

# Initial Study and Draft Mitigated Negative Declaration

Travis Schneider

Environmental Review of a Mini-Storage Facility

*May 2022*



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

[www.co.del-norte.ca.us](http://www.co.del-norte.ca.us)

This page intentionally left blank.

## Contents

Project Information Summary .....	4
Environmental Factors Potentially Affected .....	6
Determination .....	6
Environmental Checklist .....	7
1. Aesthetics .....	7
2. Agriculture and Forest Resources .....	7
3. Air Quality .....	8
4. Biological Resources .....	8
5. Cultural Resources .....	9
6. Energy .....	10
7. Geology and Soils .....	10
8. Greenhouse Gas Emissions .....	11
9. Hazards and Hazardous Materials .....	12
10. Hydrology and Water Quality .....	12
11. Land Use and Planning .....	14
12. Mineral Resources .....	14
13. Noise .....	15
14. Population and Housing .....	15
15. Public Services .....	15
16. Recreation .....	16
17. Transportation .....	16
18. Tribal Cultural Resources .....	17
19. Utilities and Service Systems .....	18
20. Wildfire .....	18
21. Mandatory Findings of Significance .....	19
Mitigation Monitoring Plan .....	20

### Exhibits and Appendices Follow

## Project Information Summary

- 1. Project Title:** Travis Schneider  
Environmental Review of a Mini-Storage Facility – MAP2201
- 2. Lead Agency Name and Address:** Del Norte County  
Planning Commission  
981 H Street, Suite 110  
Crescent City, CA 95531
- 3. Contact Person and Phone Number:** Jacob Sedgley  
(707) 464-7254  
[Jacob.Sedgley@co.del-norte.ca.us](mailto:Jacob.Sedgley@co.del-norte.ca.us)
- 4. Project Location and APN:** Harrold Street & E. Washington Boulevard, Crescent City, CA 95531  
APN 117-053-002
- 5. Project Sponsor’s Name and Address:** Travis Schneider  
P.O. Box 133  
Eureka, CA 95502
- 6. County Land Use:** General Commercial
- 7. County Zoning:** Central Business (C-3)
- 8. Description of Project:**

Travis Schneider has submitted an application to develop a 1.9-acre parcel with a mini-storage facility located at the corner of Harrold Street and East Washington Boulevard, Crescent City. The parcel is currently undeveloped. The General Plan Land Use designation for the property is General Commercial and the Zoning designation is Central Business (C-3). Both designations allow for indoor and outdoor storage facilities.

The proposal includes plans for a total of 283 storage units, ranging in size from 25 square feet (5’ wide by 5’ long) to 200 square feet (10’ wide by 20’ long), for a total of 34,110 square feet of storage space. The following is a breakdown of all unit sizes and the total number of units included in the proposal:

- 10 feet wide by 20 feet long – 66 units
- 10 feet wide by 15 feet long – 72 units
- 10 feet wide by 10 feet long – 52 units
- 10 feet wide by 7 feet long – 38 units
- 10 feet wide by 5 feet long – 35 units
- 5 feet wide by 5 feet long – 20 units

Height of the metal storage buildings will vary between 10 feet and 11 feet. The proposal will also include a two-story office building that will measure approximately 30 feet long by 32 feet wide and 25 feet in height. Primary access to the storage buildings will be located on East Washington Boulevard.

The plan of operation includes gated access to the facility 24 hours per day, seven days a week. Access will be restricted using coded entry gates. The facility will be staffed Monday through Friday from 9:00am to 5:00pm, by the equivalent of one full-time employee.

**9. Surrounding Land Uses and Settings:**

The current 1.9-acre parcel is surrounded by a mix of residential, commercial, and natural hazard zoning. Parcels immediately to the north include the Del Norte Healthcare District Community Wellness Center, as well as a Natural Hazard zone district containing a large drainage feature. Parcels to the east include single-family residential housing and another Natural Hazard zone district containing a large drainage feature. Uses immediately south of the parcel include the U.S. Social Security Administration building and some residential uses. Parcels directly to the west contain a mix of commercial uses including restaurants and a medical center.

**10. Required Approvals:** Adoption of a Negative Declaration (Del Norte County Planning Commission)

**11. Other Approvals (Public Agencies):** North Coast Regional Water Quality Control Board

**12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

Native American tribes, traditionally and culturally affiliated with the project area have been notified of the project application completion and the beginning of the AB 52 consultation period pursuant to PRC §21080.3.1. Notification of the beginning of the AB 52 consultation period was provided April 15, 2022. No requests for consultation pursuant to PRC §21080.3.1 were received.

### Environmental Factors Potentially Affected

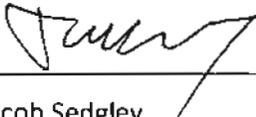
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" without mitigation as indicated by the checklist on the following pages. All mitigation measures are provided in the Mitigation Monitoring and Reporting Program.

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

### Determination

On the basis of this initial evaluation:

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

  
 \_\_\_\_\_  
 Jacob Sedgley  
 Planner

5/19/22  
 \_\_\_\_\_  
 Date

## Environmental Checklist

### 1. Aesthetics

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

### Discussion of Impacts

- a. The project would have no impact on a scenic vista.
- b. The project would not damage scenic resources, as there are no scenic resources on-site.
- c. The project would not substantially degrade the existing visual character of the site.
- d. An on-site Lighting Plan was submitted by the applicant. No lighting is proposed that would face the nearby residences located east of the parcel. As proposed, the project would not introduce a substantial source of light that would affect views of the area. With the exception of parcels to the east, surrounding uses are similar in character to the proposed use and the addition of new lighting would not affect any views in the area.

### 2. Agriculture and Forest Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

- a. No prime farmland exists on-site.
- b. No agricultural zoning exists on-site.
- c. No Timber Production zones exist on-site or adjacent to the property.
- d. The project would not result in the loss of forestland.
- e. The project does not involve any other changes in the existing environment that could adversely affect farmland or timberlands.

