



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: December 4, 2014

To: Humboldt County Planning Commission

From: Kevin Hamblin, Director of Planning and Building Department

Subject: **Dollar General** Coastal Development Permit and Special Permit
Application Number 9329
Case Numbers CDP 14-033, SP 14-049
Assessor's Parcel Number (APN) 305-101-054-000
Humboldt Hill Area

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Please contact Karen Meynell, Planner II, at 268-3731 or by email at kmeynell@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
December 4, 2014	Coastal Development Permit and Special Permit	Karen Meynell

Project: The proposed project is a Coastal Development Permit to construct a commercial building on a 0.87 acre parcel that is currently vacant. The commercial use of the approximately 9,300 square feet building will be a retail store which is principally permitted in the Commercial General zoning district. The height of the structure ranges from approximately 22 feet at the front of the store to 15 feet at the rear. The hours of operation will be 8 am to 10 pm, seven days a week. The store will operate with three (3) full time employees approximately 95% of the time. Occasionally there will be up to a maximum of five (5) employees. A Special Permit for a parking exception is required to allow a reduction in the number of required parking spaces due to the level of anticipated use. A dedicated loading space is included. There is no tree removal proposed and only minimal grading is necessary. The parcel is served by Humboldt Community Services District for water and sewer services.

Project Location: The project is located in Humboldt County, in the Humboldt Hill area, on the east side of South Broadway, approximately 455 feet north from the intersection of Eich Road and South Broadway, on the property known to be in the Southeast quarter of Section 08 Township 04 North Range 01 West.

Present Plan Designations: Commercial General (CG), Humboldt Bay Area Plan (HBAP), Density: N/A, Slope Stability: Low Instability (1)

Present Zoning: (CG/W) Commercial General (CG), Coastal Wetlands (W)

Case Numbers: CDP 14-033, SP 14-049

Assessor Parcel Numbers: 305-101-054-000

Applicant

Dollar General
c/o Dan Dover
Cross Development
5317 Inverrary Drive
Plano, TX 75093

Owner

Cookman-Meyer Partnership
1920 Freshwater Rd
Eureka, CA 95503

Agent

Dan Dover Cross
Development
5317 Inverrary Drive
Plano, TX 75093

Environmental Review: CEQA Exemption Section: 15303-New Construction/Conversion Small Structures.

Major Issues: None.

State Appeal Status: Project is NOT appealable to the California Coastal Commission

DOLLAR GENERAL COASTAL DEVELOPMENT AND SPECIAL PERMIT

Case Numbers CDP-14-033, SP14-049
Assessor's Parcel Number 305-101-054-000

Recommended Commission Action

1. Describe the application as a Public Hearing.
2. Allow the staff to present the project.
3. Open the public hearing; and
4. After receiving testimony, close the hearing and make a motion to:

Find the project exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines, make all of the required findings, based on evidence in the staff report and public testimony, and approve the Dollar General project subject to the recommended conditions of approval.

Executive Summary: The project was initially processed as an Administrative Coastal Development Permit. However, when the notice of intent to administratively approve the project was distributed in November two timely requests for a hearing were received (letters attached). The proposed project is a Coastal Development Permit to construct a commercial building on a 0.87 acre parcel that is currently vacant. The commercial use of the approximately 9,300 square feet building will be a retail store which is principally permitted in the Commercial General zoning district. The height of the structure ranges from approximately 22 feet at the front of the store to 15 feet at the rear. The hours of operation will be 8 am to 10 pm, seven days a week. The store will operate with three (3) full time employees approximately 95% of the time. Occasionally there will be up to a maximum of five (5) employees. A Special Permit for a parking exception is required to allow a reduction in the number of required parking spaces due to the level of anticipated use. A dedicated loading space is included. There is no tree removal proposed and only minimal grading is necessary. The parcel is served by Humboldt Community Services District for water and sewer services.

The request for public hearing sites concerns over the potential impacts of the project with regard to an increase in noise, traffic and blight. However, there are several conditions incorporated into the project to maximize the compatibility with the surrounding neighborhood. Prior to development a parking lot lighting plan and a landscaping plan must be submitted to, and approved by, the Planning Department. The landscaping plan must include Low Impact Development techniques to maximize the retention of storm water on site. Deliveries by truck are restricted to operating hours and the parking lot lights and illuminated signs causing light trespass must be turned off within an hour of business closure. A 6 foot high solid wood fence is required to be installed between the adjacent residential use and this project site.

The applicants are requesting a parking exception to reduce the required parking from 32 spaces to 28 spaces. This reduction is supported by a Trip Generation and Parking Assessment report prepared by Ken Anderson of KD Anderson & Associates, Inc. (October 8, 2014). The report indicates that the anticipated level of use justifies the reduction in parking and is based on historical use at three other Dollar General locations in small towns in California.

The project is consistent with the Humboldt County Framework Plan, the Humboldt Bay Area Plan, and the H.C.C. for the following reasons: 1) the proposed use is allowed in the Commercial General (CG) land use designation and is a principally permitted use in the Commercial General (CG) Zone; 2) the proposed development complies with applicable development

standards of the zone, 3) All referral agencies have recommended approval of the project, and 4) There is no evidence that the proposed development will negatively impact the environment. The Department believes that the project may be found Categorically Exempt from environmental review pursuant to Section 15303 [New Construction] of the California Environmental Quality Act (CEQA).

Based upon the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Coastal Development Permit.

Alternatives

1. The Planning Commission could elect not to approve the project. This alternative should be implemented if the Commission is unable to make all of the required findings. Planning Division staff is confident that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF HUMBOLDT
Resolution Number 14-

Case Numbers CDP-14-033, SP-14-049
Assessor's Parcel Number 305-101-054-000

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Dollar General Coastal Development and Special Permit.

WHEREAS, Dan Dover of Cross Development LLC submitted an application and evidence on behalf of Dollar General in support of approving a Coastal Development Permit and Special Permit for a retail commercial store; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is categorically exempt from environmental review pursuant to Section 15303, Class 3 of the State CEQA Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Coastal Development and Special Permit (Case Numbers CDP-14-033, SP-14-049); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on December 4, 2014.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The project is categorically exempt from environmental review pursuant to Section 15303, Class 3 of the State CEQA Guidelines; and
2. The Planning Commission further makes the findings in Attachment 2 of the Planning Division staff report for Case Numbers CDP-14-033, SP-14-049 based on the submitted evidence; and
3. The Planning Commission approves the Coastal Development and Special Permit applied for as recommended and conditioned in Attachment 1 for Case Numbers CDP-14-033, SP-14-049.

Adopted after review and consideration of all the evidence on December 4, 2014.

The motion was made by Commissioner ____ and seconded by Commissioner ____.

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

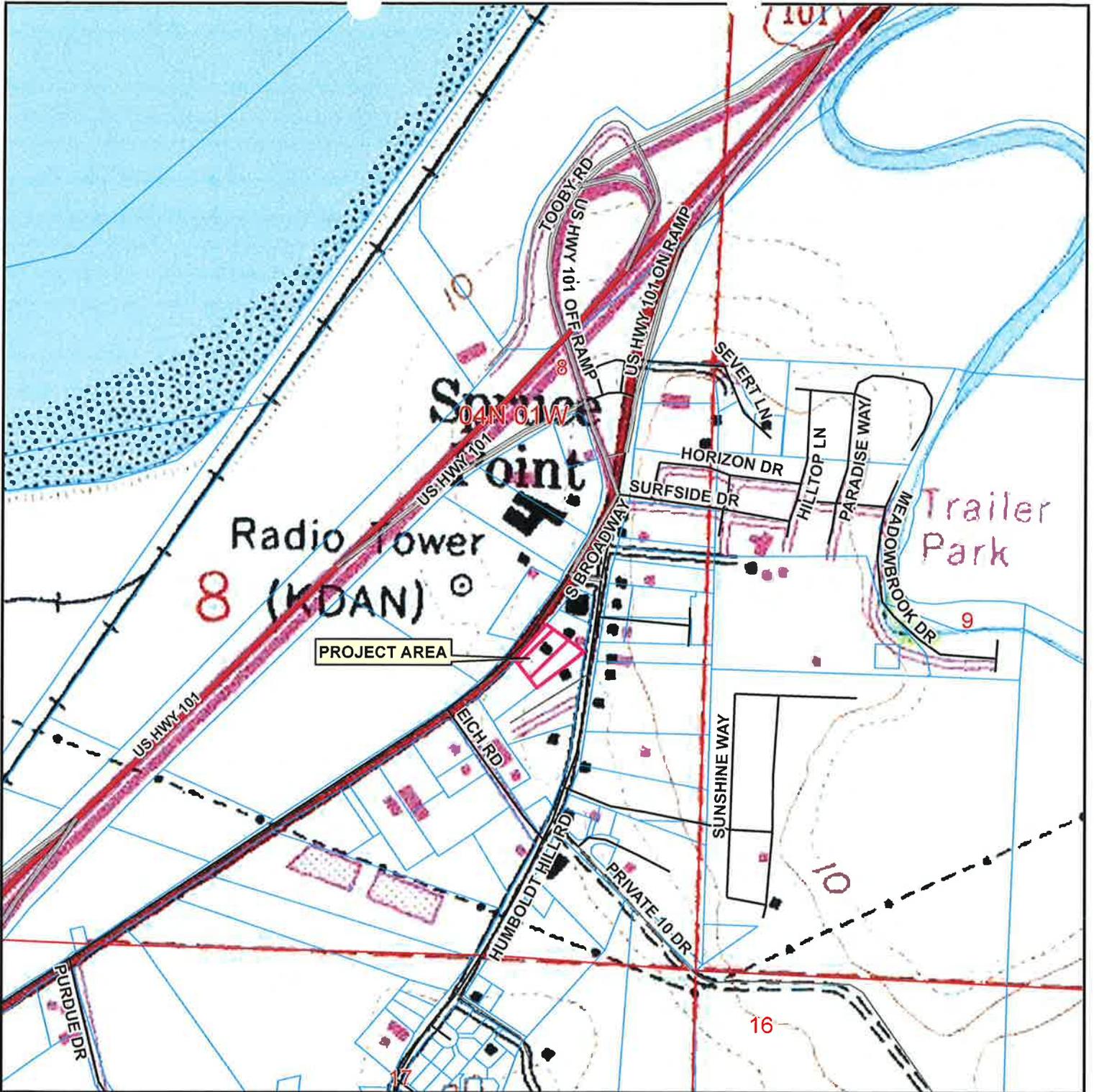
ABSENT: Commissioners:

DECISION:

Robert Morse, Chair

I, Catherine Munsee, Clerk to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

