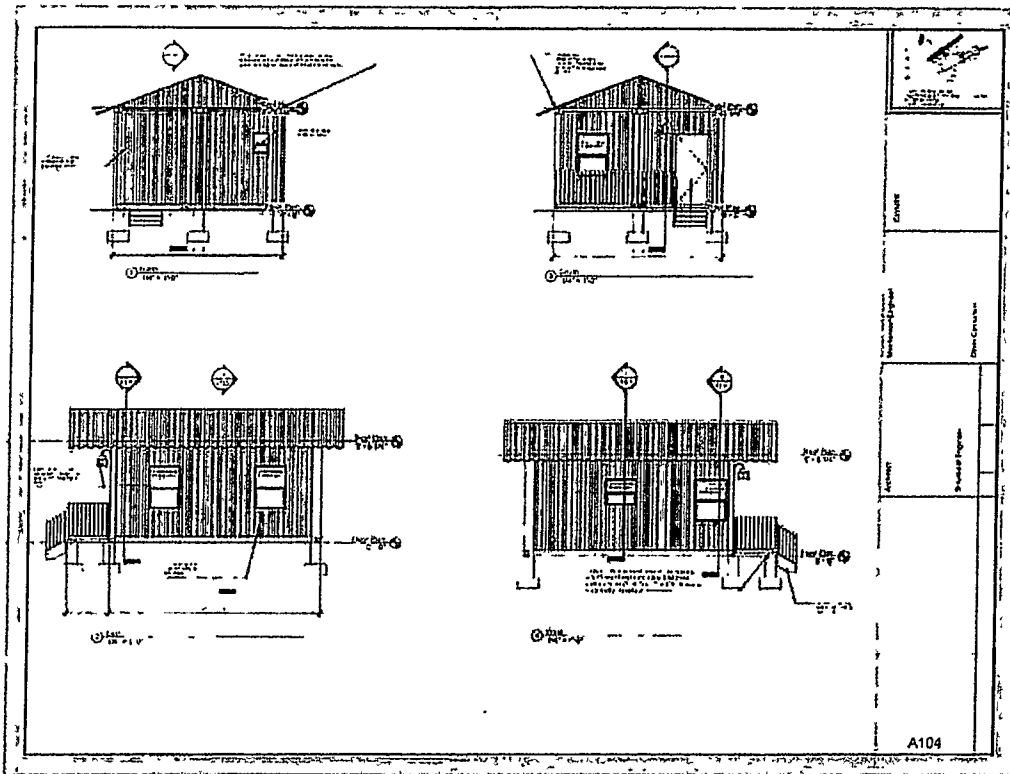
New One Bedroom Cottage Floor Plans



Crescent City Bungalow Village

1600 Northcrest Dr. Crescent City CA 95531

New One Bedroom Cottage Elevations



Mr. Flores thanked the Commission and stated he was available for questions or comments. Chair Dickey asked the Commission if they had any questions or statements. Commissioner Jacobs stated that the only thing he has to say is he doesn't go for giving up commercial property. We just don't have it. Commissioner Trask stated that we do gain back, he believes, in having that density; we would gain some revenue back. He agrees on the commercial side but we do gain back some by the density; revenue-wise. Commissioner Jacobs stated residential revenue is not like business. Without businesses, towns die. Commissioner Peters stated that he would add that there's also a housing shortage. As we move on, we are seeing prices increase 10-15% every year. So, he likes the low-income housing part of this. The densities probably do need to change. If we continue to move in the direction of where we are going, then we will need places to live for the people that will work here at those jobs. Commissioner Peters stated that it's sort of like the chicken and the egg. He thinks it's good to be keeping track of what is getting converted from commercial so that too much is not going to happen. Commissioner Peters stated that he thinks in this particular case he thinks it's a good move. Commissioner Restad stated that he agreed. He's okay with the rezone part of the project. Chair Dickey closed the public hearing and asked for a motion. Commissioner Peters stated that staff has potential alternative findings for the Planning Commission on this rezone. Is that something the Commission needs to pay attention to? Mr. Carsley stated no. Commissioner Peters moved to recommend approval to the Board of Supervisors. Commissioner Trask seconded the motion, which passed on a polled vote of 4 ayes and Commissioner Jacobs voting no.

***** PUBLIC HEARING - JOSE NATIVIDAD FLORES-CORTES – Use Permit for a Planned Community for a Multi-Family Residential Project – UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City.**

Mr. Carsley presented the project. Staff has added two conditions related to addressing that has been passed out to the Commission and to the applicant. The recommendation would be for approval, with those conditions attached. Chair Dickey asked if drainage had been considered. Commissioner Trask stated yes, he read through the conditions and there is a drainage plan. Mr. Carsley stated that there is a tentative drainage plan. He knows one condition of approval addresses drainage and our Assistant County Engineer might want to add to that. Rosanna Bower, Assistant County Engineer, addressed the Commission. Ms. Bower stated that staff did receive a preliminary grading and drainage plan and staff's intent is to vet it further but part of the County's road network requires the conveyance of the 20-year storm given that it is on Northcrest Drive. Staff is recommending through the conditions that the 20-year storm be retained on-site and we do not have, at this point, calculations and data sources to back that up. We do have a plan but we don't know where the information is coming from so that is included in the condition but staff definitely does want a fully vetted grading and drainage plan for the property so that it is not impacting the neighbors, as well as the right-of-way. Commissioner Restad asked if the water would go towards Northcrest Drive. Ms. Bower stated that it's got a break; it goes towards the back and

towards the front. The current plan is a culvert upended with rock in it, similar to a French drain but vertical and she's not sure how well that's going to work here with our ground water tables. That's where the data sources come into play. Staff has looked at that plan and they are not completely satisfied with it. It does need attention but staff feels that it can be resolved after approval, assuming the project gets approved. Commissioner Restad stated that the Young's property is lower behind this project. It can't go there. That's why he's curious. Ms. Bower stated that staff is aware of that and they are definitely taking that into account with reviewing the plan. Chair Dickey asked the applicant/owner if he would like to address this. Mr. Flores stated that right now the property drains, as staff said, toward the front and towards the back. They weren't planning on doing much grading or changing the property; they were just going to follow the contours that are there now. He's not a Civil Engineer so he may be speaking out of turn but even if they raise the level on the back, it would possibly make it even worse towards the back. He's not sure that they would do any re-grading of the property. Mr. Flores stated that their intent was to leave it as is and use permeable surfaces as much as possible to keep the water in its natural state in the area. Commissioner Jacobs stated that with as much roof shed and drive-way and stuff; you've got to bring it to the front. Otherwise the Young's property would totally... you'd have to get ducks and decoys. Commissioner Trask stated that's what staff is going to look at in the grading and drainage plan. Ms. Bower stated yes and she has also consulted with the County Engineer. So, they are both aware of it and they do want a fully vetted plan. Chair Dickey opened the public hearing. Mrs. Young addressed the Commission. Mrs. Young stated that her only other comment would be addressing the privacy fence so that they can enjoy their property also. Mrs. Young thanked the Commission and resumed her seat. Ms. Kunstal stated that if the Commission would like to entertain the privacy fence and also the rear yard setback, she has some ideas as far as incorporating those as conditions. Chair Dickey said please. Ms. Kunstal stated that as far as the rear yard setback; on condition number 12 which deals with setbacks. She would eliminate the first sentence that ties the setbacks to the R-3 zone district and also delete the word "specifically", and then capitalize the "t" under "the". The condition would then read:

"The yard setbacks shall be measured from the property lines as follows:

Front: 20 feet

Rear: 15 feet for residences, 10 feet for accessory buildings

Side: 5 feet."

Ms. Kunstal stated that would address that concern. For the fencing we could add a new condition that states:

"Prior to the Certificate of Completion or Occupancy for Phase I, the applicant shall construct a (pick a height) (pick a material) fence along the west property line. The applicant shall be responsible for maintaining the fence in good condition."

Ms. Kunstal stated that it's a starter. Commissioner Jacobs stated that the west property line is the one facing you (?). You can't put a wooden one there, they disintegrate fast. Commissioner Jacobs stated that it would have to be a concrete fence or something of that nature. Commissioner Restad stated that it could be a cyclone fence with slates in it. Commissioner Jacobs stated that over at the Benner's rentals, the thieves are cutting the clip off or just cutting them and then the fence is done. Ms. Kunstal stated that this is the Commission's opportunity to select the material. This was just something to start with, if the Commission does choose to make that a condition. Commissioner Restad stated that there's a cyclone fence there now and there hasn't been a problem with anybody cutting that. Commissioner Restad stated that he is leery of a wooden fence. Chair Dickey stated that he doesn't feel a wood fence would work long term. Commissioner Restad stated that Commissioner Jacobs might have the right idea with the cement fence. Chair Dickey asked if the applicant had any suggestions. Mr. Flores stated that there has been a galvanized chain link fence on the back of the property that's been there forever. They took part of it down because it was encroaching onto the properties. He was going to suggest another galvanized 6 foot fence with privacy slates to make sure they have privacy. Again, they did make sure that the setback on the back property line was 10 feet. Commissioner Jacobs asked Mr. Flores if he would be opposed to putting in a concrete block fence on the rear property line. Mr. Flores stated that would be fine with him. Chair Dickey asked if that would work for the Young's. Mrs. Young stated yes. Ms. Kunstal asked what the height would be. Commissioner Trask stated a minimum of 6 feet. Chair Dickey asked if that would work for the Young's and the applicant. Both concurred that would work. Commissioner Restad stated that the only comment he would make would be about the property lines. Who guarantees that? When the Building Department comes out to look at this, do they look at survey markers or pins? Ms. Kunstal stated that there would be no building permit required for the fence. Commissioner Restad stated that he wanted to know where the fence would go, since the property line is in dispute. That's between the property owners? Ms. Kunstal stated yes, that was correct. There would need to be a meeting of the minds between the two property owners before the fence is constructed. Commissioner Restad asked if they come out to look at a permit or something that's done; what happens then? Ms. Kunstal stated that if the fence is built across the property line it would become a civil issue. Commissioner Restad stated that the fence or the buildings if there's a property dispute. Ms. Kunstal stated that for the buildings, where there's a building permit, it would be the responsibility of the property owner to tell the building inspector where the property line is. If it ends up being somewhere different and that becomes an issue, then that would end up being a civil suit between the two owners. Mr. Flores stated that they had Stover Engineering, who is a local surveying and engineering company, survey the property and double checked everything again the last time Mr. Flores was here. He's pretty confident that the pins are set where they need to be set. Commissioner Jacobs stated that if he did it then it's his responsibility, not yours. Commissioner Restad stated that he didn't believe there was a survey. There are no pins put in. Mr. Flores stated that there are pins right now but they are offset from the property line. Commissioner Jacobs stated that wasn't a survey. Mr. Flores stated that he would make sure that they put the pins down. There are pins on the front and he thought there were pins on the back too. Commissioner

Jacobs stated that offsets are for construction but they are not recognized as surveys. Mr. Flores stated that he would make sure they set the pins within two weeks. Chair Dickey asked if Stover was a surveyor. Ms. Kunstal stated that Ryan Young, who works for Stover Engineering, is a surveyor. Chair Dickey asked if the applicant does a survey will that make both parties happy. Ms. Bower stated that staff can go back and check and confirm if there is a survey on file. It sounds like there likely is and if not we can make that a condition. Chair Dickey asked if we can ask for that as a condition that it be surveyed. Commissioner Jacobs stated that a survey doesn't put pins in the ground. They need to put pins in the ground so they can mark it and know that it's there. That's what their question is. Ms. Bower stated that the condition can read;

"Prior to the issuance of the Use Permit, the applicant shall demonstrate to the Engineering and Surveying Division that survey monuments are present at all property corners. Alternatively, prior to the issuance of the Use Permit, the applicant shall have a California Licensed Surveyor monument any property corners lacking survey monuments."

Mr. Flores stated that the survey pins are actually set on the front corners and they know he offsets on the back are correct. Commissioner Jacobs stated that as long as he has Stover Engineering set the property corners in the back. Mr. Flores stated that he would have them set on all four corners. Chair Dickey asked if there was any further public comment. Hearing none the public hearing is closed. Chair Dickey asked for a motion. Commissioner Trask stated there was a lot to be added in. Chair Dickey stated the drainage, the fence and the survey. Commissioner Peters stated the setbacks. Mr. Carsley stated that the setback condition (# 12) can be amended. Mr. Carsley asked if the Commission would like him to read the amended condition. Commissioner Trask stated that he remembered it. Commissioner Jacobs stated that also on the table is increasing the density. Mr. Carsley stated yes and staff would be asking that the Planning Commission makes a specific recommendation for the density bonus. Chair Dickey asked if we wanted to do the density bonus separately. Commissioner Jacobs stated that if you do the density and get those 4 units that are low income housing; are those the last one built or the first ones built? Too many projects get going that they do in phases and then it seems like the low income housing doesn't get done. Mr. Flores stated that once phase one is done, which is the additional 4 units and the laundry room, there are two low-income units there and with phase three there will be two. Chair Dickey stated that sounded reasonable. Chair Dickey asked if we wanted to do the density bonus separate or all together. Mr. Carsley stated that could be a recommendation from the Planning Commission tied in with the Use Permit approval. Commissioner Peters moved to approve the project with the density bonus, prior to the issuance of the approval the owner shall make sure pins are present, a concrete fence is constructed along the west border, the applicant is responsible for maintenance of the block fence and the minimum set back is 10 feet for the back of the property for accessory buildings, a workable drainage plan is included for the neighbors in the back and the addressing conditions which shall read:

“Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall install an address sign at each of the entrances to 1600 Northcrest Drive. Signs shall include the main address number, each unit number, and label accessory buildings; this is typically accomplished with a visual layout. Signs shall be legible from inside an emergency vehicle. The signs and their proposed locations shall be approved by the Engineering and Surveying Division. Project approval will likely require readdressing of Unit 8 and Unit 9 as development occurs, and potentially other units. Confirm address revisions with the Engineering and Surveying Division before creating address signs; and

Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, assigned address shall be posted on each building in accordance with County Code 14.04.050. Address signs that comply with this requirement are available for purchase from the Building Inspection Division.”

Commissioner Restad seconded the motion. Lindsey Wheelon, Planning Commission Secretary, asked for clarification on if it was a 6 foot fence. The Commission concurred. Mr. Flores stated that the fence can be built as part of the phase one construction. Is that what he's hearing? Mr. Carsley stated that he believed that was the recommendation. Ms. Bower asked the Commission for clarification on the grading and drainage plan. Right now the drainage does flow in some capacity towards the rear of the property and that will likely need to continue. However, on-site retention is the planned concept for this. We are planning to retain the 20-year storm on-site, however overland flows will still continue to flow towards the rear of the property if we get a larger storm. She's hearing the Planning Commission is wanting to change the flow path to the front of the property but that is not what the current concept planned is and she doesn't know how that will work and she wanted to confirm what the intent of the Commission is. Commissioner Jacobs stated that he needs to contour the land to go into a controlled basin and pipe it underground back to a storm drain. Commissioner Restad stated that it's just going to get worse. Commissioner Jacobs stated that once you put but all those buildings, asphalt and concrete there, it's going to flood the neighbors out. Ms. Bower stated that the nearest underground storm drain system is quite a ways away from the project which is why staff was looking at on-site retention of a 20-year storm. Ms. Bower stated that is the Commission wants it to go into a storm drain staff can make that a condition and move forward but she just wants clarity on what the intent of the Commission is. Commissioner Jacobs stated that we definitely needed something to keep from flooding the neighbors out. Commissioner Restad agreed. Commissioner Trask stated yes. Chair Dickey asked how far we were talking about. Ms. Bower stated that she thinks the nearest storm drain system is off of Washington Boulevard, on one of the side streets. She doesn't recall exactly which one but it might be the road that goes down to the storage unit complex. Jerry Young, a member of the public, addressed the Commission. Mr. Young asked if there was a storm drain in front of Adams and Arnett. Ms. Bower stated that she wasn't sure. Mr. Young stated that he believes the County put one in there several years ago. Ms. Bower stated that staff can explore the options or the applicant will. Commissioner Jacobs stated that it's not fair to all the neighbors to get this development there with all

this solid material that's not going to absorb anything and flow onto the neighbors. Chair Dickey asked if it would be possible to change that from a 20-year. If he has to go a mile- Commissioner Jacobs stated that it's not a mile; it's a few hundred feet. Chair Dickey stated that was doable but if that's not doable would it be- Commissioner Jacobs stated that if it was his living room back there that it was going to come in what would you say. Chair Dickey stated that he's trying to find another solution to the problem here but he agrees that they can't flood out the neighbors. Chair Dickey asked about going to a 40 or 50 year flood capacity on that on-site retention system. Or is that not doable? Ms. Bower stated that this was a discretionary permit. The Commission is welcome to use any design event. She would suggest using a typical design event which would be a 50 or 100 year storm event, where the road ways aren't flooded. The County, on the main roads, such as Northcrest, only designs ditches for a 20-year storm. That's the maximum and then they let things kind of happen because they are going to happen. Chair Dickey stated that there's no reasonable alternative other than getting it to a storm system. Chair Dickey asked where we were with the motion. With a motion and second still on the table regarding the drainage, the survey, the setbacks and the fence is included. Chair Dickey asked if the fence was 6 feet from the ground or 6 feet from the bottom of the footing. The Commissioners stated from the ground. The Planning Commission Secretary stated that she has a 6-foot concrete fence, prior to phase two and then the new address conditions. Chair Dickey asked for the vote to be polled. The motion passed with the added and amended conditions with a polled vote of 5 ayes and 0 noes.

PUBLIC HEARING - DEL NORTE COUNTY – Zoning Text Amendment to Title 21 of the County Code (TPZ Ordinance) – R1906C located within all TPZ Coastal Zones, Del Norte County

PUBLIC HEARING - DEL NORTE COUNTY – Zoning Text Amendment to Title 20 of the County Code (TPZ Ordinance) – R1907 located within all TPZ Zones, Del Norte County

Mr. Carsley stated that separate action will need to be taken on the projects since one in Non-Coastal and one is Coastal. The Coastal version of the Ordinance will have to go to the California Coastal Commission for certification.

Commissioner Peters recused himself from this project.

Mr. Carsley gave a summary of the projects. Mr. Carsley stated that the Planning Commission would be making a recommendation to the Board of Supervisors and then the Title 21 section would then go to the Coastal Commission. Chair Dickey asked if there was any public comment. Hearing none the public hearing was closed. Chair Dickey asked if there was anything from the Commission. Commissioner Jacobs moved to recommend approval for the Title 21 amendment. Commissioner Trask seconded the motion, which passed with a polled vote of 4 ayes and 0 noes.

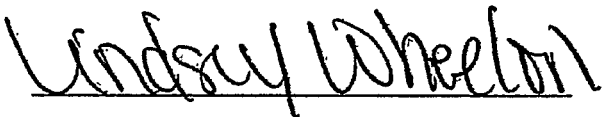
Chair Dickey opened the public hearing for Title 20 amendment. Hearing no public comment, the public hearing was closed. Commissioner Jacobs moved to recommend approval for the Title 20 amendment. Commissioner Restad seconded the motion, which passed with a polled vote of 4 ayes and 0 noes.

PUBLIC COMMENT PERIOD - None

REPORTS

- 1) Staff presented the minutes of the Environmental Review Committee meeting of April 11, 2019, to the Commissioners for their information regarding upcoming projects.
- 2) There were no questions or comments from the Commission.
- 3) Ms. Bower stated that the Deferred Improvement Agreement went to the Board of Supervisors for the Seller's property on LeClair regarding sidewalk, curb and gutter, and the driveway approach. The outcome of that is that they requested the 10 year time be decreased to 3 years.

There being no further business, the meeting was adjourned at 7:15 p.m.



Lindsey Wheelon, Secretary

Signed Resolution (2019-032) for
General Plan Amendment and
Ordinance (2019-016) for Zoning
Amendment
August 13, 2019



Board of Supervisors
County of Del Norte
State of California

RESOLUTION NO. 2019 - 032

A Resolution of the Del Norte County Board of Supervisors amending the General Plan Land Use designation for Assessors Parcel Number 116-160-023 from General Commercial to High Density Multi-Family Residential (6 to 15 dwelling units per acre).

WHEREAS, the County of Del Norte has an adopted Del Norte County General Plan pursuant to state regulations; and

WHEREAS, once a General Plan has been adopted, it may be amended by the legislative body after undergoing a series of procedural steps as provided in sections 65351-65356 of California Government Code; and

WHEREAS, it is now deemed to be in the interest of orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of said County to adopt an amendment to the General Plan Land Use designations for Assessors Parcel Number 116-160-023 by changing the Land Use designation from General Commercial to Multi-Family Residential (6 to 15 dwelling units per acre); and

WHEREAS, it is deemed to be in the interest of the County and the general welfare of the residents of said County to increase its housing and affordable housing stock; and

WHEREAS, the Planning Commission of the County of Del Norte has held at least one public hearing on the subject General Plan amendment and made a written recommendation to the Board of Supervisors, the legislative body of the County of Del Norte; and

WHEREAS, an opportunity for the involvement of citizens, public agencies, public utilities, and other community groups has been provided through the public hearing process; and

WHEREAS, a Mitigated Negative Declaration (SCH #2019029148) and associated mitigation monitoring and reporting program has been prepared and circulated pursuant to state regulations, which the Board of Supervisors has considered and adopted as part of this action; and

WHEREAS, the adopted environmental documentation and other materials which constitute the record of proceedings upon which the decision of the Board of Supervisors is based can be found at the Community Development Department; and

WHEREAS, the Board of Supervisors is exercising its authority to designate land uses in accordance with local conditions and any future development of the affected area will have to comply with the development standards applicable at the time of development;

NOW THEREFORE, BE IT RESOLVED that the Board of Supervisors of Del Norte County hereby adopts the above whereas statements as findings and adopts the above mentioned circulated environmental document as being complete and adequate; and

BE IT FURTHER RESOLVED as follows:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65857 of the Government Code, the above described changes are hereby approved and adopted as amendments to the General Plan.
3. The Chair of this Board is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board of Supervisors.