**3. Air Quality**

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

**Discussion of Impacts**

- a. The project would have no foreseeable impacts on the implementation of an air quality plan.
- b. The project would have no foreseeable impacts on increasing criteria pollutants in the region.
- c. The project would not expose receptors to substantial pollutant concentrations.
- d. The project would have no foreseeable impacts in increasing any emissions.

**4. Biological Resources**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wildlife Service?				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

a-f. The 1.9-acre parcel is currently undeveloped. The parcel is comprised of a combination of grass and common weeds and no habitat would be modified as a result of development. Riparian habitat does not exist within the project area and the project would not affect the migratory patterns of wildlife. Development would not be in conflict with local ordinances or habitat conservation plans.

## 5. Cultural Resources

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

### Discussion of Impacts

a-c. No cultural resources are known to exist on-site. The County records were searched for known cultural sites in the general project vicinity, and none were identified. Notice was provided to all tribes traditionally culturally affiliated with the project area and no comment was given with regard to cultural resources. Additionally, cultural staff from the Tolowa-Dee-ni' Nation is a voting member of the County Environmental Review Committee which reviews projects and makes CEQA recommendations. While resources are not known to exist on-site, the possibility of an inadvertent discovery is always possible during construction or other

implementation activities associated with the project. In this case, mitigation measures included as CULT-1 assigned to the project will ensure that any resources located on-site will be properly treated as to not cause a significant impact.

**Mitigation Measure CULT-1**

An inadvertent discovery condition shall be added to the permit stating that in the event of archeological or cultural resources are encountered during construction, work shall be temporarily halted and a qualified archaeologist, local tribes, and the County shall be immediately contacted. Workers shall avoid altering the materials and their context until a qualified professional archaeologist, in collaboration with the local tribes has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect any resources.

*Timing/Implementation: Ongoing during the earthwork phase of development subject to the Building Permit Enforcement: County Community Development Department  
Monitoring: N/A*

**6. Energy**

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

**Discussion of Impacts**

- a. The project would have no foreseeable impacts on increasing wasteful, inefficient, or unnecessary energy use due to the relatively small size of the project. The project will use minimal amounts of fuel and energy.
- b. This project does not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

**7. Geology and Soils**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

- a-d. The project is not anticipated to cause significant impacts including the risk of loss, injury, or death related to soils impacts. The site is flat and has no potential for landslides, mass wasting, or other slope-related impacts. Seismic ground shaking and liquefaction could occur in any region of coastal California; however, the potential impacts would be considered less than significant as structural development will be engineered and constructed to current building code.
- e. No impacts related to geology and/or soils, as a result of this project, are expected to occur. The site is not located on expansive soil as defined in Table 18-1-B.
- f. No know paleontological resources or unique geologic features are known to exist on site.

## 8. Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

- a. In 2002, the California State Legislature declared that global climate change was a matter of increasing concern for the state’s public health and environment, and enacted a law requiring the California Air Resource Board (CARB) to control greenhouse gas (GHG) emissions from motor vehicle (Health and Safety Code §32018.5 et seq.). CEQA Guidelines define GHG to include carbon dioxide (CO<sub>2</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The California Global Warming Solutions Act of 2006 (AB 32) definitively established the state’s climate change policy and set GHG reduction targets (Health and Safety Code §38500 et seq.). The state has set its target at reducing greenhouse gases to 1990 levels by the year 2020.

Approval of the project, and subsequent construction of the new mini-storage facility, may generate GHG emissions as a result of combustion of fossil fuels consumed by construction equipment. Use of construction materials would indirectly contribute to GHG emissions because of emissions related to their manufacturing

and production. The construction-related GHG emissions would be minor and short-term, and would not constitute a significant impact based on established thresholds.

- b. The project does not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

## 9. Hazards and Hazardous Materials

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

### Discussion of Impacts

- a-g. The project would not create impacts related to hazards or hazardous materials. This project would not facilitate the transport of hazardous materials, the release of hazardous materials, nor would it create additional exposure to wildland fires.

## 10. Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional source of polluted runoff; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

- a. Temporary site preparation, grading, building construction, and paving activities during construction would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to affect water quality. Prior to the issuance of a building permit, the applicant would be required to submit an erosion and runoff control plan to the Engineering and Surveying Division for review and acceptance if project activities result in less than one acre of ground disturbing activities. The erosion and runoff control plan shall demonstrate that during and post construction, erosion and runoff on the site will be controlled to avoid adverse impacts to adjacent properties and water resources. If project activities result in one acre or more of ground disturbing activities, it is anticipated that the North Coast Regional Water Quality Control Board will require a National Pollutant Discharge Elimination System (NPDES) permit. It is the applicant’s responsibility to obtain all applicable permits.
- b. The project site will be served by public water from the City of Crescent City; no impacts to groundwater will occur.
- c. Based on existing site conditions, it is not expected that the project will result in substantial erosion on- or off-site, or increase the amount of runoff that would result in flooding on- or off-site. The Washington Boulevard underground storm drainage system along the frontage of the property does not have capacity to serve the proposed development. County Code requires the underground storm drainage system along Washington Boulevard to be designed to carry runoff from a twenty-five year storm. As a condition of project approval, the applicant will be responsible for either constructing a twenty-five year underground storm drainage system in the Washington Boulevard right-of-way or determining the existing capacity of the Washington Boulevard underground storm drainage system and constructing sufficient capacity to make up the difference between the existing underground storm drainage capacity and the required twenty-five year capacity along the Washington Boulevard frontage of the property. Mitigation Measure HYDRO-1 addresses the need for this condition. The underground storm drainage system will run from the proposed development to the unnamed tributary of Elk Creek east of the project. The new underground storm drainage system will need to be designed and constructed so that it does not hinder the replacement of the Washington Boulevard cross culvert including access for jack and bore equipment.

- d. The project is not in any flood hazard area and would not affect flood waters. A small portion of the project site is located within the Tsunami Evacuation Zone; however, the project would contain minimal amounts of pollutants or other hazardous materials and would not constitute a significant impact.
- e. The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

**Mitigation Measure HYDRO-1**

As a condition of project approval, the applicant will be responsible for either constructing a twenty-five year underground storm drainage system in the Washington Boulevard right-of-way or determining the existing capacity of the Washington Boulevard underground storm drainage system and constructing sufficient capacity to make up the difference between the existing underground storm drainage capacity and the required twenty-five year capacity along the Washington Boulevard frontage of the property.