Catherine Munsee, Clerk



TOPO MAP

**PROPOSED DOLLAR GENERAL
COASTAL DEVELOPMENT PERMIT
HUMBOLDT HILL AREA**

CDP-14-033

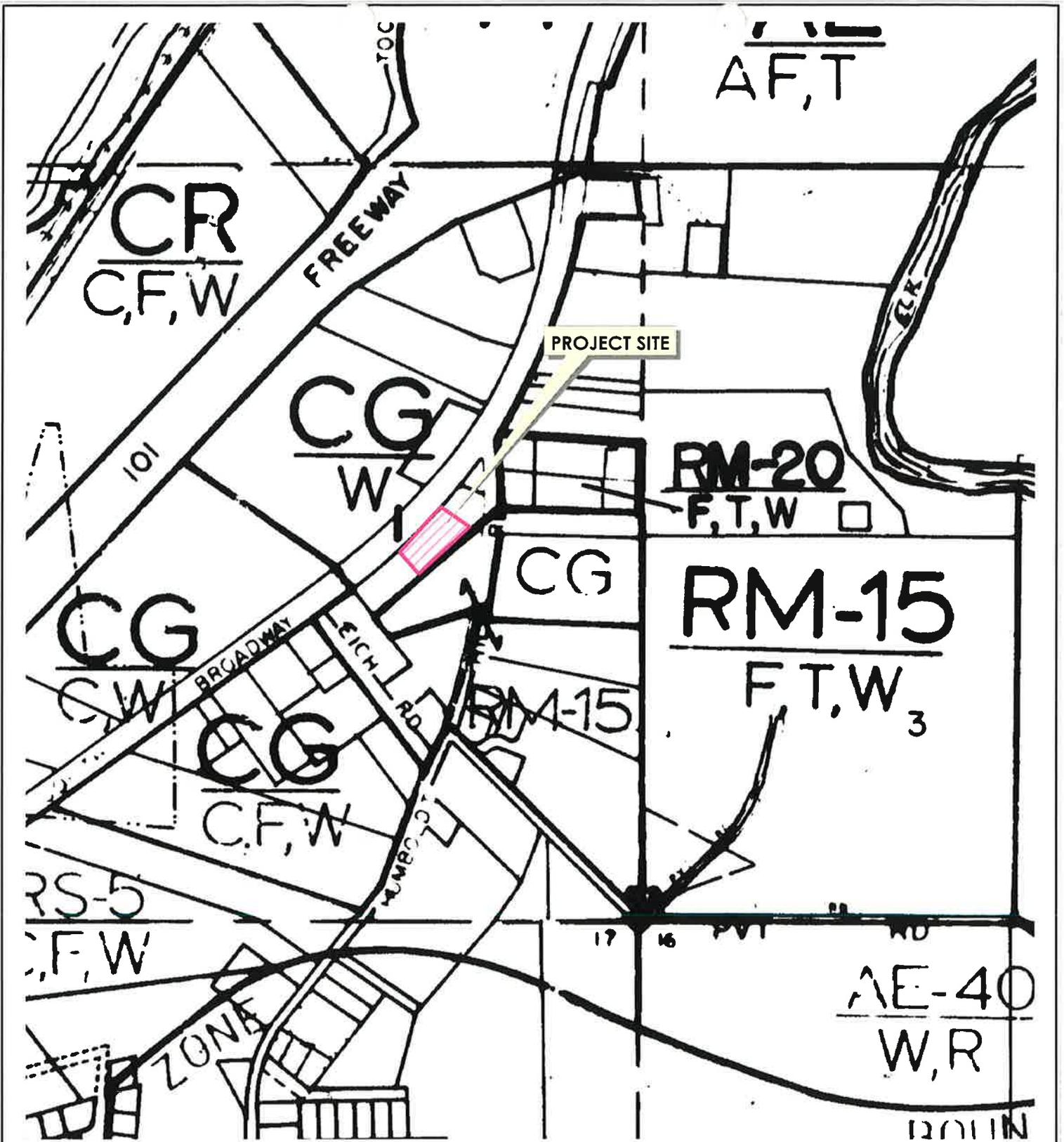
APN: 305-101-054

T04N R01W S08 HB&M (Fields Landing)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





ZONING MAP

**PROPOSED DOLLAR GENERAL
COASTAL DEVELOPMENT PERMIT
HUMBOLDT HILL AREA**

CDP-14-033

APN: 305-101-054

T04N R01W S08 HB&M (Fields Landing)

PROJECT AREA = 



MAP NOT TO SCALE

ASSESSOR'S PARCEL MAP
 THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

PTN S1/2 OF SE1/4 SEC 8 T4N R1W H.B.& M.

305-10

- PM442 of PM Bk 4, Pg 55
- PM460 of PM Bk 4, Pg 73
- RS, Bk 11 of surveys, Pg 39
- RS, Bk 13 of surveys, Pg 155
- RS, Bk 22 of surveys, Pg 48
- RS, Bk 29 of surveys, Pgs 140-142
- RS, Bk 30 of surveys, Pg 112
- RS, Bk 31 of surveys, Pg 29
- RS, Bk 31 of surveys, Pg 34
- PM2634 of PM Bk 23, Pgs 138-139
- RS, Bk 81 of surveys, Pg 18
- PM3439 of PM Bk 33, Pgs 73-74

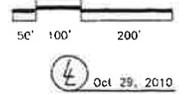
ENGINEER'S STATION 649+40.29 B.C.
 N489.04' & 782.72' FROM SE COR SEC 8 T4N R1W & N123.31' S07° 56' 54" & SOUTHWESTERLY 2.21' TO THE MONUMENT OPPOSITE ENGINEER'S STATION 649+40.29 B.C.

SBE 136-12-27C PART
 PACIFIC GAS & ELECTRIC
 308-350
 9-23-94

486.04' & 782.72' COR TO SECTIONS 8, 9, 16 & 17 T4N R1W

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 305, Pg 10
 County of Humboldt, CA.



PROJECT SITE =

ASSESSOR PARCEL MAP

**PROPOSED DOLLAR GENERAL
 COASTAL DEVELOPMENT PERMIT
 HUMBOLDT HILL AREA
 CDP-14-033**

**APN: 305-101-054
 T04N R01W S08 HB&M (Fields Landing)**

MAP NOT TO SCALE



AERIAL MAP

**PROPOSED DOLLAR GENERAL
COASTAL DEVELOPMENT PERMIT
HUMBOLDT HILL AREA**

CDP-14-033

APN: 305-101-054

T04N R01W S08 HB&M (Fields Landing)

Project Area = 



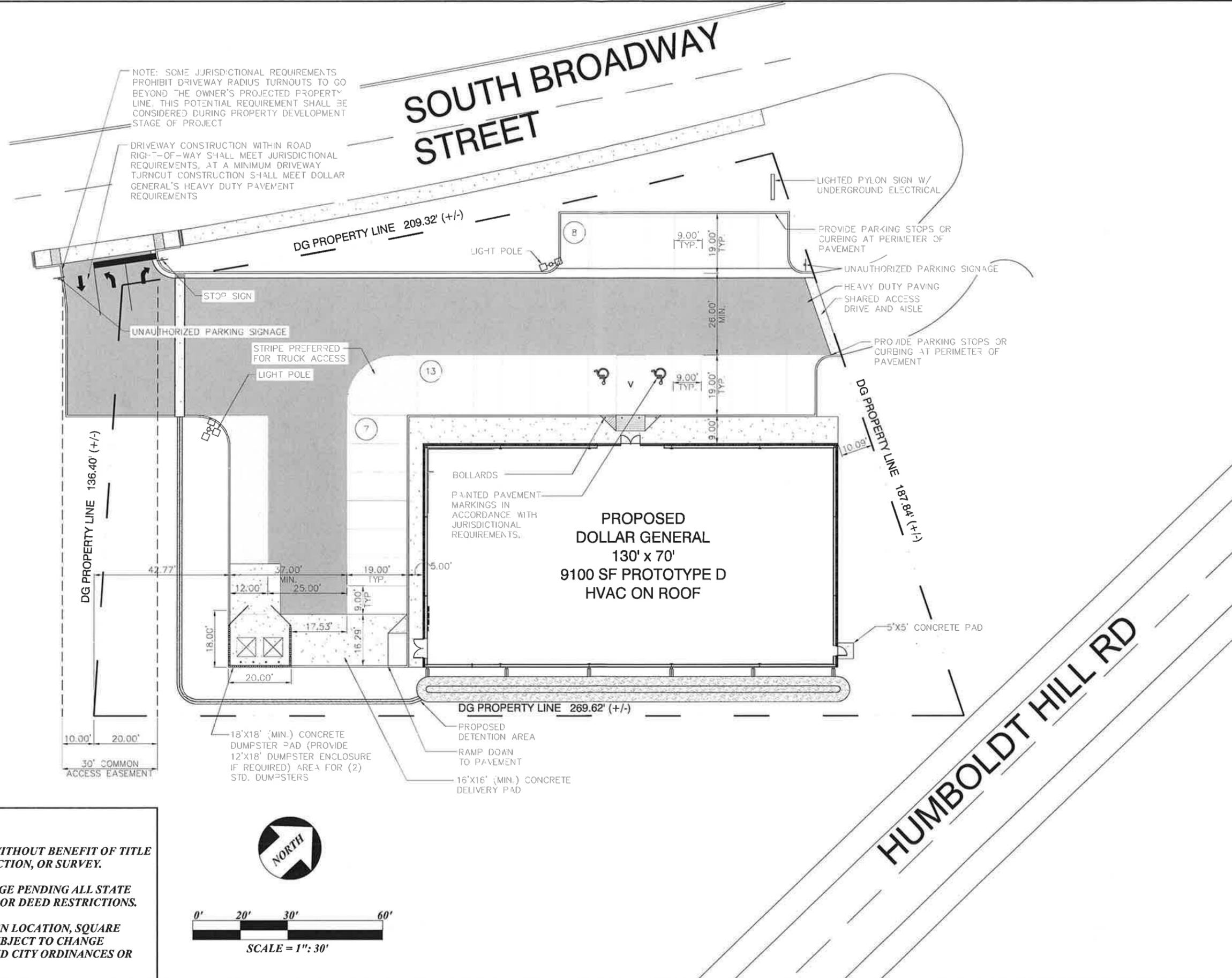
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



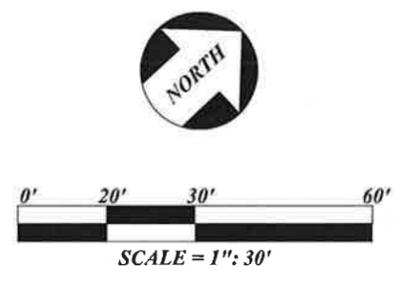
PRELIMINARY SITE PLAN

EUREKA, CA
S. BROADWAY ST @ HUMBOLDT HILL RD

PROTOTYPE:	D	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	9,100/310	COMPANY: CROSS DEVELOPMENT	NAME: BRIAN RUMSEY	11-13-14
ACREAGE:	0.87 +/-	NAME: STEVE RUMSEY	PHONE #: 972.398.6644	
REQUIRED PARKING:	28	PHONE #: 214.893.4208		



- NOTES:**
1. SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY.
 2. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.
 3. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.



ATTACHMENT 1

CONDITIONS OF APPROVAL

Approval of the Coastal Development and Special Permit is conditioned upon the following terms and requirements which must be fulfilled before a building permit may be issued or use initiated.

1. The applicant shall apply for and obtain an encroachment permit for the commercial driveway. The permit will require the driveway entrance to be surfaced with asphalt concrete or Portland cement concrete. The driveway shall intersect the County road at a 90 degree angle. The driveway grade shall not exceed 2% in the first 20 feet.
2. Applicant will be required to construct a commercial ADA driveway apron; remove the unused driveway drop curb (constructed at the time of the subdivision) and replace with CalTrans Type A2-6 curb and gutter, and construct a 5 foot wide Portland cement concrete sidewalk along the frontage of the lot.
3. The encroachment permit will also include connecting the parking lot drainage into the existing storm drain system within South Broadway. An oil-water filtration system is required prior to discharge into the County storm drain. Per the Development plan the applicant shall prepare shop drawings of the oil-water filtration system and storm water diversion structure for approval. (See also COA #14).
4. The applicant shall comply with the Subdivision's conditions of approval and requirements of the Development Plan for PMS-03-19, on file with the Planning and Building Department, which includes, but is not limited to, construction of a storm water detention system. This system is to be reviewed and inspected by the Department of Public Works (DPW). A fee will be charged by DPW for this review. A copy of the detention construction plan and maintenance plan must be attached and made part of the issuance of any development permit for the lot. (See also COA #14).
5. A total of twenty-eight (28) non-tandem, independently accessible parking spaces, including one (1) handicap accessible space, shall be constructed on-site prior to occupancy or before a "final" is issued for the Building Permit. The location of all on-site parking spaces shall appear on the final Building Division Plot Plan. Up to eight (7) of the parking spaces may be designated as compact. Compact parking spaces shall be visibly marked with signs and shall be clustered in one section of the parking area. **This requirement shall be clearly identified on the plot plan for building permit.** All parking spaces and access shall be improved with a surface of asphalt or Portland cement and shall be maintained for the life of the project.
6. The project by Code must include a loading space of not less than ten (10) feet wide, sixty (60) feet long and shall contain at least fourteen (14) feet of clearance, or an exception shall be secured in accordance with Section 313-109.1.5.2. Deliveries shall take place during business hours.
7. Site visibility must be maintained at the driveway entrance and at the corners of the lot in conformance with County Code.

