



**COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
ADVANCE PLANNING DIVISION**

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

Hearing Date: January 5, 2017

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building Department

Subject: **Humboldt County General Plan Conformance Review**
Application Number 11913
Case Number GPC-16-005
Assessor Parcel Number 508-251-052
1615 Heartwood Drive , McKinleyville Area

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Please contact Michelle Nielsen, Planner, at (707) 268-3708 or email at mnielsen@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
January 5, 2017	General Plan Conformance	Michelle Nielsen

Project Description: General Plan Conformance Review of the proposed construction of office space for the Humboldt County Department of Health and Human Services. The subject single-story building is proposed to consist of 13,400 square feet.

Project Location The project is located in Humboldt County, in the McKinleyville area at 1615 Heartwood Drive, approximately 200 feet west of the signalized intersection of Central Avenue and Heartwood. The subject property was formally known as Opie's Chevrolet. The subject property is 1.31 acres and is known as Assessor's Parcel 508-251-052.

Present Plan Land Use Designations: Commercial Services (CS), MCCP, Density: NA; Slope Stability: Relatively Stable (0).

Present Zoning: (C-2) Community Commercial Zone Section 314-2.2 with a (WR) Streamside Management Area and Wetland Combining Zone Section 314-15.15.2.

Case Number: GPC 16-005

Application Number: 11913

Assessor Parcel Number: 508-251-052

Applicant

Attn: Tom Mattson
County of Humboldt
1106 2nd Street
Eureka, CA 95501

Owner

Kevin McKenny
PO Box 115
Eureka, CA 95534

Agent

Attn: Ronda Kime
County of Humboldt
3303 H Street
Eureka, CA 95501

Environmental Review: General Plan conformance review pursuant to Government Code Section 65402(a) and Humboldt County Framework General Plan Policy 4920.1 is not a project pursuant to the California Environmental Quality Act.

State Appeal Status: Project is NOT in located within the Coastal Zone and NOT appealable to the California Coastal Commission

Major Issues: None

HUMBOLDT COUNTY
GENERAL PLAN CONFORMANCE REVIEW

Case Number GPC-16-005
Assessor Parcel Number 508-251-052

A report on conformance with the general plan is required under California Government Code Section 65402 when a local agency acts to acquire or dispose of real property or intends to construct a new public building or structure. The applicable code is included as Attachment 3 to this staff report.

Executive Summary: The County of Humboldt (County) has requested a general plan conformance review for the construction of a Department of Health and Human Service office structure. On March 1, 2016, the Board of Supervisors authorized county staff to issue a Request for Proposals (RFP) for approximately Thirteen Thousand four hundred (13,400) square feet of lease space for the proposed Center in McKinleyville. The Board also authorized county staff to evaluate all proposals received, to select the proposal best meeting the needs of the department, and to return to the Board for approval of the selected proposal. The proposed Center in McKinleyville is a service-integration project designed to serve the McKinleyville area. In collaboration with community partners, DHHS would provide a wide range of services to the community from Mental Health, Public Health and Social Services. Approximately one quarter of county services are being provided for residents of the northern region. While residents will always have the choice of where to access services, this facility would be more convenient to many residents from McKinleyville north. The Board of Supervisors chose K.H McKenny Inc.

The proposal is consistent with Section 4900 of the General Plan regarding County Public Facilities. The Plan calls for county facilities to be sited and designed for present and expected uses and to be in proximity to and easily accessible to population centers to promote efficiency and provide access and citizen use. The proposed Center in McKinleyville serves these policies by implementing a strategy by the DHHS to regionalize their workforce into communities where their clients live. Having a centralized site will facilitate integrated services partnering with local organizational agencies and providers like the McKinleyville Family Resource Center. Service delivery efficiencies are also anticipated. The proposal follows guidelines and recommendation in the Facilities Master Plan.

Proposed services are briefly described below:

Child Welfare Services (CWS), which receives and investigates reports of possible child abuse and neglect and provides services to families needing assistance to protect and care for their children. Federal and state laws require services that protect vulnerable children.

Adult Protective Services (APS), which investigates reports of abuse and neglect and provides services to elders and dependent adults who are unable to protect themselves. Federal and state laws require services that protect vulnerable adults.

Women, Infants & Children (WIC) Supplemental Nutrition Program, which helps income-eligible pregnant women, breastfeeding women, post-partum women, and children under five expand their access to specific nutritious foods. WIC is a federal entitlement program.

Nurse-Family Partnership (NFP), which is a parenting program for low-income mothers pregnant with their first child. Each mother served by this national program is partnered with a registered nurse early in her pregnancy and receives parenting support and guidance through her child's second birthday. Optional evidence-based program funded by federal, state and local funds.

California Work Opportunity and Responsibility to Kids (CalWORKs), which is California's version of the federal Temporary Assistance to Needy Families program. It provides limited cash assistance to families working toward self-sufficiency. Parents in the CalWORKs program are required to participate in work-focused activities through Welfare-to-Work. CalWORKs is a federal entitlement program.

CalFresh, formerly called food stamps, which is California's version of the Supplemental Nutrition Assistance Program, or SNAP. Most recipients of CalFresh are children and working families. CalFresh is a federal entitlement program.

Medi-Cal, California's name for the federal Medicaid program, which is health insurance for low and middle-income individuals and families. More than a third of Humboldt County residents are insured through Medi-Cal, which is a federal entitlement program.

Job Search and Employment Training services, which are provided to any interested job seeker and include one-on-one vocational counseling, local hiring information, practice interviews and assistance with resume development. Special assistance is available for veterans, youth ages 16 to 24, seniors ages 55 and over and individuals with disabilities.

Children's mental health, which provides services to Medi-Cal eligible children, including outpatient counseling with licensed therapists and clinical social workers. Services are provided to eligible children and families under a combination of federal and state mandates.

New Parents Group, which connects new moms and dads to each other and to community resources.

Food pantry distribution, which includes canned goods, dry goods, staples and fresh produce, would continue to be provided by the McKinleyville Family Resource Center.

Field Nursing, which improves community wellness through "health promotion" and home visits. Some field nursing activities, specifically those dealing with communicable disease, are mandated by federal law.

Volunteering opportunities, which would be coordinated through and hosted by the center. Currently more than 25 volunteers contribute an average of 250 hours a month at the McKinleyville Family Resource Center (MFRC).

Evening programs that would provide opportunities for neighbors and community members to meet and grow. Community rooms, classrooms and a playground would be available.

Resource and referral services to be provided by MFRC staff

Case management for those who need more than a quick referral.

Nutrition classes and presentations provided by trained Public Health staff.

Services that would **not** be provided at The Center include:

- General Relief
- Services specific to the homeless will continue to be provided by DHHS Street Outreach Services.