*Timing/Implementation: Plans will be required prior to issuance of Building Permit, construction of improvements will be required prior to project completion*

*Enforcement: County Community Development Department*

*Monitoring: N/A*

**11. Land Use and Planning**

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

**Discussion of Impacts**

- a-b. This project does not divide an established community, nor does it cause a conflict with any land use plan in the County. The proposed project does conform to the General Plan, as well as other applicable ordinances and codes.

**12. Mineral Resources**

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

**Discussion of Impacts**

a-b. No mineral resources are known to exist on site.

### 13. Noise

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

#### Discussion of Impacts

- a-b. The project does not have the potential to generate a significant temporary or permanent increase in ambient noise levels in the vicinity of the project above that which currently exists on the property. Temporary noise and vibration will be generated as a result of construction activities; however, this is not considered significant and will not exceed any applicable thresholds.
- c. The project is located within the Jack McNamara Field Area of Influence; however, the project does not fall within any noise contours that would indicate the exposure of employees to excessive noise level.

### 14. Population and Housing

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

#### Discussion of Impacts

- a. The project will not induce substantial population growth in the area.
- b. The project would not displace any number of existing people or housing.

### 15. Public Services

Would the project:	Potentially	Less Than	Less Than	No Impact
--------------------	-------------	-----------	-----------	-----------

	Significant Impact	Significant Impact with Mitigation Incorporated	Significant Impact	
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

- a. The project would not result in substantial adverse impacts associated with the need for new or altered governmental facilities and/or public services. Given the existing public services in the area and lack of growth inducing impacts, any impact to service ratios, response times, or other performance objectives of these public services are expected to be less than significant.

**16. Recreation**

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

**Discussion of Impacts**

- a-b. The project does not involve significant growth inducing impacts that would put significant additional pressures on area parks or recreation facilities. No impact would occur.

**17. Transportation**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

- a. The project is not anticipated to conflict with a program, plan, ordinance, or policy addressing any circulation system. The property is located at the edge of a commercial area with public improvements including a paved road, curb and sidewalk developed to urban public road standards. Commercial use of the property for mini-storage units would not significantly impact the circulation system.
- b. The project is expected to be consistent with CEQA Guidelines § 15064.3, subdivision (b). According to the 2020 Del Norte Region SB 743 Implementation Plan, the Traffic Analysis Zone (TAZ 101) containing the project area describes the average Vehicle Miles Travelled (VMT) to be approximately 7.0 daily per capita and 20.92 daily per employee. The project was analyzed subject to screening criteria outlined in the 2020 Del Norte Region SB 743 Implementation Plan.
- c. The project does not increase hazards due to a design feature. The project would allow primary access to the project from East Washington Boulevard. There are no dangerous features in the project area and this would not require improvements that would introduce circulation or traffic safety hazards.
- d. The project would have no impact on emergency access in the surrounding area.

**18. Tribal Cultural Resources**

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

**Discussion of Impacts**

- a. No cultural resources are known to exist on-site. The County records were searched for known cultural sites in the general project vicinity, and none were identified. Notice was provided to the two tribes traditionally culturally affiliated with the project area and no comment was given with regard to cultural resources. Additionally, cultural staff from the Tolowa-Dee-ni’ Nation is a voting member of the County Environmental Review Committee which reviews projects and makes CEQA recommendations. While resources are not known

to exist on-site, the possibility of an inadvertent discovery is always possible during construction or other implementation activities associated with the project. In this case, mitigation measures included as CULT-1 assigned to the project will ensure that any resources located on-site will be properly treated as to not cause a significant impact.

## 19. Utilities and Service Systems

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

### Discussion of Impacts

a-e. The project would not have any impact on utilities and service systems. Water is available to the parcel provided by the City of Crescent City. No shortage or lack of water pressure is anticipated. The project may result in a higher solid waste generation rate; however, the project will not produce or induce waste generation rates in excess of established thresholds.

## 20. Wildfire

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

environment?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

- a. The project would not substantially impair an adopted emergency response plan or emergency evacuation plan.
- b. The project is not located within the State Responsibility Area (SRA) and is relatively flat with no vegetation that would require additional mitigation for rapid wildfire movement or an excess of fuel.
- c. The project does not require the installation or maintenance of any infrastructure that may exacerbate fire risk, or result in temporary or ongoing impacts to the environment.
- d. The project does not expose people or structures to significant risks associated with flooding, landslides, post-fire instability, or drainage changes.

**21. Mandatory Findings of Significance**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-c. The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Additionally, the project does not have impacts that are individually limited but cumulatively considerable and does not have environmental effects which will cause substantial adverse effects on human beings directly nor indirectly.

## Mitigation Monitoring Plan

### Cultural Resources

#### *Mitigation Measure CULT-1*

An inadvertent discovery condition shall be added to the permit stating that in the event of archeological or cultural resources are encountered during construction, work shall be temporarily halted and a qualified archaeologist, local tribes, and the County shall be immediately contacted. Workers shall avoid altering the materials and their context until a qualified professional archaeologist, in collaboration with the local tribes has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect any resources.

*Timing/Implementation: Ongoing during the earthwork phase of the warehouse building subject to the Building Permit*

*Enforcement: County Community Development Department*

*Monitoring: N/A*

### Hydrology and Water Quality

#### *Mitigation Measure HYDRO-1*

As a condition of project approval, the applicant will be responsible for either constructing a twenty-five year underground storm drainage system in the Washington Boulevard right-of-way or determining the existing capacity of the Washington Boulevard underground storm drainage system and constructing sufficient capacity to make up the difference between the existing underground storm drainage capacity and the required twenty-five year capacity along the Washington Boulevard frontage of the property.

*Timing/Implementation: Plans will be required prior to issuance of Building Permit, construction of improvements will be required prior to project completion*

*Enforcement: County Community Development Department*

*Monitoring: N/A*

This is not an official map and is intended for assessment purposes only.