8. Applicant shall be responsible to correct any involved drainage problems at the intersection of driveway and the County maintained roadway to the satisfaction of the Department of Public Works, Land Use Division. (See also COA #14).
9. Applicant shall pave, sign and stripe the parking lot.
10. Water and sewer service are available upon payment of applicable fees to Humboldt Community Services District. Water and sewer services shall not be located in a driveway area.
11. Hours of construction activity shall be limited to Monday through Friday from 8:00 am to 6:00 pm, Saturday from 9:00 am to 5:00 pm with no construction activity on Sunday.
12. During construction of the building the applicant shall:
 - a. use dust control techniques when excavating to minimize dust problems on adjacent parcels;
 - b. re-vegetate all disturbed areas prior to winter rain; and
 - c. take all precautions necessary to avoid the encroachment of dirt or debris on adjacent properties.

The plot plan submitted for the Building Permit shall indicate that all ground bared during construction shall be landscaped and/or seeded and mulched prior to October 1st.

13. The applicant shall submit a landscaping plan subject to the review and approval of the Planning Director. All landscaping shall be installed and have its maintenance system in working order prior to occupancy issuance.
14. The applicant shall submit a Drainage Plan for approval by the Department of Public Works that incorporates Low Impact Development techniques into the project design in a manner complementary to the requirements of COA #3 (oil-water filtration) and #4 (storm water detention). The purpose of these combined measures is to maximize the retention of storm water on site such that pollutant-laden runoff from the proposed new parking lot and other impermeable surfaces does not degrade surrounding coastal wetlands and waters.
15. The applicant shall submit a soils report with erosion and sediment control measures for review by the Building Inspection Division. Engineered construction plans will be required.
16. The applicant shall submit a Lighting Plan for the project for approval by the Planning and Building Department. The plan shall address the amount of light to be used, minimize glare and off-site impacts of light trespass, and provide for energy conservation by reducing the amount of light during non-business hours while maintaining adequate illumination for security.
17. Signs shall conform to Section 313-87 of the zoning regulations and the County's sight visibility ordinance. A signage plan shall be submitted with the application for Building Permit.

On-going Requirements/Development Restrictions which Must be Satisfied for the Life of the Project:

1. The project shall be developed and conducted in accordance with the Project Description, Plan of Operations and approved Project Site Plan. Changes other than Minor Deviations to the Plot Plan as provided by Section 312-11.1 shall require a modification of this permit.
2. A six (6) foot high solid wood fence shall be installed at the time of development between the residential and commercial use and be maintained for the life of the development.
3. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries. Illuminated signs shall be turned off within one (1) hour of close of business.
4. New utilities shall be installed underground, when feasible.
5. Landscaping shall be maintained for the life of the development in conformance with the approved landscaping plan.

Informational Notes

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

The applicant is responsible for ensuring compliance with this condition.

2. Gates are not permitted on County right of way for public roads without authorization of the Board of Supervisors. Gates must not create a traffic hazard and must provide an appropriate turnaround in front of the gate (set back approximately 25 feet from the road). Existing gates shall be evaluated for conformance.
3. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
4. The Coastal Development Permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be

commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.

5. New Development Requires a Permit. Any new development as defined by Section 313-139.6 of the Humboldt County Code (H.C.C.) shall require a Coastal Development Permit and Special Permit or permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations.

ATTACHMENT 2

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making all of the following required findings.

The Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Coastal Development and Special Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a) is categorically or statutorily exempt; or
 - b) will not have a significant effect on the environment and a negative declaration has been prepared; or
 - c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

1. General Plan Consistency. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Framework Plan (FP) and the Humboldt Bay Area Plan (HBAP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence which Supports Making the General Plan Conformance Finding
Land Use: §2700 (FP) §4.10 (HBAP)	Commercial General: Principal uses include retail sales, retail services, offices and professional uses.	The project consists of constructing an approximately 9,300 square feet commercial building on a 0.87 acre vacant parcel. The use of the building will be a retail store which is principally permitted in the Commercial General designation.
Housing: §2400 (FP) §3.28 (HBAP)	New housing in the Coastal Zone shall be developed in conformity with the goals, policies and standards of the Humboldt County Housing Element.	This project is for commercial development in a commercial zone. It does not affect Housing Element density targets established in the Humboldt County Housing Element.
Hazards: §3100-§3300(FP) §3.29 (HBAP)	Minimize risks to life and property in areas of high geologic, flood, and fire hazard.	<p>The project site is located in a geologic area designated with low instability. The site has a low fire hazard rating and is within an area of minimal flooding according to FIRM Map # 060060 0950C. All referral agencies have recommended approval or conditional approval of the proposed project.</p> <p>The parcel is located outside the area of potential tsunami hazard.</p>

<p>Biological Resource §3400 - §3604 (FP) §3.40 (HBAP)</p>	<p>Protect designated sensitive and critical resource habitats.</p>	<p>Based on County resource maps there do not appear to be any designated sensitive or critical resource habitats on the project site. Although the parcel has a "W" combining zone indicating coastal wetland areas on the parcel, closer inspection of the site verifies that there are no wet areas actually on the subject parcel. A site visit conducted by County staff indicates the closest wet area is located at the south end of parcel 305-101-053 which is to the south of the subject parcel. The subject parcel boundary is at least 200 feet from the edge of any wet areas. It seems the "W" combining zone applies more to the exceptionally wet and flood-prone areas on the west side of South Broadway and south of Eich Road.</p> <p>With inclusion of erosion and sediment controls, an oil-water separator, and LID techniques for natural storm water detention, minimal impacts to biological resources and/or sensitive or critical habitats resources are expected.</p>
<p>Archaeological and Paleontological Resources §3500 (FP) §3.18 (HBAP)</p>	<p>Protect cultural, archeological and paleontological resources.</p>	<p>The project was referred to The Northwest Information Center (NWIC) who recommended further study of the area and for local tribes to be contacted. The planning division also referred to the local tribe, Bear River Band of the Rohnerville Rancheria, who indicated their database does not include any previously recorded sites within the project parcel or in the immediate vicinity. The referral recommends an informational note be added to the conditions for this project in case archaeological resources are uncovered during construction activities. The informational note requires that work is stopped and a qualified archeologist is contacted.</p>

Visual Resource Protection §3540 (FP) §3.40 (HBAP)	Protect and conserve scenic and visual qualities of coastal areas.	The subject parcel is not located within a designated coastal scenic or visual area. The parcel is located on South Broadway which was the old highway before the current US Highway 101 was constructed. The store will be accessed from South Broadway in an area of mixed commercial and residential uses. The proposed retail store has a front height of 22 feet sloping to 15 feet at the rear of the store which is well below the 45 foot maximum height allowed in the zoning district. The area is relatively flat and the view to the bay is interrupted by US Highway 101 as well as other development. The surrounding parcels may have views of the bay from second story windows but views from the street level are not impacted by this development. The commercial use is principally permitted and, with a Special Permit for a parking space reduction, conforms with the development standards of the parcel. Based on the above discussion, staff believes that the proposal would be consistent with the visual resource protection requirements of the Humboldt Bay Area Plan.
Urban Limit Development Policies §3.11 B 2 (c) 2	Development allowed when the carrying capacity of major roads and of coastal access corridors is sufficient for all permitted uses.	The project site will be accessed off South Broadway which was the old highway before the construction of US Highway 101. The Department of Public Works – Lane Use Division was referred and did not have concerns, citing the project's location and proximity to US Highway 101.

2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms to all applicable standards and requirements of these regulations. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Coastal Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence that Supports the Zoning Finding
§ 313-2.2 (HCC) Commercial General	Retail sales and services, Administrative, Office and Professional	The project is for the development of a retail store.
§ 313-2.2 (HCC)	Development Standards	
Minimum Parcel Size	5,000 square feet	The parcel is approximately 0.87 acre.
Lot Width	50 feet	Approximately 205 feet
Maximum Lot Depth	3 x lot width(205) = 615 ft	The depth of the parcel ranges from approximately 160 to 200 feet.

Minimum Yard Setbacks per Zoning	Front: 0 feet Rear: 15 feet Sides: 0 feet	Front: 65 feet Rear: 15 feet South side: 82 feet from edge of ingress/egress easement. North side: 10 feet
Maximum Ground Coverage	None specified	± 25%

<p>313-109.1 Parking</p>	<p><u>Commercial Retail Sales:</u> One parking space for every 300 square feet of gross floor area plus one for each employee.</p> <p><u>Warehouse:</u> The higher of either one parking space for every four employees or one parking space for each 2,500 square feet of gross floor area.</p> <p><u>Exceptions:</u> Exceptions may be granted by the hearing officer based on the following factors: Geographic location of the site; identification as a rural center in the community plan, site specific topographic constraints, historically designated structures, proximity to urban built up areas; and levels of anticipated use.</p> <p><u>Loading Space Required.</u> One loading space is required for each 20,000 square feet of gross floor area or portion thereof.</p>	<p>Using the standard parking ratios for retail store and warehouse, 32 parking spaces would be required. Calculations are below.</p> <p>The applicants have requested a parking exception based on the levels of anticipated use. The applicant provided a parking study demonstrating justification for the exception request. The study is based on historical parking demand at other Dollar General locations throughout California and assumes the full parking requirements are unwarranted. The study is provided as part of the project description included with Attachment 3.</p> <p>Overall, Dollar General requests a reduction of four spaces for a total of 28 on-site parking spaces. Staff is supportive of this exception based on the level of anticipated use.</p> <p>The loading space requirement is met with one designated loading space located in the southwest area of the parking lot. No loading space exception is requested.</p> <p><u>Parking Calculations</u></p> <p>9,297 total building <u>-1,003 warehouse</u> 8,294 retail ÷ <u>300</u> One (1) space for every 300 sf 27.6 = 28 spaces for retail</p> <p>Three (3) employees = additional three (3) spaces 28 + 3 = 31 for retail</p> <p>1,003 warehouse = One (1) space per 2,500 sf</p> <p>Total = 32 spaces needed</p> <p>Plot plan shows 28 spaces including 2 ADA accessible spaces.</p>
<p>Maximum Structure Height</p>	<p>45 feet</p>	<p>Main building = 22 feet max in front sloping to 15 feet in rear.</p>

313-87.3 Signs and Nameplates	In commercial zones signs shall not exceed 300 square feet in the aggregate and shall not be divided into more than six single-faced or double-faced signs.	The project proposes two signs. The first is a double-sided pole mounted sign of approximately 70.7 square feet per side (141.4 square feet total). The height of the pole mounted sign is 21 feet. This sign is proposed to be illuminated. The second sign will be mounted on the building and be approximately 150 square feet and illuminated. Together the signs total 291.5 square feet.
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4. Public Health, Safety and Welfare, and 6. Environmental Impact: The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4	Proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.	All reviewing referral agencies have approved the proposed development. No detrimental effects to public health, safety and welfare were identified. The proposed development is not expected be detrimental to property values in the vicinity nor pose any kind of public health hazard.