Project Location: The project is located in Humboldt County, in the McKinleyville area at 1615 Heartwood Drive, approximately 200 feet west of the signalized intersection of Central Avenue and

Heartwood. The subject property was formally known as Opie's Chevrolet. Assessor Parcel Number 508-251-052

General Plan Designation: McKinleyville Community Plan Commercial Services (CS) The following are the characteristics of the CS Land Use designation, **MCCP §2742:**

- "1. Character: Heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal).
2. Primary and Compatible Uses: Heavy retail trade, repair services, construction services, wholesale trade, research and development, **medical facilities, institutional uses.**
3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands **Emphasis Added"**

Based on the previously mentioned description of services, the proposed facility clearly meets the intent of the Commercial Services (CS) land use designation. Although not a medical facility, many wellness services such as mental health counseling, nutrition, and field-nursing will be conducted and managed from this facility.

The C-2 zoning of the subject property which implements the CS land use designation is also conducive to the proposed Department of Health and Human Services office building as professional and business offices are permitted by right **§314-2.2.** Other land uses permitted by this zoning district include Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales appurtenant thereto; bowling alleys; licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses. **(From Section INL#314-34(b)(3); Ord. 1086, Sec.8,7/13/76)**

The WR or Streamside Management Areas and Wetland Combining Zone **§314-38.1** purpose is to apply minimum standards pertaining to the use and development of land located within streamside management areas, wetland, and other wet areas. Based on site visitation and a review of the Humboldt County GIS Mapping System, the subject property, a former car lot, is asphalt paved. The WR combining zone appears in error or is an historic representation of wetland that existed prior to the development of the site. The subject combining zone is recommended for removal based on its non-applicability to the property.

**RECORD OF ACTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

**Case Number GPC-16-005
Assessor Parcel Number 508-251-052**

Humboldt County, McKinleyville area. A General Plan Conformance Review pursuant to Government Code Section 65402(b) involving the County's construction and operation of a Department of Health and Human Services (DHHS) building that will provide a wide range of services to the community from Mental Health, Public Health and Social Services.

Recommendation

- ☒ Find project to be in conformance with the General Plan based on findings in the staff report.
- ☐ Adopt finding that project does not conform with the General Plan for the reasons specified in the staff report.

Record of Action

- ☐ Adopt Planning Division's recommendation.
- ☐ Adopt Planning Division's recommendation with revisions as made by the Planning Commission.

Adopted after review and consideration of all the evidence on January 5, 2017.

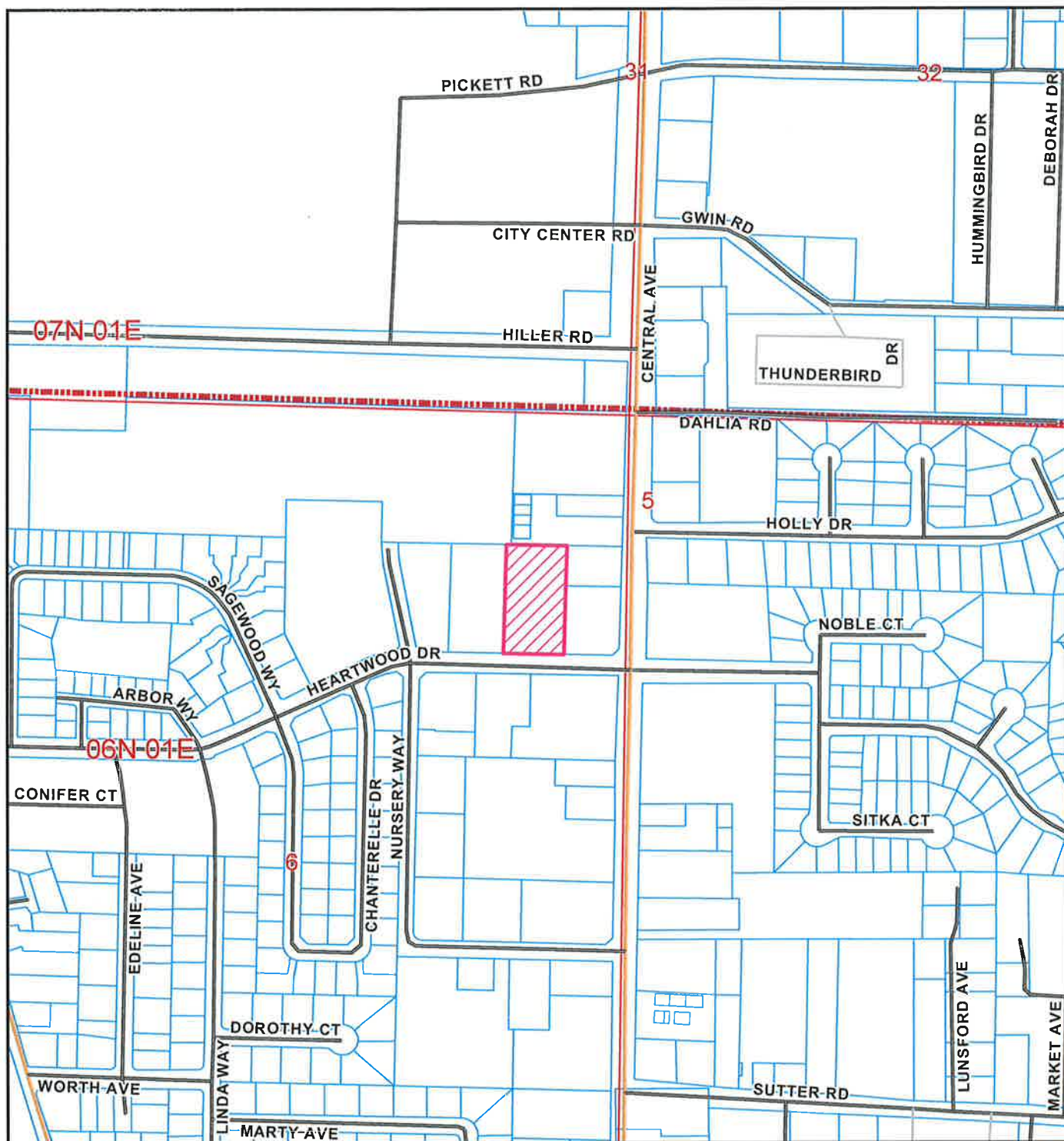
The motion was made by Commissioner ____ and seconded by Commissioner ____.

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:
DECISION:

Robert Morris, Chair

I, Suzanne Lippre, 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.

Suzanne Lippre, Clerk



LOCATION MAP

PROPOSED COUNTY OF HUMBOLDT GENERAL PLAN CONFORMANCE REVIEW MCKINLEYVILLE AREA

GPC-16-005

APN: 508-251-052

T06N R01E S06 HB&M (Arcata North)

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.



0 250 500 Feet



AERIAL MAP

PROPOSED COUNTY OF HUMBOLDT GENERAL PLAN CONFORMANCE REVIEW MCKINLEYVILLE AREA

GPC-16-005

APN: 508-251-052

T06N R01E S06 HB&M (Arcata North)

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.