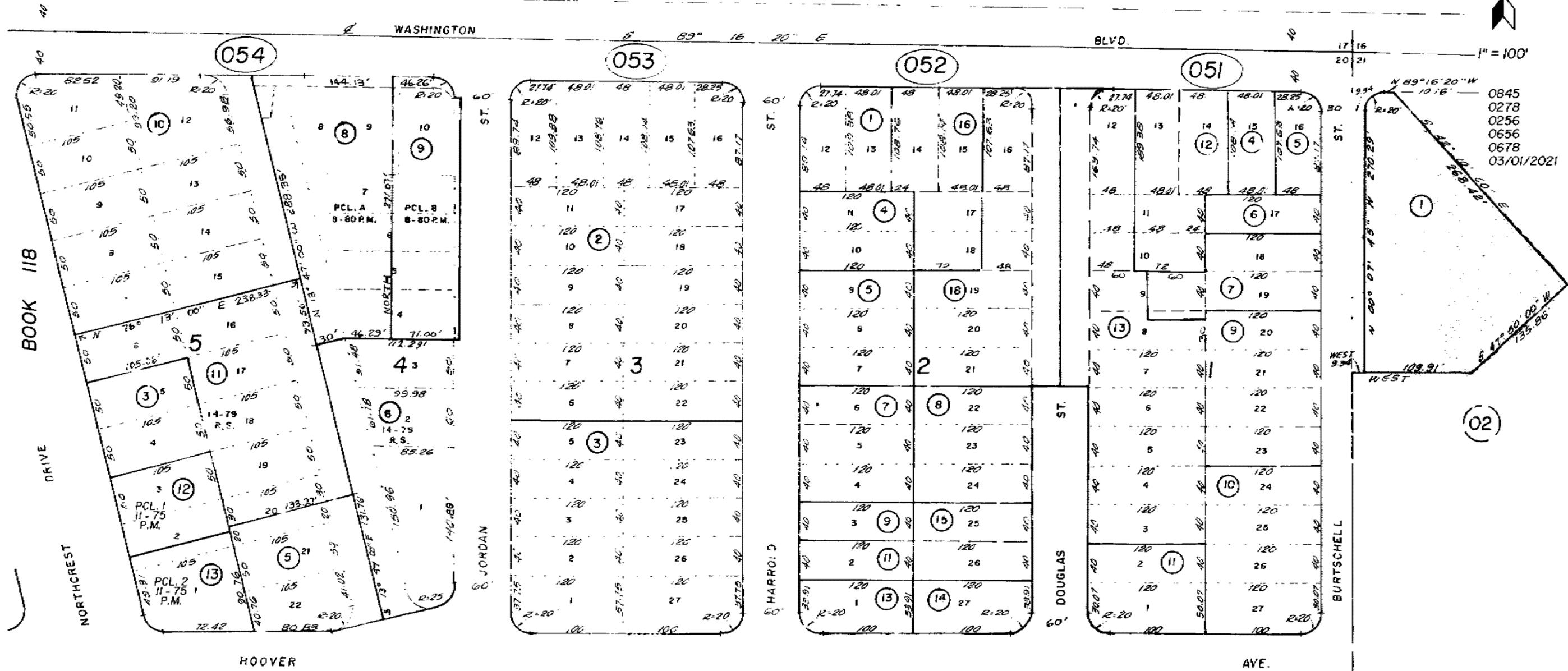
POR. NE 1/4 SEC. 20, T 16 N, R 1 W, H.B. & M.

117-05

Tax Area  
051-021



BOOK 116



0845  
0278  
0256  
0656  
0678  
03/01/2021

 ROOSEVELT SUBDIVISION  
R.S. - Bk. 2, Pgs. 63  
Blocks 1 - 5

 NOT PART OF SUBDIVISION

ABANDONED & VACATED STREETS/ALLEYS ROOSEVELT SUBDIVISION			
RES. NO.	DOC. NO.	DATE	ALLEY/STREET
792	Bk 23, Pg 57	09/18/1956	WARD ST IN BLOCKS 4 & 5 BETWEEN WASHINGTON BLVD & HOOVER AVE

NOTE: Assessor's Parcel Numbers Shown in Circles.  
Assessor's Block Numbers Shown in Ellipses.

# Mini-Storage Facility

Write a description for your map.

## Legend

 APN 117-053-002



D1

F Washington Blvd

Harold St

Harold St

 APN 117-053-002

Google Earth

200 ft





**COUNTY OF DEL NORTE**  
COMMUNITY DEVELOPMENT DEPARTMENT

981 "H" Street, Suite 110  
Crescent City, California 95531

Fax (707) 465-0340

Planning  
(707) 464-7254

Engineering & Surveying  
(707) 464-7229

Roads  
(707) 464-7238

Building Inspection  
(707) 464-7253

Environmental Health  
(707) 465-0426

**Tribal CEQA Notification for Consultation**

Date: April 15, 2022

Sent to:		
<input checked="" type="checkbox"/>	Tolowa Dee-ni' Nation Attn: Tribal Historic Preservation Officer 12801 Mouth of Smith River Rd Smith River, CA 95567	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Elk Valley Rancheria Attn: Dale A. Miller 2322 Howland Hill Road Crescent City, CA 95531	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	The Karuk Tribe THPO Department of Natural Resources P.O. Box 282 Orleans, CA 95556	

**Re: County Project Number:**

COUNTY OF DEL NORTE – Environmental Review (MAP2201) for APN 117-053-002 for a mini-storage facility.

**To Whom It May Concern:**

The County is contacting you pursuant to Section 21080.3(d) of the California Public Resources Code (PRC) as you have previously requested to be notified and have designated the above named person (or are the person named identified on the contact list maintained by the California Native American Heritage Commission) for notification. You are receiving this notice as your tribe may be traditionally and culturally affiliated with the area in which the subject project is located.

Attached herein please find a brief description, location, and County staff contact for this project. You are hereby advised that, pursuant to the PRC, you are provided 30-days to respond to the County in writing if you wish to request consultation for this project.