PASSED AND ADOPTED this 13th day of August, 2019 by the following vote:

AYES: Supervisor Howard, Britin, Cowan, Hemmingsen, Berkowitz

NOES: None

ABSENT: None

ABSTAIN: None

Lori L. Cowan, Chair
Del Norte County Board of Supervisors

ATTEST:

Kylie Goughnour, Clerk of the Board
Del Norte County, California



ORDINANCE NO. 2019-016

**BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA**

**AN ORDINANCE REPLACING NONCOASTAL ZONING MAP B-9 PURSUANT TO
CHAPTER 20.52 OF THE DEL NORTE COUNTY CODE.**

The Board of Supervisors, County of Del Norte, State of California, ordains as follows:

- Section I: **Authorization:** Chapter 20.52 of the Del Norte County Code authorizes amendments to establish detailed zoning districts, to change district boundaries, or to change any other provisions thereof whenever the public necessity and convenience and the general welfare require such amendment by following the procedure set forth in this chapter.
- Section II: **New Zoning Map B-9:** Zoning Map B-9 is hereby replaced with a new Zoning Map B-9 as specified in attached Exhibit "A".
- Section III: **Effective Date:** This ordinance shall take effect and be enforced thirty (30) days after the date of its passage. It shall be published with the names of the Board of Supervisors voting for and against the ordinance in a newspaper of general circulation published in the County of Del Norte, State of California.
- Section IV: **Severability:** If any section, subsection, sentence, clause, phrase, or specific fee of this ordinance is for any reason held to be invalid or unenforceable, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase, or specific fee thereof, irrespective
- Findings of Fact: This Ordinance is passed and adopted based upon the findings cited in the Staff Report and the Board of Supervisors hereby makes said findings as more particularly described in said Staff Report, which is herein incorporated by reference (Government Code §65804(c)(d)).

PASSED AND ADOPTED by the Del Norte County Board of Supervisors on the 13th day of August, 2019, at a regular meeting of the Board of Supervisors by the following pulled vote:

AYES: Supervisor Gitlin, Howard, Cowan, Hemmingsen, Berkowitz
NOES: None
ABSTAIN: None
ABSENT: None




Lori L. Cowan, Chair
Del Norte County Board of Supervisors
State of California

ATTEST:



Kylie Goughnour
Clerk of the Board of Supervisors
Del Norte County

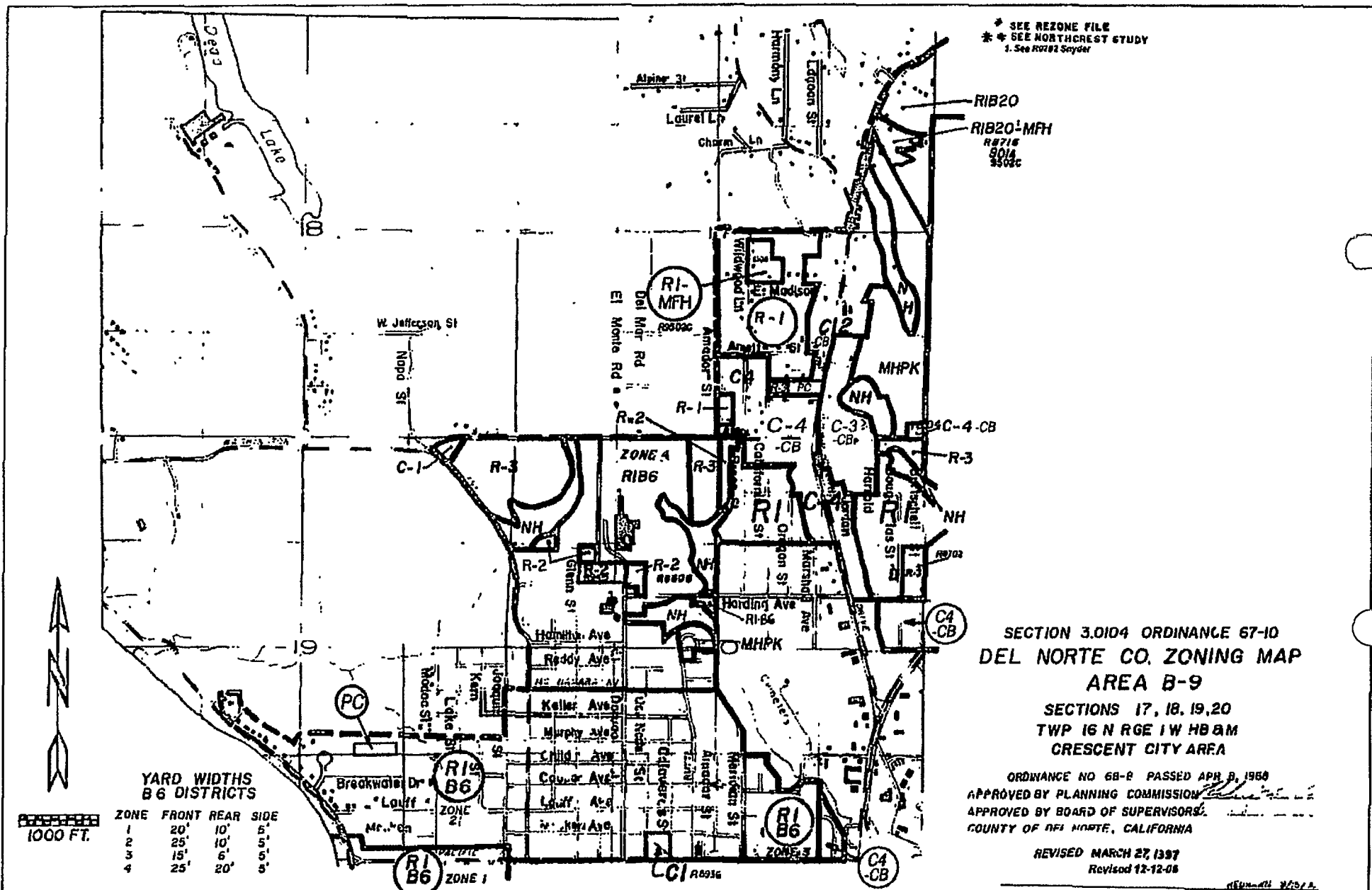
APPROVED AS TO FORM:


Elizabeth Cable
Del Norte County Counsel



Exhibit "A"

SEE REZONE FILE
 * * SEE NORTHCREST STUDY
 1. See R0782 Snyder



**YARD WIDTHS
 B6 DISTRICTS**

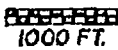
ZONE	FRONT	REAR	SIDE
1	20'	10'	5'
2	25'	10'	5'
3	15'	6'	5'
4	25'	20'	5'

**SECTION 3.0104 ORDINANCE 67-10
 DEL NORTE CO. ZONING MAP
 AREA B-9**

SECTIONS 17, 18, 19, 20
 TWP 16 N RGE 1 W HB 8 M
 CRESCENT CITY AREA

ORDINANCE NO 68-B PASSED APR 9, 1968
 APPROVED BY PLANNING COMMISSION
 APPROVED BY BOARD OF SUPERVISORS
 COUNTY OF DEL NORTE, CALIFORNIA

REVISED MARCH 27, 1997
 Revised 12-12-06



Signed Notice of Determination
August 13, 2019

Notice of Determination

Appendix D

To:

[X] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

[X] County Clerk
County of: Del Norte
Address: 981 H Street, Ste 160 Crescent City, CA 95531

From:

Public Agency: Del Norte Board of Supervisors
Address: 981 H Street, Ste 200 Crescent City, CA 95531
Contact: Taylor Carlsey
Phone: 707-464-7254

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019029148
Project Title: Rezone/General Plan Amendment/Use Permit for Planned Community (UP1906/GPA1901/GPA1901)
Project Applicant: Jose Natvidad Flores-Cortes
Project Location (include county): 1600 Northcrest Drive, Crescent City, Del Norte County (APN 116-160-23)
Project Description: See attached:

This is to advise that the Del Norte County Board of Supervisors has approved the above described project on 08/13/19 and has made the following determinations regarding the above described project.

- 1. The project [] will [X] will not] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [X] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [X] was not] adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not] adopted for this project.
6. Findings [X] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: Community Development Department 981 H Street, Ste 110 Crescent City, CA 95531

Signature (Public Agency): [Signature] Title: Chair, Board of Supervisors
Date: 08/13/19 Date Received for filing: FILED

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

SEP 03 2019

Revised 2011

ALISSIA D. NORTHRUP
CLERK/RECORDER
DEL NORTE COUNTY

NOTICE OF PUBLIC HEARING
DEL NORTE COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the COUNTY OF DEL NORTE will hold a public hearing to consider the requests listed below. ALL PERSONS ARE INVITED TO APPEAR AND BE HEARD. Comments may be submitted in writing at, or prior to, the hearing. Those wishing to be notified of the final action must submit a written request. Appeals must be filed with the Clerk of the Board of Supervisors by April 22, 2019. If you challenge the decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

DATE OF HEARING: April 10, 2019
TIME OF HEARING: 6:00 p.m.
PLACE OF HEARING: Board of Supervisors Chambers
981 H Street, Suite 100
Crescent City, CA 95531

*** Rezone from C2 and R3 to PC and General Plan Amendment from General Commercial to Multi-Family Residential – The project consists of amending the zoning and General Plan land use designation on 1600 Northcrest Drive. These amendments would cause land use conformance with the current residential use of the property. The property is within the unincorporated Crescent City Urban Boundary and served by public sewer and water utilities. The zoning is currently commercial and residential, and the land use designation is commercial. The proposed zoning would be Planned Community with a Multi-Family Residential (6 to 15 dwelling units/acre) land use designation. The project is also specifically requesting a residential density bonus of approximately 26% as allowed by the allocation of a certain amount of the residences as low-income units. Surrounding sites are generally commercial and residential in nature with residential properties located behind the project area. The 1.25-acre property currently contains one house and eight single-family studio units with most of the area undeveloped. The applicant has completed basic repair and maintenance activities on the existing units, and has connected to city water supply. The proposed project would consist of the development of an additional 15 one-bedroom cottages to a total of 24 units, if a density bonus is granted by the Board of Supervisors, or an additional amount of units to total 19 units if only the rezone and General Plan Amendment is granted. The application also proposes the development of a common laundry facility on the property. Buildout would occur in three phases, with the majority of units proposed in the last phase. R1901/GPA1901 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

*** Use Permit for a Planned Community for a Multi-Family Residential Project – The Use Permit application coincides with the application to rezone, re-designate the General Plan land use, and increase the allowed residential density through a density bonus on this property. County Code requires that establishment of a Planned Community zoning district includes a Use Permit to implement the proposed development. The applicant has already refurbished several of the existing units. The Use Permit would expand the amount of housing on the property in three phases, with a final potential buildout of 24 total residential units with a density bonus granted by the Board of Supervisors or 19 residential units without a density bonus granted by the Board of Supervisors. A certain amount of the 24 units are proposed to be rented as low income units. The new dwellings would be one-bedroom units with individual parking space located next to each unit. A common laundry facility would be constructed for the development. Public sewer and water would serve the project area. A traffic impact study has been completed that indicates traffic is expected to operate at acceptable levels of service as a result of this project. No environmental impacts are expected to occur as a result of this project. Final approval of the Use Permit is contingent upon the Board of Supervisors approving the rezone and General Plan Amendment. UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

****Please contact the County Planning Division at (707) 464-7254 with any questions****

DATE: March 20, 2019

Del Norte County
Planning Division

PUBLISH: March 22, 2019

Community Development Dept.

Receipt of Payment of Fish and
Wildlife Filing Fees
September 3, 2019



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

[Print](#) [StartOver](#) [Finalize&Email](#)

RECEIPT NUMBER:
 08 — 09/03/2019 — 03
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2019029148

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Del Norte County	LEAD AGENCY EMAIL -	DATE 09/03/2019
COUNTY/STATE AGENCY OF FILING Del Norte	DOCUMENT NUMBER -	

PROJECT TITLE
 Rezone/General Plan Amendment

PROJECT APPLICANT NAME Jose Natvidad Flores-Cortes	PROJECT APPLICANT EMAIL -	PHONE NUMBER (818) 415-5490
PROJECT APPLICANT ADDRESS 1600 Northcrest Dr.	CITY Crescent City	STATE CA
		ZIP CODE 95531

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	2,354.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash Credit Check Other **TOTAL RECEIVED** \$ 2,404.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Alissia D. Northrup, County Clerk
----------------	--



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print [] Finalize&Email []

RECEIPT NUMBER:
 08 — 09/03/2019 — 03
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2019029148

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LEAD AGENCY Del Norte County	LEAD AGENCY EMAIL -	DATE 09/03/2019
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PROJECT TITLE

Rezone/General Plan Amendment

PROJECT APPLICANT NAME Jose Natvidad Flores-Cortes	PROJECT APPLICANT EMAIL -	PHONE NUMBER (818) 415-5490
PROJECT APPLICANT ADDRESS 1600 Northcrest Dr.	CITY Crescent City	STATE CA
		ZIP CODE 95531

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,271.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ | 2,354.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,404.75

SIGNATURE x Alissia D. Northrup	AGENCY OF FILING PRINTED NAME AND TITLE Alissia D. Northrup, County Clerk
------------------------------------	--

Recorded Notice of Conditional
Approval of Use Permit
April 30, 2020

Doc # 20201555
Page of 8
Date: 4/30/2020 01:45P
Filed by: GENERAL PUBLIC
Filed & Recorded in Official Records
of COUNTY OF DEL NORTE
ALISSIA D. NORTHRUP
COUNTY CLERK-RECORDER
Fees: \$109.00

34
275

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

County of Del Norte
Planning Division
981 H Street, Suite 110
Crescent City, CA 95531

**NOTICE
OF
CONDITIONAL APPROVAL**

OWNER (S): 1600 Northcrest LLC, a California Limited Liability Company
DESCRIPTION: Rezone from C2 and R3 to PC, General Plan Amendment from General Commercial to Multi-Family Residential and Use Permit for a Planned Community for a Multi-Family Residential Project
OFFICIAL RECORDS REFERENCE: Doc # 20180541

Notice is hereby given by the Del Norte County Community Development Department, on behalf of the Planning Commission, that on the 1st day of May 2019, the Planning Commission of the County of Del Norte conditionally approved the above-described project. The conditions applicable to the subject project are as listed below and are derived from the action of the Commission. These conditions may include actions required to be fulfilled prior to establishment of the use or filing of the applicable map and/or may include conditions which run with the project and which shall also be the obligation of subsequent owners.

Interested parties should contact the County Department of Community Development for further information.



Taylor Carsley
Del Norte County
Community Development Department

PROJECT APPLICATION NUMBER (S): UP1906/R1901/GPA1901
ASSESSORS PARCEL NUMBER (S) AT TIME OF APPLICATION: 116-160-023

CONDITIONS:

USE PERMIT:

1. This Use Permit is for a multiple-family Planned Community for a total of 24 units subject to approval of GPA1901, R1901, and a density bonus by the Board of Supervisors. The project may be phased according to the plan of operation;
2. Development shall be pursued in a diligent manner and completed in a reasonable amount of time. If development has not commenced, the permit will expire three (3) years from the date of final approval;
3. Prior to issuance of the Use Permit, a Notice of Conditional Approval (NOCA) shall be recorded at the applicant's expense;
4. A building permit(s) shall be obtained for the residential units and laundry room. This Use Permit does not approve any specific building/structure or technical plans. The applicant shall be on notice that building design, materials, etc. may need to be modified prior to issuance of building permits. Issuance of the required building permits shall be subject to final review and approval by the Building Inspection Division;
5. The project shall comply with the requirements of the California Fire Code applicable at the time of complete application (1/2019);
6. The project shall comply with the requirements of the California Building Code applicable at the time of submission of each building permit;
7. A sign permit shall be obtained from the Planning Division for any signage requested on the property, and shall be completed in accordance with Title 18 of the Del Norte County Code – Signs, including setbacks;
8. Placement of lighting on the parcel shall be installed in such a manner that it does not adversely impact off-site areas and shall be installed in a manner so to minimize light pollution in and around the project area (e.g. downcast lighting). No annoying glare shall be allowed to be directed or reflected towards residential buildings or zones;
9. All ADA parking shall be provided prior to the first Certificate of Occupancy;
10. The applicant shall provide 1 parking space per residential unit constructed. Prior to the certificate of occupancy for Phase 1, a minimum of two ADA spaces shall be provided, one of which being ADA van-accessible. A total of 26 parking spaces shall be provided at full buildout of the Planned Community. Parking shall be developed in accordance with Title 20, Chapter 46 of the Del Norte County Code – Off Street Parking and applicable ADA requirements;
11. Residential units are subject to the height and lot coverage limits for R-3 Districts. Specifically, the following applies:
 - Building height: 45 feet for residences, 16 feet for accessory buildings
 - Lot coverage: 60%
12. *** Amended *** The yard setbacks shall be measured from the property lines as follows:
 - Front: 20 feet
 - Rear: 15 feet for residences, 10 feet for accessory buildings
 - Side: 5 feet
13. Residential units constructed within 300 feet of the centerline of Northcrest Drive are inside a noise attenuation zone and are subject to noise attenuation design;
14. The California Department of Fish and Wildlife (CDFW) environmental document filing fee must be submitted before the Notice of Determination can be recorded. Alternatively,



- the project proponent may provide a No Effect Determination (NED) that has been issued for this project by CDFW to exempt the project from the filing fee;
15. Future owners of the subject development and residents of the Planned Community shall be on notice that commercial zones exist in close proximity to the property and commercial uses are allowed;
 16. This entitlement is specifically conditioned on the applicant agreeing to indemnify and hold harmless the County of Del Norte, the Planning Commission of the County of Del Norte, the Board of Supervisors of the County of Del Norte, their officers, employees and agents against any and all claims arising out of the issuance of the entitlement and specifically against any expense arising from defending any legal action challenging the issuance of the entitlement, including but not limited to the value of time devoted to such defense by County officers, employees and agents and the amount of any judgment, including costs of suit and attorney fees, recovered against the County or any of its officers, employees or agent in such legal action. The County of Del Norte reserves the option to either undertake the defense of any such legal action or to tender such defense to the applicant. Should the County tender such defense to the applicant and the applicant fail or neglect to diligently defend such legal action, the County may consider such failure or neglect to be a material breach of this conditions and forthwith revoke this entitlement;
 17. The activities associated with this permit are not within the State Responsibility Area, therefore, Title 19 – SRA Fire Safe Regulations does not apply.
 18. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit an erosion and runoff control plan to the Engineering Division for review and acceptance. The erosion and runoff control plan shall demonstrate that during and post construction, erosion and runoff on the site will be controlled to avoid adverse impacts to adjacent properties and water resources. The erosion and runoff control plan shall include arrows showing the direction of flow from the construction site, temporary erosion and runoff control methods (e.g. silt fence), and permanent erosion and runoff control methods (e.g. grass seed and straw). The plan shall be prepared by a California Registered Civil Engineer.
 19. *** Amended *** Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a 20-year storm will be collected onsite and traverse to an existing storm drainage system with capacity. The plan shall be prepared by a California Registered Civil Engineer.
 20. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit road improvement plans to the Engineering Division for review and acceptance. The plans shall be prepared by a California Registered Civil Engineer.
 21. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a traffic control plan to the Engineering Division for review and acceptance. The plan shall be prepared by either a California Registered Civil Engineer or California Licensed Contractor. The plan submitted shall be similar to the traffic control plans found in the 2015 Caltrans Standard Plan Book. An additional written description may accompany the plan.
 22. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit engineered plans for sewer improvements in the Northcrest Drive right-of-



- way to the Engineering Division for review and acceptance. The plan shall be prepared by either a California Registered Civil Engineer
23. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall have a California Licensed Civil Engineer prepare a sewer capacity analysis for each Building Permit or one for all activities describe in this Use Permit and submit it to the Engineering and Surveying Division for review and acceptance. Alternatively, accept ESFC figure provided by the Engineering and Surveying Division.
 24. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall connect to public sewer and pay the city of Crescent City a sewer capacity charge in an amount determined by the city of Crescent City.
 25. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall obtain an Encroachment Permit from the Engineering Division for the following improvements, at a minimum, in the County's right(s)-of-way and shall construct said improvements prior to project completion: road and sewer improvements.
 26. Prior to the issuance of a Building Permit associated with this Use Permit, improvements in County right(s)-of-way (excluding sewer lateral only projects) require a 100% Performance Bond and 100% Payment Bond. Bond amounts are determined based on an applicant furnished engineer's estimate to complete the work and repair any potential damage to existing infrastructure (road, sewer, water, etc.) at prevailing wage. A contractor's estimate may occasionally be substituted for the engineer's estimate if acceptable to the County Engineer. Bonding amounts are set based on SHC §1467 (for County maintained rights-of-way), DNCC §15.36.200 (for sewer improvements), and DNCC §16.12.020G (for Subdivision Improvement Agreements). Bonds shall be submitted to the Engineering and Surveying Division upon acceptance of the estimate and remain valid for at least one year after the entire project or permit has been determined to be complete by the County. The Property Owner shall bond directly with the County of Del Norte.
 27. County records indicate that there is a sewer lateral available to serve this development. However, we do not guarantee that our records regarding the existence of sewer laterals are accurate. Prior to connecting to the County's sewer system, it is the responsibility of the property owner to verify that a sewer lateral physically exists or to inform the County if one cannot be located or does not exist. Modifications to the Engineering Division's Permit Conditions are necessary if a new sewer lateral must be installed and the property owner is responsible for the install and associated costs, bonding, and inspection fees.
 28. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, sewer lateral connections serving the parcel shall be upgraded to drops inside new manholes. Refer to Building Permit B34896, Condition C.
 29. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall construct a two-way sewer cleanout at the property line for each of the two sewer laterals.
 30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, underground storm drains, and five feet (in width) sidewalks. Drainage features shall be designed to carry runoff from a twenty-five year storm for arterial roads. The minimum

- paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity.
31. Any request for modifications or deferments to an urban and rural public road improvement condition shall be filed with the clerk of the Board of Supervisors and the Community Development Department within ten days of the Planning Commission's approval.
 32. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, all improvement plans shall be constructed.
 33. ** Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall install an address sign at each of the entrances to 1600 Northcrest Drive. Signs shall include the main address number, each unit number, and label accessory buildings; this is typically accomplished with a visual layout. Signs shall be legible from inside an emergency vehicle. The signs and their proposed locations shall be approved by the Engineering and Surveying Division. Project approval will likely require readdressing of Unit 8 and Unit 9 as development occurs, and potentially other units. Confirm address revisions with the Engineering and Surveying Division before creating address signs; and
 34. ** Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, assigned address shall be posted on each building in accordance with County Code 14.04.050. Address signs that comply with this requirement are available for purchase from the Building Inspection Division;
 35. ** Prior to commencing Phase II, a concrete block fence shall be constructed 6 feet in height from ground level along the entire length of the rear (west) property line;
 36. ** Prior to the issuance of the Use Permit, the applicant shall demonstrate to the Engineering and Surveying Division that survey monuments are present at all property corners. Alternatively, prior to the issuance of the Use Permit, the applicant shall have a California Licensed Surveyor monument any property corners lacking survey monuments.

