



Yurok Economic Development Corporation Project Description and Plan of Operations

Coastal Development Permit and Lot Line Adjustment
120001 & 120025 U.S. Highway 101, Orick, Humboldt County, California

November 2021

Prepared for:
Mr. Raymond Bacon, Executive Director

Prepared By:
LACO Associates, Inc
21 W. Fourth Street
Eureka, California 95501
707-443-5054

Project No. 7105.31

LACO

advancing the quality of life
for generations to come

Design
Planning
Engineering
Geology and Geotechnical
Environmental Science
Materials Testing
Survey

800 515-5054
www.lacoassociates.com
Eureka | Ukiah | Santa Rosa

TABLE OF CONTENTS

1.0	PROJECT DESCRIPTION	2
1.1	Project Proposal.....	2
1.2	Project Location	2
2.0	PLAN OF OPERATIONS	3
2.1	Business Details	3
2.2	Hours and Days of Operation, Number of Employees, and Duration.....	4
2.3	Deliveries	3
2.4	Security	4
2.5	Waste Management/Disposal Plan	4
2.6	Operational Noise	4
2.7	Utilities	4
2.8	Parking	5
2.9	Landscaping	5

Figures

Site Plan (3 sheets)

1.0 PROJECT DESCRIPTION

1.1 Project Proposal

The Yurok Economic Development Corporation (Applicant), a department of the Yurok Tribe, is requesting a Coastal Development Permit (CDP) and Boundary Line Adjustment (BLA) from the County of Humboldt (County) for redevelopment of the three (3) properties identified as Assessor's Parcel Numbers (APNs) 520-151-014, 520-151-015, and 520-151-016, located at 120001 and 120025 U.S. Highway 101 in the community of Orick in unincorporated Humboldt County, California (Site). Specifically, the proposed project would involve demolishing the existing storefront, fuel pump, and other non-occupied buildings located on-site and constructing a new Shoreline Market with incorporated laundromat and an expanded fueling station. Additionally, the Applicant requests approval of a Boundary Line Adjustment (BLA) to facilitate merging the subject properties into one lot in order to accommodate the septic system designed for the proposed project (see Site Plan).

The proposed project will be an important revitalization project for the community of Orick, including residences and visitors alike, while also showcasing culturally significant and traditional Yurok heritage design elements.

1.2 Project Location

The project site (Site) totals approximately 7.97 acres in size and comprises the properties identified as Assessor's Parcel Numbers (APNs) 520-151-014, 520-151-015, and 520-151-016, located at 120001 and 120025 U.S. Highway 101 in the community of Orick in unincorporated Humboldt County, California. The Site is located adjacent to US Highway 101 to the south and Redwood Creek to the north, within the County's coastal zone jurisdiction, appealable to the California Coastal Commission. The topography is very gently sloping with a gradient of less than 1 to 2 percent. The Site is designated as Commercial General (CG) under the North Coast Area Plan (NCAP) of the Humboldt County Local Coastal Program and is zoned as Commercial General with Design Review Combining Zone (CG/D) under the Humboldt County Code Zoning Regulations.

The overall Site is primarily vegetated by mixed herbaceous pasture with narrow bands of seasonal wetland species. The eastern portion of the Site is developed with commercial and residential structures and contains a significant amount of paving and other impermeable surfaces. The unpaved western portion of the Site is currently used as an animal pasture and contains multiple horses, cattle, and goats within the fenced areas. Vegetation is heavily grazed and the ground shows elevation variances consistent with prolonged livestock occupation. Historic aerial imagery of the Site indicates the Site has been disturbed significantly, both during construction of the Redwood Creek Levee, and again as the Site was used as a processing site for a gravel extraction project as recently as 1989.

Surrounding uses include pastureland and agricultural uses immediately to the west; pastureland, agricultural and rural residential uses immediately to the south (across Highway 101), various residential and commercial uses to the east, and Redwood Creek to the north. Further to the west is forested land and the Pacific Ocean.

The Site is not located within a Federal Emergency Management Agency (FEMA) flood zone; however, the northern portion of the Site is shown to be partially located within a mapped Streamside Management Area (SMA). Per the County's GIS portal, the Site is classified as "Moderate Instability" for seismic safety, but is not an area mapped as being potentially susceptible to liquefaction. Additionally, the Site is mapped as having a "moderate" fire hazard severity rating. The Site is located within the State Responsibility Area (SRA) and the boundaries of the Orick Community Services District for fire response (Humboldt County Web GIS).

2.0 PLAN OF OPERATIONS

The following section details the proposed project and operation of the Shoreline Market and Fueling Station.

2.1 Business Details

As described above, a new Shoreline Market building is proposed to replace the current building located on-site. Currently, the existing operation comprises a fuel station with one (1) gas pump and a mini mart, and has one employee. The footprint of the existing building is 2,076 square feet. It contains a second story, but is not currently usable.