**Please direct your written request for consultation to:**

Del Norte County Community Development Department (Planning Division)  
981 H Street, Suite 110  
Crescent City, CA 95531

# OPERATIONS PLAN



S6-LOCK BOX STORAGE LLC

AP No. 117-053-002

WASHINGTON BOULEVARD

CRESCENT CITY, CA 95531



PREPARED BY:



**PACIFIC AFFILIATES, INC.**  
A CONSULTING ENGINEERING GROUP  
990 WEST WATERFRONT DRIVE  
EUREKA, CA 95501  
(707) 445-3001

♦  
**JANUARY 10, 2022**



---

**TRAVIS L. SCHNEIDER, R.C.E. #67393**

**TABLE OF CONTENTS**

**1. DESCRIPTION OF BUSINESS ACTIVITIES.....1**

**2. MATERIAL STORAGE AND USE.....1**

**3. SECURITY PLAN.....2**

**4. FIRE SUPPRESSION.....3**

**5. STAFF AND CUSTOMER SCREENING.....3**

**6. EMPLOYEE SAFETY PROGRAM/PROCEDURES.....3**

**7. FACILITY MAINTENANCE AND LANDSCAPE CARE.....4**

## **1. Description of Business Activities**

The following Operations Plan is provided regarding specific conditions and operation plans at the site of proposed development, AP No. 117-053-002, located at the western corner of the intersection of Washington Boulevard and Harrold Street, in Crescent City, CA, 95531.

The proposed business activity is the lease of storage units of varying sizes to individuals. Leasing activities will be performed both at the physical location and via online leasing portal. Customers of the business will have access to the facility 24 hours per day, seven days a week. Access will be restricted via use of coded-entry vehicle and man gates; for more details regarding facility security, please see section three of this document, "Security Plan."

The facility will be staffed Monday-Friday, 9:00 a.m. – 5:00 p.m., excepting specific holidays. Staffing for the facility will constitute a single full-time (FTE) employee, responsible for the administration of office activities (leasing, record-keeping, sales, etc.) as well as the maintenance of the facility. For more details regarding planned and required maintenance activities, please see section seven of this document, "Facility Maintenance and Landscape Care."

## **2. Material Storage and Use**

All hazardous materials shall be stored in a manner, method, and location that ensures that there is no threat of discharge to waters of the state.

The following shall serve as a list of minimum requirements for storage of materials.

- All temporary containment facilities shall have a permanent cover and side-wind protection or be covered during non-working days and prior to and during rain events.
- Bagged and boxed materials shall be stored on pallets and covered during non-working days and prior to rain events.
- Proper storage instructions shall be posted in an open and conspicuous location.
- Materials shall be stored in their original containers and the original product labels shall be maintained. Damaged or otherwise illegible labels shall be replaced immediately.
- Petroleum products shall be stored with a secondary containment system.
- Keep ample supply of appropriate spill clean-up materials near storage areas.

All staff utilizing or applying hazardous materials will be required to wear personal protective equipment, including, but not limited to gloves and face masks which allow for proper ventilation. The following shall serve as a list of minimum requirements for the use of products associated with processing and extraction activities.

- Products shall be labeled properly and applied per the instructions on the label.
- Use integrated hazardous materials management strategies that apply hazardous materials only to the area of need.
- Periodically calibrate hazardous materials application equipment.
- Any person working with hazardous materials shall read the label on the bottle and follow application rates and directions as printed on the label.
- All persons working with hazardous materials will be trained on the usage of application methods used, and the proper methods of cleaning said applicators as needed
- Any person working with hazardous materials shall use personal protective equipment required for application, as well as wash their hands prior and subsequently to working with any hazardous material.
- All spent bottles shall be taken to recycling when possible or disposed of properly in garbage containers to be taken to appropriate refuse disposal sites.

All recyclables including cardboard, plastic, glass, and aluminum in addition to all other solid waste will be disposed of at an approved upland disposal site.

All hazardous materials and lubricants at the facility will have Safety Data Sheets (SDS) or Materials Safety Data Sheets (MSDS) that are kept in a clearly, recognizable box by employee. Employees will be required to read SDS and/or MSDS pertaining to material to be used prior to performing task and understand exposure possibilities.

### **3. Security Plan**

The property will be accessed via a single, gated ADA driveway entrance. Gate will remain open during normal office hours (M-F, 9:00 a.m. – 5:00 p.m.). After-hours entry to the property will be controlled via automatic sliding security gates and will be available only to staff and current renters using gate codes tied to each individual rental unit. Gate codes will be managed via 3<sup>rd</sup> party leasing software; codes will expire at end of customer lease agreement and security system updated in real time.

Access to the office and administrative buildings will be limited to normal office hours and will be secured using a combination of locking doors (handle lock, bolt lock) and alarmed security system.

Each building will be covered by security systems consisting of burglary, audible, perimeter internal motion sensor, and heat/fire sensors. Additional security in the form of a 24-hour interior, exterior and perimeter video surveillance with a 30-day recall

recording DVR is implemented. Each interior hallway of storage buildings will be covered by security cameras, as will each entrance/exit to any building and the entrance gate to the facility.

The perimeter of the property will be surrounded by an 8-foot security fence.

Facility staff will be responsible for periodic site walks to visually inspect the integrity of security systems. Deficiencies and faults in the system will be addressed immediately upon discovery.

#### **4. Fire Suppression**

Facility will be equipped with Advanced Security Systems heat sensors, with 24-hour monitoring. Additionally, portable dry chemical fire extinguishers will be mounted outside each door. Specifications for the fire detection and fire protection system (including automated sprinkler system) is shown in project plans supplied along with this document, and available at request.

#### **5. Staff and Customer Screening**

Staff screening will be required for employment with S6-Lockbox Storage LLC. Requirements are listed but not limited to the following:

- All employees will be required to have background checks.
- All employees will be required to read and sign internal S6-Lockbox Storage LLC Employee Handbook and ancillary employment documents.

#### **6. Employee Safety Program/Procedures**

All employees are required to read and sign, *S6-Lockbox Storage LLC: Employee Handbook*, prepared by Barthel & Associates, which covers safety requirements, worker safety guidelines, and general training tips. In addition to S6-Lockbox Storage LLC employee handbook, employees will receive specialized, task-specific training.