**Condition added at May 1, 2019 Planning Commission hearing

*** Condition Amended at May 1, 2019 PC Hearing

See attached Exhibit(s): A, B

"Exhibit A"

Doc # 20180541
Page 1 of 2
Date 2/14/2018 03:03P
Filed by: CRESCENT LAND TITLE
Filed & Recorded in Official Records
of COUNTY OF DEL NORTE
ALISSIA D. NORTHRUP
COUNTY CLERK-RECORDER
Fee: \$373.50

RECORDING REQUESTED BY:
Crescent Land Title Company

**When Recorded Mail Documents and
Tax Statements To:**
1600 Northcrest, LLC
3847 Westside Avenue
Los Angeles, CA 90008

SB2 EXEMPT
A transfer subject to documentary
transfer tax (DDT)
GC 27388.1(a)(2)

Escrow No.: 25915CC
Title No.: 25915CC

APN: 116-160-023-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s) Documentary transfer tax is \$357.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- The property is located in the City of Crescent City

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Clair Miller, a married woman

hereby GRANT(S) to

1600 Northcrest, LLC, a California Limited Liability Company

**THE REAL PROPERTY HEREIN REFERRED TO IS SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF DEL NORTE AND IS DESCRIBED AS FOLLOWS:**

BEGINNING at a point 572.77 feet North and 885.42 feet East of quarter section corner between Section 17 and 20, in Township 16 North, Range 1 West, Humboldt Meridian; and running
thence North 160 feet;
thence South 89 degrees 15 minutes 20 seconds East, 389.70 feet to State Highway;
thence along West line of said highway South 10 degrees 30 minutes West 162.72 feet to Northeast corner of block 4 of Crescent City Park Tract Unit One, a map of said tract being on file in the office of the County Recorder of Del Norte County, California; and
thence along north line of said Crescent Park Tract North 89 degrees 15 minutes 20 seconds West 360.03 feet to the point of beginning.

EXCEPT THEREFROM that portion thereof conveyed to the County of Del Norte by deed recorded July 18, 1962 in Book 83 of Official Records, page 565.

Dated: February 12, 2018

Clair Miller
Clair Miller

A notary public or other officer completing this certificate verifies only 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 California

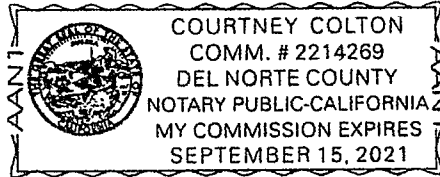
County of Del Norte

On February 13, 2018 before me, **COURTNEY COLTON, NOTARY PUBLIC**, personally appeared **CLAIR MILLER** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

Witness my hand and official seal.

Signature Courtney Colton (Seal)



"Exhibit B"

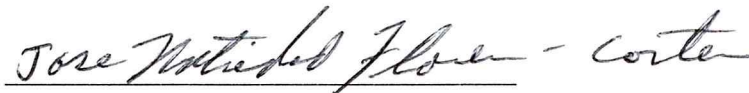
Del Norte County Planning Division
981 H Street, Suite 110
Crescent City, CA 95531

Owner: 1600 Northcrest LLC, a California Limited Liability Company


Description: Rezone from C2 and R3 to PC, General Plan Amendment from General Commercial to Multi-Family Residential and Use Permit for a Planned Community for a Multi-Family Residential Project. (UP1906/R1901/GPA1901).

Assessor's Parcel Number at Time of Application: 116-160-023

Due to the COVID-19 pandemic, the closure of Del Norte County offices to the public, and the expiration date of my approved use permit, I am unable to sign my use permit prior to the expiration date and record the associated Notice of Conditional Approval (NOCA). I also have an application in with the Planning Division to amend the conditions of my use permit conditionally approved on May 1, 2019. In lieu of recording the NOCA when conditions may change as a result of future Planning Commission action, this letter serves to acknowledge and accept the 36 conditions of approval placed on the above referenced use permit on May 1, 2019. These conditions may include actions required to be fulfilled prior to establishment of the use and/or conditions which run with the project and which shall also be the obligation of subsequent owners.



Jose Natividad Flores-Cortes, Owner/Applicant



Lindsey Wheelon, Planning Secretary

AMENDMENT FILE

Notice of Application Status from
ERC meeting of March 1, 2020 to
forward application to Planning
Commission

○ COUNTY OF DEL NORTE ○
Community Development Department
Planning Division
981 H Street, Suite 110
Crescent City, California 95531
(707) 464-7254

March 16, 2020
DATE

NOTICE OF APPLICATION STATUS

This is to inform you that the designated determinations have been made regarding application(s) **UP1906**.

Use Permit Amendment for a PC Zone

(Project Description)

Jose Flores-Cortes/Stover Engineering

(Applicant/Agent)

116-160-023 1600 northcrest Drive, Crescent City

(APN) (Project Location)

COASTAL ZONE PERMIT PROCEDURE

Not Applicable: The project is not in the California Coastal Zone.

Other Jurisdiction: This project is in the Coastal Zone and is subject to County permit requirements, however Coastal permit jurisdiction lies with the _____. Additional Approval is required from them after County action.

Exempt or prior valid permit: The project is in the Coastal Zone but will be processed as a non-coastal permit and is not subject to special notification requirements.

Appealable Coastal Permit: The project is in the Coastal Zone and State law provides that the decision of the County regarding the proposal can be appealed to the California Coastal Commission pursuant to Sec. 21.52.020 within 21 calendar days of the County's final action. All appealable projects are subject to a hearing by the County Planning Commission.

Non-Appealable Coastal Permit: The project is in the Coastal Zone and is in a category, which provides that the decision of the County is not appealable to the California Coastal Commission. However, a local appeal period of 10 calendar days does apply to the decision of the Building Official.

Requires Coastal Commission Review: The project is in the Coastal Zone and will be processed by the County. The California Coastal Commission must review any County approval and has the right to deny the project.

DETERMINATION OF APPLICATION COMPLETENESS

_____ Application determined complete _____

_____ Application is not complete – the additional data listed below is required by: _____.
See attached ERC Minutes

FAILURE TO SUBMIT THIS DATA OR TO MAKE ARRANGEMENTS FOR THE SUBMITTAL OF THIS DATA WITHIN 120 DAYS CONSTITUTES THE WITHDRAWAL OF THE APPLICATION. A REFUND WILL NOT BE PROVIDED IF NOT ASKED FOR WITHIN 90 DAYS OF WITHDRAWAL.

_____ Environmental Determination Continued for 30 Days

_____ Ministerial Project

_____ Exempt project – Category _____

_____ Negative Declaration recommended - _____

_____ Preparation of an Environmental Impact Report has been recommended – this recommendation will be discussed by the County Planning Commission on _____.

This determination has been made pursuant to the California Environmental Quality Act.

HEARING/REVIEW SCHEDULE

This project is subject to a public hearing. You will be notified in advance of the date of the public hearing with the County Planning Commission.

_____ This project is subject to Planning Commission review. You will be notified in advance of the date of the Planning Commission meeting.

_____ This project is subject to the Coastal Zone project review process which requires a minimum of seven (7) days for public comments. The Building Official will make a decision regarding the project on _____.

_____ This project does not require a local hearing or project review – it will be processed as quickly as possible.

If you have any questions, you may contact **Taylor Carsley** at the Del Norte County Department of Community Development, (707) 464-7254

PRESENT: Taylor Carsley, Planning Division; Scott Huffman, Building Inspection Division; Robin Hartwick, Real Estate Representative; Mitzi Travis, Public Representative; Rosanna Bower, Engineering and Surveying Division; Hoawa Moua, Environmental Health Division; Karina Timmer, Assessors Office,

ABSENT: Karen Levy, Native American Representative; Agricultural Department

*Denotes non-voting

Field Review of new projects conducted on: March 6, 2020

Field Review participants: Building, Planning, Engineering, Environmental Health

#Denotes projects included in this field review

APPLICANT: RICARDO DESOLENNI – Grading Permit – GP2018-01 – APN 124-182-53 located on Acacia Drive, Hiouchi.

Agent: None

RECOMMENDATION: Application complete. CEQA Class 4 Categorical Exemption. File Notice of Exemption with County Clerk.

File NOE with County Clerk

TC

APPLICANT: JOSE NATIVIDAD FLORES-CORTES – Amendment to Use Permit for a Planned Community for a Multi-Family Residential Project – UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Agent: Victorio Monteil

RECOMMENDATION: Post Public Hearing Notice. Offer two options for consideration by the Planning Commission.

- I. Revise Condition 19 to be consistent with Condition 30 of the original Use Permit and not approve onsite retention of a twenty-five year storm:

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a ~~twenty-five~~ 20-year storm will be collected onsite and traverse to an existing storm drainage system with capacity. The plan shall be prepared by a California Registered Civil Engineer.

- II. Revise Condition 19 and 30 of the original Use Permit approving onsite retention of 25-year storm:

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how

stormwater runoff from a twenty-five 20-year storm will be collected-retained onsite and traverse to an existing storm drainage system with capacity. The plan shall be prepared by a California Registered Civil Engineer.

30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, ~~underground storm drains,~~ and five feet (in width) sidewalks. ~~Drainage features shall be designed to carry~~ Retain onsite runoff from a twenty-five year storm for arterial roads. The minimum paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity.

April Planning Commission RB

APPLICANT: ROBERT BLACK – Extension of Time for a Boundary Adjustment – AB1801 - APN 131-100-02, 03 and 18 located at 160 Dogwood and 1430 Gasquet Flat, Gasquet.

Agent: None

RECOMMENDATION: Approve one year extension of time.

April Planning Commission TC

APPLICANT: DEBORAH JAQUES – Minor Subdivision of a 12.38-acre parcel into one 1-acre parcel and a 11.38-acre parcel – MS2002C – APN 110-020-022 located at 1151 Lakeview Drive, Crescent City.

Agent: None

RECOMMENDATION: Application complete. Begin AB 52 consultation period.

April ERC TC

APPLICANT: RANDY ROGERS - Renewal of Use Permit for Temporary Invalid/Senior Family Care – UP0555 – APN 122-030-71 located at 1200 Ruiz Canyon Drive, Hiouchi.

Agent: None

RECOMMENDATION: One-year renewal w/existing conditions.

April Planning Commission TC

Planning Commission Staff Report
April 1, 2020

Agent: Stover Engineering

STAFF REPORT

APPLICANT: Jose Natividad Flores-Cortes

APPLYING FOR: Amendment 1 for a Use Permit for a Planned Community for a Multi-Family Residential Project

APN: 116-160-23 LOCATION: 1600 Northcrest Drive, Crescent City

PARCEL(S) SIZE: 1.25 acres EXISTING USE: Multi-Family EXISTING STRUCTURES: 1 house, 8 bunalows

PLANNING AREA: 71 GENERAL PLAN: General Commercial ADJ. GEN. PLAN: Same

ZONING: C2, R3 ADJ. ZONING: Same, R1, C4

- 1. PROCESSING CATEGORY: NON-COASTAL APPEALABLE COASTAL
 NON-APPEALABLE COASTAL PROJECT REVIEW APPEAL

- 2. FIELD REVIEW NOTES: DATE: March 6, 2020
 ENVIRONMENTAL HEALTH BUILDING INSP
 PLANNING ENGINEERING/SURVEYING

ACCESS: Northcrest Drive ADJ. USES: Residential and commercial
TOPOGRAPHY: Flat DRAINAGE: Surface (needs to be improved for on-site retention)

DATE OF COMPLETE APPLICATION: March 16, 2020

3. ERC RECOMMENDATION: Post Public Hearing Notice. Offer two options for consideration by the Planning Commission.

4. STAFF RECOMMENDATION:

In May 2019 the Planning Commission approved a Use Permit and Rezone for 1600 Northcrest Drive in Crescent City, Assessor’s Parcel Number 116-160-023. After a lengthy discussion by the Planning Commission, and with a substantial portion of the discussion focused on drainage, the project was approved with conditions requiring off-site drainage improvements. Drainage conditions from the original Use Permit include:

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a 20-year storm will be collected onsite and traverse to an existing storm drainage system with capacity. The plan shall be prepared by a California Registered Civil Engineer.

30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, underground storm drains, and five feet (in width) sidewalks. Drainage features shall be designed to carry runoff from a twenty-five year storm for arterial roads. The minimum paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity.

The applicant has returned to the Planning Commission requesting onsite retention of the twenty-five year storm event resulting from the proposed development (excludes existing development), as shown in the attachments. It is the intent of County Code for sites to accommodate drainage flows for their built condition; staff has been in contact with the project engineer and there is no objection to this intent. As a result, the two options being presented by the Environmental Review Committee (ERC) are intended to accommodate drainage flows for the built condition of the entire parcel, not just the increase in runoff resulting from the project.

Option I is to revise Condition 19 to be consistent with Condition 30 of the original Use Permit and not approve onsite retention of a twenty-five year storm.

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a twenty-five ~~20~~-year storm will be collected onsite and traverse to an existing storm drainage system with capacity. The plan shall be prepared by a California Registered Civil Engineer.

Option II is to revise Condition 19 and 30 of the original Use Permit approving onsite retention of a twenty-five year storm.

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a twenty-five ~~20~~-year storm will be collected retained onsite and ~~traverse to an existing storm drainage system with capacity~~. The plan shall be prepared by a California Registered Civil Engineer.

30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, ~~underground storm drains~~, and five feet (in width) sidewalks. ~~Drainage features shall be designed to carry~~ Retain onsite runoff from a twenty-five year storm ~~for arterial roads~~. The minimum paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity.

The ERC did not desire to make a formal recommendation to the Planning Commission; however, a discussion was held regarding the two options being presented to the Planning Commission. The following is a summary of the ERC's discussion:

Option I – Off-site drainage improvements...

- Are consistent with the intent of County Code.
- Contribute fair share or better improvements to community wide drainage system.
- Contribute no apparent safety concerns.
- Retain usable open space for residents.
- May make the construction of affordable housing less feasible.
- Would drain storm events greater than twenty-five year towards Northcrest Drive reducing impacts to onsite improvements and adjoining properties during large storm events.

Option II – Onsite drainage improvements in lieu of off-site drainage improvements...

- Has not been vetted by a submittal from the project engineer, discussions between staff and the project engineer have occurred and it is likely possible.
- Allow rainfall to enter water table at project site.
- Allow rainfall, up to twenty-five year event, to avoid impacts to regional drainage system.
- May make the construction of affordable housing feasible.
- Are inconsistent with County Code but may provide same practicable effect, up to twenty-five year storm event, for project site.
- Do not contribute fair share or better drainage improvements to community drainage system.
- May create stagnant water resulting in the reproduction of mosquitos and other vectors.
- May be difficult to achieve for existing site development. Existing conditions result in runoff from project site ponding in Northcrest Drive right-of-way following rain events.
- May create a safety hazard when ponding of detained water occurs. Potential mitigation could include fencing or undergrounding detention area.
- Would reduce usable open space for residents which is already considered minimal by the ERC.
- May drain storm events greater than twenty-five year toward onsite improvements and adjoining properties if relief point for large event is not evaluated or is not Northcrest Drive. Potential mitigation could include relief point for events larger than twenty-five year to be Northcrest Drive.

The consensus of the ERC was Option I would likely be a better option for our community and residents of the project parcel.

5. FINDINGS:

- A. This project amends a previously approved Use Permit (UP1906) with findings that remain valid.
- B. This project , as conditioned is consistent with the standards and policies of the Del Norte County General Plan and Title 20 Zoning;
- C. This project has complied with the requirements of the California Environmental Quality Act through an adopted Mitigated Negative Declaration (SCH # 2019029148).
- D. This project does not create a new environmental impact that was either 1) not already addressed as less than significant in the previously adopted Mitigated Negative Declaration or

not mitigated to a less than significant level in the previously adopted Mitigated Negative Declaration.

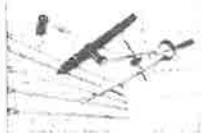
6. CONDITIONS:

Option I:

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a twenty-five ~~20~~-year storm will be collected onsite and traverse to an existing storm drainage system with capacity. The plan shall be prepared by a California Registered Civil Engineer.

Option II:

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a twenty-five ~~20~~-year storm will be ~~collected~~ retained onsite and ~~traverse to an existing storm drainage system with capacity~~. The plan shall be prepared by a California Registered Civil Engineer.
30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, ~~underground storm drains~~, and five feet (in width) sidewalks. ~~Drainage features shall be designed to carry~~ Retain onsite runoff from a twenty-five year storm ~~for arterial roads~~. The minimum paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity.



RECEIVED
FEB 18 2020
PLANNING
COUNTY OF DEL NORTE

Flores Consulting Services

3847 Westside Ave. | Los Angeles | CA 90008 | P: 323 481-1645 | natof2014@gmail.com

February 4, 2020

Planning Commission
County of Del Norte
c/o: Taylor Carsley, Planner
County of Del Norte
981 H Street, Suite 110
Crescent City, CA 95531

Re: Amendment Request to Condition 19 Storm Water Piping Traversing to Existing Storm Drain –
1600 Northcrest Drive Crescent City CA 95531

Members of the Del Norte County Planning Commission:

Let me express my gratitude to all of you and the staff for taking the time to hear the plan for the development of the referenced property, and for granting the zone change to Planned Community.

We are very excited about the development and in particular the low-income housing component of the project. It is a good feeling when one can incorporate a community need with the business venture.

We are requesting to modify Condition 19 requiring that storm water be conveyed to an existing storm drainage system. Instead of conveying the storm water over a distance of six hundred fifty feet (650') to the nearest receptacle, we propose to capture the storm water on the property.

This proposed change will make the development financially viable; beside the low income housing component being added if the development goes forward, there are other benefits to the County as a result of handling the storm water on site, which include the following:

1. The storm water will enter back into the local water table.
2. Storm water will remain on the property, meaning the existing storm water system beyond the property will not be burdened with addition storm water at peak rain events
3. Any trash or debris will not be conveyed to the storm water system but instead retained on site for cleanup.

We intent to file an amendment, complete with engineered plans and calculations to modify condition 19 to allow us to handle the storm water on site. We feel that on site water detention is a reasonable condition and meets the intent of condition 19.

We have spent significant resources in planning, engineering, architecture and infrastructure upgrades required by the zone change. These include; connecting the property the city water and the municipal sewer, upgrading the electrical service and refurbishment of the existing dwellings to like new condition.

We have also agreed to other conditions incorporated as part of the approval; these included construction of a concrete block fence along the west property line, the setback requirements were agreed to and of course, we are committed to providing a low-income housing component with the development.

We will of course insure that the handling of the storm water on site is viable by having a reputable civil engineering firm in Crescent City (Stover Engineering) prepare the design and calculations.

Please call me with any questions.

Sincerely,

Nato Flores, PE

STOVER ENGINEERING

Civil Engineers and Consultants

PO Box 783 - 711 H Street
Crescent City CA 95531
Tel: 707.465.6742
Fax: 707.465.5922
info@stovereng.com

NATO FLORES
FLORES CONSULTING SERVICES
3847 WESTSIDE AVE
LOS ANGELES CA 90008

Job Number: 4540

14 February 2014

RE: Onsite Drainage Improvements – 1600 Northcrest Drive, Crescent City, California

Dear Mr. Flores,

This letter presents our findings regarding the onsite drainage design for the proposed development located at 1600 Northcrest Drive. The onsite improvements are designed to retain the increased runoff from a 20-year storm event onsite. The improvements will mitigate the discharge of increased storm drainage entering into Northcrest Drive, which does not have gutter or storm drain improvements adjacent to the site. Retaining the increased storm runoff will also prevent the contribution of additional runoff to existing low areas and flooding within the street right of way.

The attached calculations demonstrate that the planned development will create an additional 1.8 cubic feet per second (cfs) of storm water runoff during a 20-year design rainfall event. Our calculations show that this equates to approximately 450 cubic feet volume of additional water. This quantity can be retained in the center landscape area between the two proposed entry ways.

Retaining the increased runoff onsite will benefit the adjacent County right-of-way, adjacent properties, and the environment by eliminating additional discharge of storm water, sediment, and debris. The additional stormwater will infiltrate into the existing soil to recharge the groundwater table.

I trust this provides the information requested. Feel free to contact me with any questions.



Very truly yours,

STOVER ENGINEERING

Ryan C. Young
Ryan C. Young, PE, PLS
Project Engineer

RECEIVED
FEB 18 2014
PLANNING
COUNTY OF DEL NORTE

DRAINAGE CALCULATIONS

1600 NORTHCREST LLC.



2/10/20

PURPOSE: DETERMINE INCREASED RUNOFF FROM A 20-YR STORM EVENT TO BE RETAINED ONSITE.

FINDING: SUFFICIENT AREA EXISTS TO CAPTURE THE INCREASED RUNOFF FROM A 20-YR EVENT.

STEP 1: DETERMINE PRE-DEVELOPED RUNOFF FROM A 20-YEAR EVENT,

USE RATIONAL METHOD, (PER CALTRANS HIGHWAY DESIGN MANUAL) CH. 310

$$Q = CiA$$

WHERE Q = STORM RUNOFF IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT (FIG. B19.2, TABLE B19.2B)

i = RAINFALL INTENSITY (IDF CURVE, NORTHCAST)

A = BASIN AREA.