Once reconstructed, the new two-story Shoreline Market would be 8,289 square feet in size (1st floor – 6,066 square feet; 2nd floor – 2,223 square feet), 31 feet 1 inch in height, and contain a market, fuel station, and laundromat. The second story of the building is proposed to contain conference rooms, offices, two (2) all-gender restrooms, and a kitchenette. The incorporated laundromat would have a separate entrance and would provide a total of three (3) stackable washer and dryers, one (1) of which will be an accessible washer and dryer for Americans with Disabilities Act (ADA)-compliant accessibility. Use of modular buildings as a temporary store location along the Site's easternmost boundary is proposed during construction. Additionally, the existing gas pump would be retained on-site until construction of the new pumps is completed. With regarding to the fueling station, a canopy with four (4) double-sided fuel bays containing a total of eight (8) fuel pumps (2 high-flow diesel, 6 gasoline) is proposed. Additionally, two (2) above-ground fuel storage tanks are proposed within the northeastern corner of the Site. The fueling station facilities have been designed in accordance with Chapter 23 (Motor Fuel-Dispensing Facilities and Repair Garages) of the California Code of Regulations. No dine-in food service is proposed on-site at this time (although hot to-go food will be provided), nor would a caretaker be located on-site.

Other project features include 26 parking spaces (including 6 ADA-compliant spaces and 2 compact spaces), relocating the existing Orick Peanut statue from the south side of the parcel to the northeastern corner, a picnic area within the Site's southeastern corner, a propane tank to the west of the above-ground fuel storage tanks, two (2) signs along the Site's southern frontage along Highway 101, two (2) electric vehicle chargers along the Site's eastern boundary, and a picnic/open/rest area along the rear of the proposed building with pergola.

The design of the new building to replace the existing market will incorporate traditional Yurok design elements, materials, and landscape. The Applicant is respectfully requesting the final architectural design of the project not occur until final project approval.

2.2 Hours and Days of Operation, Number of Employees, and Duration

The new Shoreline Market and Fueling Station would operate 7 days per week. Fueling hours would be 24 hours per day, while store hours would be seasonal. During the winter months, the store would be open between the hours of 7:00AM and 9:00PM, and during the summer, store hours would be between the hours of 6:00AM and 10:00PM. The on-site laundry facility would be open daily from 9:00AM to 5:00PM.

A total of 8 employees would operate the new Shoreline Market and Fueling Station, with 4 employees on-site during each shift and 4 employees on-site at all times.

The business is proposed to operate permanently and indefinitely. The hours proposed for the new market would be similar to the existing operation.

2.3 Deliveries

It is anticipated that five (5) deliveries of supplies to the Site would occur weekly. It is anticipated that gasoline would be delivered to the Site four (4) times per week.

2.4 Security

Exterior lighting would be provided on-site and would be illuminated during dark hours. External lighting would be provided around the building exterior. All exterior lighting would be downcast and shielded and would not directly illuminate adjacent properties. The canopy over the gas pumps would also be illuminated during dark hours for safety. The building would also be equipped with security cameras, both indoors and outdoors.

2.5 Waste Management/Disposal Plan

The proposed operation will generate standard retail refuse, including packaging, containers, and maintenance supplies.

On-site waste will be transported off-site by Humboldt Waste Management Authority (HWMA) on a weekly basis. One appropriately-sized dumpster for trash (8 yards) will be rented and will be serviced weekly by HWMA. The dumpster is proposed to be located in the northern portion of the Site and will be enclosed (see Site Plan). No hazardous wastes will be utilized on-site requiring special transport and disposal.

2.6 Operational Noise

Operations are not expected to generate significant levels of noise beyond background levels associated with adjacent traffic on Highway 101 and from patrons and employees traveling to and from the Site.

2.7 Utilities

The Site is located within the service boundaries of the Orick Community Services District (District). As such, the Site will be served by the District for community water and fire protection services. Electricity on-site will continue to be provided by Pacific Gas and Electric Company (PG&E).

Since public sewer is unavailable at the Site, an appropriately-size septic system with primary and reserve leach fields will be developed on-site to address the project's wastewater needs.

Additionally, the project will include access improvements along the Site's Highway 101 frontage. The Site currently contains four (4) existing driveways, which are, west to east, 32, 35, 38, and 42 feet wide, respectively. Under the project, three (3) driveways of standard width are proposed. The actual widths may need to be adjusted at the project engineering phase to accommodate truck traffic entering the Site. The proposed access improvements are anticipated to enhance safety along the highway by having fewer entrances directly onto the highway in such a short frontage distance.

Two of the three proposed driveways are already paved; however, the third proposed driveway will require 8 to 10 feet of new paving from the existing travelled way along Highway 101 to the Site. This will require an encroachment permit from the California Department of Transportation (Caltrans) and any associated requirements.

2.8 Parking

On-site parking will be provided in accordance with Section 109.1 (Off-Street Parking) of the Humboldt County Zoning Regulations, which requires one (1) space for every 300 square feet of gross floor area with a minimum of four (4) spaces plus one (1) space for each employee (HCZR §314-109.1.3.1.1), in addition to one (1) accessible parking space for parking facilities containing 6 to 40 spaces (HCZR §314-109.1.2.8).

As discussed under Section 2.2 above, 4 employees would be on-site during any shift. Based on the proposed building square footage (6,065 square feet), a total of 25 parking spaces would be required. The project includes a total of 26 parking spaces (including 6 ADA-compliant spaces and 2 compact spaces), in addition to two (2) electric vehicle chargers.

2.9 Landscaping

The Applicant proposes the planting of traditional beargrass around the proposed building.

FIGURES

Site Plan (3 sheets)