Personal safety equipment will be available and conveniently located. Employees will be made aware of each safety equipment location. All stations and machinery requiring safety glasses and hearing protection are to be clearly marked and made aware to each employee. Safety equipment required and/or supplied is as follows:

- First aid kits
- Proper eye protection
- Eyewash stations
- Hearing protection.
- Disposable breathing valve dust masks

- Wash area equipped with wash down sinks and bacterial soap. Liquid sanitation dispensers will be installed throughout the building. All employees are required to wash their hands prior to work, after using the restroom, eating, and any other activity that requires sanitation procedures before returning to work
- All work surfaces are cleaned and sanitized as needed with isopropyl alcohol using paper towels as the absorbent.

## 7. **Facility Maintenance and Landscape Care**

On-site staff will be responsible for the general upkeep of the property; an emphasis will be placed on ensuring the security systems operate effectively and as intended and ensuring the exterior appearance of the building and landscaping remain in like-new condition. For additional details regarding landscaping and regularly scheduled maintenance, see sheet C-2 "Landscaping Plan" included with project plans.

Outside contractors may be engaged for scheduled maintenance activities beyond the scope of on-site staff.

# LOCK BOX STORAGE CRESCENT CITY, CA

## PROJECT INFORMATION

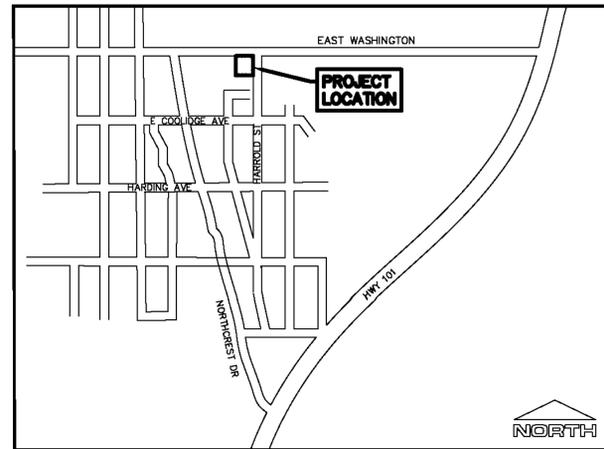
OWNERS: SCHNEIDER & BODE 2019 TRUST  
 DRAFTSPERSON: ELIZABETH JURKOIC  
 ENGINEER: PACIFIC AFFILIATES, TRAVIS SCHNEIDER  
 PROJECT ADDRESS: E. WASHINGTON  
 CRESCENT CITY, CA 95531  
 APN: 117-053-002  
 ZONING: GENERAL COMMERCIAL  
 SEISMIC DESIGN CATEGORY:  
 WIND EXPOSURE: C  
 WATER: CITY OF CRESCENT CITY  
 SEWER: CITY OF CRESCENT CITY  
 ELECTRICAL: PACIFIC POWER  
 TREES TO BE REMOVED: 0  
 CUT/FILL: NET <50 CY CUT FOR ROAD  
 CONSTRUCTION SPOILS TO REMAIN ON SITE  
 SPRINKLERS: YES - DEFERRED  
 PV SYSTEM: YES - DEFERRED  
 SIGNAGE: YES

## PROJECT DESCRIPTION

IMPROVEMENT PLANS ARE FOR A MULTI-UNIT PUBLIC  
 MINI-STORAGE FACILITY.

## SHEET INDEX

SHEET #	DESCRIPTION
G-1	TITLE PAGE
G-2	GENERAL NOTES
C-1	SITE PLAN
C-2	GRADING PLAN
C-3	DRAINAGE PLAN
C-4	LANDSCAPE PLAN
C-5	IRRIGATION PLAN
C-6	DRAINAGE DETAILS
C-7	ACCESSIBILITY DETAILS
C-8	LIGHTING & SIGNAGE PLAN
E-1	ELECTRICAL PLAN
T24.1	TITLE 24 - BLDG A
T24.2	TITLE 24 - BLDG A
T24.1	TITLE 24 - BLDG B
T24.2	TITLE 24 - BLDG B
T24.1	TITLE 24 - BLDG C
T24.2	TITLE 24 - BLDG C
T24.1	TITLE 24 - BLDG D
T24.2	TITLE 24 - BLDG D
T24.1	TITLE 24 - BLDG E
T24.2	TITLE 24 - BLDG E
T24.1	TITLE 24 - BLDG F
T24.2	TITLE 24 - BLDG F
CG-1	CALGREEN
CG-2	CALGREEN
CG-3	CALGREEN



VICINITY MAP  
N.T.S.

## APPROVAL SIGNATURE BLOCK

AGENCY	DATE	PRINTED NAME	SIGNATURE
PACIFIC POWER			
DEL NORTE COUNTY ENGINEERING DEPT			
SPECTRUM			
CRESCENT CITY FIRE & RESCUE - WA STATION			

## LOCK BOX

DIMENSION (SF)	QUANTITY (UNITS)
10X20	66
10X15	72
10X10	52
10X7	38
10X5	35
5X5	20

## AVERAGE DAILY TRAFFIC (ADT)

WEIGHTED AVERAGE TRIP RATE METHODOLOGY  
 LAND USE DESCRIPTION: MINI-WAREHOUSE (No. 151)  
 $(0.17/1,000 \text{ SF}) \times (34,950 \text{ SF}) = 7 \text{ ADT (PEAK PM)}$   
 $(0.10/1,000 \text{ SF}) \times (34,950 \text{ SF}) = 4 \text{ ADT (PEAK AM)}$   
 $(151/1,000 \text{ SF}) \times (34,950 \text{ SF}) = 53 \text{ ANTICIPATED ADT}$