FOR THE PRE-DEVELOPED CONDITION:

$$C = 0.40 \text{ (SEE FIG. B19.2A)}$$

$$i = 2.3 \text{ IN/HR OR CFS/AC (FIG. 4-1)}$$

$$A = 1.25 \text{ AC}$$

$$Q_{\text{PRE-DEVELOPED}} = (0.40)(2.3 \text{ CFS/AC})(1.25 \text{ AC})$$

$$= 1.15 \text{ CFS}$$

1600 NORTHCREST DRIVE (CONT)

STEP 2 - DETERMINE POST DEVELOPED FLOW

$C_{\text{POST DEVELOPED}} = 0.70$ (MULTIPLE APTM TYPE BUILDINGS SEE TABLE B912)
 DRIVEWAYS TO BE PERVIOUS CONCRETE

$\bar{C} = 3.14 \frac{\text{cfs}}{\text{AC}}$ (SEE FIG. 4-1)

$A = 1.25 \text{ AC}$

$Q_{\text{POST DEVELOPED}} = (0.70)(3.14 \frac{\text{cfs}}{\text{AC}})(1.25 \text{ AC})$
 $= 2.98 \text{ cfs}$

DETERMINE STORAGE VOLUME

SIMPLIFIED RATIONAL APPROACH (HYDROLOGY & HYDRAULIC SYSTEMS, BY RAMS. GUPTA, 1989 pg. 639)

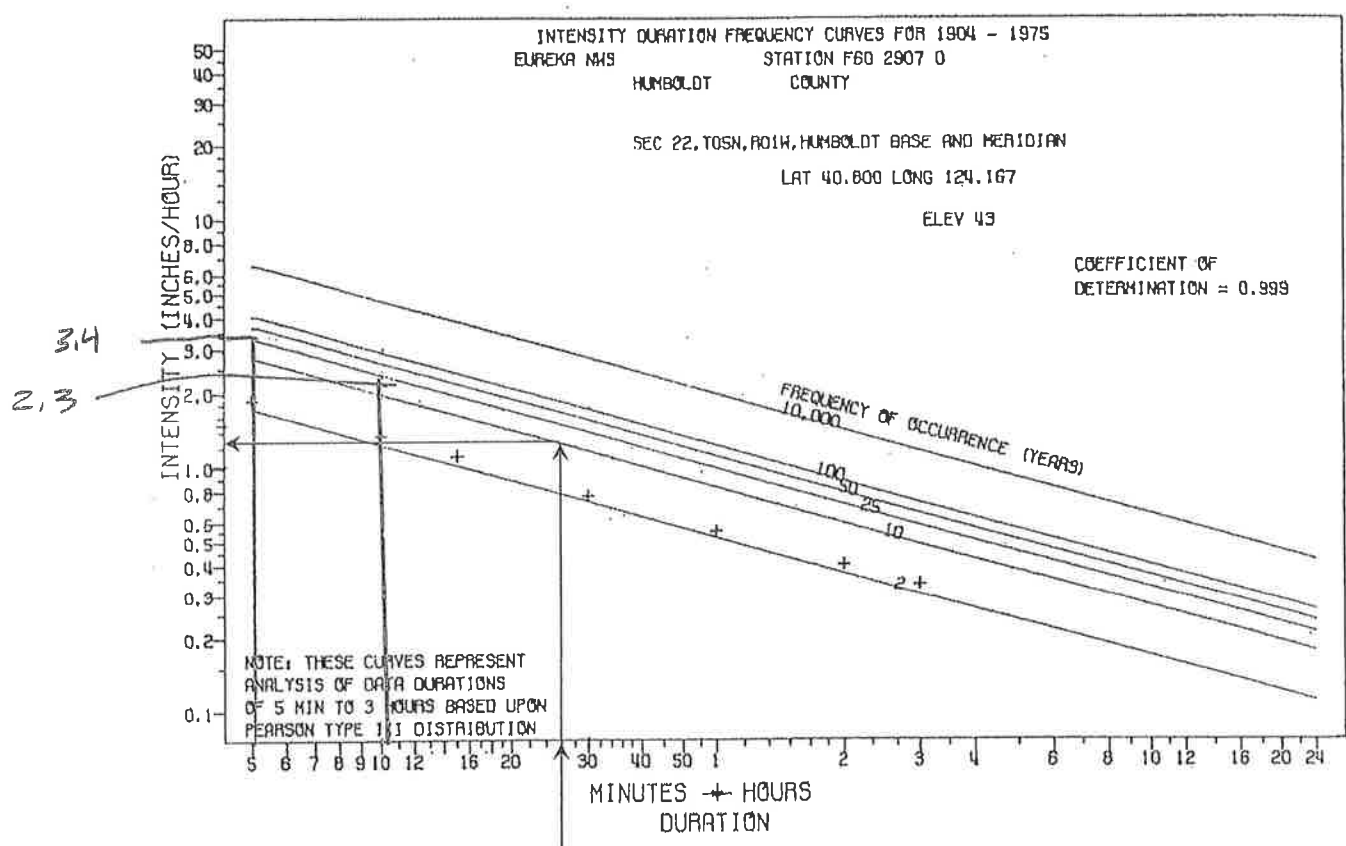
RAINFALL DURATION	RAINFALL INTENSITY $I_{25} = 1.15 T_c^{-.466}$	PEAK INFLOW cfs	ALLOWABLE OUTFLOW	RATE OF RETAINED FLOW	REQUIRED VOLUME (CF)
2 MIN	4.57	4.0	1.15	2.85	342 CF
5 MIN	2.98	2.60	↓	1.45	435
10 MIN	2.16	1.89		0.74	444 CF
12 MIN	1.98	1.73		0.58	418
15 MIN	1.79	1.56		0.41	369
20 MIN	1.56	1.37		0.22	

USE 445 CF

CONCLUSION; SIZE RETENTION SWALE FOR 445 CF.

ASSUME 1-FOOT DEPTH. AREA REQUIRED = 445 SF.

Page 15 AVAILABLE = 2000 CF OK



Example:

- Calculated $t_c = 26$ minutes
- 10-year recurrence interval intensity:
1.27 inch/hour

T_c PRE-DEVELOPED = 10 MIN, $I = 2.3^{\dagger}$
 T_c POST DEVELOPED = 5 MIN $I = 3.4^{\dagger}$

FIGURE 4-1 PRECIPITATION INTENSITY-DURATION-FREQUENCY CURVES

Figure 819.2A
Runoff Coefficients for Undeveloped Areas
Watershed Types

	Extreme	High	Normal	Low
Relief	.28 -.35 Steep, rugged terrain with average slopes above 30%	.20 -.28 Hilly, with average slopes of 10 to 30%	.14 -.20 Rolling, with average slopes of 5 to 10%	<u>.08</u> .14 Relatively flat land, with average slopes of 0 to 5%
Soil Infiltration	.12 -.16 No effective soil cover, either rock or thin soil mantle of negligible infiltration capacity	.08 -.12 Slow to take up water, clay or shallow loam soils of low infiltration capacity, imperfectly or poorly drained	.06 <u>.08</u> Normal; well drained light or medium textured soils, sandy loams, silt and silt loams	.04 -.06 High; deep sand or other soil that takes up water readily, very light well drained soils
Vegetal Cover	.12 -.16 No effective plant cover, bare or very sparse cover	.08 <u>.12</u> Poor to fair; clean cultivation crops, or poor natural cover, less than 20% of drainage area over good cover	.06 -.08 Fair to good; about 50% of area in good grassland or woodland, not more than 50% of area in cultivated crops	.04 -.06 Good to excellent; about 90% of drainage area in good grassland, woodland or equivalent cover
Surface Storage	.10 <u>.12</u> Negligible surface depression few and shallow; drainageways steep and small, no marshes	.08 -.10 Low; well defined system of small drainageways; no ponds or marshes	.06 -.08 Normal; considerable surface depression storage; lakes and pond marshes	.04 -.06 High; surface storage, high; drainage system not sharply defined; large flood plain storage or large number of ponds or marshes
Given	An undeveloped watershed consisting of; 1) rolling terrain with average slopes of 5%, 2) clay type soils, 3) good grassland area, and 4) normal surface depressions.		Solution: Relief 0.14 Soil Infiltration 0.08 Vegetal Cover 0.04 Surface Storage <u>0.06</u> C= 0.32	
Find	The runoff coefficient, C, for the above watershed.			

TOTAL 108
108
112
112

PRE-DEVELOPED = 0.40 ✓

Table 819.2B

Runoff Coefficients for Developed Areas

Type of Drainage Area	Runoff Coefficient
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries:	0.10 - 0.25
Playgrounds:	0.20 - 0.40
Railroad yard areas:	0.20 - 0.40
Unimproved areas:	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2-7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2-7%	0.18 - 0.25
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs:	0.75 - 0.95

USE FOR DEVELOPED CONDITION

Before data on the specific characteristics to be examined can be properly analyzed, it must be arranged in a systematic manner. Several computer programs are available which may be used to systematically arrange data and perform the statistical computations.

Some common types of data groupings are as follows:

- Magnitude
- Time of Occurrence
- Geographic Location

Several standard frequency distributions have been studied extensively in the statistical analysis of hydrologic data. Those which have been found to be most useful are:

(1) Log-Pearson Type III Distribution. The popularity of the Log-Pearson III distribution is simply based on the fact that it very often fits the available data quite well, and it is flexible enough to be used with a wide variety of distributions. Because of this flexibility, the U.S. Water Resources Council recommends its use by all U.S. Government agencies as the standard distribution for flood frequency studies.

The three parameters necessary to describe the Log-Pearson III distribution are:

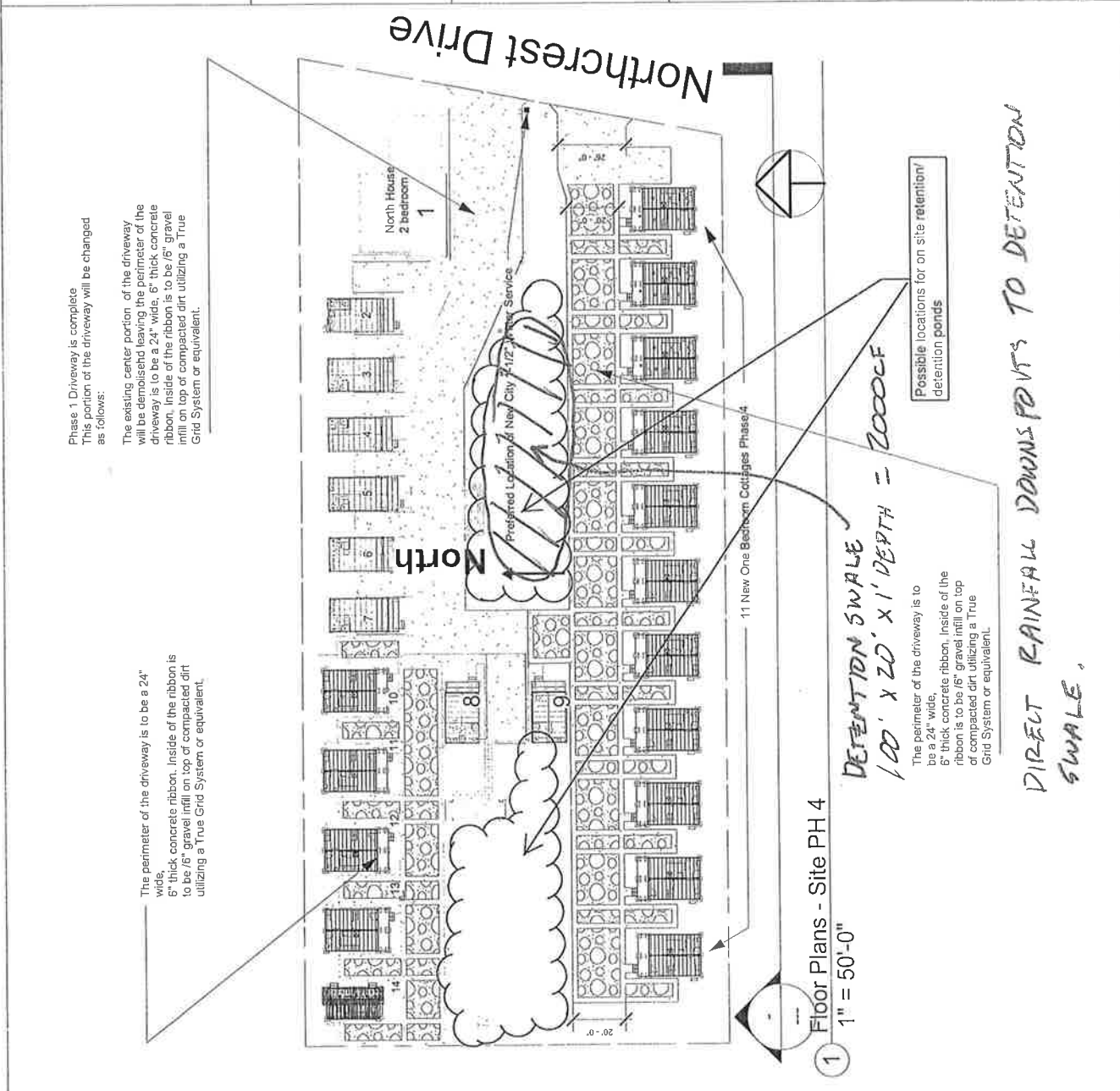
- Mean flow
- Standard deviation
- Coefficient of skew

Log-Pearson III distributions are usually plotted on log-normal probability graph paper for convenience even though the plotted frequency distribution may not be a straight line.

(2) Log-normal Distribution. The characteristics of the log-normal distribution are the same as those of the classical normal or Gaussian mathematical distribution except that the flood flow at a specified frequency is replaced with its logarithm and has a positive skew. Positive skew means that the distribution is skewed toward the high flows or extreme values

6/6

<p>Sheet Name: Phase 4 - Site Plan</p>	
<p>Architect: Creative Studio, LLC 1600 Northcrest Drive, Crescent City, CA 95531</p>	<p>Date: 07/19/18</p>
<p>Structural Engineer: designer@krstudio.com (818) 415-5490</p>	<p>Rev No.</p>
<p>Other Consultant: nato2014@gmail.com (323) 481-1645</p>	<p>Rev Date:</p>
<p>Owner: Flores Consulting Services, LLC 1600 Northcrest Drive, Los Angeles, CA 90008</p>	<p>Submittal Set</p>



Phase 1 Driveway is complete
This portion of the driveway will be changed as follows:

The existing center portion of the driveway will be demolished leaving the perimeter of the driveway is to be a 24" wide, 6" thick concrete ribbon, inside of the ribbon is to be 16" gravel infill on top of compacted dirt utilizing a True Grid System or equivalent.

The perimeter of the driveway is to be a 24" wide, 6" thick concrete ribbon, inside of the ribbon is to be 16" gravel infill on top of compacted dirt utilizing a True Grid System or equivalent.

DETECTION SWALE
100' X 20' X 1' DEPTH = 2000CF

The perimeter of the driveway is to be a 24" wide, 6" thick concrete ribbon, inside of the ribbon is to be 16" gravel infill on top of compacted dirt utilizing a True Grid System or equivalent.

Possible locations for on site retention/ detention ponds

DIRECT RAINFALL DOWNSPOUTS TO DETENTION SWALE.

1 Floor Plans - Site PH 4
1" = 50'-0"

A26



**COUNTY OF
DEL NORTE**

Rosanna Bower <rbower@co.del-norte.ca.us>

Revised Calcs - 1600 Northcrest

1 message

Ryan Young <ryoung@stovereng.com>

Fri, Mar 27, 2020 at 11:00 AM

To: "Rosanna Bower (rbower@co.del-norte.ca.us)" <rbower@co.del-norte.ca.us>, Nato Flores <natof2014@gmail.com>

Cc: Taylor Carsley <tcarsley@co.del-norte.ca.us>

Roseanna, I have revised the drainage calculations to "detain" the increased runoff from all impervious area for a 25-year event for the entire property at 1600 Northcrest Drive. The detention volume equates to 1540 Cubic Feet. There is sufficient area to accommodate this volume onsite. Please note that the way the current revised condition is worded, it is requiring retention of all runoff (including pre-developed) from the site and this is not the case. I will follow up with a call to discuss further. Thank you.

Sincerely,

Ryan C. Young, PE, PLS

Project Engineer

CA C67604 L9088 OR 56107

STOVER ENGINEERING

T 707-465-6742

F 707-465-5922

RECEIVED BY THE PLANNING
COMMISSION AT MEETING OF

April 1, 2020

2 attachments

Revised Calcs 1600 Northcrest Drainage.pdf
7593K

Gupta p639.pdf
898K

Received
MAR 27 2020
Engineering
County of Del Norte

STOVER ENGINEERING
711 H Street
Crescent City, CA 95531
(707) 465-6742 Fax (707) 465-5922

JOB 4.540 - 16 NORTHEAST DRIVE DRAINAGE CALC
SHEET NO. 1 OF 0
CALCULATED BY R. YOUNG DATE 3/27/2020
CHECKED BY _____ DATE _____
SCALE _____

DRAINAGE CALCULATIONS

1600 NORTHEAST LLC.



PURPOSE: DETERMINE INCREASED RUNOFF FROM A 20-YR STORM EVENT TO BE DETAINED ON-SITE.

FINDING: SUFFICIENT AREA EXISTS TO CAPTURE THE INCREASED RUNOFF FROM A 25-YR EVENT.

STEP 1: DETERMINE PRE-DEVELOPED RUNOFF FROM A 25-YEAR EVENT,

USE RATIONAL METHOD (PER CALIFORNIA HIGHWAY DESIGN MANUAL)
CH-BID

$$Q = CiA$$

WHERE Q = STORM RUNOFF IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT (FIG. B19.2, TABLE B19.2B)

i = RAINFALL INTENSITY (IDF CURVE, NORTHEAST)

A = BASIN AREA

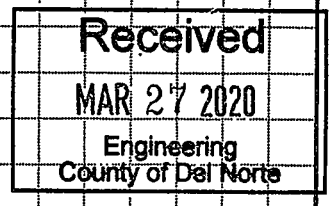
FOR THE PRE-DEVELOPED CONDITION:

$$C = 0.40 \text{ (SEE FIG. B19.2A)}$$

$$i = 2.5 \text{ IN/HR OR CFS/AC (FIG. 4-1)}$$

$$A = 3.00 \text{ AC}$$

$$Q_{\text{PRE-DEVELOPED}} = (0.40)(2.5^{\text{CFS/AC}})(3.0 \text{ AC})$$
$$= 3.0 \text{ CFS}$$



STOVER ENGINEERING
 711 H Street
 Crescent City, CA 95531
 (707) 465-6742 Fax (707) 465-5922

JOB 4540 - 166 NORTH CREST
 SHEET NO. 2 OF 6
 CALCULATED BY R. YOUNG DATE 3/27/2020
 CHECKED BY _____ DATE _____

SCALE _____

1600 NORTH CREST DRIVE (CONT)

STEP 2 - DETERMINE POST DEVELOPED FLOW

$C_{\text{POST DEVELOPED}} = 0.70$ (MULTIPLE APT M TYPE BUILDINGS SEE TABLE B1912)
 DRIVEWAYS TO BE PERVIOUS CONCRETE

$i = 3.14 \text{ cfs/AC}$ (SEE FIG. 4-1)

$A = 3.0 \text{ AC}$

$Q_{\text{POST DEVELOPED}} = (0.70)(3.14 \text{ cfs/AC})(3.0 \text{ AC})$
 $= 7.0 \text{ cfs}$

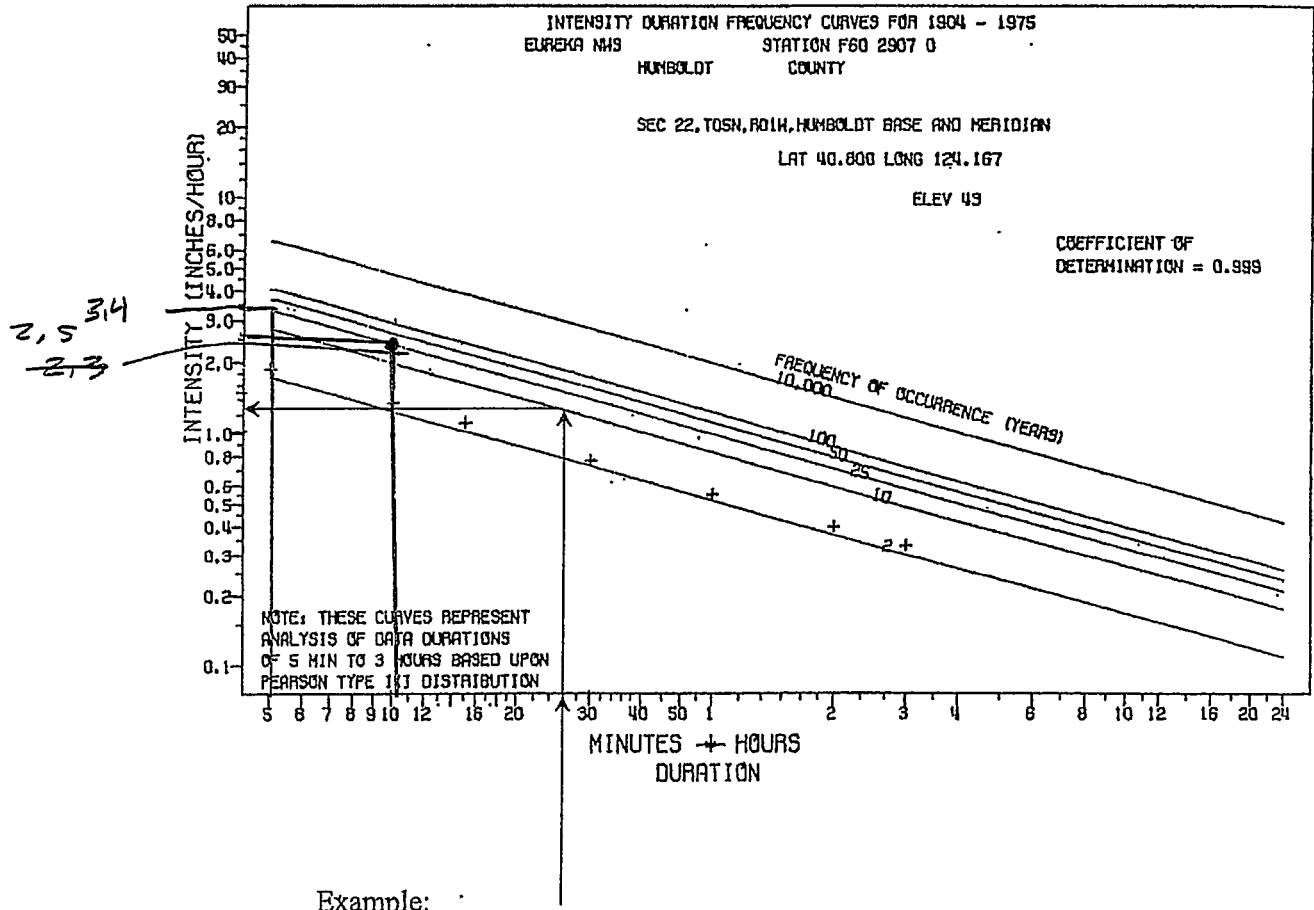
DETERMINE STORAGE VOLUME

SIMPLIFIED RATIONAL APPROACH (HYDROLOGY & HYDRAULIC SYSTEMS, BY RAMS. GUPTA, 1989 pg. 639)

RAINFALL DURATION	RAINFALL INTENSITY $I_{25} = 1.15 T_c^{-0.466}$	PEAK INFLOW cfs	ALLOWABLE OUTFLOW	RATE OF RETAINED FLOW	REQUIRED VOLUME (CF)	
2 MIN	5.61	11.8	3.0	8.78	1654	
5 MIN	3.66	7.69	↓	4.69	1406	USE
10 MIN	2.65	5.56		2.56	1540	1540 CF
12 MIN	2.43	5.11		2.11	1521	
15 MIN	2.20	4.60		1.61	1446	
20 MIN	1.92	4.03		1.03	1238	

CONCLUSION: SIZE RETENTION SWALE FOR 1540 CF.