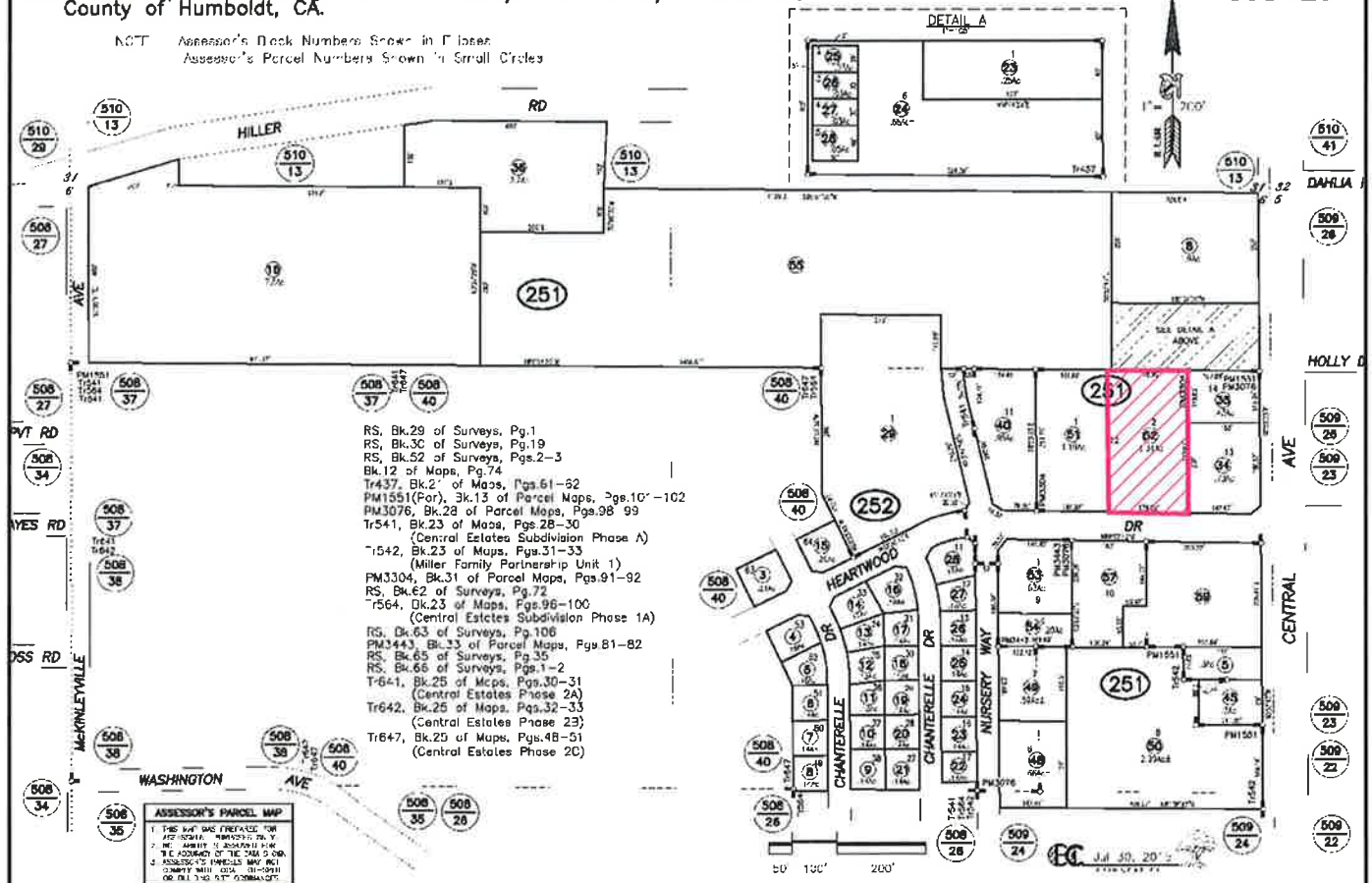
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Assessor's Map Bk. 508, Pg. 25
County of Humboldt, CA.

N1/2 of NE1/4 SEC 6, T6N R1E, HBM

508-25

N.C.T. Assessor's Book Numbers Shown in Boxes
Assessor's Parcel Numbers Shown in Small Circles



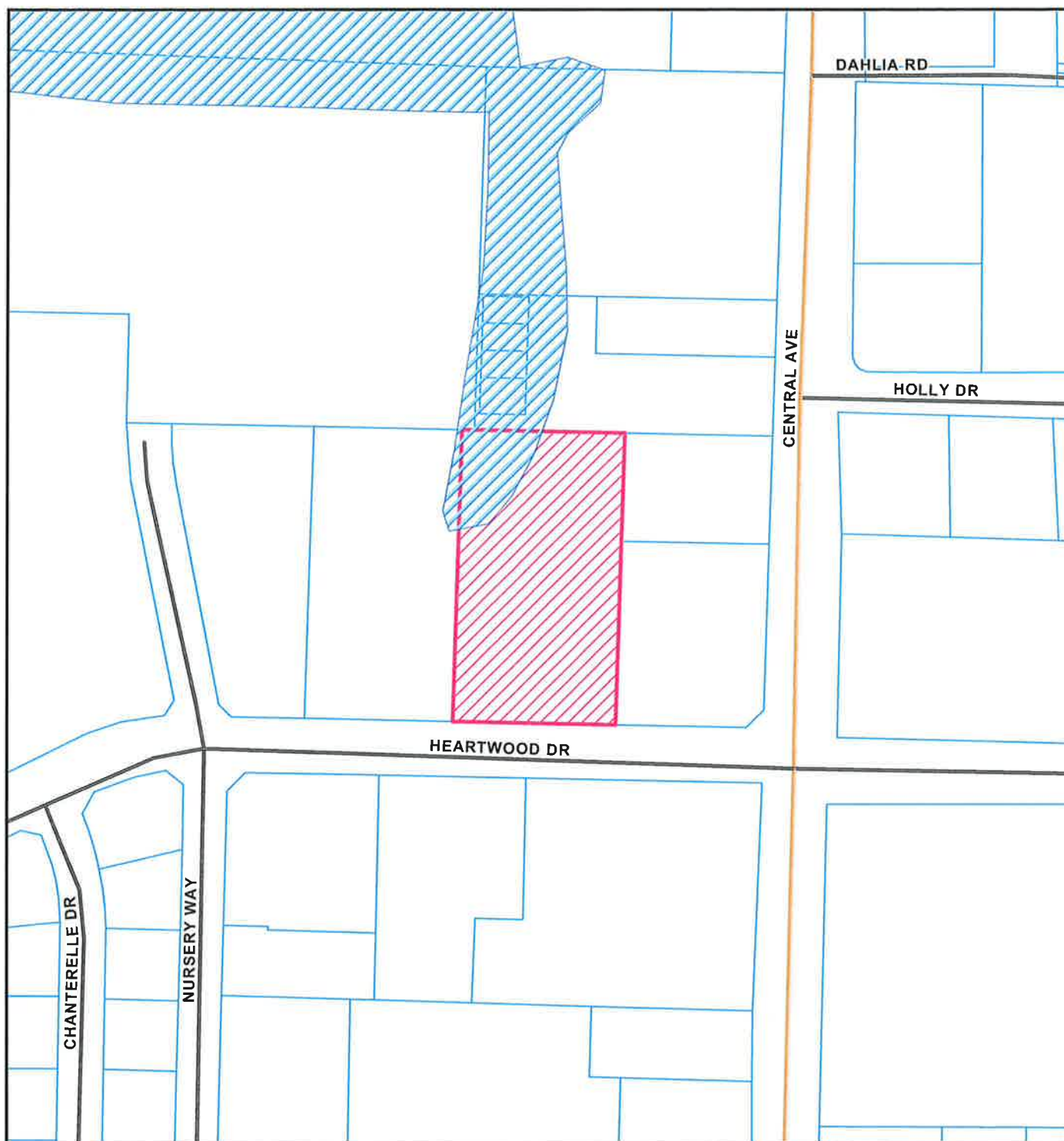
ASSESSOR PARCEL MAP PROPOSED COUNTY OF HUMBOLDT GENERAL PLAN CONFORMANCE REVIEW MCKINLEYVILLE AREA