CEQA Guidelines	Categorically exempt from State environmental review.	Class 3, Section 15303(c); New Construction or Conversion of Small Structures. CEQA section 15303 categorically exempts construction of limited numbers of new, small facilities or structures, including, in urbanized areas, structures not exceeding 10,000 square feet. However, the unincorporated area of the county does not have any areas directly satisfying the CEQA definition of Urbanized, which generally speaking requires a population center of 50,000. Although the development site is not within the CEQA definition of urbanized, it exhibits characteristics of urban development common to Humboldt County because the parcel is served by both public water and sewer, it is commercially planned and zoned, and is located within the mapped Urban Limit Line per the Humboldt Bay Area Plan (HBAP). Additionally, the parcel is served by a County road which will require urban type frontage improvements and is served by the regional bus line (Redwood Transit Service). The use of
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		<p>this class of exemption for new construction of small structures within urban areas, as the term is used in the County General Plan and Local Coastal Program, is consistent with previous County practice and the provisions of Section 21083.3 of CEQA.</p> <p>Furthermore, per the submitted evidence and agency responses, none of the exceptions to the Categorical Exemption per Section 15300.2 of the State CEQA Guidelines apply to this project.</p>
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5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 Housing Element Densities	The proposed development shall not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The parcel is currently planned and zoned for commercial uses. The proposed project will permit the development of a retail store. The parcel was not included in the 2014 Housing Inventory used to determine compliance with Housing Element law. Therefore, the project is in conformance with the standards in the Housing Element.

ATTACHMENT 3

APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

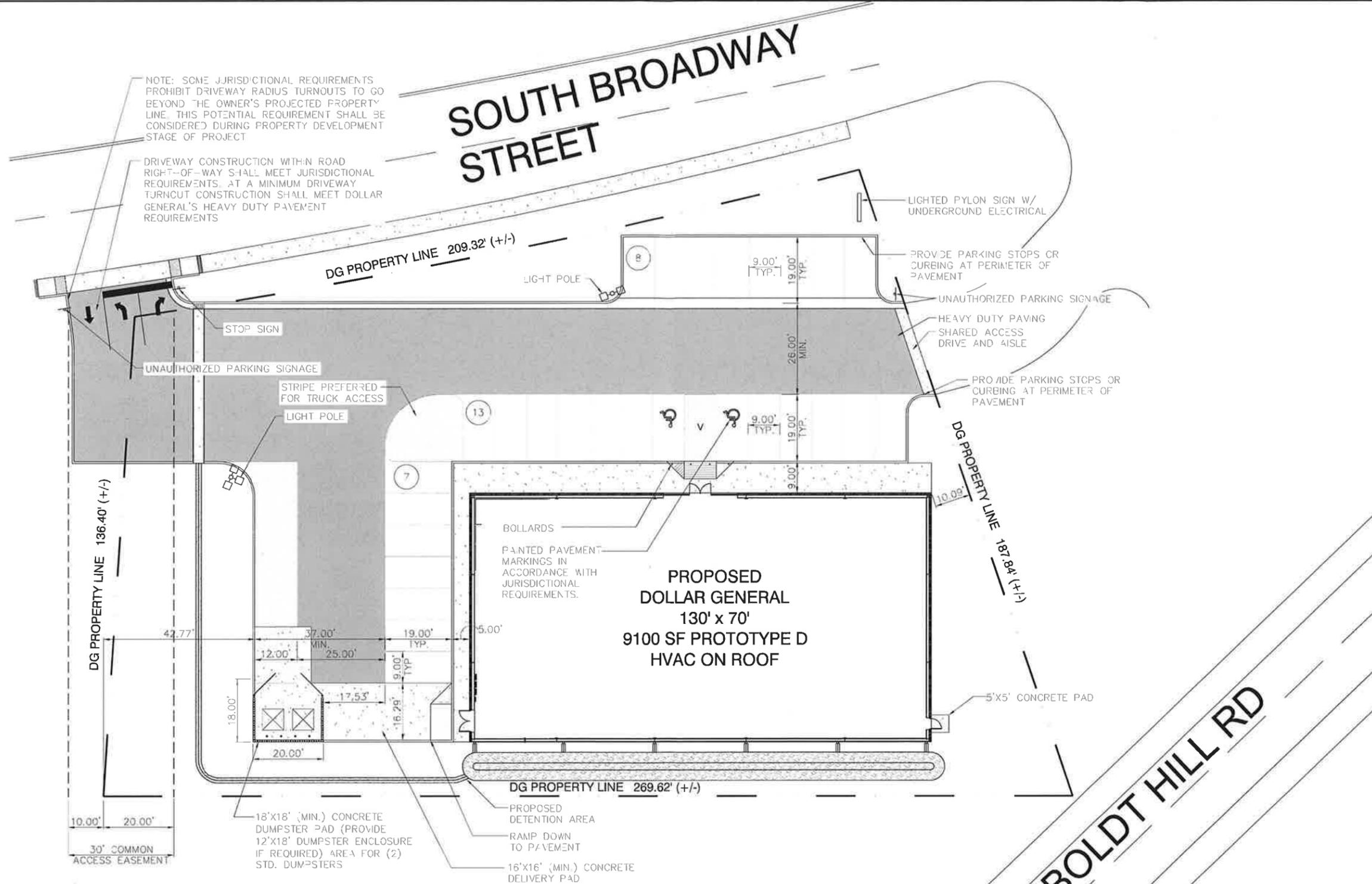
Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

- Application Form (in file)
- Plot Plan (attached)
- Plan of Operation (attached)
- Trip Generation and Parking Assessment (attached)
- Floor plan and elevations (attached)

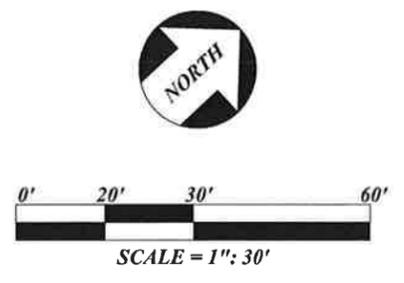
PRELIMINARY SITE PLAN

EUREKA, CA
S. BROADWAY ST @ HUMBOLDT HILL RD

PROTOTYPE:	D	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	9,100/310	COMPANY: CROSS DEVELOPMENT	NAME: BRIAN RUMSEY	11-13-14
ACREAGE:	0.87 +/-	NAME: STEVE RUMSEY	PHONE #: 972.398.6644	
REQUIRED PARKING:	28	PHONE #: 214.893.4208		



- NOTES:**
1. SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY.
 2. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.
 3. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.



Dollar General Humboldt Hills

Plan of Operation

Project Description:

1. Dollar General stands for convenience, quality brands and low prices. More than half of our stores serve communities with fewer than 20,000 people – many overlooked by large retailers. We like to build stores close to neighborhoods, so no one has to drive far to find us. Dollar General's successful prototype makes shopping a truly hassle-free experience. We design neighborhood stores with carefully edited merchandise assortments. We don't carry every brand and size, just the most popular ones. We save you time by staying focused on life's simple necessities: laundry detergent, toilet paper, bar soap, shampoo, socks and underwear and maybe a gadget or two. We were one of the first General Merchandise stores to add coolers to our stores, featuring convenience foods such as milk and eggs. Some of the national brands carried are Tide, Crest, Kotex Dove, *Proctor and Gamble, Clorox, glad, Huggies Tylenol, Ocean Spray, 3M, Bic, Fruit of the Loom and Rexall Drugs. Our permanent Dollar General Store will operate between the hours of 8am and 10pm, 7 days a week. They typically run between 3-5 employees per shift, 95% of the time operating with 3 employees. Deliveries are random and could happen anytime during operating hours.
2. Typically the only byproduct from the daily operation is typical trash.
3. The site has no emissions.
4. The only increase in noise would be the traffic pulling into and out of the site.
5. The Dollar General Store will operate like any other retail store, more trips will be generated to our site thus impacting the adjacent streets. We typically have 10-13 trips per hour so the increase is not significant. Our store uses very little water and thus discharges very little sewer, roughly 250 gallons per day of domestic water usage. The same can be said of our low maintenance landscaping design, this design reduces the amount of water required for landscaping.

MEMO

To: Mr. Joe Dell, Cross Development LLC
From: Ken Anderson, KD Anderson & Associates, Inc.
Date: October 8, 2014
Re: Trip Generation and Parking Generation Assessment for Dollar General Stores

Study Overview

Project Description. Dollar General Stores is a chain of small to medium sized convenience oriented discount stores that are prevalent on the east coast but have only recently appeared in California. As we understand, the Dollar General Stores are typically stand-alone 9,100 sf retail stores located off of state highways and local “Main Streets” in suburban and rural areas. In many jurisdictions local agencies and the California Department of Transportation (Caltrans) require additional information regarding the trip generation and parking characteristics of Dollar General Stores before deciding whether formal traffic impact studies and parking variances will be required as part of their site design approval or as part of project review under the California Environmental Quality Act (CEQA). This memo transmits the results of our Trip Generation / Parking Generation Assessment that provides that initial information.

Trip Generation. Traffic engineers characterize the vehicle movements into and out of a business in terms of “trip ends”. Each time a customer or employee travels to a business and then departs one inbound and one outbound trip will be generated. The number of trips associated with new development is estimated based on statistics derived from observation of similar uses. The trip generation forecast for Dollar General Stores has been based on review of trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 9th Edition (2012)*, as well as a survey of similar stores conducted in 2011 for the Florida Department of Transportation (FDOT).

ITE Code 824 Variety Store most closely approximates the characteristics of Dollar General Stores in terms of store size and characteristics. The Trip Generation Manual notes:

A variety store is a retail store that sells a broad range of inexpensive items often at a single price. These stores are typically referred to as “dollar stores”. Items sold at these stores typically include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations and toys. These stores are sometimes stand-alone sites, but they may also be located in small strip shopping centers.

The Trip Generation Manual notes that the site surveys reported for this use were collected in 2010 in Florida. That is also the data presented in the 2011 FDOT survey.

As noted in Table 1 the typical Dollar General Store is expected to generate approximately 583 daily, 35 a.m. and 63 p.m. peak hour trips measured at the stores driveways. The 2011 FDOT study noted that on

KD Anderson & Associates, Inc.

3853 Taylor Road, Suite G • Loomis, CA 95650 • (916) 660-1555 • Fax (916) 660-1535

average 34% of the trips made to the store are classified as “pass-by” trips drawn from the stream of traffic already passing the site. Thus, we expect the a Dollar General Store will generate 385 “new” daily trips with 23 “new” trips in the a.m. peak hour and 41 “new” trips during the p.m. peak hour.

**TABLE 1
 DOLLAR GENERAL STORES TRIP GENERATION RATES / FORECASTS**

Land Use / ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Variety Store (814)	ksf	64.03	50%	50%	3.81-	50%	50%	6.82
Dollar General Stores	9.1 ksf	583	18	17	35	32	31	63
Less Pass-by Trips	<34%>	198	<6>	<6>	<12>	<11>	<11>	<22>
Net New Trips		385	12	11	23	21	20	41

Institute of Transportation Engineers, *Trip Generation Manual, 9th Edition* or Trip Generation Characteristics of Discount/Home Improvement Superstores/Major Distribution Centers and Small Box Stores, Wilbur Smith Associates, February 2, 2011

Truck Trips. The typical store will receive regular deliveries from the Dollar General Stores regional distribution center. Typically 3 full size trucks will visit the store each week, although smaller single unit trucks may visit each day. Some of the full size trucks are expected to be STAA trucks (53’) permitted on California highways under the Surface Transportation Authorization Act. Deliveries would not be expected during the a.m. and p.m. peak commute hours.