ASSUME 1-FOOT DEPTH. AREA REQUIRED = 1540 SF
 AREA AVAILABLE = 2000 CF OK



Example:

- Calculated $t_c = 26$ minutes
- 10-year recurrence interval intensity:
1.27 inch/hour

T_c PRE-DEVELOPED = 160 MIN, $I = \frac{2.5}{2.3} = 2.5$ FOR 25 YR EVENT

T_c POST DEVELOPED = 5 MIN $I = 3.4$ FOR 25 YR EVENT

FIGURE 4-1 PRECIPITATION INTENSITY-DURATION-FREQUENCY CURVES

Figure 819.2A
Runoff Coefficients for Undeveloped Areas
Watershed Types

	Extreme	High	Normal	Low
Relief	.28 -.35 Steep, rugged terrain with average slopes above 30%	.20 -.28 Hilly, with average slopes of 10 to 30%	.14 -.20 Rolling, with average slopes of 5 to 10%	<u>.08</u> -.14 Relatively flat land, with average slopes of 0 to 5%
Soil Infiltration	.12 -.16 No effective soil cover, either rock or thin soil mantle of negligible infiltration capacity	.08 -.12 Slow to take up water, clay or shallow loam soils of low infiltration capacity, imperfectly or poorly drained	.06 <u>-.08</u> Normal; well drained light or medium textured soils, sandy loams, silt and silt loams	.04 -.06 High; deep sand or other soil that takes up water readily, very light well drained soils
Vegetal Cover	.12 -.16 No effective plant cover, bare or very sparse cover	.08 <u>-.12</u> Poor to fair; clean cultivation crops, or poor natural cover, less than 20% of drainage area over good cover	.06 -.08 Fair to good; about 50% of area in good grassland or woodland, not more than 50% of area in cultivated crops	.04 -.06 Good to excellent; about 90% of drainage area in good grassland, woodland or equivalent cover
Surface Storage	.10 <u>-.12</u> Negligible surface depression few and shallow; drainageways steep and small, no marshes	.08 -.10 Low; well defined system of small drainageways; no ponds or marshes	.06 -.08 Normal; considerable surface depression storage; lakes and pond marshes	.04 -.06 High; surface storage, high; drainage system not sharply defined; large flood plain storage or large number of ponds or marshes

Given	An undeveloped watershed consisting of; 1) rolling terrain with average slopes of 5%, 2) clay type soils, 3) good grassland area, and 4) normal surface depressions.	Solution:	
		Relief	0.14
		Soil Infiltration	0.08
		Vegetal Cover	0.04
		Surface Storage	<u>0.06</u>
			C= 0.32
Find	The runoff coefficient, C, for the above watershed.		

TOTAL 108
108
112
112

PRE-DEVELOPED = 0.40 ✓

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Table 819.2B
Runoff Coefficients for
Developed Areas

Type of Drainage Area	Runoff Coefficient
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries:	0.10 - 0.25
Playgrounds:	0.20 - 0.40
Railroad yard areas:	0.20 - 0.40
Unimproved areas:	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2-7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2-7%	0.18 - 0.25
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs:	0.75 - 0.95

USE FOR DEVELOPED CONDITION

Before data on the specific characteristics to be examined can be properly analyzed, it must be arranged in a systematic manner. Several computer programs are available which may be used to systematically arrange data and perform the statistical computations.

Some common types of data groupings are as follows:

- Magnitude
- Time of Occurrence
- Geographic Location

Several standard frequency distributions have been studied extensively in the statistical analysis of hydrologic data. Those which have been found to be most useful are:

(1) *Log-Pearson Type III Distribution.* The popularity of the Log-Pearson III distribution is simply based on the fact that it very often fits the available data quite well, and it is flexible enough to be used with a wide variety of distributions. Because of this flexibility, the U.S. Water Resources Council recommends its use by all U.S. Government agencies as the standard distribution for flood frequency studies.

The three parameters necessary to describe the Log-Pearson III distribution are:

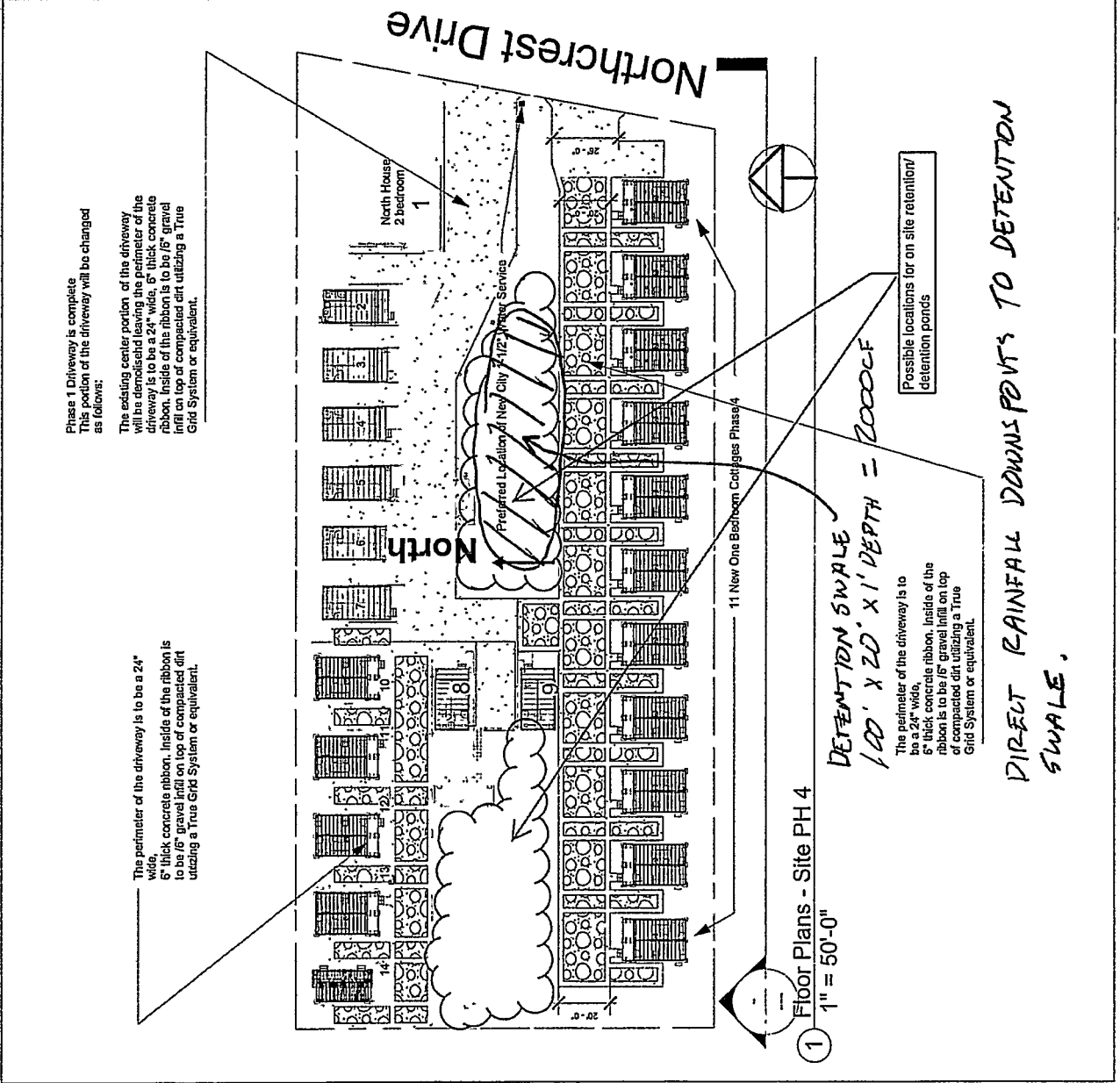
- Mean flow
- Standard deviation
- Coefficient of skew

Log-Pearson III distributions are usually plotted on log-normal probability graph paper for convenience even though the plotted frequency distribution may not be a straight line.

(2) *Log-normal Distribution.* The characteristics of the log-normal distribution are the same as those of the classical normal or Gaussian mathematical distribution except that the flood flow at a specified frequency is replaced with its logarithm and has a positive skew. Positive skew means that the distribution is skewed toward the high flows or extreme values

6/6

<p>Owner: 1600 Northcrest Drive, LLC 3847 Westside Ave. Los Angeles, CA 90008 Nato Flores (323) 481-1645 nato2014@gmail.com</p>		<p>Rev No. 07/19/18</p>	<p>Sheet Name: Phase 4 - Site Plan</p>
<p>Mechanical Engineer: Flores Consulting Services, LLC 3847 Westside Ave. Los Angeles, CA 90008 nato2014@gmail.com (323) 481-1645</p>		<p>Structural Engineer: Creative Studio, LLC 52 E. Colorado Blvd. North Hollywood, CA 91605 designer@krsstudio.com (818) 415-5490</p>	<p>Architect: Bungalow Village 1600 Northcrest Drive, Crescent City CA, 95531</p>
<p>Other Consultant: nato2014@gmail.com (323) 481-1645</p>		<p>Date: 07/19/18</p>	<p>Scale: A26</p>
<p>Submitted Set</p>		<p>Rev Date:</p>	<p>Copyright © 2018 by Bungalow Village, LLC. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Bungalow Village, LLC.</p>



The design procedure of Table 12.15 is as follows. The value in column 4 is taken from column 14 of Table 12.14. Columns 5, 6, and 7 are based on the layout plan. Column 8 is the difference between columns 6 and 7, divided by column 5. In column 9, the maximum sewer size for a minimum velocity of 0.9 m/s is determined using the continuity equation, $Q = AV$. In column 10, the diameter corresponding to the street slope of column 8 is computed from Manning's equation. The design diameter in column 11 is the minimum of columns 9 and 10 (rounded to a standard size). If this pertains to column 10, the sewer grade in column 12 is equivalent to the street grade. If the design diameter is based on column 9, the sewer grade is computed from Manning's equation. The velocity of flow in column 13 is determined by the continuity equation for known flow (column 4) and diameter (column 11). When the velocity is excessive, it is reduced to a limiting value of 5.0 m/s and for the known design flow, the diameter is recomputed by the continuity equation and the slope from Manning's equation.

12.10 DETENTION BASIN STORAGE CAPACITY

Urbanization of rural areas increases peak discharges that adversely affect downstream floodplains. Many local governments are adopting ordinances which require that the postdevelopment discharge not exceed the predevelopment discharge, i.e. zero excess runoff, for a defined storm frequency at a development area. The detention basin is the most widely used measure to control the peak discharge. When a detention basin is installed, the reservoir routing procedure can be used to estimate the effect on hydrographs. The size of the detention basin can be adjusted to maintain a required level of outflow discharge. A quick method of estimation has been included in TR-55 that relates the ratio of peak outflow to peak inflow discharge (q_o/q_i) with the ratio of detention storage volume to runoff volume (V_s/V_r), as illustrated in Figure 12.13. This figure is used to estimate the detention storage volume (V_s) from the known information of runoff volume (V_r), peak outflow discharge (q_o), and peak inflow discharge (q_i) or to estimate q_o from the known values of V_r , V_s , and q_i . q_o is

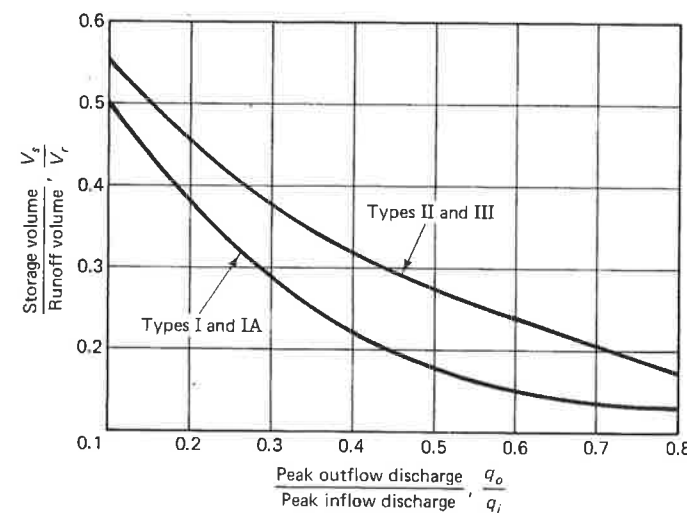


Figure 12.13 Detention basin storage volume (from U.S. SCS, 1986).

the predevelopment level of peak flow or a desired level of discharge from the drainage area. q_i is the peak discharge from the developed area computed by the TR-55 method of Section 12.8. While using the tabular method to estimate q_i for a subarea, the peak discharge associated with $T_{r=0}$ is used. V_r is the drainage area times the runoff, which was determined when computing q_i . The computed V_s is adequate for preliminary designs.

Another simplified approach based on the Rational Method follows.

Example 12.13

For watershed in Figure 12.9, if the peak rate of outflow of 5-year frequency is 50 cfs,* determine the size of the detention basin required. The intensity-duration is given by $i = 105/(t_c + 15)$, where t_c is the rainfall duration in minutes.

Solution

1. From Example 12.9, $\Sigma ac = 23.08$.
2. Refer to Table 12.16.
3. Detention Basin Capacity (Table 12.16, col. 6) = 28630 cft.

TABLE 12.16 COMPUTATION OF DETENTION STORAGE

(1) Rainfall Duration min	(2) Intensity $i = 105/(t_c + 15)$ in. per hr	(3) Peak Inflow $Q_i = i \Sigma ac$ cfs	(4) Peak Outflow Q cfs	(5) Rate of Flow Detained cfs	(6) Detention Capacity 1000 cft
2	6.18	142.63	50	92.63	11.11
5	5.25	121.17	50	71.17	21.35
10	4.20	96.94	50	46.94	28.16
12	3.89	89.76	50	39.76	28.63←
15	3.50	80.78	50	30.78	27.70
20	3.0	69.24	50	19.24	23.09

column 5 = column 3 - column 4
column 6 = column 5 × column 1 × 60

12.11 STRUCTURAL STRENGTH OF SEWERS

For both sanitary and storm sewers, the size, slope, and other characteristics of sewer pipes are determined from hydraulic considerations, as explained in previous sections. There is another phase of design that relates to the strength of sewers to withstand forces. The designer's task involves (1) computation of the loads on buried sewer lines due to overburden earth forces and superimposed traffic loads, and (2) design of proper bedding for the sewer with due regard to the crushing strength of the material, position of the conduit from the ground, type of soil, width of the excavated trench, and condition of the traffic. This aspect of structural design is not covered in the book. The reader is referred to a manual of the American Society of Civil Engineers and Water Pollution Control Federation (1969).

*This may represent runoff at the predevelopment level.

Notice of Action for continued
Planning Commission action on
April 1, 2020

DEL NORTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
981 H STREET, SUITE 110
CRESCENT CITY, CA 95531

NOTICE OF ACTION

- I. Notice is hereby given that the **Planning Commission** of Del Norte County took the following action on **April 1, 2020** regarding the application for development listed below:

Action: Approved Denied Continued Recommended EIR
 Forwarded to Board of Supervisors

Application Number: UP1906

Project Description: Use Permit Amendment for a PC Zone

Project Location: 1600 northcrest Drive, Crescent City

Assessor's Parcel Number: 116-160-023

Applicant: Jose Flores-Cortes

Applicant's Mailing Address: 3847 Westside Ave, Los Angeles, CA 90008

Agent's Name & Address: Stover Engineering, 711 H Street, Crescent City, CA 95531

A copy of any conditions of approval and/or findings adopted as part of the above action is attached.

- II. **If Approved:**

This County permit or entitlement serves as a Coastal permit. No further action is required unless an appeal is filed in which case you will be notified.

This County permit or entitlement DOES NOT serve as a Coastal permit. Consult the Coastal Zone Permit procedure section of your NOTICE OF APPLICATION STATUS or the Planning Division of the Community Development Department if you have questions.

- III. **Notice is given that this project:**

Is not appealable to the California Coastal Commission, however, a local appeal period does exist.

Is appealable to the California Coastal Commission.

Any appeal of the above decision must be filed with the Clerk of the Board of Supervisors by _____ for consideration by the Board of Supervisors.

Any action of the Board of Supervisors on this item may be appealed to the California Coastal Commission within 10 working days or 21 calendar days subject to the requirements of Chapter 21.52 DNCC and Coastal Regulations.

Must be forwarded to the California Coastal Commission for final action. You will be notified of its status by the Coastal Commission Office.

(Continued on the next page)

Is not subject to Coastal Commission regulations, however, a local appeal process is available. Written appeals must be filed with the Clerk of the Board of Supervisors by _____ . Consideration will be by the Board of Supervisors.

Requests for deferment of road improvement standards or for modification of road improvement standards must be filed in writing with the Clerk of the Board of Supervisors by _____ , with a copy provided to the Secretary of the Planning Commission. Consideration will be by the Board of Supervisors.

Parcel map must be filed within 24 months of the date of approval.

Record of Survey and new deeds must be filed within 24 months of the date of approval.

New deeds must be filed within 24 months of the date of approval.

EXTENSIONS – MAJOR & MINOR SUBDIVISIONS OR BOUNDARY ADJUSTMENTS – Maps (or Records of Survey/Deeds) must be filed within 12 months after the original date of expiration.

NOTICE – SECTION 1.40.070

The time within which review of this decision must be sought is governed by the California Code of Civil Procedure, Section 1094.6, and the Del Norte County Ordinance Code, Chapter 1.40. Any petition seeking judicial review must be filed in the appropriate court not later than the 90th day following the date on which this decision was made; however, if within 10 days after the decision was made, a request for the record of the proceedings is filed and the required deposit in an amount sufficient to cover the estimated cost of preparation of such record is timely deposited, the time within which such petition may be filed in court is extended to no later than the 30th day following the date on which the record is either personally delivered or mailed to you or your attorney of record.

FISH AND GAME FILING FEES

Projects subject to CEQA are also subject to the following fees as required by the California Department of Fish and Wildlife:

Applicable Fee - ___ Neg. Dec. (\$2,456.75) ___ EIR (\$3,393.25) ___ Exempt

This fee is due and payable to the County Clerk's Office. The applicant or agent is responsible for paying the current Fish and Game fee, which is subject to change. If not paid within 5 working days of the date of action of the Planning Commission, your project may be invalid by law (PRC 21089(b)) and will be referred to Fish and Game's Department of Compliance and External Audits in the Clerk's monthly deposit and report to Fish and Game.

ATTENTION APPLICANT

As a subdivider or adjuster of property, this notice is to advise you that **all taxes** must be paid in full prior to the recordation of your map or deeds. If the map or deeds are filed **after December 16th**, **you must pay all taxes due PLUS NEXT YEAR'S TAXES** before the map or deeds can be recorded.

If you have any questions regarding the payment of taxes, call the Del Norte County Tax Collector's Office at (707) 464-7283.

Planning Commission Minutes
April 1, 2020

MINUTES

DEL NORTE COUNTY PLANNING COMMISSION

REGULAR MEETING – April 1, 2020

PRESENT: Aadam Trask, Chair
Ralph Dickey, Commissioner
Johnny Jacobs, Commissioner
Keith Restad, Commissioner
Jim Peters, Commissioner
Heidi Kunstal, Director
Taylor Carsley, Planner
Lindsey Wheelon, Secretary
Rosanna Bower, Assistant County Engineer
Jacqueline Roberts, Deputy County Counsel

ABSENT:

The meeting was called to order at 6:02 p.m. by Chair Trask. Minutes of the regular meeting of March 4, 2020, were approved as submitted.

The agenda for this Planning Commission meeting is hereby incorporated as a part of these minutes including Staff Reports, descriptions, and maps (Section 65804 (c) of the California Government Code).

COMMUNICATIONS AND PETITIONS

Information and Action Items:

None

ORDER OF THE DAY

BOUNDARY ADJUSTMENTS

- 1) ROBERT BLACK – Extension of Time for a Boundary Adjustment – AB1801 - APN 131-100-02, 03 and 18 located at 160 Dogwood and 1430 Gasquet Flat, Gasquet

Commissioner Restad moved to approve the extension of time. Commissioner Jacobs seconded the motion which passed unanimously.

EXTENSION OF TIME PERMITS

None

USE PERMIT RENEWALS

- 1) RANDY ROGERS - Renewal of Use Permit for Temporary Invalid/Senior Family Care – UP0555 – APN 122-030-71 located at 1200 Ruiz Canyon Drive, Hiouchi.

Commissioner Jacobs moved to approve the renewal. Commissioner Restad seconded the motion, which passed unanimously.