Project Area =

GPC-16-005
APN: 508-251-052
T06N R01E S06 HB&M (Arcata North)

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.

MAP NOT TO SCALE



WETLANDS

PROPOSED COUNTY OF HUMBOLDT GENERAL PLAN CONFORMANCE REVIEW MCKINLEYVILLE AREA

GPC-16-005

APN: 508-251-052

T06N R01E S06 HB&M (Arcata North)

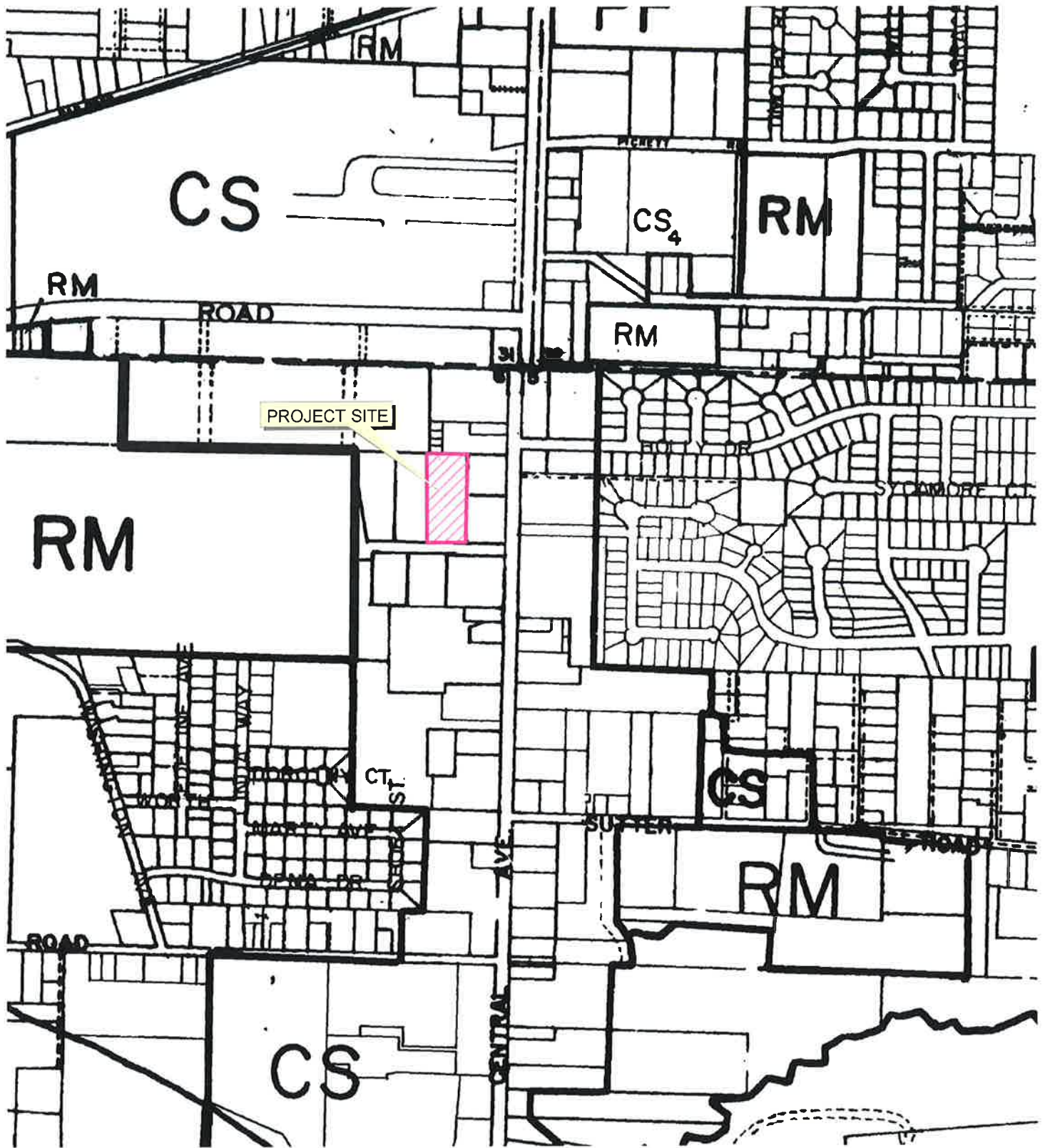
 Wetlands

 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.