## ABBREVIATIONS

C/L	CENTER LINE
<E>	EXISTING
<N>	NEW
APN	ASSESSORS PARCEL NUMBER
BSW	BACK OF SIDEWALK
C/L	CENTER LINE
CO	CLEAN OUT
DI	DRAINAGE INLET
EL	ELEVATION
EP	EDGE OF PAVEMENT
FG	FINISHED GRADE
FL	FLOWLINE
P/L	PROPERTY LINE
P.P.	POWER POLE
P.U.E	PUBLIC UTILITIES EASEMENT
R/W	RIGHT OF WAY
SF	SQUARE FEET
SWK	SIDEWALK
TC	TOP OF CURB
TS	TOP OF SLOPE
WM	WATER METER
WV	WATER VALVE

## DESIGN INFORMATION

DESIGN CRITERIA  
 FLOOR LIVE LOAD: 40 PSF  
 ROOF LIVE LOAD: 20 PSF  
 SNOW LIVE LOAD: N/A  
 WIND DESIGN DATA  
 WIND SPEED: 93 MPH  
 RISK CATEGORY: II ALL OTHERS  
 WIND EXPOSURE: C  
 INTERNAL PRESSURE COEFFICIENT, GCPI: 0.55  
 SEISMIC DESIGN DATA  
 RISK CATEGORY: II ALL OTHERS  
 SEISMIC IMPORTANCE FACTOR, I<sub>e</sub>: 1  
 MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS,  
 S<sub>s</sub> AND S<sub>1</sub>: 2.014 AND 0.962, RESPECTIVELY.  
 SITE CLASS: D  
 DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS,  
 S<sub>ds</sub> AND S<sub>d1</sub>: 1.611 AND N/A, RESPECTIVELY.  
 SEISMIC DESIGN CATEGORY: E  
 BASIC SEISMIC FORCE RESISTING SYSTEM: WOOD FRAMED  
 SHEARWALLS  
 DESIGN BASE SHEAR, V: 6,230 LBS  
 SEISMIC RESPONSE COEFFICIENT, C<sub>s</sub>: 0.173  
 RESPONSE MODIFICATION, R: 6.5  
 ANALYSIS PROCEDURE USED: ASCE 7-16 12.8 EQUIVALENT  
 LATERAL FORCE PROCEDURE  
 GEOTECHNICAL INFORMATION  
 SOIL DESIGN LOAD-BEARING: 1,500 PSF  
 DEAD LOAD OF ROOFTOP MOUNTED PHOTOVOLTAIC PANEL SYSTEM  
 INCLUDING RACK SUPPORT: 3PSF

## LEGEND

	EXISTING DRAINAGE DIRECTION
	FINISH DRAINAGE DIRECTION
	FINISHED ELEVATION
	ENDLINE BLOWOFF/BALL VALVE
	EXISTING UTILITY / POWER POLE
	WATER VALVE
	FIRE HYDRANT (FH)
	WATER METER
	CENTER OF ROAD
	EXISTING STORM DRAIN
	EXISTING PRESSURIZED SEWER
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC SERVICE
	EXISTING PROPERTY LINES
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED PRESSURIZED SEWER
	PROPOSED OVERHEAD ELECTRIC SERVICE
	FENCE
	FIBER ROLL
	NEW PAVING
	NEW CONCRETE TO BE CONSTRUCTED

PUBLIC IMPROVEMENTS AUTHORIZED FOR CONSTRUCTION  
 DEL NORTE COUNTY ENGINEERING  
 DEPARTMENT

(SEWER AND WATER ONLY)

BY: COUNTY ENGINEER/SURVEYOR  
 DATE: \_\_\_\_\_  
 BY: DISTRICT ENGINEER  
 DATE: \_\_\_\_\_  
 D.N.E.D. FILE NO. \_\_\_\_\_

LOCATIONS AND ELEVATIONS SHOWN ARE PROVIDED FOR INFORMATION ONLY. SUCH INFORMATION MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND VERIFYING LOCATIONS OF ALL UTILITIES THAT MAY BE IMPACTED BY HIS/HER WORK.

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISIONS	BY

PACIFIC AFFILIATES  
 CONSULTING ENGINEERS  
 990 W. WATERFRONT DRIVE, EUREKA, CA 95501  
 TEL (707) 445-3001  
 FAX (707) 445-3003



TITLE  
 LOCK BOX STORAGE  
 HARROLD STREET  
 CRESCENT CITY, CA 95531  
 APN 117-053-002

LOCK BOX STORAGE  
 HARROLD STREET  
 CRESCENT CITY, CA 95531  
 APN 117-053-002

Date: MARCH 28, 2022  
 Scale: AS NOTED  
 Drawn by: EJ

SHEET NUMBER  
**G-1**

JOB NUMBER  
 21-2683

GENERAL NOTES

- 1. CONTRACTOR SHALL PERFORM ALL SITE WORK IN ACCORDANCE WITH 2019 CBC, AISC, AWS, OSHA AND OTHER APPLICABLE BUILDING CODES, STANDARDS AND ORDINANCES. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 FOR MATERIALS, QUALITY, MIXING, PLACING, FORMWORK AND DETAILING.
- 2. THE DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- 3. UNAUTHORIZED CHANGES AND USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- 4. ALL ACCESS OPENINGS (EXISTING AND PROPOSED) SHALL CONFORM TO DEL NORTE COUNTY CODE REGARDING VISIBILITY.
- 5. EROSION AND SEDIMENT CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE DEL NORTE COUNTY LAND USE AND DEVELOPMENT ORDINANCE, CHAPTER 17.
- 6. NOTIFY U.S.A. 48 HOURS PRIOR TO ANY EXCAVATION (1-800-227-2600).
- 7. NO CONSTRUCTION SHALL OCCUR BETWEEN OCTOBER 15TH AND APRIL 15TH WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.
- 8. HOURS OF OPERATION SHALL BE LIMITED TO MONDAY THROUGH FRIDAY FROM 7:00 AM TO 6:00 PM, SATURDAY FROM 9:00 AM TO 5:00 PM WITH NO CONSTRUCTION ACTIVITY ON SUNDAY.
- 9. ANY TRAFFIC CONTROL SHALL ADHERE TO THE CURRENT VERSION OF THE MUTCD.
- 10. AN ENCROACHMENT PERMIT IS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS FOR ALL IMPROVEMENT WORK WITHIN THE DEL NORTE COUNTY RIGHT OF WAY.
- 11. THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA WHERE KNOWN CULTURAL RESOURCES HAVE BEEN LOCATED. HOWEVER, AS THERE EXISTS THE POSSIBILITY THAT UNDISCOVERED CULTURAL RESOURCES MAY BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING MITIGATION MEASURES ARE REQUIRED UNDER STATE AND FEDERAL LAW:
  - IF ARCHAEOLOGICAL 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 7050.6 REQUIRES THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY AT 707-464-4191. 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 AND SUCCESSORS IN INTEREST ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH THIS CONDITION.
- 12. ANY BRUSH CLEARING OR TREE REMOVAL MUST BE CONDUCTED OUTSIDE OF THE BIRD BREEDING SEASON (MARCH 1 - AUGUST 15) IN ORDER TO AVOID A "TAKE" AS DEFINED AND PROHIBITED BY FISH AND GAME CODE (FGC) §3503, 3503.5, 3513, AND BY THE FEDERAL MIGRATORY BIRD TREATY ACT (16 U.S. CODE 703 ET SEQ.). IF ANY BRUSH OR TREES MUST BE REMOVED WITHIN THE BREEDING SEASON, THE PROJECT PROPONENT SHALL CONSULT WITH CDFW PRIOR TO REMOVAL IN ORDER TO ASSESS THE POTENTIAL FOR TAKE OF ACTIVE BIRD NESTS.