Commissioner Jacobs requested that the Commission continue this item until the Commission can have an open front meeting in the Chambers, where everyone can be there; face to face. It took a year to get this far and he hasn't gotten anything done. So, it isn't going to hurt to postpone this for another month in fairness to the Young's and everyone. Chair Trask asked if we were talking about the Jose Flores-Cortes project. Commissioner Jacobs stated yes. The Planning Commission Secretary stated that the Commission needs to go through the Consent Agenda first. Chair Trask stated yes and told Commissioner Jacobs that this would be heard after the Consent Agenda.

PUBLIC HEARING CONSENT AGENDA

- 1) ALAN BERNDT – Boundary Adjustment – AB2007C - APN 112-132-04 and 31 located at 100 and 185 Marie Lane, Crescent City.

Chair Trask presented the Consent Agenda. Commissioner Dickey moved to approve. Commissioner Restad seconded the motion, which passed with a polled vote of 5 ayes and 0 noes.

PUBLIC HEARING – JOSE NATIVIDAD FLORES-CORTES – Amendment to Use Permit for a Planned Community for a Multi-Family Residential Project – UP1906 – APN 116-160-23 located at 1600 Northcrest Drive, Crescent City

Chair Trask presented the Public Hearing item. Chair Trask stated that Commissioner Jacobs had something to discuss about this project and wanted it pulled. Commissioner Jacobs stated that he would like this pulled for future consideration and back in the Chambers. That way it can be an open public hearing. In all fairness it hasn't been any issue to hurry it up till now. So he thinks we have plenty of time to consider it then. Chair Trask asked Mr. Carsley, if there have been any issues or time sensitivity on this one. Mr. Carsley stated that the applicant's Use Permit was approved last April, so he would need to request a renewal before the end of this month but there is not necessarily a rush. Mr. Carsley stated that he has not heard from the applicant

Del Norte County Planning Commission Minutes

April 1, 2020

3


regarding the urgency in this matter but if the applicant or the agent is present, we would probably want them to weigh in. Commissioner Jacobs stated that they just yesterday, the survey hubs that were supposed to be done. So, he doesn't think there's any rush on the whole deal. Chair Trask stated that the Commission can take public comment on this now. Ryan Young, the agent for the applicant, addressed the Commission. Mr. Young stated that the only issue with extending it to the next hearing is the added costs for the application of an extension of time. Mr. Young stated that the survey was completed last summer and the rebar was in place this whole time. They did locate them for the neighbor today because they could not find them. They have also submitted the calculations and drainage plans. He has reviewed the neighbors comment letter but it was a moot point because the drainage is being contained in the drive-way loop and will flow to Northcrest Drive. Commissioner Jacobs stated that he didn't really want to get into discussing this without everyone present at an up-front in an in-person meeting and he doesn't see any sense going on at this point. If the Commission has to vote on it tonight; his vote is that the Commission already voted on this and his vote would be to leave it as-is. Commissioner Restad agreed with Commissioner Jacobs. Commissioner Dickey stated that he did too and thinks the best bet is to table it. Mr. Carsley stated that there's not too much to complete before staff can issue the use permit that's not done already. He doesn't want to speak ahead of himself but it looks like it's pretty closed to being issued. That would require the applicant sign the Use Permit and record the Notice of Conditional Approval but he thinks that something that can be done relatively soon. Commissioner Jacobs stated that something that hasn't been done it starting the wall in the back and that's part of the Use Permit too. Mr. Carsley stated that he believes that was tied to the first Building Permit that gets pulled, not to the issuance of the Use Permit. It is pertinent and it was required by the Planning Commission and would get done prior to issuance of the first Building Permit but it was not a requirement for the issuance of the Use Permit. Commissioner Jacobs stated that since it's the Commission is the one asking it to be extended; he requests that the County waive the fees if we have to and move it forward until the COVID-19 issue is over. Commissioner Peters stated that he tended to agree with the other Commissioners that have spoken in terms of delaying the project and making any kind of decision. Commissioner Peters stated that he did have some questions that might be useful to ask if we are all considering this but he doesn't know if we need to get in a more public forum than this. Commissioner Jacobs stated that if we're going to discuss is, then let's discuss it. But if we table it, that's what tabling it is, bring this to table when we decide to meet. Otherwise, let's vote and he'll vote against it. Chair Trask stated that he sees that the owner is trying to meet everything he can to make this project happen and he would hate to see it fail because of that. If it's for tabling it, then we would want to have a motion. Chair Trask asked if anyone else wanted to speak. He also stated that he did review the letter that the Commission received from a neighbor. Commissioner Jacobs moved to table the project until the Commission is all together during a public meeting. Commissioner Restad seconded the motion which passed with a polled vote of 5 ayes for tabling the project.

PUBLIC COMMENT PERIOD - None

REPORTS

- 1) Staff presented the minutes of the Environmental Review Committee meeting of March 16, 2020, to the Commissioners for their information regarding upcoming projects.
- 2) Commissioner Jacobs stated that he would like to table his request to piecemeal building permits until the Commission is together again in the chambers. Chair Trask asked if there was anything the Commission needed to be aware of or how this whole thing is affecting the Planning Department as far as permits and inspections. Or has that all been put on hold? Mr. Carsley stated that the Flynn Center is closed to the public but we are operating as normally as we can. We are still accepting permit applications, building permit drop offs, and we are trying to do more digitally or online. Mr. Carsley stated that we are able to work as much as possible. We're just trying to keep pace and work around these challenges. That being said, things can change quickly, so at this time he doesn't know that there's anything else to report. There is more guidance on the County webpage now, which is not normally heavily used. We have new email addresses set up for the various divisions within Community Development, including planning. We are just trying to operate as normally as possible while keeping everyone safe. Commissioner Peters stated that he would like to put in a little plug. The County now has an interactive zoning map on the County's GIS website which is awesome. Mr. Carsley stated that is something that he hoping that received more publicity. It's not perfect but it will be a helpful resource and free up a lot of time for the public and our department.
- 3) Staff had nothing to report.

There being no further business, the meeting was adjourned at 6:20 p.m.



Lindsey Wheelon, Secretary

Public Comment for Planning
Commission meeting
April 1, 2020

May 31, 2020

Del Norte Planning Commissioners

We are writing to address our feelings regarding the Amendment to Use Permit - UP1906 – APN 116-160-23, located at 1600 Northcrest Drive, Crescent City.

We are surprised that this has even come up, since the original meeting was held on May 1, 2019 and the stipulations were placed at that time. Since nothing has been done since that meeting, we really feel that there is no reason this Amendment couldn't be tabled until this COVID-19 crisis is over and a meeting could be held where everyone can attend and questions could be asked and answers given in a face to face setting.

We think it was made clear at the 2019 meeting that water was NOT to drain on our property. With the improvements Mr. Flores will be making, there must be a plan in place to carry that water away. Our property is lower than his and the additional buildings and paving will only make drainage worse.

We realize that development is progress, and we have been more than patient. Mr. Flores-Cortez removed the chain link fence that separated the two properties previous to the May 1, 2019 meeting. He was to construct a 6' cement fence in its place – there is still no fence. We request that our rights be considered and that water from this project not be allowed to infringe on our property or use thereof. We believe that grading and draining the property to be developed toward Northcrest Drive and the storm drains is the only viable solution.

Jerry B. Young

Rebecca A. Young

RECEIVED
APR 01 2020
PLANNING
COUNTY OF DEL NORTE

RECEIVED
MAR 31 2020
PLANNING
COUNTY OF DEL NORTE
VIA e-mail

Applicant request to continue
Planning Commission action until
such time an in-person meeting
can be convened

May 11, 2020



**COUNTY OF
DEL NORTE**

Lindsey Wheelon <lwheelon@co.del-norte.ca.us>

1600 Northcrest Amendment to Handel Storm Water on Site

1 message

Nato Flores <natof2014@gmail.com>

Mon, May 11, 2020 at 6:56 AM

To: Lindsey Wheelon <lwheelon@co.del-norte.ca.us>, Taylor Carsley <tcarsley@co.del-norte.ca.us>

Cc: Verdel Flores <verdel@pacbell.net>, Sandy Moreno <Sandy@mingtreerealestate.com>, Ryan Young <ryoung@stovereng.com>

Lindsey:

As we discussed I am requesting that the hearing for the referenced amendment be postponed one month after the county opens up the hearings to the public. For example if the first public hearing is on 6/3/2020 I would like to be scheduled for the 7/3/2020 hearing. I am requesting this so that I can be sure to have enough time to make travel and lodging arrangements.

Thank you

Nato Flores, PE
President
Flores Consulting Services, Inc.
3847 Westside Ave.
Los Angeles, CA 90008
Cell: 323 481-1645
e mail: natof2014@gmail.com
Website: <http://www.florescm.com/>

Notification from applicant to
staff regarding recusal of
Commissioner Jacobs prior to
October Planning Commission
meeting
September 24, 2020



Johnny Jacobs Potential Need to Recuse - 1600 Northcrest Amendment Hearing

1 message

Nato Flores <natof2014@gmail.com>

Thu, Sep 24, 2020 at 3:21 PM

To: Lindsey Wheelon <lwheelon@co.del-norte.ca.us>

Cc: John Hochhausler <jmh@manningllp.com>, Ryan Young <ryoung@stovereng.com>

Lindsey:

As we discussed, I believe that Johnny Jacobs is obligated to recuse himself from the portion of the hearing dealing with the referenced project. His company (Bayside Excavation) has done work (grading) on the project in the past. He has also bid work for the project that was not awarded to his firm.

Attached is the bid from him and from his competitor for the site plumbing work not awarded to Bayside Excavation.

1. Proposal from First Service Service Plumbing for the onsite water and sanitary sewer plumbing: \$16,000
2. Proposal from Bayside Excavation for on site sanitary sewer plumbing only: \$37,777

We contracted with First Service Plumbing since their proposal was not only lower but also included the water line work.

For the previous work (grading) Bayside Excavation was paid a total of \$8,383.55 for that work. Attached is a summary of the payments made to Bayside.

Please call me with any questions.

Thank you

Nato Flores, PE

Nato Flores, PE

President

Flores Consulting Services, Inc.

3847 Westside Ave.

Los Angeles, CA 90008


Cell: 323 481-1645


e mail: natof2014@gmail.com

Website: <http://www.florescm.com/>

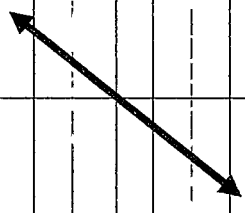
3 attachments

 **2018-09-23_Bayside_Exc Payment History \$8,383.55.pdf**
108K

 **15400_FirstServicePlumbing_H2O+Sewer_\$16,000-R1-Signed.pdf**
239K

 **15400_Bayside_Excav_Sewer_\$37,777.pdf**
1356K

Flores Consulting Services, Inc Vendor QuickReport									
All Transactions - Bayside Excavation									
Type	Date	Num	Memo	Account	Clr	Split	Debit	Billed	Paid
Bill	03/14/2018	1213	layout, measure elevations	Unpaid or unapplied vendor bills or credits				720.00	
Bill	05/03/2018	1221	demolition, dump fees	Unpaid or unapplied vendor bills or credits				7,921.67	
Bill Pmt -Check	05/05/2018	1132		Wells Fargo #421 checking	√	Unpaid or unapplied vendor bills or credits			4,009.26
Bill	06/01/2018	830	finance charge	Unpaid or unapplied vendor bills or credits				66.98	
Bill Pmt -Check	06/11/2018	1176	demolition, dump fees	Wells Fargo #421 checking	√	Unpaid or unapplied vendor bills or credits			2,000.00
Bill	07/01/2018	831	finance charge	Unpaid or unapplied vendor bills or credits				33.23	
Bill Pmt -Check	07/12/2018	1224		Wells Fargo #421 checking	√	Unpaid or unapplied vendor bills or credits			566.98
Bill	08/01/2018	832	finance charge	Unpaid or unapplied vendor bills or credits				19.94	
Bill Pmt -Check	08/30/2018	1273	demolition, dump fees	Wells Fargo #421 checking	√	Unpaid or unapplied vendor bills or credits			500.00
Bill	09/01/2018	833	finance charge	Unpaid or unapplied vendor bills or credits				21.73	
Check	09/23/2018	1305		Wells Fargo #421 checking	√	Repairs and maintenance			587.31
Bill Pmt -Check	01/01/2020		QuickBooks generated zero amount transaction	Wells Fargo #421 checking	√	Unpaid or unapplied ven	0.00		
								8,383.55	7663.55
									720.00
1600 Northcrest LLC									
Vendor QuickReport									
All Transactions - Bayside Excavation									
Type	Date	Num	Memo	Account	Clr	Split	Debit	Paid	
Check	04/07/2018	624	Inv #1213 - new sewer	Cash - WF #7719	√	Capital improvements		720.00	





PO BOX 219
CRESCENT CITY, CA 95531

707-464-6780

Johnny Jacobs - Owner
General Engineering
#294593

BAYSIDE EXCAVATION & CONSTRUCTION

PROPOSAL AND CONTRACT

Nato Flores
3847 Westside Ave
Los Angeles, CA 90008

DATE: April 9, 2018
PHONE: 323-481-1645

WE PROPOSE TO FURNISH LABOR AND MATERIAL IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS FOLLOWS:

1600 Northcrest Drive LLC, Crescent City, CA 95531

We will install a 6" Sewer Line from property line on Northcrest Drive to back corner (N.W.) of existing green house, then turn south and continue to pick up 2 existing buildings in middle- #'s 8 & 9. This includes #1 - #9. It also includes a hook up for laundry in N.W. corner. This includes a 2-way clean-out for each location and 4 clean-outs in the main 6" sewer line.

This 6" main line shall be installed at minimum grade from front to back. This line will be installed between buildings #1 - #7 and property line, (fence) then left to #8 & #9. This 6" sewer line shall meet County Specs and be inspected and passed by County Engineer Inspections. Each clean-out shall have a 10" round plastic valve box marked sewer. All area shall be backfilled and graded. We will compact with a compactor half way up and after backfill.

This contract can move forward to accomplish this project only after contractor is able to secure an agreement with each property owner in writing stating what is expected of each party and for how much consideration (dollar amount). This dollar amount shall be paid additional to contract by owner. Contractor shall provide a copy of agreement and a receipt signed by Owners and Contractor for tax purposes. We will remove our dirt off of neighbor's property and reinstall same fence Contractor took down to allow work to proceed.

This Contract Does NOT include DN County Building Permit (Cost of Permit to be paid by Owner) or Pumping of the old Septic Tank (If needed, pumping of the tank is to be paid by the owner directly to Roto-Rooter), hidden objects in the ground or landscaping of any kind. Hidden objects in the ground will be repaired or dealt with at the owner's expense.

PRICE: For the Total Sum of **\$37,777.70**

TERMS:

Payment in the amount of the entire contract is to be paid upon completion. Payments not made as per this contract are subject to finance charge at the rate of 2% per month, (24% annually) or \$2.00 minimum. If either party becomes involved in mediation or litigation arising from this contract or the performance of it, the court or tribunal in such mediation or litigation or in a separate suit shall award reasonable costs and expenses of mediation and litigation, including expert witness fees and attorney fees, to the prevailing party.

THIS PROPOSAL IS SUBMITTED IN DUPLICATE. THE RETURN TO US OF ONE COPY WITH YOUR SIGNATURE SHALL CONSTITUTE A CONTRACT.

ACCEPTED:

BY: _____

DATE: _____

SUBMITTED:

You the buyer may cancel this transaction at any time prior to midnight of the third Business day after the date of this transaction, OR Initial here to wave your right.

BY: Johnny Jacob

Contractors are required by law to be licensed and regulate by the Contractors State License Board. Any questions concerning a contractor may be referred to the registrar of the board whose address is: Contractors State License Board, PO Box 26000, Sacramento, CA 95826 1-800-321-2752 <http://www.cslb.ca.gov>

CONDITIONS:

It is understood and agreed that we shall not be held liable for any loss, damage or delays occasioned by fire, strikes, or material stolen after delivery upon premises, lockouts, acts of God, or the public enemy, accidents, boycotts, material shortages, disturbed labor conditions, delayed delivery of materials from the Seller's suppliers, force majeure, inclement weather, floods, freight embargoes, causes incident to national emergencies, war, or other causes beyond the reasonable control of Seller, whether of like or different character, or other causes beyond his control. Prices quoted in this contract are based upon present prices, general conditions which are standard for specialty contractors in the construction industry and upon condition that the proposal will be accepted within thirty days.

NOTICE TO OWNER:

Under the Mechanic's Lien Law, any contractor, subcontractor, laborer, material man or other person who helps to improve your Property and is not paid for his labor, services or material, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work or improvement, and original Contract for the work of improvement of a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the Claims of all persons furnishing labor, services, equipment, or materials for the work described in said contract.



PROPOSAL FOR PLUMBING/HEATING WORK

Contract Requirements for Service and Repair or Home Improvement

TO: Jose Natividad (Nato) Flores-Cortes

Bid Amount-\$16,000.00

JOB: 1600 Northcrest sewer/water install

Dear Nato

We hereby propose to furnish all material, labor, required submittals, tools and equipment necessary for the completion of the installation of the onsite sewer and water plumbing work as stated under the "Description of Project and Materials to Be Installed" for either a Service and Repair, Home Improvement Contract, for the stated Contract Price of \$16,000.00.

- A "**Service and Repair contract**" means an agreement between a contractor, whether a general contractor or a specialty contractor, who is licensed and a customer, homeowner, or tenant (also referred to as "Buyer") for the performance of a home improvement as defined in Section 7151, that conforms to the following requirements:
 - a) The contract amount is sixteen thousand dollars (\$16,000.00).
 - b) The prospective buyer initiated contact with the contractor to request the work.
 - c) The contractor does not sell the buyer goods or services beyond those reasonable necessary to take care of the particular problem that caused the buyer to contact the contractor.

~~† "**Home Improvement Contract**" is estimated by a time and material basis followed by the estimated contract amount in dollars and cents (over \$750.00). Remember, "contract" means to "agree". Home improvement is the repairing, remodeling, altering, converting, modernizing or adding to residential Property. The set labor rate is computed in increments of every half hour to hourly basis. The actual contract amount of a time and materials contract will not be less than the amount quoted below, however, may also not exceed the estimated contract amount without written authorization from the buyer.~~

~~X "**Estimated Contract Price**" is estimated by a time and material basis followed by the estimated contract amount in dollars and cents (over \$750.00). Remember, "contract" means to "agree" to the repairing, remodeling, altering, converting, modernizing or adding to Commercial or Industrial Property. The set labor rate is computed in increments of every half hour to hourly basis. The actual contract amount of a time and materials contract will not be less than the amount quoted below, however, may also not exceed the estimated contract amount without written authorization from the buyer.~~

Description of Project and Materials to be Used and Equipment to Be Installed is as follows:

- Provide new water to the to units 1 through 9. Water piping starts after backflow preventer/meter. The work is per the attached drawings dated 3/9/2018. Leave a 3" and 2" T's to feed future units with water. Leave a 4" sewer with capped stubs for future structures per the plans.
- Water line is ran to point of connection of each building and capped. Also a for a future for laundry room.

➤ New 4 abs/pvc sewerline for units 1 through 9 and a “future” stub for laundry room. Each building will have a 2 way clean out and a clean out at the street. Backfill or any sand/gravel will be provided by property owner if necessary for ditch. Property owner will also provide concrete for thrust blocks. The sewer line will be installed in such a way as to allow for gravity flow for all future units east of unit #7 along the North property line. The 4” sewer line will continue to the location of the future laundry room .



All material is guaranteed to be as specified or equal, and the above work to be performed in accordance with the drawings and specification submitted or received for the above work, and completed in a timely manner, also known as the “Agreed Consideration for the Work” or “Contract Amount” for the sum of:

**Sixteen
Thousand
Dollars and
00/100
(\$16,000.00)**

Payment is to be made: ~~£ 10% Deposit Required \$ _____ Then Balance Due Upon Completion~~
 ~~100% Paid on Day of Completion~~
 ~~50% due on completion of water line, 50% due on completion of sewerline~~
 ~~Monthly Draws~~

Payment:

First Service Plumbing will test gravity systems for proper flow and will pressure test water system for leaks and then obtain County of Del Norte inspection approval, then backfill. Owner will submit draw request from construction lender within 3 days of backfill. Payment will be made within 3 days of receiving draw from construction lender.

Billings will accompanied by conditional lien releases from suppliers and 2nd tier subcontractors. Unconditional lien releases are required from contractor, second tier subcontractors and suppliers 10 days after payment is made.

_____ The law requires that the contractor offer you any parts that were replaced during the proposed work.
If you would like to keep your original parts, please initial here.
_____ If you do not want the parts, please initial here authorizing the contractor to take replaced parts.

“**The work is Completed**” means that all of the conditions that caused the buyer to contact the contractor for service and repairs have been fully corrected and, if applicable, the building department has accepted and approved the corrective work.

“**Change Order Requests**” are any alteration or deviation from the above specifications involving extra costs and will be executed only upon written orders. Change Orders, also referred to as “extras” will become an additional charge over and above the original proposal. These additions and/or changes must be signed or acknowledged by both parties. Please note: Even if the Contractors fails to comply with all “Change Order” requirements, that the customer or homeowner may still have to pay for the additional work.

“**Your Rights to Cancel Before Work Begins**” means that you, the buyer, have the right to cancel this contract until 1) you receive a copy of this contract signed and dated by you and the contractor; and 2) before the contractor starts the work. However, even if the work has begun you, the buyer, may still cancel the contract by mailing, faxing or delivering a written notice to the contractor at the contractor’s place of business within three business days for any of the following reasons: 1) You may cancel the contract if you did not initiate contact with the contractor to request the work, and 2) if the contractor sold you goods or services beyond those reasonably necessary to take care of the particular problem that caused you to contact the contractor. The cancellation of work should include your name, address, date and reason for the cancellation of contract. If work has already begun, you must make available to the contractor at your residence, any material and/or equipment delivered to you under this contract in substantially as good condition as you received it. If you fail to make the goods available to the contractor, or if you agree to deliver the goods to the contractor and fail to do so, then you remain liable for any performance of all obligations for labor and materials under the contract.

May 7, 2018

Page 4 of

All agreements are contingent upon strikes, accidents, weather, or delays beyond our control. Contractor is to carry all necessary insurance for above work including General Liability Insurance and Workers' Compensation Insurance.