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Feet



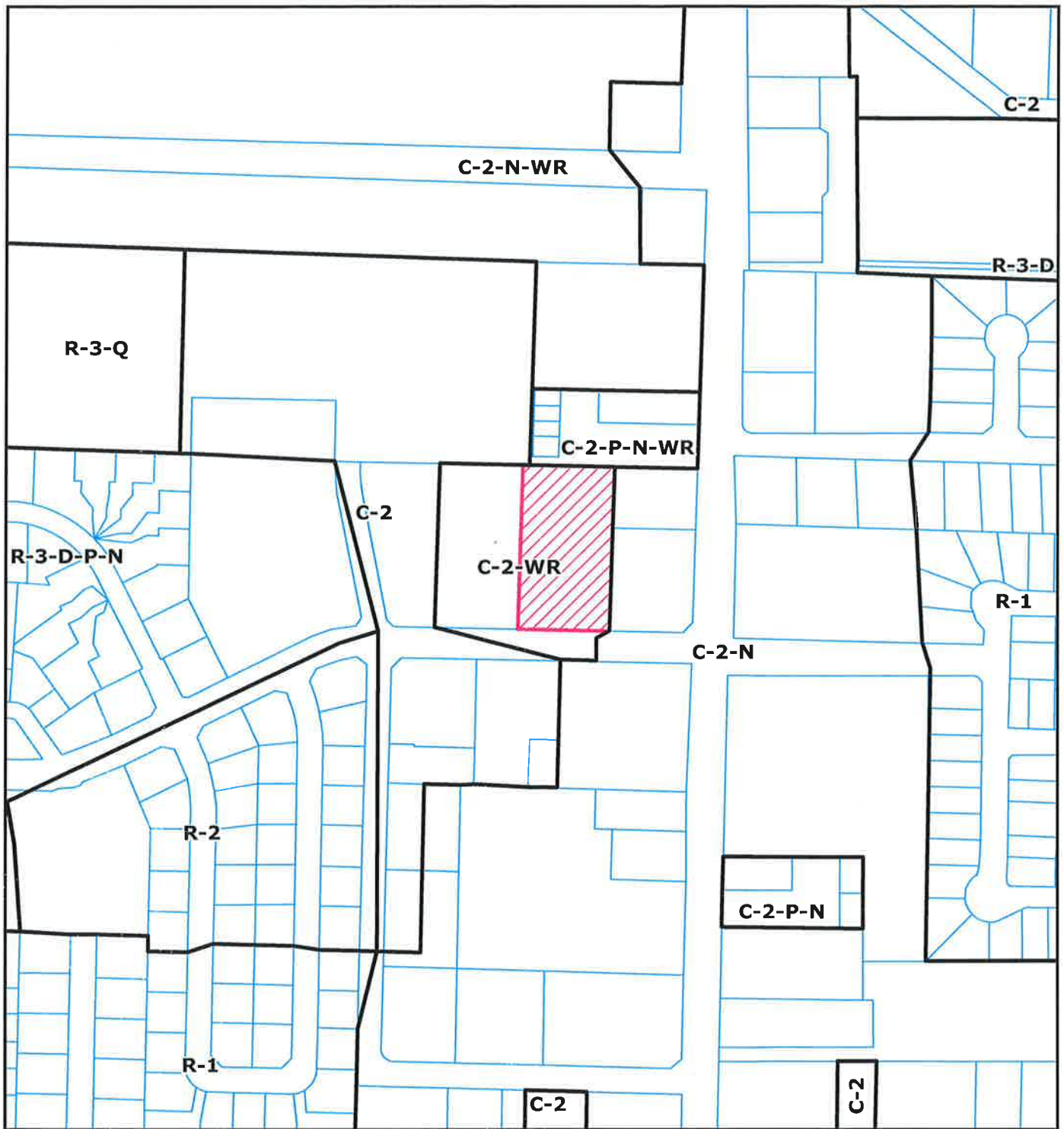
LAND USE MAP

PROPOSED COUNTY OF HUMBOLDT
 GENERAL PLAN CONFORMANCE REVIEW
 MCKINLEYVILLE AREA
 GPC-16-005
 APN: 508-251-052
 T06N R01E S06 HB&M (Arcata North)

PROJECT AREA = 



MAP NOT TO SCALE



ZONING MAP

PROPOSED COUNTY OF HUMBOLDT GENERAL PLAN CONFORMANCE REVIEW MCKINLEYVILLE AREA

GPC-16-005

APN: 508-251-052

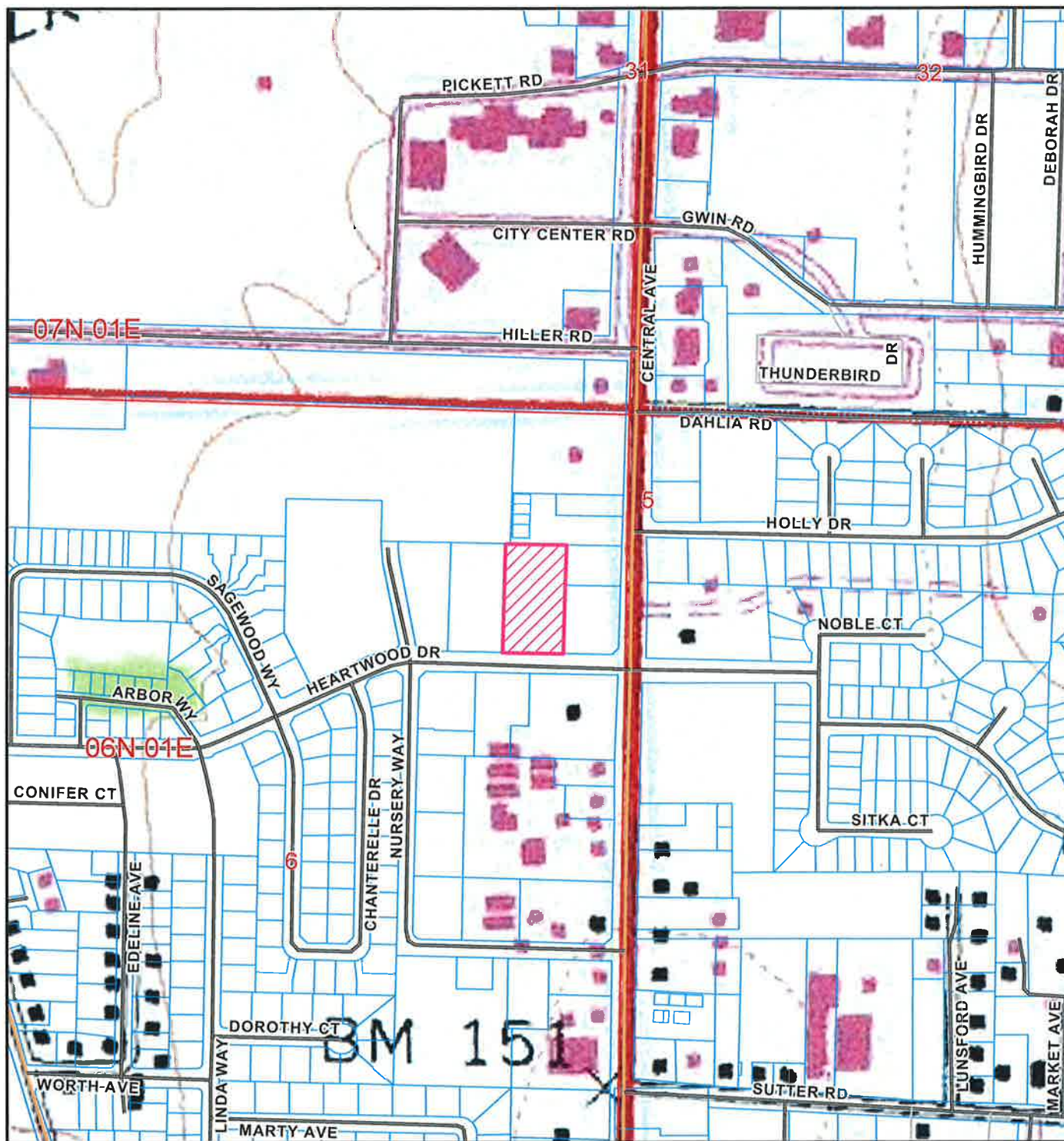
T06N R01E S06 HB&M (Arcata North)

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.