Parking Generation

The ITE publication *Parking Generation, 4th Edition (2010)* presents the result of parking demand surveys conducted for various land uses. While that source provides guidance for collecting parking demand data and for developing parking generation rates, no specific information has been developed for Dollar General Stores. New parking demand data was developed based on observations at three northern California Dollar General Stores in September 2014.

The results of these surveys are attached and summarized in Table 2. As part of the survey the number of occupied parking spaces was identified by observation on 15 minute intervals for those hours that each store was open. This data was reviewed and the time period with the greatest number of occupied spaces was identified. As noted in Table 2, the maximum number of occupied spaces ranged from 9 to 11 on the weekday, and from 9 to 13 on Saturday. The average for the three stores was determined to be a maximum of 10 occupied spaces on the weekday and 11.33 occupied spaces on Saturday.

KDA

TABLE 2
DOLLAR GENERAL STORES PARKING DEMAND

	Gridley, CA		Los Molinos, CA		Orland, CA	
	Thursday 10/2/2014	Saturday 10/4/2014	Thursday 10/2/2014	Saturday 10/4/2014	Thursday 10/2/2014	Saturday 10/4/2014
Building ksf	9.1		9.1		9.1	
Total On-Site Parking Spaces	30		32		29	
Time of Peak Parking Demand	1:00 pm	1:45 pm	3:30 pm	11:00 am	10:45 am	2:45 pm
Maximum Number of Occupied Spaces	9	9	10	12	11	13
Average Maximum Occupied Parking Spaces					10.00	11.33
Average Maximum Occupied Spaces per ksf					1.10	1.25

APPENDIX

Parking Survey Results

KDA

14-7633-001 Dollar General Parking Study

1480 Highway 99, Gridley, CA 95948

Inventory: 30 Spaces

Thursday, October 02, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	5
8:15 AM	3	3:15 PM	5
8:30 AM	2	3:30 PM	7
8:45 AM	2	3:45 PM	8
9:00 AM	2	4:00 PM	9
9:15 AM	2	4:15 PM	6
9:30 AM	3	4:30 PM	5
9:45 AM	3	4:45 PM	7
10:00 AM	4	5:00 PM	8
10:15 AM	4	5:15 PM	7
10:30 AM	3	5:30 PM	7
10:45 AM	2	5:45 PM	6
11:00 AM	2	6:00 PM	6
11:15 AM	3	6:15 PM	4
11:30 AM	4	6:30 PM	6
11:45 AM	5	6:45 PM	4
12:00 PM	8	7:00 PM	4
12:15 PM	7	7:15 PM	3
12:30 PM	6	7:30 PM	3
12:45 PM	5	7:45 PM	5
1:00 PM	9	8:00 PM	5
1:15 PM	9	8:15 PM	5
1:30 PM	4	8:30 PM	5
1:45 PM	6	8:45 PM	4
2:00 PM	7	9:00 PM	3
2:15 PM	4	9:15 PM	3
2:30 PM	5	9:30 PM	2
2:45 PM	4	9:45 PM	1
		10:00 PM	0

Saturday, October 04, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	6
8:15 AM	3	3:15 PM	3
8:30 AM	3	3:30 PM	5
8:45 AM	3	3:45 PM	7
9:00 AM	3	4:00 PM	7
9:15 AM	3	4:15 PM	6
9:30 AM	3	4:30 PM	9
9:45 AM	3	4:45 PM	9
10:00 AM	2	5:00 PM	8
10:15 AM	3	5:15 PM	7
10:30 AM	2	5:30 PM	6
10:45 AM	3	5:45 PM	5
11:00 AM	8	6:00 PM	6
11:15 AM	4	6:15 PM	8
11:30 AM	2	6:30 PM	3
11:45 AM	3	6:45 PM	4
12:00 PM	4	7:00 PM	4
12:15 PM	3	7:15 PM	5
12:30 PM	3	7:30 PM	5
12:45 PM	5	7:45 PM	4
1:00 PM	5	8:00 PM	5
1:15 PM	5	8:15 PM	5
1:30 PM	4	8:30 PM	4
1:45 PM	9	8:45 PM	4
2:00 PM	8	9:00 PM	3
2:15 PM	5	9:15 PM	3
2:30 PM	5	9:30 PM	1
2:45 PM	6	9:45 PM	1
		10:00 PM	1

14-7633-002 Dollar General Parking Study

851 Newville Road, Orland, CA 95963

Inventory: 29 Spaces

Thursday, October 02, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	2	3:00 PM	3
8:15 AM	1	3:15 PM	3
8:30 AM	4	3:30 PM	6
8:45 AM	4	3:45 PM	2
9:00 AM	3	4:00 PM	4
9:15 AM	4	4:15 PM	7
9:30 AM	6	4:30 PM	5
9:45 AM	5	4:45 PM	6
10:00 AM	7	5:00 PM	6
10:15 AM	8	5:15 PM	3
10:30 AM	7	5:30 PM	5
10:45 AM	11	5:45 PM	8
11:00 AM	8	6:00 PM	7
11:15 AM	11	6:15 PM	8
11:30 AM	4	6:30 PM	5
11:45 AM	4	6:45 PM	6
12:00 PM	7	7:00 PM	6
12:15 PM	4	7:15 PM	5
12:30 PM	6	7:30 PM	4
12:45 PM	5	7:45 PM	1
1:00 PM	5	8:00 PM	4
1:15 PM	6	8:15 PM	6
1:30 PM	7	8:30 PM	4
1:45 PM	5	8:45 PM	2
2:00 PM	4	9:00 PM	2
2:15 PM	5	9:15 PM	5
2:30 PM	7	9:30 PM	2
2:45 PM	4	9:45 PM	1
		10:00 PM	1

Saturday, October 04, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	3	3:00 PM	3
8:15 AM	4	3:15 PM	4
8:30 AM	3	3:30 PM	4
8:45 AM	2	3:45 PM	5
9:00 AM	6	4:00 PM	9
9:15 AM	5	4:15 PM	7
9:30 AM	4	4:30 PM	4
9:45 AM	5	4:45 PM	8
10:00 AM	3	5:00 PM	9
10:15 AM	4	5:15 PM	5
10:30 AM	7	5:30 PM	6
10:45 AM	6	5:45 PM	2
11:00 AM	6	6:00 PM	4
11:15 AM	8	6:15 PM	3
11:30 AM	6	6:30 PM	5
11:45 AM	8	6:45 PM	7
12:00 PM	10	7:00 PM	7
12:15 PM	7	7:15 PM	10
12:30 PM	9	7:30 PM	3
12:45 PM	6	7:45 PM	3
1:00 PM	8	8:00 PM	1
1:15 PM	8	8:15 PM	4
1:30 PM	6	8:30 PM	7
1:45 PM	10	8:45 PM	5
2:00 PM	9	9:00 PM	5
2:15 PM	10	9:15 PM	4
2:30 PM	6	9:30 PM	2
2:45 PM	13	9:45 PM	2
		10:00 PM	1

14-7633-003 Dollar General Parking Study

7921 Highway 99e, Los Molinos, CA 96055

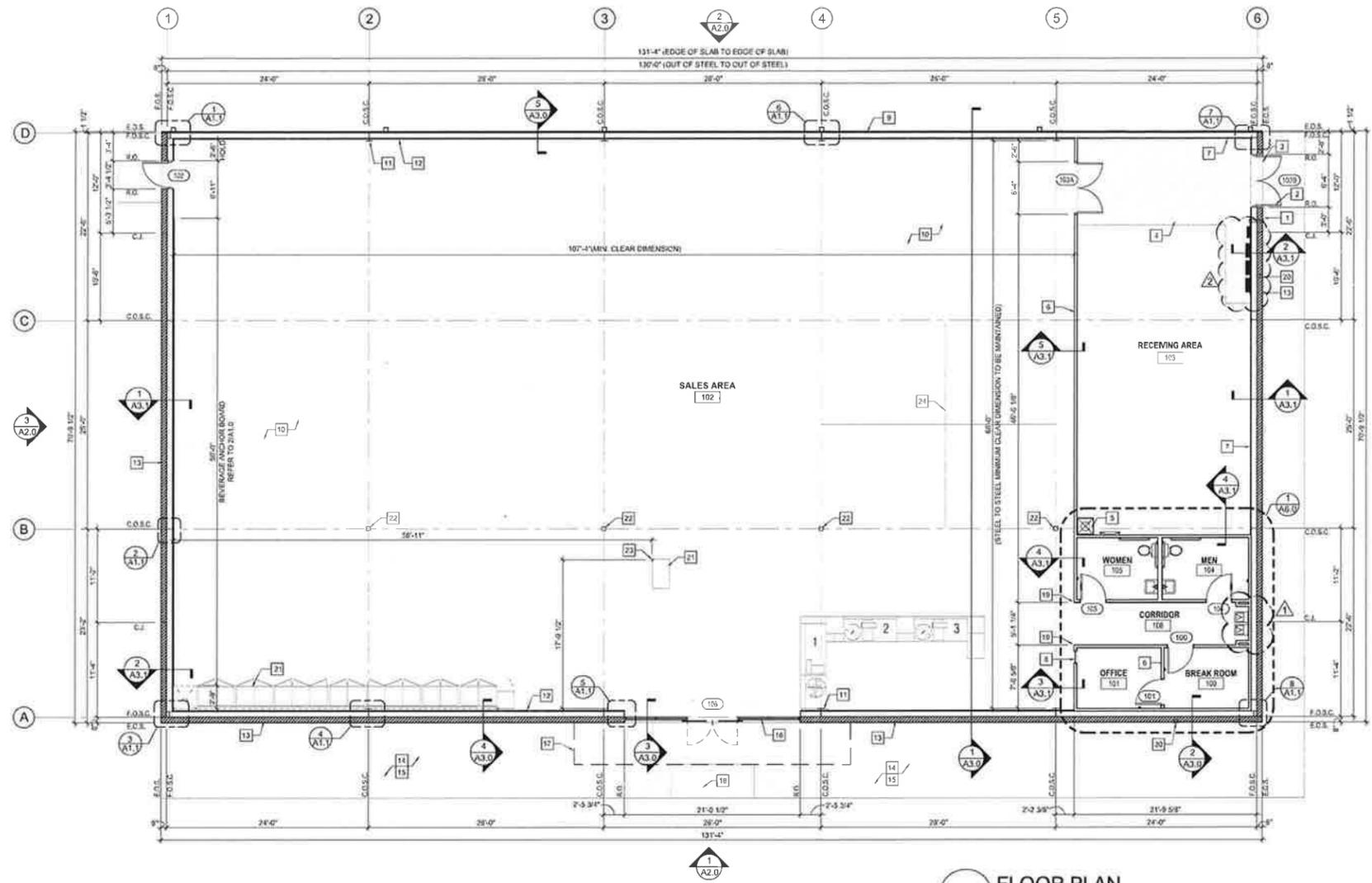
Inventory: 32 Spaces

Thursday, October 02, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	7
8:15 AM	1	3:15 PM	9
8:30 AM	3	3:30 PM	10
8:45 AM	4	3:45 PM	5
9:00 AM	4	4:00 PM	7
9:15 AM	3	4:15 PM	8
9:30 AM	2	4:30 PM	5
9:45 AM	3	4:45 PM	3
10:00 AM	2	5:00 PM	9
10:15 AM	6	5:15 PM	6
10:30 AM	6	5:30 PM	9
10:45 AM	5	5:45 PM	5
11:00 AM	4	6:00 PM	7
11:15 AM	6	6:15 PM	8
11:30 AM	7	6:30 PM	9
11:45 AM	6	6:45 PM	7
12:00 PM	2	7:00 PM	5
12:15 PM	4	7:15 PM	8
12:30 PM	7	7:30 PM	7
12:45 PM	6	7:45 PM	6
1:00 PM	4	8:00 PM	7
1:15 PM	8	8:15 PM	7
1:30 PM	5	8:30 PM	5
1:45 PM	7	8:45 PM	6
2:00 PM	6	9:00 PM	8
2:15 PM	5	9:15 PM	4
2:30 PM	6	9:30 PM	4
2:45 PM	5	9:45 PM	2
		10:00 PM	2