“Certificate of General Liability Insurance” & “Workers Compensation Insurance” - Contractor is insured for General Liability Insurance through Western Valley Insurance located at 1090 3rd St, Crescent City, CA 95531. You may call the insurance carrier at 707-465-5999 to check the contractor's insurance coverage information. Commercial General Liability Insurance can protect against third-party bodily injury and accidental property damage. It is not intended to cover the work the contract performs. First Service Plumbing & Heating carries Workers' Compensation insurance for all employees through Western Valley Insurance. You may call the insurance carrier at 707-465-5999

Contractors are required by law to be licensed and regulated by the Contractors State License Board, which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within

four years of the date of the alleged violation. Any questions concerning the contractor may be referred to the Registrar, Contractors State License Board, P.O. Box 26000, Sacramento, CA 95826.

“Finance Charges” for past due invoices are subject to a Finance Charge of 2% each month on the total amount owed. To avoid Finance Charges please pay promptly.

“Notice to Owner or Buyer”. “Under the California Mechanics’ Lien Law, any contractor, subcontractor, laborer, supplier, other person or entity who helps to improve your property, but is not paid for his or her work or supplies, has a right to place a lien on your home, land, or property where the work was performed, and to sue you in court to obtain payment.” This means that after a court hearing, your home, land, and property could be sold by a court officer and the proceeds of the sale used to satisfy what you owe. This can happen even if you have paid your contractor in full if the contractor’s subcontractors, laborers, or supplies remain unpaid. A Lien Release Notice must be furnished to the consumer on request after payment is made.

Advanced notice, if possible, of the projected start date would be appreciated so that proper scheduling and ordering of material can be made. Under some circumstances we require three weeks notice before any work can commence.

This proposal may be withdrawn by us if not accepted within 30 days.

Respectfully submitted,

5-7-18

Date _____

Patrick Hawkins, CEO

ACCEPTANCE OF PROPOSAL (BUYER)

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted by Jose Natividad Flores-Cortes

Date: 5-5-2018

Jose Natividad Flores-Cortes

“Warning to buyer: if you sign the contract which accompanies this notice, you will be putting up your home as security. This means that your home could be sold without your permission and without any court action if you miss any payment required by this contract.”

“State law requires anyone who contacts to do construction work to be licensed by the Contractors State License Board in the licenses category in which the contractor is going to be working, if the total price of the job is \$500.00 or more (including labor and materials).”

“Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors State License Board may be unable to assist you with a complaint. Your only remedy against an unlicensed contractor may be in civil court, and you may be liable for damages arising out of any injuries to the contractor or his or her employees.”

“You may contact the Contractors State License Board to find out if this contractor has a valid license. The Board has complete information on the history of licensed contractors, including any possible suspensions, revocations, judgments, and citations. The Board has offices throughout California. Please check the government pages of the White Pages for the office nearest you or call 1-800-321-CSLB for more information.”

“ARBITRATION OF DISPUTES”

NOTICE: By signing the contract that accompanies this notice, you are agreeing to have any dispute arising out the matters included in the Arbitration of Disputes provision decided by a neutral arbitration as provided by California Law and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. You are also giving up your judicial rights to discovery and appeal, unless those rights are specifically included in the Arbitration of Disputes Provision. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the business and professions code or other applicable laws. Your agreement to this arbitration provision is voluntary.

First Service Plumbing & Heating, LLC
113 Apple Ct.
Crescent City, CA 95531
(707) 464-2400

Planning Commission Staff Report
October 7, 2020

Agent: Stover Engineering

STAFF REPORT

APPLICANT: Jose Natividad Flores-Cortes

APPLYING FOR: Amendment 1 for a Use Permit for a Planned Community for a Multi-Family Residential Project

APN: 116-160-23 LOCATION: 1600 Northcrest Drive, Crescent City

PARCEL(S) SIZE: 1.25 acres EXISTING USE: Multi-Family EXISTING STRUCTURES: 1 house, 8 bunalows

PLANNING AREA: 71 GENERAL PLAN: General Commercial ADJ. GEN. PLAN: Same

ZONING: C2, R3 ADJ. ZONING: Same, R1, C4

- 1. PROCESSING CATEGORY: NON-COASTAL APPEALABLE COASTAL
 NON-APPEALABLE COASTAL PROJECT REVIEW APPEAL

- 2. FIELD REVIEW NOTES: DATE: March 6, 2020
 ENVIRONMENTAL HEALTH BUILDING INSP
 PLANNING ENGINEERING/SURVEYING

ACCESS: Northcrest Drive ADJ. USES: Residential and commercial
TOPOGRAPHY: Flat DRAINAGE: Surface (needs to be improved for on-site retention)

DATE OF COMPLETE APPLICATION: March 16, 2020

3. ERC RECOMMENDATION: Post Public Hearing Notice. Offer two options for consideration by the Planning Commission.

4. STAFF RECOMMENDATION:

In May 2019 the Planning Commission approved a Use Permit and Rezone for 1600 Northcrest Drive in Crescent City, Assessor’s Parcel Number 116-160-023. After a lengthy discussion by the Planning Commission, and with a substantial portion of the discussion focused on drainage, the project was approved with conditions requiring off-site drainage improvements. Drainage conditions from the original Use Permit include:

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a 20-year storm will be collected onsite and traverse to an existing storm drainage system with capacity. The plan shall be prepared by a California Registered Civil Engineer.

30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, underground storm drains, and five feet (in width) sidewalks. Drainage features shall be designed to carry runoff from a twenty-five year storm for arterial roads. The minimum paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity.

The applicant has returned to the Planning Commission requesting onsite retention of the twenty-five year storm event resulting from the proposed development (excludes existing development), as shown in the attachments. It is the intent of County Code for sites to accommodate drainage flows for their built condition; staff has been in contact with the project engineer and there is no objection to this intent. As a result, the two options being presented by the Environmental Review Committee (ERC) are intended to accommodate drainage flows for the built condition of the entire parcel, not just the increase in runoff resulting from the project.

Option I is to revise Condition 19 to be consistent with Condition 30 of the original Use Permit and not approve onsite retention of a twenty-five year storm.

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a twenty-five ~~20~~-year storm will be collected onsite and traverse to an existing storm drainage system with capacity. The plan shall be prepared by a California Registered Civil Engineer.

Option II is to revise Condition 19 and 30 of the original Use Permit approving onsite retention of a twenty-five year storm.

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a twenty-five ~~20~~-year storm will be collected retained onsite and ~~traverse to an existing storm drainage system with capacity~~. The plan shall be prepared by a California Registered Civil Engineer.

30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, ~~underground storm drains~~, and five feet (in width) sidewalks. ~~Drainage features shall be designed to carry~~ Retain onsite runoff from a twenty-five year storm ~~for arterial roads~~. The minimum paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity.

The ERC did not desire to make a formal recommendation to the Planning Commission; however, a discussion was held regarding the two options being presented to the Planning Commission. The following is a summary of the ERC's discussion:

Option I – Off-site drainage improvements...

- Are consistent with the intent of County Code.
- Contribute fair share or better improvements to community wide drainage system.
- Contribute no apparent safety concerns.
- Retain usable open space for residents.
- May make the construction of affordable housing less feasible.
- Would drain storm events greater than twenty-five year towards Northcrest Drive reducing impacts to onsite improvements and adjoining properties during large storm events.

Option II – Onsite drainage improvements in lieu of off-site drainage improvements...

- Has not been vetted by a submittal from the project engineer, discussions between staff and the project engineer have occurred and it is likely possible.
- Allow rainfall to enter water table at project site.
- Allow rainfall, up to twenty-five year event, to avoid impacts to regional drainage system.
- May make the construction of affordable housing feasible.
- Are inconsistent with County Code but may provide same practicable effect, up to twenty-five year storm event, for project site.
- Do not contribute fair share or better drainage improvements to community drainage system.
- May create stagnant water resulting in the reproduction of mosquitos and other vectors.
- May be difficult to achieve for existing site development. Existing conditions result in runoff from project site ponding in Northcrest Drive right-of-way following rain events.
- May create a safety hazard when ponding of detained water occurs. Potential mitigation could include fencing or undergrounding detention area.
- Would reduce usable open space for residents which is already considered minimal by the ERC.
- May drain storm events greater than twenty-five year toward onsite improvements and adjoining properties if relief point for large event is not evaluated or is not Northcrest Drive. Potential mitigation could include relief point for events larger than twenty-five year to be Northcrest Drive.

The consensus of the ERC was Option I would likely be a better option for our community and residents of the project parcel.

5. FINDINGS:

- A. This project amends a previously approved Use Permit (UP1906) with findings that remain valid.
- B. This project , as conditioned is consistent with the standards and policies of the Del Norte County General Plan and Title 20 Zoning;
- C. This project has complied with the requirements of the California Environmental Quality Act through an adopted Mitigated Negative Declaration (SCH # 2019029148).
- D. This project does not create a new environmental impact that was either 1) not already addressed as less than significant in the previously adopted Mitigated Negative Declaration or

not mitigated to a less than significant level in the previously adopted Mitigated Negative Declaration.

6. CONDITIONS:

Option I:

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a twenty-five ~~20~~-year storm will be collected onsite and traverse to an existing storm drainage system with capacity. The plan shall be prepared by a California Registered Civil Engineer.

Option II:

19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a twenty-five ~~20~~-year storm will be ~~collected~~ retained onsite and ~~traverse to an existing storm drainage system with capacity~~. The plan shall be prepared by a California Registered Civil Engineer.
30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, ~~underground storm drains~~, and five feet (in width) sidewalks. ~~Drainage features shall be designed to carry~~ Retain onsite runoff from a twenty-five year storm ~~for arterial roads~~. The minimum paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity.

May 31, 2020

Del Norte Planning Commissioners

We are writing to address our feelings regarding the Amendment to Use Permit - UP1906 – APN 116-160-23, located at 1600 Northcrest Drive, Crescent City.

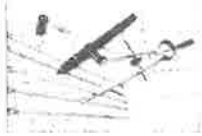
We are surprised that this has even come up, since the original meeting was held on May 1, 2019 and the stipulations were placed at that time. Since nothing has been done since that meeting, we really feel that there is no reason this Amendment couldn't be tabled until this COVID-19 crisis is over and a meeting could be held where everyone can attend and questions could be asked and answers given in a face to face setting.

We think it was made clear at the 2019 meeting that water was NOT to drain on our property. With the improvements Mr. Flores will be making, there must be a plan in place to carry that water away. Our property is lower than his and the additional buildings and paving will only make drainage worse.

We realize that development is progress, and we have been more than patient. Mr. Flores-Cortez removed the chain link fence that separated the two properties previous to the May 1, 2019 meeting. He was to construct a 6' cement fence in its place – there is still no fence. We request that our rights be considered and that water from this project not be allowed to infringe on our property or use thereof. We believe that grading and draining the property to be developed toward Northcrest Drive and the storm drains is the only viable solution.

Jerry B. Young

Rebecca A. Young



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PLANNING
COUNTY OF DEL NORTE

Flores Consulting Services

3847 Westside Ave. | Los Angeles | CA 90008 | P: 323 481-1645 | natof2014@gmail.com

February 4, 2020

Planning Commission
County of Del Norte
c/o: Taylor Carsley, Planner
County of Del Norte
981 H Street, Suite 110
Crescent City, CA 95531

Re: Amendment Request to Condition 19 Storm Water Piping Traversing to Existing Storm Drain –
1600 Northcrest Drive Crescent City CA 95531

Members of the Del Norte County Planning Commission:

Let me express my gratitude to all of you and the staff for taking the time to hear the plan for the development of the referenced property, and for granting the zone change to Planned Community.

We are very excited about the development and in particular the low-income housing component of the project. It is a good feeling when one can incorporate a community need with the business venture.

We are requesting to modify Condition 19 requiring that storm water be conveyed to an existing storm drainage system. Instead of conveying the storm water over a distance of six hundred fifty feet (650') to the nearest receptacle, we propose to capture the storm water on the property.

This proposed change will make the development financially viable; beside the low income housing component being added if the development goes forward, there are other benefits to the County as a result of handling the storm water on site, which include the following:

1. The storm water will enter back into the local water table.
2. Storm water will remain on the property, meaning the existing storm water system beyond the property will not be burdened with addition storm water at peak rain events
3. Any trash or debris will not be conveyed to the storm water system but instead retained on site for cleanup.

We intent to file an amendment, complete with engineered plans and calculations to modify condition 19 to allow us to handle the storm water on site. We feel that on site water detention is a reasonable condition and meets the intent of condition 19.

We have spent significant resources in planning, engineering, architecture and infrastructure upgrades required by the zone change. These include; connecting the property the city water and the municipal sewer, upgrading the electrical service and refurbishment of the existing dwellings to like new condition.

We have also agreed to other conditions incorporated as part of the approval; these included construction of a concrete block fence along the west property line, the setback requirements were agreed to and of course, we are committed to providing a low-income housing component with the development.

We will of course insure that the handling of the storm water on site is viable by having a reputable civil engineering firm in Crescent City (Stover Engineering) prepare the design and calculations.

Please call me with any questions.

Sincerely,

Nato Flores, PE

STOVER ENGINEERING

Civil Engineers and Consultants

PO Box 783 - 711 H Street
Crescent City CA 95531
Tel: 707.465.6742
Fax: 707.465.5922
info@stovereng.com

NATO FLORES
FLORES CONSULTING SERVICES
3847 WESTSIDE AVE
LOS ANGELES CA 90008

Job Number: 4540

14 February 2014

RE: Onsite Drainage Improvements – 1600 Northcrest Drive, Crescent City, California

Dear Mr. Flores,

This letter presents our findings regarding the onsite drainage design for the proposed development located at 1600 Northcrest Drive. The onsite improvements are designed to retain the increased runoff from a 20-year storm event onsite. The improvements will mitigate the discharge of increased storm drainage entering into Northcrest Drive, which does not have gutter or storm drain improvements adjacent to the site. Retaining the increased storm runoff will also prevent the contribution of additional runoff to existing low areas and flooding within the street right of way.

The attached calculations demonstrate that the planned development will create an additional 1.8 cubic feet per second (cfs) of storm water runoff during a 20-year design rainfall event. Our calculations show that this equates to approximately 450 cubic feet volume of additional water. This quantity can be retained in the center landscape area between the two proposed entry ways.

Retaining the increased runoff onsite will benefit the adjacent County right-of-way, adjacent properties, and the environment by eliminating additional discharge of storm water, sediment, and debris. The additional stormwater will infiltrate into the existing soil to recharge the groundwater table.

I trust this provides the information requested. Feel free to contact me with any questions.



Very truly yours,

STOVER ENGINEERING

Ryan C. Young
Ryan C. Young, PE, PLS
Project Engineer

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COUNTY OF DEL NORTE

DRAINAGE CALCULATIONS

1600 NORTHCREST LLC.



PURPOSE: DETERMINE INCREASED RUNOFF FROM A 20-YR STORM EVENT TO BE RETAINED ONSITE.

FINDING: SUFFICIENT AREA EXISTS TO CAPTURE THE INCREASED RUNOFF FROM A 20-YR EVENT.

STEP 1: DETERMINE PRE-DEVELOPED RUNOFF FROM A 20-YEAR EVENT,

USE RATIONAL METHOD (PER CALTRANS HIGHWAY DESIGN MANUAL) CH. 310

$$Q = CiA$$

WHERE Q = STORM RUNOFF IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT (FIG. B19.2, TABLE B19.2B)

i = RAINFALL INTENSITY (IDF CURVE, NORTHCREST)

A = BASIN AREA.

FOR THE PRE-DEVELOPED CONDITION:

$$C = 0.40 \text{ (SEE FIG. B19.2A)}$$

$$i = 2.3 \text{ IN/HR OR CFS/AC (FIG. 4-1)}$$

$$A = 1.25 \text{ AC}$$

$$Q_{\text{PRE-DEVELOPED}} = (0.40)(2.3 \text{ CFS/AC})(1.25 \text{ AC})$$

$$= 1.15 \text{ CFS}$$

1600 NORTHCREST DRIVE (CONT)

STEP 2 - DETERMINE POST DEVELOPED FLOW

$C_{\text{POST DEVELOPED}} = 0.70$ (MULTIPLE APTM TYPE BUILDINGS SEE TABLE B(4)(C)
 DRIVEWAYS TO BE PERVIOUS CONCRETE)

$\bar{C} = 3.14 \frac{\text{cfs}}{\text{AC}}$ (SEE FIG. 4-1)

$A = 1.25 \text{ AC}$

$Q_{\text{POST DEVELOPED}} = (0.70)(3.14 \frac{\text{cfs}}{\text{AC}})(1.25 \text{ AC})$
 $= 2.98 \text{ cfs}$

DETERMINE STORAGE VOLUME

SIMPLIFIED RATIONAL APPROACH (HYDROLOGY & HYDRAULIC SYSTEMS, BY RAMS. GUPTA, 1989 pg. 639)

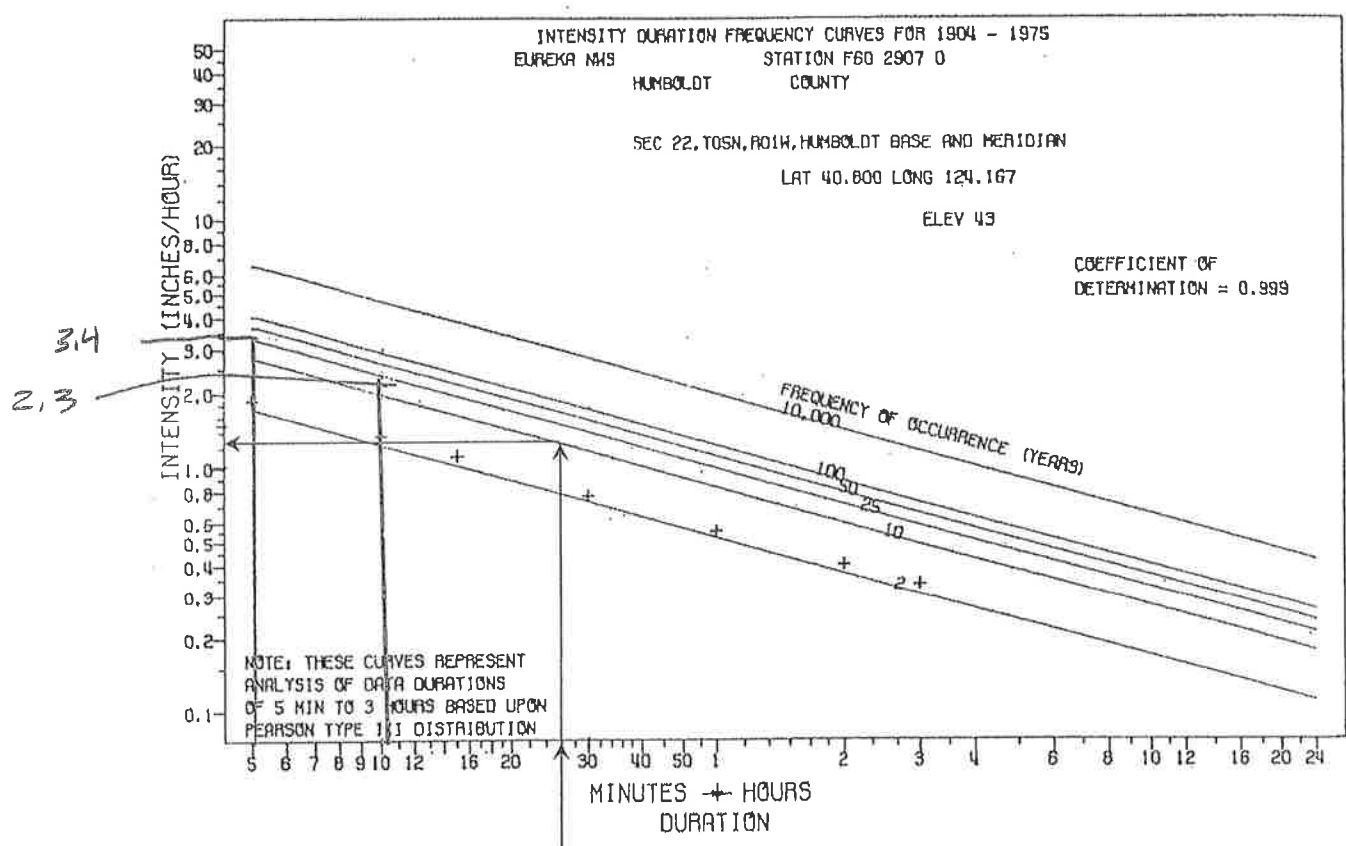
RAINFALL DURATION	RAINFALL INTENSITY $I_{25} = 1.15 T_c^{-0.466}$	PEAK INFLOW cfs	ALLOWABLE OUTFLOW	RATE OF RETAINED FLOW	REQUIRED VOLUME (CF)
2 MIN	4.57	4.0	1.15	2.85	342 CF
5 MIN	2.98	2.60	↓	1.45	435
10 MIN	2.16	1.89		0.74	444 CF
12 MIN	1.98	1.73		0.58	418
15 MIN	1.79	1.56		0.41	369
20 MIN	1.56	1.37		0.22	

USE 445 CF

CONCLUSION; SIZE RETENTION SWALE FOR 445 CF.

ASSUME 1-FOOT DEPTH. AREA REQUIRED = 445 SF.