0 250
Feet



TOPO MAP

PROPOSED COUNTY OF HUMBOLDT GENERAL PLAN CONFORMANCE REVIEW

MCKINLEYVILLE AREA

GPC-16-005

APN: 508-251-052

T06N R01E S06 HB&M (Arcata North)

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.



0 250 500 Feet

ATTACHMENT 1

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Staff believes that the Planning Commission can find that the proposed project is consistent with the Humboldt County Framework General Plan and the McKinleyville Community Plan, based on the following:

- A. The future use will provide a wide range of services to the community from Mental Health, Public Health and Social Services.
- B. The parcel lies within the fire jurisdiction of the Arcata Fire Protection District.
- C. All applicable policies of the McKinleyville Community Plan and Framework Plan remain in full force.
- D. General Plan conformance review pursuant to Government Code Section 65402(a) and Humboldt County Framework General Plan Policy 4920.1 is not a project pursuant to the California Environmental Quality Act and Section 15378 of the State CEQA Guidelines. Future construction of the office facility is a principally permitted use in the C-2 zone and is permitted with a ministerial building permit.
- E. KH McKenny, Inc. will be responsible for obtaining all necessary permits, including necessary Building Permits, or other discretionary permits from Humboldt County Planning and Building Department for any future development.

The following table identifies the evidence which supports finding that proposed construction of office space for the Humboldt County Department of Health and Human Services is in conformance with all applicable policies and standards in the Framework Plan (FRWK) and the McKinleyville Community Plan (MCCP).

Relevant Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Town Center 2350	Establish a unique identity for McKinleyville through the development of a viable town center serving as community focal point and providing a center for social/community interaction. Develop an area of mixed land uses which encourage bicycle and pedestrian travel, yet allows for convenient and safe automobile access.	The proposed location of the DHHS Center is located within the Town Center on a publically maintained street, easily accessed by pedestrians, bicycles, and automobiles. The listed services (noted in the Executive Summary of this Staff Report) the Center is proposed to host, conforms with the intent of §2350 as a focal point for numerous opportunities for social and community interaction.
Urban Land Use 2600	Development to be consistent with the provision of urban services and adequate circulation systems.	The proposed building will be located on a vacant paved parcel that was a former car sales lot. The site is located within an urbanized are of central McKinlyville. The facility will be built with frontage on a publicly maintained street, with access to public utilities.

Housing FP 2420-2430	Encourage innovative designs which facilitate optimum use of sites. The development does not reduce the residential density below that utilized by the Department of Housing and Community Development (HCD) in determining compliance with housing element law.	The parcel was not utilized by the Department of Housing and Community Development's inventory because they are designated as Commercial Services (CS). Therefore, this land was not anticipated to provide any housing units, and a finding of consistency with this standard can be made.
Commercial Services (CS) 2742	The CS designation is applied to areas suitable for retail sales and services, heavy commercial and light industrial uses.	The property upon which the building will be built is designated CS. A public building is an allowed use in the CS land use designation. The nature of the proposed use and building is similar to the primary and compatible uses in the CS land use designation.
Geologic Hazards	New construction shall be built to help protect occupants from geologic hazards.	The project site is located in an area rated "D0", relatively stable, and does not fall within the Alquist-Priolo Fault Hazard zone. The project will be built to current building codes which consider seismic hazards.
Flood Hazards	All new development shall conform with the County Flood Insurance Program and certificate regulations.	The entire parcel to be merged lies within Flood Zone "C", areas of minimal flooding, per FEMA panel 0600600625B.
Fire Hazards	New development shall minimize risk to life and property in areas of high fire hazards.	The property is located in an area of low fire hazard rating. The site is within the fire jurisdiction of the Arcata Fire Protection District
Drainage 3301	To protect natural drainage by minimizing erosion and runoff and minimize risks from flooding.	The proposed building development will comply with the policy of the MCCP that requires that development shall not increase downstream peak flows.
Biological Resources	To protect designated sensitive habitats and cultural resources.	The proposed building site is located on a currently vacant lot. No sensitive habit exists on the proposed building site. The site is a vacant paved parcel that was a former car sales lot. The site is located within an urbanized are of central McKinlyville.
Cultural Resources	To protect designated historical and archeological resources.	The proposed building site is located on vacant lot that is covered with asphalt. Disturbance or destruction of cultural resources is unlikely.
Public Facilities 4100	Development shall be consistent with the goals and policies relating to public services and facilities.	The proposed DHHS building is a public facility which will provide public services.

Landscaping 2650	Improve the appearance and livability of McKinleyville through landscaping	Landscaping is included within the development plans for the DHHS building and will be provided as a part of the project. In accordance with M CCP Sections 2652.1 and 2653.1, the submittal of a detailed landscaping plan will be required as part of the building permit application for construction of the new facility. The landscaping plan will demonstrate conformance with the provisions of 2652.2(A) through 2652.2(C).
Noise	Conform with noise standards.	The Center will be required to comply with noise standards.
Access	New development shall maintain and where feasible provide new opportunities for public access to the coast consistent with public safety needs, property rights protection, and protection of fragile coastal resources.	The project is located in Humboldt County, in the McKinleyville area at 1615 Heartwood Drive, approximately 200 feet west of the signalized intersection of Central Avenue and Heartwood. The subject property was formally known as Opie's Chevrolet.
Parkland:	To establish recreational facilities to meet the needs of McKinleyville residents.	The DHHS building would provide a wide range of services to the community from Mental Health, Public Health and Social Services. The office is not expected to provide recreational opportunities.
County Government Facilities FP 4900	To maximize consistency between general plan and proposed use of County government facilities	The proposal is consistent with Section 4900 of the General Plan regarding County Public Facilities. The Plan calls for county facilities to be sited and designed for present and expected uses and to be in proximity to and easily accessible to population centers to promote efficiency and provide access and citizen use. The proposed Center in McKinleyville serves these policies by implementing a strategy by the DHHS to regionalize their workforce into communities where their clients live. Having a centralized site will facilitate integrated services partnering with local organizational agencies and providers like the McKinleyville Family Resource Center. Service delivery efficiencies are also anticipated. The proposal follows guidelines and recommendation in the Facilities Master Plan.

Recommendation

Planning Staff recommends the Planning Commission find the Humboldt County proposed construction of a 13,400 square foot DHHS office structure on APN 508-251-029 to be in conformance with the General Plan and McKinleyville Community Plan.