Saturday, October 04, 2014

Time	Occupancy	Time	Occupancy
8:00 AM	1	3:00 PM	11
8:15 AM	1	3:15 PM	8
8:30 AM	4	3:30 PM	6
8:45 AM	2	3:45 PM	6
9:00 AM	3	4:00 PM	3
9:15 AM	3	4:15 PM	6
9:30 AM	5	4:30 PM	7
9:45 AM	3	4:45 PM	8
10:00 AM	5	5:00 PM	6
10:15 AM	4	5:15 PM	5
10:30 AM	6	5:30 PM	7
10:45 AM	9	5:45 PM	9
11:00 AM	12	6:00 PM	5
11:15 AM	5	6:15 PM	5
11:30 AM	3	6:30 PM	7
11:45 AM	3	6:45 PM	3
12:00 PM	5	7:00 PM	6
12:15 PM	7	7:15 PM	4
12:30 PM	7	7:30 PM	6
12:45 PM	8	7:45 PM	5
1:00 PM	5	8:00 PM	5
1:15 PM	6	8:15 PM	3
1:30 PM	5	8:30 PM	5
1:45 PM	4	8:45 PM	2
2:00 PM	4	9:00 PM	8
2:15 PM	6	9:15 PM	6
2:30 PM	7	9:30 PM	5
2:45 PM	9	9:45 PM	2
		10:00 PM	1



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

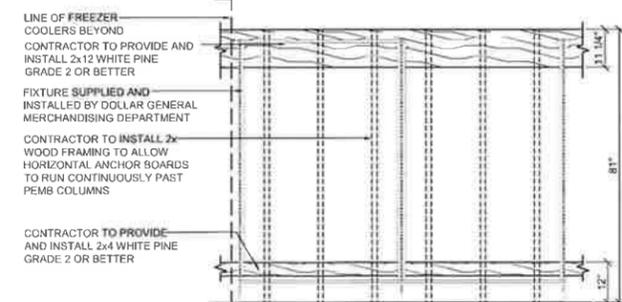
- GENERAL NOTES:**
- STORAGE IN THE STORE AND STORAGE AREAS SHALL NOT EXCEED HIGH-PILED STORAGE SPECIFICATIONS OR ACCOMMODATIONS FOR STORAGE MEETING THE REQUIREMENTS OF CHAPTER 23 (IBC) SHALL BE MET.
 - SALES AREA MINIMUM DIMENSION TO BE MAINTAINED METAL BUILDING COLUMNS SHALL BE STRAIGHT, NO TAPERED COLUMNS & INTERIOR COLUMNS, MAINTAIN INTERIOR CLEARANCE OF 68'-0" BETWEEN FACE OF COLUMNS ON SALES FLOOR
 - SALES AREA MINIMUM DIMENSION TO BE MAINTAINED
 - IF A THICKENED WALL ASSEMBLY IS UTILIZED PER LOCAL GOVERNMENT REQUIREMENTS THE BUILDING FOOTPRINT SHALL GROW OUTWARD TO MAINTAIN THE MINIMUM SALES AREA DIMENSIONS.
 - COORDINATE THE FINAL LOCATION AND AMOUNT OF THE REGISTERS WITH THE APPROVED FIXTURE PLAN.
 - ADDITIONAL REGISTERS MAY BE REQUIRED IF THE ANNUAL SALES PROJECTION EXCEEDS THE PERFORMANCE OF A STANDARD STORE.

- ABBREVIATIONS**
- C.O.S.C. = CENTER OF STEEL COLUMN
 - E.O.S. = EDGE OF SLAB
 - R.O. = ROUGH OPENING
 - F.O.M.S. = FACE OF METAL STUD
 - F.O.M.P. = FACE OF METAL PANEL
 - F.O.S.C. = FACE OF STEEL COLUMN
 - C.J. = CONTROL JOINT
 - F.O.CMU = FACE OF CMU

NOTE:
LIGHT GAUGE SUPPLIER TO DESIGN ALL METAL STUD GAUGES

- FLOOR PLAN KEYED NOTES**
- RECEIVING DOOR BUZZER - TORK MDL#A725 OR EQUAL TO1 AND DOOR SCHEDULE.
 - DOOR SCOPE, PROVIDED BY BASS SECURITY, REFER TO T01 AND DOOR SCHEDULE.
 - WEATHER STRIP & LOW PROFILE THRESHOLD PROVIDED BY BASS SECURITY, REFER DOOR SCHEDULE.
 - STRIP FLOOR FOR DESIGNATED EGRESS PATH (PAINT YELLOW).
 - PROVIDE AND INSTALL A TEN GALLON WATER HEATER (OR LARGER IF REQUIRED BY CODE) ABOVE THE MOP SINK.
 - 3 5/8" METAL STUD WITH 1/2" MINIMUM GYPSUM BOARD (BOTH SIDES), REFER TO NOTED WALL SECTION, REFER TO ROOM FINISH SCHEDULE FOR GYPSUM BOARD HEIGHT AT ANY PARTICULAR WALL.
 - METAL LINER PANELS TO UNDERSIDE OF ROOF DECK, (BY PRE-ENGINEERED BUILDING MANUFACTURER), PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0".
 - 18" x 18" ONE WAY WINDOW, BOTTOM @ 36" A.F.F.
 - METAL BUILDING PANELS (BY PRE-ENGINEERED BUILDING MANUFACTURER), PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0".
 - CONCRETE SLAB (REFER TO STRUCTURAL)
 - METAL BUILDING FRAME, REFER TO NOTED WALL SECTION FOR ADDITIONAL INFORMATION.
 - 1/2" GYPSUM BOARD (TO 10'-0" A.F.F.) OVER METAL LINER PANELS
 - 8" SPLIT-FACED CMU PAINTED TO MATCH SIDE WALL PANELS, REFER TO NOTED WALL SECTIONS AND STRUCTURAL
 - SLOPE CONCRETE AWAY FROM BUILDING, (REFER TO CIVIL)
 - BROOM FINISH CONCRETE SIDEWALK, TYPICAL, (REFER TO CIVIL)
 - BRONZE STOREFRONT SYSTEM, REFER TO NOTED WALL SECTION FOR ADDITIONAL INFORMATION. CONTINUE GYPSUM BOARD ABOVE STOREFRONT TO DECK.
 - LINE OF SOFFIT OR CANOPY ABOVE.
 - A.D.A. COMPLIANT ACCESSIBLE RAMP (REFER TO CIVIL)
 - MC QUE CART AND BUMPER GUARDS, TOP INSTALLED @ 3'-0" A.F.F., ORDER TRIM KIT FOR PROTOTYPE "D".
 - WALL HYDRANT, REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 - REFRIGERATION BY DOLLAR GENERAL.
 - STEEL COLUMN, PAINT SW7005 PURE WHITE, WRAP STEEL COLUMN WITH TIGHT LOOP CARPET (BLACK) FROM BASE TO 48" A.F.F.
 - POWER POLE, REFER TO ELECTRICAL PLANS
 - CONTROL JOINTS ARE TO BE PLACED ALONG COLUMN LINES AND MID POINT BETWEEN COLUMN LINES, REFER TO STRUCTURAL DRAWINGS.

- DRINK FIXTURE WALL MOUNTING SUPPORT NOTES:**
- PROVIDE AND INSTALL 2X12 WHITE PINE - GRADE 2 OR BETTER.
 - PROVIDE AND INSTALL 2X4 WHITE PINE - GRADE 2 OR BETTER.
 - FASTEN THE 2X12 TO THE WALL WITH THE TOP EDGE OF THE BOARD AT 81" A.F.F.
 - FASTEN THE 2X4 TO THE WALL WITH THE TOP EDGE OF THE BOARD AT 12" A.F.F., STARTING FROM THE END OF THE LAST COOLER AND STOPPING 5'-0" FROM REAR WALL.
 - PRE-DRILL PILOT HOLES IN ALL BOARDS PRIOR TO INSTALLATION TO PREVENT WOOD SPLITS.
 - SECURE THE 2X12 WITH THREE SELF-TAPPING SCREWS PER WALL STUD. MINIMUM SCREW SIZE IS 4"x 1/4".
 - FASTEN THE 2X4 WITH ONE SELF-TAPPING SCREW PER WALL STUD. MINIMUM SCREW SIZE IS 4"x 1/4".
 - CAULK THE EDGES OF THE 2X12 AT THE TOP AND BOTTOM WHERE IT MEETS THE WALL PRIOR TO PAINTING.
 - PRIME AND PAINT BOTH BOARDS TO MATCH WALL COLOR.



LINE OF FREEZER COOLERS BEYOND CONTRACTOR TO PROVIDE AND INSTALL 2x12 WHITE PINE GRADE 2 OR BETTER

FIXTURE SUPPLIED AND INSTALLED BY DOLLAR GENERAL MERCHANDISING DEPARTMENT

CONTRACTOR TO INSTALL 2x WOOD FRAMING TO ALLOW HORIZONTAL ANCHOR BOARDS TO RUN CONTINUOUSLY PAST PEMB COLUMNS

CONTRACTOR TO PROVIDE AND INSTALL 2x4 WHITE PINE GRADE 2 OR BETTER

INTERIOR FACE OF PEMB FRAMING BEYOND ANCHOR BOARD: CONTRACTOR TO PROVIDE AND INSTALL 2x12 WHITE PINE GRADE 2 OR BETTER TOP OF FIXTURE TO BE AFFIXED TO DRIED PINE NAILER BY DOLLAR GENERAL MERCHANDISING DEPT