PAGE 5 AVAILABLE = 2000 CF OK



Example:

- Calculated $t_c = 26$ minutes
- 10-year recurrence interval intensity:
1.27 inch/hour

T_c PRE-DEVELOPED = 10 MIN, $I = 2.3^{\dagger}$
 T_c POST DEVELOPED = 5 MIN $I = 3.4^{\dagger}$

FIGURE 4-1 PRECIPITATION INTENSITY-DURATION-FREQUENCY CURVES

Figure 819.2A
Runoff Coefficients for Undeveloped Areas
Watershed Types

	Extreme	High	Normal	Low
Relief	.28 -.35 Steep, rugged terrain with average slopes above 30%	.20 -.28 Hilly, with average slopes of 10 to 30%	.14 -.20 Rolling, with average slopes of 5 to 10%	<u>.08</u> .14 Relatively flat land, with average slopes of 0 to 5%
Soil Infiltration	.12 -.16 No effective soil cover, either rock or thin soil mantle of negligible infiltration capacity	.08 -.12 Slow to take up water, clay or shallow loam soils of low infiltration capacity, imperfectly or poorly drained	.06 <u>.08</u> Normal; well drained light or medium textured soils, sandy loams, silt and silt loams	.04 -.06 High; deep sand or other soil that takes up water readily, very light well drained soils
Vegetal Cover	.12 -.16 No effective plant cover, bare or very sparse cover	.08 <u>.12</u> Poor to fair; clean cultivation crops, or poor natural cover, less than 20% of drainage area over good cover	.06 -.08 Fair to good; about 50% of area in good grassland or woodland, not more than 50% of area in cultivated crops	.04 -.06 Good to excellent; about 90% of drainage area in good grassland, woodland or equivalent cover
Surface Storage	.10 <u>.12</u> Negligible surface depression few and shallow; drainageways steep and small, no marshes	.08 -.10 Low; well defined system of small drainageways; no ponds or marshes	.06 -.08 Normal; considerable surface depression storage; lakes and pond marshes	.04 -.06 High; surface storage, high; drainage system not sharply defined; large flood plain storage or large number of ponds or marshes
Given	An undeveloped watershed consisting of; 1) rolling terrain with average slopes of 5%, 2) clay type soils, 3) good grassland area, and 4) normal surface depressions.		Solution: Relief 0.14 Soil Infiltration 0.08 Vegetal Cover 0.04 Surface Storage <u>0.06</u> C= 0.32	
Find	The runoff coefficient, C, for the above watershed.			

TOTAL 108
108
112
112

PRE-DEVELOPED = 0.40 ✓

Table 819.2B

Runoff Coefficients for Developed Areas

Type of Drainage Area	Runoff Coefficient
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries:	0.10 - 0.25
Playgrounds:	0.20 - 0.40
Railroad yard areas:	0.20 - 0.40
Unimproved areas:	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2-7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2-7%	0.18 - 0.25
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs:	0.75 - 0.95

USE FOR DEVELOPED CONDITION

Before data on the specific characteristics to be examined can be properly analyzed, it must be arranged in a systematic manner. Several computer programs are available which may be used to systematically arrange data and perform the statistical computations.

Some common types of data groupings are as follows:

- Magnitude
- Time of Occurrence
- Geographic Location

Several standard frequency distributions have been studied extensively in the statistical analysis of hydrologic data. Those which have been found to be most useful are:

(1) Log-Pearson Type III Distribution. The popularity of the Log-Pearson III distribution is simply based on the fact that it very often fits the available data quite well, and it is flexible enough to be used with a wide variety of distributions. Because of this flexibility, the U.S. Water Resources Council recommends its use by all U.S. Government agencies as the standard distribution for flood frequency studies.

The three parameters necessary to describe the Log-Pearson III distribution are:

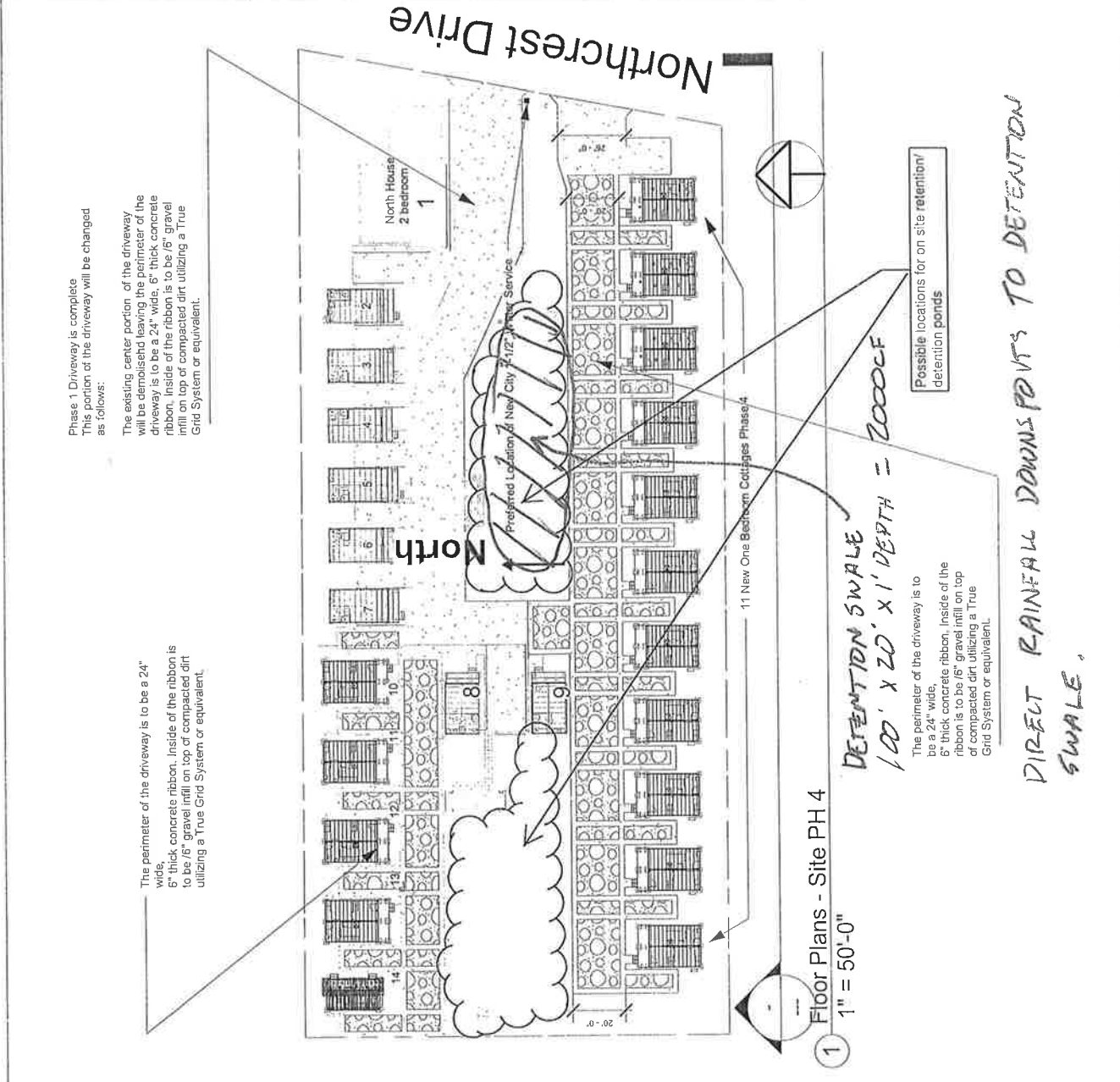
- Mean flow
- Standard deviation
- Coefficient of skew

Log-Pearson III distributions are usually plotted on log-normal probability graph paper for convenience even though the plotted frequency distribution may not be a straight line.

(2) Log-normal Distribution. The characteristics of the log-normal distribution are the same as those of the classical normal or Gaussian mathematical distribution except that the flood flow at a specified frequency is replaced with its logarithm and has a positive skew. Positive skew means that the distribution is skewed toward the high flows or extreme values

6/6

<p>Owner: Flores Consulting Services, 1600 Northeast Drive, LLC 3847 Westside Ave, Los Angeles, CA 90008 Nato Flores (323) 481-1645 nato2014@gmail.com</p>		<p>Rev No. _____ Rev Date: _____</p>		<p>Date: 07/19/18</p>	
<p>Structural Engineer: Victorio Monteil 52 E. Colorado Blvd. Angeleno, CA 90008 designer@kstudio.com (818) 415-5490</p>		<p>Other Consultant: Flores Consulting Services, 1600 Northeast Drive, LLC 3847 Westside Ave, Los Angeles, CA 90008 Nato Flores (323) 481-1645 nato2014@gmail.com</p>		<p>Sheet Name: Phase 4 - Site Plan</p>	
<p>Architect: Creative Studio, LLC 1600 Northeast Drive, LLC 3847 Westside Ave, Los Angeles, CA 90008 Nato Flores (323) 481-1645 nato2014@gmail.com</p>		<p>Submittal Set</p>		<p>Copyright Notice: This drawing is the property of the architect and is not to be reproduced or used in any way without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the client or other agencies. The architect is not a contractor and does not provide any services other than those specifically stated in the contract documents.</p>	



A26

Notice of Action for Planning
Commission Denial of Requested
Amendment
October 7, 2020

**DEL NORTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
981 H STREET, SUITE 110
CRESCENT CITY, CA 95531**

NOTICE OF ACTION

- I. Notice is hereby given that the **Planning Commission** of Del Norte County took the following action on **October 7, 2020** regarding the application for development listed below:

Action: Approved Denied Continued Recommended EIR
 Forwarded to Board of Supervisors

Application Number: UP1906 Amendment

Project Description: Use Permit Amendment for a PC Zone

Project Location: 1600 Northcrest Drive, Crescent City

Assessor's Parcel Number: 116-160-023

Applicant: Jose Flores-Cortes

Applicant's Mailing Address: 3847 Westside Ave., Los Angeles, CA 90008

Agent's Name & Address: Stover Engineerin c/o Ryan Young, 711 H Street, Crescent City, CA 95531

A copy of any conditions of approval and/or findings adopted as part of the above action is attached.

- II. **If Approved:**

This County permit or entitlement serves as a Coastal permit. No further action is required unless an appeal is filed in which case you will be notified.

This County permit or entitlement DOES NOT serve as a Coastal permit. Consult the Coastal Zone Permit procedure section of your NOTICE OF APPLICATION STATUS or the Planning Division of the Community Development Department if you have questions.

- III. **Notice is given that this project:**

Is not appealable to the California Coastal Commission, however, a local appeal period does exist.

Is appealable to the California Coastal Commission.

Any appeal of the above decision must be filed with the Clerk of the Board of Supervisors by _____ for consideration by the Board of Supervisors.

Any action of the Board of Supervisors on this item may be appealed to the California Coastal Commission within 10 working days or 21 calendar days subject to the requirements of Chapter 21.52 DNCC and Coastal Regulations.

Must be forwarded to the California Coastal Commission for final action. You will be notified of its status by the Coastal Commission Office.

(Continued on the next page)

Is not subject to Coastal Commission regulations, however, a local appeal process is available. Written appeals must be filed with the Clerk of the Board of Supervisors by October 19, 2020. Consideration will be by the Board of Supervisors.

Requests for deferment of road improvement standards or for modification of road improvement standards must be filed in writing with the Clerk of the Board of Supervisors by October 19, 2020, with a copy provided to the Secretary of the Planning Commission. Consideration will be by the Board of Supervisors.

Parcel map must be filed within 24 months of the date of approval.

Record of Survey and new deeds must be filed within 24 months of the date of approval.

New deeds must be filed within 24 months of the date of approval.

EXTENSIONS – MAJOR & MINOR SUBDIVISIONS OR BOUNDARY ADJUSTMENTS – Maps (or Records of Survey/Deeds) must be filed within 12 months after the original date of expiration.

NOTICE – SECTION 1.40.070

The time within which review of this decision must be sought is governed by the California Code of Civil Procedure, Section 1094.6, and the Del Norte County Ordinance Code, Chapter 1.40. Any petition seeking judicial review must be filed in the appropriate court not later than the 90th day following the date on which this decision was made; however, if within 10 days after the decision was made, a request for the record of the proceedings is filed and the required deposit in an amount sufficient to cover the estimated cost of preparation of such record is timely deposited, the time within which such petition may be filed in court is extended to no later than the 30th day following the date on which the record is either personally delivered or mailed to you or your attorney of record.

FISH AND GAME FILING FEES

Projects subject to CEQA are also subject to the following fees as required by the California Department of Fish and Wildlife:

Applicable Fee - ___Neg. Dec. (\$2,456.75) ___EIR (\$3,393.25) Exempt *paid 9/3/19*

This fee is due and payable to the County Clerk's Office. The applicant or agent is responsible for paying the current Fish and Game fee, which is subject to change. If not paid within 5 working days of the date of action of the Planning Commission, your project may be invalid by law (PRC 21089(b)) and will be referred to Fish and Game's Department of Compliance and External Audits in the Clerk's monthly deposit and report to Fish and Game.

ATTENTION APPLICANT

As a subdivider or adjuster of property, this notice is to advise you that **all taxes** must be paid in full prior to the recordation of your map or deeds. If the map or deeds are filed **after December 16th**, you must pay **all taxes due PLUS NEXT YEAR'S TAXES** before the map or deeds can be recorded.

If you have any questions regarding the payment of taxes, call the Del Norte County Tax Collector's Office at (707) 464-7283.

BELOW ARE LISTED THE CONDITIONS OF APPROVAL FOR YOUR PROJECT. PLEASE BE AWARE THAT COMPLIANCE WITH THESE CONDITIONS, AS WELL AS ANY APPLICABLE COUNTY STANDARDS, IS YOUR RESPONSIBILITY AS THE APPLICANT. NEITHER THE PLANNING COMMISSION NOR ANY OTHER AGENCY OF THE COUNTY OF DEL NORTE WILL TAKE ANY ACTION TO COMPLY WITH THE CONDITIONS OR DO ANY OTHER WORK TO FINALIZE YOUR PROJECT. YOUR PROJECT WILL NOT BE FINALIZED UNTIL THESE CONDITIONS AND/OR STANDARDS HAVE BEEN MET. IF YOU HAVE ANY QUESTIONS REGARDING THE CONDITIONS AND/OR STANDARDS FOR YOUR PROJECT, YOU SHOULD CONTACT THE DEPARTMENT OR AGENCY WHICH REQUIRED THAT CONDITION AND/OR STANDARD

1. This Use Permit is for a multiple-family Planned Community for a total of 24 units subject to approval of GPA1901, R1901, and a density bonus by the Board of Supervisors. The project may be phased according to the plan of operation;
2. Development shall be pursued in a diligent manner and completed in a reasonable amount of time. If development has not commenced, the permit will expire three (3) years from the date of final approval;
3. Prior to issuance of the Use Permit, a Notice of Conditional Approval (NOCA) shall be recorded at the applicant's expense;
4. A building permit(s) shall be obtained for the residential units and laundry room. This Use Permit does not approve any specific building/structure or technical plans. The applicant shall be on notice that building design, materials, etc. may need to be modified prior to issuance of building permits. Issuance of the required building permits shall be subject to final review and approval by the Building Inspection Division;
5. The project shall comply with the requirements of the California Fire Code applicable at the time of complete application (1/2019);
6. The project shall comply with the requirements of the California Building Code applicable at the time of submission of each building permit;
7. A sign permit shall be obtained from the Planning Division for any signage requested on the property, and shall be completed in accordance with Title 18 of the Del Norte County Code – Signs, including setbacks;
8. Placement of lighting on the parcel shall be installed in such a manner that it does not adversely impact off-site areas and shall be installed in a manner so to minimize light pollution in and around the project area (e.g. downcast lighting). No annoying glare shall be allowed to be directed or reflected towards residential buildings or zones;
9. All ADA parking shall be provided prior to the first Certificate of Occupancy;
10. The applicant shall provide 1 parking space per residential unit constructed. Prior to the certificate of occupancy for Phase 1, a minimum of two ADA spaces shall be provided, one of which being ADA van-accessible. A total of 26 parking spaces shall be provided at full buildout of the Planned Community. Parking shall be developed in accordance with Title 20, Chapter 46 of the Del Norte County Code – Off Street Parking and applicable ADA requirements;
11. Residential units are subject to the height and lot coverage limits for R-3 Districts. Specifically, the following applies:
Building height: 45 feet for residences, 16 feet for accessory buildings
Lot coverage: 60%
12. The yard setbacks shall be measured from the property lines as follows:
Front: 20 feet
Rear: 15 feet for residences, 10 feet for accessory buildings
Side: 5 feet
13. Residential units constructed within 300 feet of the centerline of Northcrest Drive are inside a noise attenuation zone and are subject to noise attenuation design;

14. The California Department of Fish and Wildlife (CDFW) environmental document filing fee must be submitted before the Notice of Determination can be recorded. Alternatively, the project proponent may provide a No Effect Determination (NED) that has been issued for this project by CDFW to exempt the project from the filing fee;
15. Future owners of the subject development and residents of the Planned Community shall be on notice that commercial zones exist in close proximity to the property and commercial uses are allowed;
16. This entitlement is specifically conditioned on the applicant agreeing to indemnify and hold harmless the County of Del Norte, the Planning Commission of the County of Del Norte, the Board of Supervisors of the County of Del Norte, their officers, employees and agents against any and all claims arising out of the issuance of the entitlement and specifically against any expense arising from defending any legal action challenging the issuance of the entitlement, including but not limited to the value of time devoted to such defense by County officers, employees and agents and the amount of any judgment, including costs of suit and attorney fees, recovered against the County or any of its officers, employees or agent in such legal action. The County of Del Norte reserves the option to either undertake the defense of any such legal action or to tender such defense to the applicant. Should the County tender such defense to the applicant and the applicant fail or neglect to diligently defend such legal action, the County may consider such failure or neglect to be a material breach of this conditions and forthwith revoke this entitlement;
17. The activities associated with this permit are not within the State Responsibility Area, therefore, Title 19 – SRA Fire Safe Regulations does not apply.
18. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit an erosion and runoff control plan to the Engineering Division for review and acceptance. The erosion and runoff control plan shall demonstrate that during and post construction, erosion and runoff on the site will be controlled to avoid adverse impacts to adjacent properties and water resources. The erosion and runoff control plan shall include arrows showing the direction of flow from the construction site, temporary erosion and runoff control methods (e.g. silt fence), and permanent erosion and runoff control methods (e.g. grass seed and straw). The plan shall be prepared by a California Registered Civil Engineer.
19. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a grading and drainage plan (with calculations and data sources) to the Engineering Division for review and acceptance. The plan shall demonstrate how stormwater runoff from a twenty five-year storm will be collected onsite and traverse to an existing storm drainage system with capacity. The plan shall be prepared by a California Registered Civil Engineer.
20. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit road improvement plans to the Engineering Division for review and acceptance. The plans shall be prepared by a California Registered Civil Engineer.
21. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit a traffic control plan to the Engineering Division for review and acceptance. The plan shall be prepared by either a California Registered Civil Engineer or California Licensed Contractor. The plan submitted shall be similar to the traffic control plans found in the 2015 Caltrans Standard Plan Book. An additional written description may accompany the plan.
22. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall submit engineered plans for sewer improvements in the Northcrest Drive right-of-way to the Engineering Division for review and acceptance. The plan shall be prepared by either a California Registered Civil Engineer
23. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall have a California Licensed Civil Engineer prepare a sewer capacity analysis for each Building Permit or one for all activities describe in this Use Permit and submit it to the Engineering and Surveying Division for review and acceptance. Alternatively, accept ESFC figure provided by the Engineering and Surveying Division.

24. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall connect to public sewer and pay the city of Crescent City a sewer capacity charge in an amount determined by the city of Crescent City.
25. Prior to the issuance of a Building Permit associated with this Use Permit, the applicant shall obtain an Encroachment Permit from the Engineering Division for the following improvements, at a minimum, in the County's right(s)-of-way and shall construct said improvements prior to project completion: road and sewer improvements.
26. Prior to the issuance of a Building Permit associated with this Use Permit, improvements in County right(s)-of-way (excluding sewer lateral only projects) require a 100% Performance Bond and 100% Payment Bond. Bond amounts are determined based on an applicant furnished engineer's estimate to complete the work and repair any potential damage to existing infrastructure (road, sewer, water, etc.) at prevailing wage. A contractor's estimate may occasionally be substituted for the engineer's estimate if acceptable to the County Engineer. Bonding amounts are set based on SHC §1467 (for County maintained rights-of-way), DNCC §15.36.200 (for sewer improvements), and DNCC §16.12.020G (for Subdivision Improvement Agreements). Bonds shall be submitted to the Engineering and Surveying Division upon acceptance of the estimate and remain valid for at least one year after the entire project or permit has been determined to be complete by the County. The Property Owner shall bond directly with the County of Del Norte.
27. County records indicate that there is a sewer lateral available to serve this development. However, we do not guarantee that our records regarding the existence of sewer laterals are accurate. Prior to connecting to the County's sewer system, it is the responsibility of the property owner to verify that a sewer lateral physically exists or to inform the County if one cannot be located or does not exist. Modifications to the Engineering Division's Permit Conditions are necessary if a new sewer lateral must be installed and the property owner is responsible for the install and associated costs, bonding, and inspection fees.
28. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, sewer lateral connections serving the parcel shall be upgraded to drops inside new manholes. Refer to Building Permit B34896, Condition C.
29. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall construct a two-way sewer cleanout at the property line for each of the two sewer laterals.
30. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall improve the Northcrest Drive right-of-way for the full frontage of the property. The property is located within the Urban Services Boundary, therefore, improvements shall include Caltrans Type A2-6 concrete curb and gutter, underground storm drains, and five feet (in width) sidewalks. Drainage features shall be designed to carry runoff from a twenty-five year storm for arterial roads. The minimum paved distance between face of curbs shall be eighty-two feet within a one-hundred foot wide right-of-way. Road improvements will likely require the concrete driveway approach to be reconstructed for ADA compliance and conformity.
31. Any request for modifications or deferments to an urban and rural public road improvement condition shall be filed with the clerk of the Board of Supervisors and the Community Development Department within ten days of the Planning Commission's approval.
32. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, all improvement plans shall be constructed.
33. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, the applicant shall install an address sign at each of the entrances to 1600 Northcrest Drive. Signs shall include the main address number, each unit number, and label accessory buildings; this is typically accomplished with a visual layout. Signs shall be legible from inside an emergency vehicle. The signs and their proposed locations shall be approved by the Engineering and Surveying Division. Project approval will likely require readdressing of Unit 8 and Unit 9 as development occurs, and potentially other units. Confirm address revisions with the Engineering and Surveying Division before creating address signs; and

34. Prior to the issuance of a Certificate of Occupancy on a Building Permit associated with this Use Permit, assigned address shall be posted on each building in accordance with County Code 14.04.050. Address signs that comply with this requirement are available for purchase from the Building Inspection Division;
35. Prior to commencing Phase II, a concrete block fence shall be constructed 6 feet in height from ground level along the entire length of the rear (west) property line;
36. Prior to the issuance of the Use Permit, the applicant shall demonstrate to the Engineering and Surveying Division that survey monuments are present at all property corners. Alternatively, prior to the issuance of the Use Permit, the applicant shall have a California Licensed Surveyor monument any property corners lacking survey monuments.