ATTACHMENT 2

APPLICATION REQUESTING GENERAL PLAN CONFORMANCE REVIEW



APPLICATION FORM
Humboldt County Planning and Building Department
 Current Planning Division 3015 H Street Eureka, CA 95501-4484
 Phone (707) 445-7541 Fax (707) 268-3792

INSTRUCTIONS:

1. Applicant/Agent complete Sections I, II and III below.
2. It is recommended that the Applicant/Agent schedule an Application Assistance meeting with the Assigned Planner. Meeting with the Assigned Planner will answer questions regarding application submittal requirements and help avoid processing delays. A small fee is required for this meeting.
3. Applicant/Agent needs to submit all items marked on the reverse side of this form.

SECTION I

APPLICANT

(Project will be processed under Business name, if applicable.)

Business Name: County of Humboldt
 Contact Person: Tom Mattson
 Mailing Address: 1106 2nd Street
 City, St, Zip: Eureka, CA 95501
 Telephone: 707.268-2666 Fax: _____
 Email: _____

AGENT

(Communications from Department will be directed to agent)

Business Name: County of Humboldt
 Contact Person: Ronda Kime
 Mailing Address: 1106 2nd Street
 City, St, Zip: Eureka, CA 95501
 Telephone: 707.268-2667 Fax: _____
 Email: r.kime@co.humboldt.ca.us

OWNER(S) OF RECORD

(If different from applicant)

Owner's Name: Kevin McKenny
 Mailing Address: P.O. Box 115
 City, St, Zip: Cutten, CA 95534
 Telephone: 707.539-2616 Fax: _____

Owner's Name: _____
 Mailing Address: _____
 City, St, Zip: _____
 Telephone: _____ Fax: _____

LOCATION OF PROJECT

Site Address: 1615 Heartwood Drive
 Community Area: McKinleyville

Assessor's Parcel No(s): 508-251-052
 Parcel Size (acres or sq ft): appx 57,280 sf

Is the proposed building or structure designed to be used for designing, producing, launching, maintaining, or storing nuclear weapons or the components of nuclear weapons? ☐ YES ☒ NO

SECTION II

PROJECT DESCRIPTION

Describe the proposed project (attach additional sheets as necessary): Owner to construct approximately 13,400 square foot building to be leased by County of Humboldt for office space for the Department of Health and Human Services.

SECTION III

OWNER'S AUTHORIZATION & ACKNOWLEDGEMENT

I hereby authorize the County of Humboldt to process this application for a development permit and further authorize the County of Humboldt and employees of the California Department of Fish and Wildlife to enter upon the property described above as reasonably necessary to evaluate the project. I also acknowledge that processing of applications that are not complete or do not contain truthful and accurate information will be delayed, and may result in denial or revocation of approvals.

[Signature]
 Applicant's Signature

Dec 14, 2016
 Date

If the applicant is not the owner of record: I authorize the applicant/agent to file this application for a development permit and to represent me in all matters concerning the application.

 Owner of Record Signature

 Date

 Owner of Record Signature

 Date

ATTACHMENT 3

GOVERNMENT CODE SECTION 65402

- (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body. If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonment for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonment for street widening, or alignment projects are of a minor nature.
- (b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.
- (c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency. Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.


ATTACHMENT 4
APPLICANT'S PROPOSAL

2016

Proposal to Develop Office Space for the Humboldt County Department of Health and Human Services



ENGINEERING CONSTRUCTION
K.H. McKENNY, INC.
EUREKA, CA. LICENSE #774830


Proposal By:
Kevin McKenny
P.O. Box 115
Cuttan, CA 95534
T: (707) 444-9659
kevin@khmckenny.com

7/15/2016



P.O. Box 115
Cuttan, CA. 95534
kevin@khmckenny.com

Phone: 707-444-9659

Ronda Kime
Humboldt county Public Works
1106 2nd St
Eureka Ca 95501

RE: RFP for DHHS building in McKinleyville Ca

Ronda

This letter is meant as an introduction to our proposal to build a new ground up constructed Building at 1615 Heartwood Dr in Mckinleyville to house the DHHS programs for that area.

The site is located less than one quarter mile from the bus stop on Central ave and is located Approximately 200 ft. west of the Signalized intersection of Central and Heartwood. Central Ave is the main Arterial Street in McKinleyville and Heartwood has recently been extended through to provide access to Mckinleyville Ave. The site is well located, easily accessible and sits in the Heart of the Mckinleyville community.

We are proposing a new 13400 sf building on the site with 98 parking spaces which easily allows for expansion of 3000 sf or more upstairs. The Proposed building houses the entire program as requested on the first floor. The expansion area is proposed to be upstairs. The building was designed to fit into the neighborhood and will enjoy lots of window space and good exposure to the sun while the entry and play area will be sheltered from wind.

The building was designed so the Public space flows out of the lobby into a large corridor that leads to the conference rooms. The kitchen classroom is off the large conference room and could have an opening in the wall to serve the conference area. The small conference room could easily have a folding door to expand the large conference room if requested. An exterior door is planned out of the conference room to a patio on the west side. Located off the main corridor is space allocated to a future elevator shaft and stairway for expansion upstairs. Work areas 1 & 2 can be moved to either side of the public space. Our drawings show work area 1 on the south west side but the space allows for that group to easily fit into the North Easterly side of the public area.

This proposal is being made by Kevin Mckenny Individually. Mr. Mckenny does own the property Free and clear and would welcome the opportunity to develop the office as proposed here in the Submittal to your RFP. Contact information is

Kevin Mckenny
PO Box 115
Cuttan Ca 95534
707 599-2616

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DESCRIPTION OF PROPOSED SITE & BUILDING