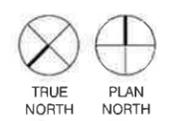
FIXTURE SUPPLIED & INSTALLED BY DOLLAR GENERAL MERCHANDISING DEPT

MTL LINER PANELS

CONTRACTOR TO INSTALL VERTICAL 2x WOOD FRAMING SO THAT HORIZONTAL ANCHOR BOARDS RUN CONTINUOUSLY PAST PEMB COLUMNS

ANCHOR BOARD: CONTRACTOR TO PROVIDE AND INSTALL 2x4 WHITE PINE GRADE 2 OR BETTER FINISHED FLOOR

2 ANCHOR BOLT DETAIL
SCALE: NTS



ARCHITECT:
BRIAN RUMSEY
1255 W. 15TH. ST.
SUITE 125
PLANO, TEXAS 75075
PH: 972.998.6644
FAX: 972.312.8666

DOLLAR GENERAL
"HUMBOLDT HILL"
EUREKA, CA

PROJECT:
DOLLAR GENERAL
S. BROADWAY ST. @
HUMBOLDT HILL RD.
EUREKA, CA
HUMBOLDT COUNTY

REVISIONS

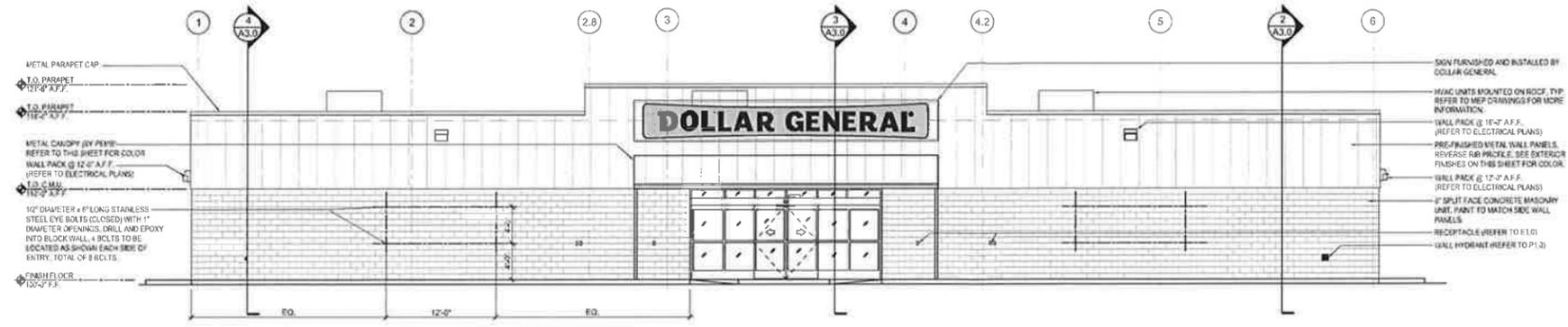
NO	DATE	COMMENTS
1	10/06/2014	DOLLAR GENERAL COMMENTS 36/2/14
2	10/06/2014	DOLLAR GENERAL 2nd REVIEW COMMENTS 11/07/14

DRAWINGS ISSUED FOR:
ISSUE H_DOLLAR GENERAL REVIEW SET 06/03/14 PERMIT SET

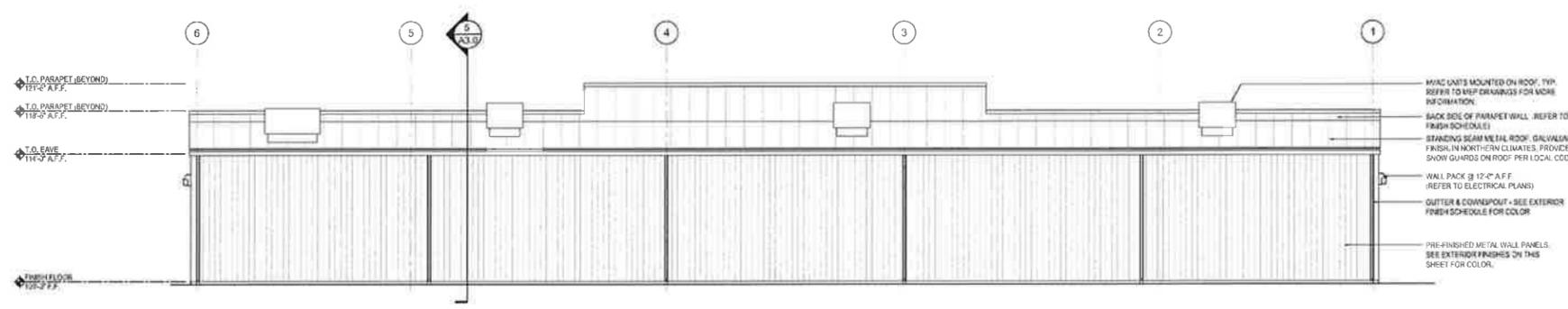
DATE:
10/06/2014

PROJ. NO.:
14039

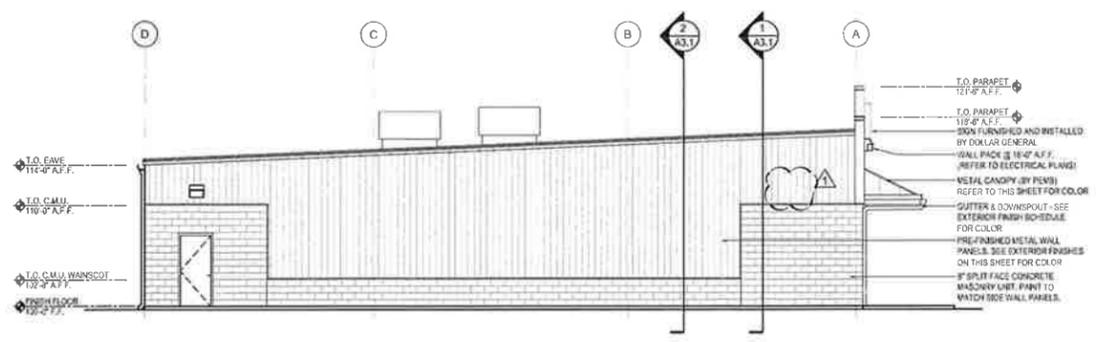
SHEET NUMBER
A1.0
FLOOR PLAN
Copyright © 2014



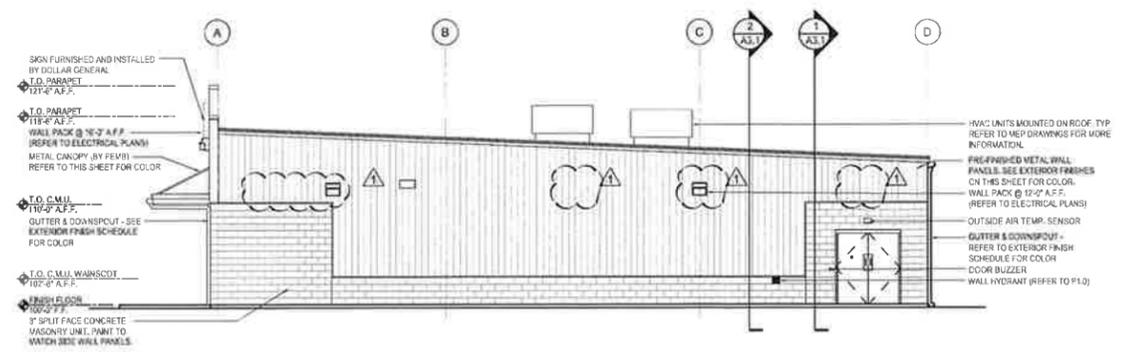
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

PEMB VENDOR: CRC STEEL BUILDINGS
ATTN: ANSHUMAM SEHDEV (209) 983-0910

EXTERIOR FINISHES

EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO CBC METAL BUILDING SYSTEMS FINISH SELECTION	SWP COOL FRONT SYSTEM	SWP COOL FRONT SYSTEM	SWP COOL FRONT SYSTEM	BRONZE	POLAR WHITE	GALVALUME	MATCH ADJACENT WALL
GUTTERS, LEADERS AND DOWNSPOUTS							
PARAPET CAP & TRIM							
BACK PARAPET, SIDE AND REAR METAL WALL PANELS							
ARCHITECTURAL BLOCK AT BUILDING FACADE SHOULD BE SPLIT FACE PRE-FINISHED OR PAINTED (2COATS-LOXON XP MASONRY COATING A24W400 SERIES) TO MATCH THE SIDE WALL METAL WALL PANEL.							
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE CEILING							
BUILDING PARAPET WALL (OVER STOREFRONT & CMU AT ENTRY, CANOPY & PARAPET CAP)							
STOREFRONT SYSTEM							
STANDARD METAL ROOF PANELS							



ARCHITECT:
BRIAN RUMSEY
1255 W. 15TH. ST.
SUITE 125
PLANO, TEXAS 75075
PH: 972.398.6644
FAX: 972.312.8666

DOLLAR GENERAL
"HUMBOLDT HILL"
EUREKA, CA

PROJECT:
DOLLAR GENERAL
S. BROADWAY ST. @
HUMBOLDT HILL RD.,
EUREKA, CA
HUMBOLDT COUNTY

REVISIONS

NO.	DATE	DESCRIPTION
1	08/28/14	DOLLAR GENERAL COMMENTS

DRAWINGS ISSUED FOR:
06/04/DOLLAR GENERAL REVIEW SET
06/07/14 PERMIT SET

DATE:
10/06/2014

PROJ. NO.:
14039

SHEET NUMBER
A2.0
EXTERIOR
ELEVATIONS
Copyright © 2014

ATTACHMENT 4
CORRESPONDENCE

JAMES J. ASTE
TAMARA C. FALOR
ALLISON G. JACKSON
JOHN S. LOPEZ
AMY MENDOZA-STOVER
RICHARD A. SMITH

Gerald R. Harland
(Partner 1952 - 2012)

Harland Law Firm LLP

ATTORNEYS AT LAW

622 H STREET
EUREKA, CALIFORNIA 95501
(707) 444-9281
FACSIMILE: (707) 445-2961

Richard Smith
rsmith@harlandlaw.com

FORTUNA

954 MAIN STREET
FORTUNA, CA 95540
(707) 725-4426
FACSIMILE: (707) 725-5738

November 4, 2014

Humboldt County Planning and Building Dept.
Attention: Karen Meynell
3015 H Street
Eureka, California 95501



HAND DELIVERED

Re: *Applicant: Dollar General; Case Nos.: CDP14-033*
APN: 305-101-054; Apps. No, 9329

Dear Ms. Meynell:

Please be advised that we represent Daniel L. and Kelly A. Noga, the recipients of the attached notice concerning the above project. On their behalf I am authorized to and now make a request for a public hearing in this matter. The Nogas can be reached through me at the above stated address and telephone number.

In addition, under the California Public Records Act, please provide me with copies of all documents related to the Dollar General Application that is the subject of the attached Notice.

Please call me if you have any questions or need any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Smith".

Richard Smith

RAS/ms
enclosure



Planning and Building Department
Planning Division
COUNTY OF HUMBOLDT
3015 H Street
Eureka CA 95501

RETURN SERVICE REQUESTED

Important Notice



NOGA DANIEL L & KELLY A
2610 HILLCREST DR
EUREKA CA 95503-7145

NOGA DANIEL L & KELLY A
2610 HILLCREST DR
EUREKA CA 95503-7145

Please see reverse for Public Notice.

**NOTICE OF INTENT TO APPROVE
COASTAL DEVELOPMENT PERMIT**

Applicant: Dollar General
Assessor Parcel: 305-101-054
Case Nos.: CDP-14-033

Date Filed: 7/18/14
CEQA Status: Exempt
Apps No.: 9329

PROJECT DESCRIPTION:

A Coastal Development Permit to construct a commercial building on a 0.87 acre parcel that is currently vacant. The commercial use of the approximately 9,300 square feet building will be a retail store which is principally permitted in the Commercial General zoning district. The height of the structure ranges from approximately 22 feet at the front of the store to 15 feet at the rear. The hours of operation will be 8:00 am to 10:00 pm, seven days a week. The store will operate with 3 full time employees approximately 95% of the time. Occasionally there will be up to a maximum of 5 employees. A total of 33 parking spaces and a loading zone are provided on site. There is no tree removal proposed and only minimal grading is necessary. The parcel is served by Humboldt Community Services District for water and sewer services.

PROJECT LOCATION:

The project is located in Humboldt County, in the Humboldt Hill area, on the east side of South Broadway, approximately 455 feet north from the intersection of Eich Road and South Broadway, on the property known to be in the Southeast quarter of Section 08 Township 04 North Range 01 West.

LAST DAY TO REQUEST A PUBLIC HEARING:

Date permit may be granted, if a public hearing is not requested:

Staff contact for more information:

Karen Meynell - 268-3731

November 6, 2014

November 7 2014

ATTENTION: The purpose of this notice is to inform you that an application for the project described above has been submitted to the Planning Division. The proposed project has been determined to be exempt from the California Environmental Quality Act (CEQA) review, pursuant to Section 15303 of the CEQA Guidelines relating to new construction or conversion of small structures.

The Director of the Planning and Building Department may approve the application or approve the application with conditions without holding a public hearing, unless a public hearing is requested by you or any individual wanting to comment on the project prior to the scheduled approval date. If a public hearing on this project is held and if you challenge the approval of the permit 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

To request a public hearing for this project, you must do so in writing. Your request must include a mailing address and daytime telephone number where you can be contacted by Division staff. Your written request must be received by the Humboldt County Planning and Building Department **no later than 5:00 p.m.**, on the date noted above. If a public hearing is requested, you will receive notice of the date, time, and place of the public hearing. If a public hearing is not requested prior to the deadline, it is the intent of the Director to approve the application and grant the Permit without a public hearing. Waiver of the public hearing and the action of the Director of the Planning and Building Department to grant the Permit is FINAL.

APPEALS: Any person aggrieved by an action of the Director who has testified in person or in writing on the project may take an appeal to the Board of Supervisors by filing a notice of appeal with the Clerk of the Board and with the Planning Division within ten (10) working days of said action. The notice of appeal filed with the Planning Division shall be accompanied by a fee set by resolution of the Board of Supervisors sufficient to cover the cost of processing the application for appeal.

For more information regarding the proposed project or for procedures for requesting a public hearing, please contact the staff person noted above at the Humboldt County Planning and Building Department, 3015 H Street, Eureka, CA 95501. Telephone: 445-7541 (Monday through Fridays, 8:30 a.m. to 5:00 p.m.).

Date: October 24, 2014

cc: Applicant Owner Agent Coastal Commission
 Property owners and occupants within 300' of the subject parcels



Larry and Judy Moranda
5625 Humboldt Hill Road
Eureka, CA 95503
707-442-8080

Robert East and Julie Moranda East
PO Box 32
Fields Landing, CA 95537
707-497-7733 (Julie)
707-845-3780 (Robert)

November 3, 2014

Kevin Hamblin, Director
Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

Dear Mr. Hamblin,

We are writing in regard to the Dollar General store proposed to be built on South Broadway in the Humboldt Hill area south of Eureka. While not opposed to the development of said location, we respectfully request a public hearing on this matter, as the notice from your office does not answer many questions we have.

Regarding the notice from your office, we (Robert and Julie) have lived at 5635 Humboldt Hill Road for almost nine years. We only saw this notice because it was sent to Julie's parents (Larry and Judy) who also live nearby. A box at the bottom of the front page indicates that it was sent to property owners and occupants within 300' of the subject parcel. As the 5635 property is only about a block away and did not receive any notice, we would like to know what effort your office took to notify nearby residents. Do other neighbors not know about this proposal?

Our concerns include increased traffic and noise from customers as well as deliveries, environmental impacts, blight, and further degradation of this economically challenged neighborhood. No schematic or layout of the building, parking lot, and loading zone was provided, nor was information about the timing of deliveries. As we can hear the backup alarms at 5635 from trucks at EG Ayers Distributing which is further down the road, it can be presumed that deliveries to this proposed store will be even louder for us. Will deliveries be made during the day? Late at night or early in the morning?

The recently constructed Dollar General store in Fortuna is a very ugly building. Does this building have the same design? On the topic of blight, we already pick up litter near our homes at least once a week from Humboldt Hill Road and Country Club Market. Presumably a store of this nature, selling large quantities of inexpensive items, will create a new source of neighborhood litter. Is there a plan in place to deal with litter?

As far as this project being exempt from CEQA, we would like more information regarding that determination. Presumably the exemption involves the store being under 10,000 square feet and the area qualifying as "urbanized." Though it is somewhat developed, it is also very rural in nature. Directly across South Broadway is a large open pasture of many, many acres, currently used for grazing but also a tidally-influenced wetland or marshy area. Just down the road towards King Salmon is more open marshy area and ag land. Up on Spruce Point, where we live, are many large open tracts and ag areas. Another stipulation of this exemption is that the surrounding area is not environmentally sensitive. The land upon which the store is proposed to be built can be quite wet and generally grows plants like willows. Has a wetland delineation been performed to determine if this ground is indeed a wetland? Due to its proximity to the coast and the sensitive nature of coastal wetlands, we hope that this issue has been considered.

Finally, will a store of this nature hurt this economically challenged neighborhood? Due to the saturation of dollar stores in this area, will it close and leave an even uglier blight? We know of two dollar stores in Eureka already. And at least two more opened and closed in recent memory, so this is a concern for us, considering that the building, occupied or not, will be with us for a very long time.

We look forward to a public hearing and the opportunity to discuss these issues with you.

Sincerely,

Larry and Judy Moranda

Robert East and Julie Moranda East

Cc: Rex Bohn, Humboldt County Board of Supervisors; Bob Merrill, California Coastal Commission

ATTACHMENT 5

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Attached	On File
County Building Inspection Division	✓	Conditional Approval		✓
Public Works Land Use Division	✓	Conditional Approval	✓	
Department of Environmental Health	✓	Approval		✓
Humboldt CSD	✓	Conditional Approval		✓
Humboldt #1 Fire Protection Dist.	✓	Approval		✓
California Coastal Commission	✓	Responded with comments	✓	
NWIC	✓	Contact local tribe		✓
Wiyot Tribe		No response		
Blue Lake Rancheria	✓	Not in tribal area		✓
Bear River Band	✓	Conditional Approval		✓
RWQCB		No response		



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
 AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL
 MCKINLEYVILLE
 FAX 839-3596

PUBLIC WORKS BUILDING
 SECOND & L ST., EUREKA
 FAX 445-7409

CLARK COMPLEX
 HARRIS & H ST., EUREKA
 FAX 445-7388

AVIATION 839-5401

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MAINTENANCE	445-7493	ROADS & EQUIPMENT MAINTENANCE	445-7421

LAND USE 445-7205

LAND USE DIVISION MEMORANDUM

TO: Karen Meynell, Planner

VIA: Robert W. Bronkall, Deputy Director

FROM: Kenneth Freed, Senior Engineering Technician

DATE: 09/11/2014

RE: **DOLLAR GENERAL CDP-14-033; APN 305-101-054**

This project is for the commercial development of APN 305-101-054. The Department will be requiring frontage improvements to be constructed under an encroachment permit. The parking lot has been evaluated and appears to provide good circulation. [reference: County Code sections 313-109.1.6.1 & 313-109.1.3.2.5]

The subject property has deferred pedestrian and storm water improvements that were conditioned as part of Subdivision PMS 03-19. The deferred improvements need to be completed at the time that the lot is developed.

Our review of this project is limited to what is shown on the submitted plot plan. If other facilities not shown on the plot plan will be constructed, contact this Department immediately for approval **before** construction. This Department has regulations regarding facilities such as retaining walls, fence site visibility, drainage culverts, and parking lanes within the County right of way. This Department has included general statements for facilities that may not be included on the plot plan.

The following conditions are recommended:

- (1) Applicant must apply for and obtain an encroachment permit for the commercial driveway. The permit will require the driveway entrance to be surfaced with asphalt concrete or Portland cement concrete. The driveway shall intersect the County road at a 90° angle. The driveway grade shall not exceed 2% in the first 20 feet. [reference: County Code sections 313-109.1.3.2.5 and 411-51 (b)(3)]
- (2) Applicant will be required to construct a commercial ADA driveway apron; remove the unused driveway drop curb (constructed at the time of the subdivision) and replace with CalTrans Type A2-6 curb and gutter, and construct a 5' wide Portland cement concrete sidewalk along the frontage of the lot.

The encroachment permit will also include connecting the parking lot drainage into the existing storm drain system within South Broadway. An oil-water filtration system is required prior to discharge into the County storm drain. Per the Development plan applicant shall prepare shop drawings of the oil-water filtration system and storm water diversion structure for approval.

(3) Applicant shall comply with the Subdivision's conditions of approval and requirements of the Development Plan for PMS 03-19, on file with the Planning and Building Department, which include but is not limited to construction of a storm water detention system. This system is to be reviewed and inspected by Planning and Building staff. Planning and Building must verify that the detention system complies with PMS 03-19. A copy of the detention construction plan and maintenance plan must be attached and made a part of the issuance of any development permit for the lot.

(4) All parking must be developed on-site. All parking required by Code must be constructed prior to occupancy of building or "final" issued for building permit. [reference: County Code section 313-109.1 et seq.]

(5) Site visibility must be maintained at the driveway approach in conformance with County Code. (Section 341-1 et seq.)

(6) Applicant shall be responsible to correct any involved drainage problems at the intersection of the residential driveway and the County maintained roadway to the satisfaction of this Department.

(7) Applicant shall pave, sign, and stripe the parking lot. [reference: County Code section 313-109.1.3.2.5]

Informational Notes (not a requirement):

1. Gates are not permitted on County right of way for public roads without authorization of the Board of Supervisors. Gates must not create a traffic hazard and must provide an appropriate turnaround in front of the gate (set back approximately 25 feet from the road). Existing gates shall be evaluated for conformance.

// END //

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET • SUITE 130
ARCATA, CA 95521
VOICE (707) 826-8950
FACSIMILE (707) 826-8960



August 28, 2014

Emily Benvie, Planner
Humboldt County Planning and Building Dept.
3015 H Street
Eureka, CA 95501

RE: Comments on CDP 14-033 (Dollar General) to develop a 0.87-acre vacant parcel with a 9,300-sq.-ft. commercial building and associated parking lot.

Dear Emily:

We received the subject referral on August 14, 2014 and offer the following comments. In your analysis of the proposed development's consistency with the certified Humboldt Bay Area Plan (HBAP) and coastal zoning regulations (CZR), please consider the following:

1. Appealability. Pursuant to PRC §30603(a)(2), County approval of the proposed development may be appealed to the Coastal Commission if the development is located within 100 feet of any wetland. Because of the prevalence of known wetlands in the project vicinity, as well as the "Coastal Wetland Area" combining zone that applies to the property, it is important for the County to verify the project's appealability status to ensure it is correct in that there are no wetlands within 100 feet of the perimeter of the proposed development footprint.
2. Low Impact Development. We recommend requiring incorporation of LID techniques into the design of the proposed development to maximize the retention of stormwater on site such that, consistent with the policies of HBAP Section 3.30, pollutant-laden runoff from the proposed new parking lot and other impermeable surfaces would not degrade surrounding coastal wetlands and waters. Examples of appropriate LID techniques for the proposed project may include (though not necessarily be limited to): (1) reducing the amount of proposed hardscape, e.g., through requiring that appropriately sized grassy swales and vegetated islands be incorporated into the parking lot design to capture and infiltrate surrounding stormwater runoff, (2) requiring the use of porous pavement rather than traditional asphalt for the proposed parking lot, (3) requiring preservation of native vegetation, and (4) requiring that the building be designed for roof runoff to biofiltrate into vegetated areas on site. If you have any questions about LID or specific techniques, we would be happy to provide additional information and resources.

Thank you for the opportunity to provide comments on the proposed application. If you have any questions, please contact me at (707) 826-8950.

Emily Benvie
Page 2

Sincerely,

A handwritten signature in black ink that reads "Melissa B. Kraemer". The signature is written in a cursive style with a large, stylized initial "M".

Melissa B. Kraemer
Coastal Planner

Cc: Planning Commission Clerk, Humboldt County Planning and Building Dept.