P.O. Box 115
Cuttan, CA 95534

Phone: 707-444-9659

Description of the proposed Site and Building

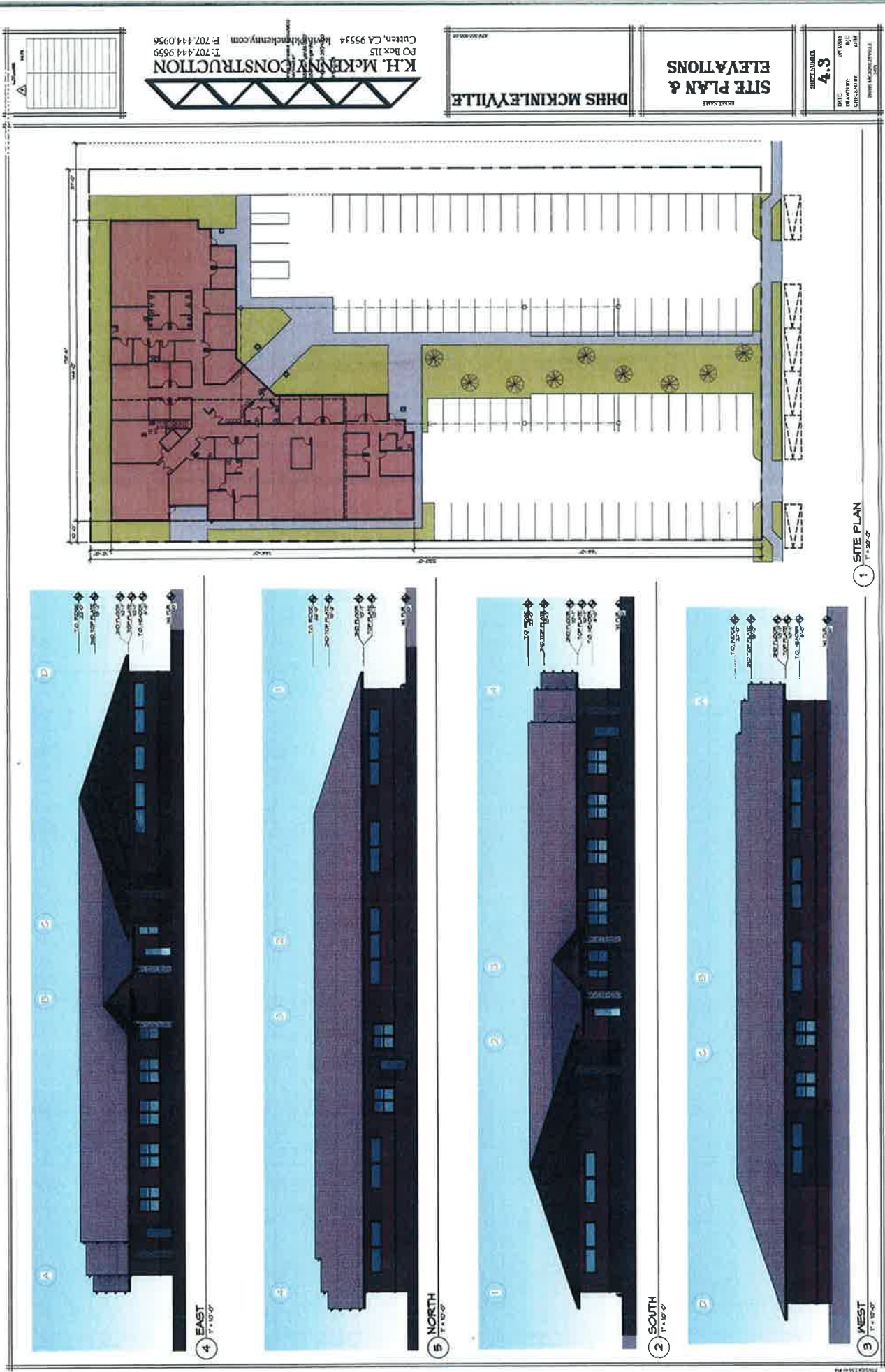
Proposed DHHS building in McKinleyville for the RFP, July15, 2016

We are proposing a 13400 sf building to be constructed on the site located at 1615 Heartwood Drive. The site was historically used to park new cars for sale from Opie's Chevrolet. The site is fully paved at this time. It is located just westerly of Starbucks / Burger King and enjoys good sight visibility from Central ave. Central Ave is the main arterial for Mckinleyville it runs North South and comes off Hwy 101 to the south. The proposed site is less than one quarter mile from the bus stop on Central Ave and it is just westerly from the signalized intersection of Central and Heartwood. The proposed Building will be easily seen from the signalized intersection. Heart wood Dr has recently been extended through and now runs down to McKinleyville Avenue, providing very easy access to this site from anywhere in McKinleyville. Coupled with Humboldt Transit system bus service to this area the site is easily accessed from anywhere in Humboldt County. The site has a paved alley serving it to the East and we will have traffic flow through the parking lot to the alley so vehicular traffic patterns are well served in this area.

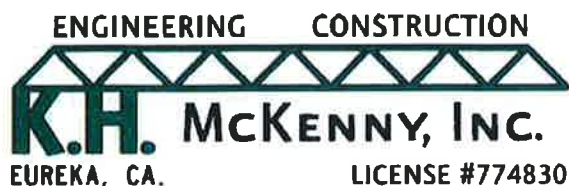
The building as proposed is a new single story wood framed structure (Type V nr) with stucco siding and Masonry accents. The building was designed to fit into the neighborhood and will enjoy lots of window space and good exposure to the sun while the entry and play area will be sheltered from wind. Room for expansion was planned into a future second floor. The requirements for the expansion area would need to be discussed We have designed for up to 3000 sf. Additional space could be obtained. The site is zoned appropriately as C-2 and as stated has been paved with the drainage, water sewer and other utilities in place. The building is proposed to be set back off Heartwood Drive with parking in the front. We are using 10 foot setbacks on the north and west sides to provide free opportunity for windows on those walls.

The site will be redeveloped for the addition of the proposed new building. The parking lot will be reconfigured to provide a wide swath of landscaping down the middle of the parking area. This will be constructed to provide LID design aspects and will soften the landscape in that area. It is anticipated to make that area a focal point with a meandering walkway and trees filtered into area plantings providing a tranquil walk up to the building. The west side of the building will have a patio off the conference room to spill out onto during breaks. We anticipate landscaping that area to enjoy the westerly sun exposure. There are 98 parking spaces using compact spaces at appropriate locations. The parking lot adjoins an alley to the East that is used as an alternate driveway into the building from other commercial buildings in the area. We designed a drop off point near the entrance for traffic to easily drop off passengers and then park their vehicle. The parking lot is equipped with light poles now and they are to remain in place. The lighting will be replaced with new high efficiency LED bulbs to provide a well-lit parking area that is easily seen and secure.





EXPANSION PLAN



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Expansion Plan;

Proposed building located at 1615 Heartwood McKinleyville (DHHS RFP)

The proposed building will have 3000 square feet of second floor space designed into it. The size and design would need to be further discussed of course during the design phase.

The proposal shows the second floor space built into the attic of the building. We can provide Shed dormers in various locations for windows and/or provide additional skylights for the natural light. The expansion space is difficult to design for because the amount and the use was not well defined. Because of that and being cognizant of the overall costs we were forced to show the space in the least expensive manner we could. We are proposing a new ground up construction building.

The costs associated with the requirements of a new building, coupled with prevailing wage and limited Craftspeople available to the area make our proposal difficult to compete with an existing building. The fact that no requests for substitution asking to reuse existing facilities or portions of an existing building made it so we could compete at all. It is very expensive to build and we would need more information to economically provide a user friendly expansion space to this new building. Again, the proposed building has up to 3000 sf of area in the attic space for expansion. The steps need to finish the expansion space would require full Tennant Improvements to that area and the installation of an elevator that would be located in a preplanned location.

Of additional note; the plan submitted with this proposal has one additional office and one additional Modular space shown in the plan based on efficiency of the designed space.

Thank you for consideration

Kevin McKenny PE

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