GENERAL CONSTRUCTION NOTES

- 1. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION DETAILS SHALL CONFORM TO THE DISTRICT WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS AND SPECIAL PROVISIONS.
- 2. THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR SHALL AGREE TO DEFEND, INDEMNIFY AND HOLD DISTRICT AND DISTRICT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL OR DISTRICT.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT, IN ADVANCE, OF ALL APPLICABLE EXCAVATIONS IN ACCORDANCE WITH THE LAW. TOLL FREE NUMBER IS 1-800-642-2444.
- 4. THE CONTRACTOR SHALL SECURE A TRENCH PENNIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATING ANY TRENCH OVER 5 FEET IN DEPTH.
- 5. THE CONTRACTOR SHALL PROVIDE ALL THE NECESSARY EQUIPMENT, LABOR AND MATERIAL REQUIRED FOR SHEETING, SHORING AND BRACING FOR THE PROTECTION OF LIFE AND LIMB WHICH SHALL CONFORM TO THE INDUSTRIAL SAFETY ORDER. NOTHING IN THESE SPECIFICATIONS SHALL BE CONSTITUTED TO IMPOSE TORT LIABILITY ON THE DISTRICT.
- 6. THE CONTRACTOR SHALL COORDINATE ALL WATER AND SEWER MAIN CONNECTION WORK WITH THE DISTRICT, (707) 464-7229, AND SHALL GIVE PROPER NOTICE.
- 7. ONLY DEL NORTE COUNTY ENGINEERING DEPARTMENT PERSONNEL SHALL OPERATE VALVES ON EXISTING WATER MAINS OR WATER SERVICES.
- 8. ALL TRENCHING, BACKFILL AND RESURFACING REQUIRED FOR INSTALLATION OF WATER SYSTEM AND SEWER SYSTEM FACILITIES SHALL BE PER DISTRICT STANDARD AND COUNTY ENCROACHMENT PERMIT REQUIREMENTS.
- 9. MINIMUM DEPTH OF COVER FROM FINISHED GRADE FOR WATER MAINS SHALL BE 36", 4", AND 10" MAIN DIAMETER MUST BE SPECIFICALLY APPROVED BY THE GENERAL MANAGER. 2" THROUGH 16" MAIN LINE VALVES SHALL BE RESILIENT SEAT WEDGE GATE. 18" OR LARGER MAINLINE VALVES SHALL BE BUTTERFLY VALVES. BLOW OFF VALVES SHALL BE A 2" GATE VALVE WITH SQUARE OPERATING NUT.
- 10. NO. 12 COATED COPPER WIRE SHALL BE LAID ON TOP OF AND ALONG ENTIRE LENGTH OF ALL NON-METALLIC MAINS AND SHALL BE EXTENDED TO THE SURFACE AT ALL VALVE LOCATIONS, BLOW-OFF'S, METER BOXES, MANHOLES, AND CLEANOUTS SUFFICIENTLY FOR LOCATOR EQUIPMENT TO BE ATTACHED. TRACER WIRE SHALL BE INSTALLED ON ALL SERVICES NOT PERPENDICULAR TO THE MAIN. FASTEN THE WIRE TO THE TOP OF THE PIPE SO AS NOT TO BE DISPLACED BY BACKFILLING PROCEDURE (ONE METHOD OF ACCOMPLISHING THIS IS TO AFFIX THE WIRE TO THE TOP OF THE PIPE WITH DUCT TAPE AT APPROXIMATELY 10 FEET INTERVALS).
- 11. WATER MAINS TO BE CONSTRUCTED WITHIN 10' OF SEWER PIPE REQUIRE SPECIAL INSTALLATION AND DESIGN MUST BE SPECIFICALLY APPROVED BY THE GENERAL MANAGER.
- 12. PRIVATE WATER AND SEWER SERVICE LATERALS BEYOND THE PUBLIC RIGHT OF WAY SHALL CONFORM TO SECTION 609 OF THE UNIFORM PLUMBING CODE INCLUDING; (A) THE BOTTOM OF THE WATER PIPE, AT ALL POINTS, SHALL BE AT LEAST 12 INCHES ABOVE THE TOP OF THE SEWER LATERAL; AND (B) THE WATER PIPE SHALL BE PLACED ON A SOLID SHELF EXCAVATED TO ONE SIDE OF THE COMMON TRENCH WITH A MINIMUM CLEAR HORIZONTAL DISTANCE OF AT LEAST 12 INCHES FROM THE SEWER LATERAL.
- 13. THERE SHALL BE NO UN-METERED CONNECTIONS TO THE DISTRICT SYSTEM, INCLUDING CONNECTION BYPASSING METER FOR TESTING ON-SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. PRESSURE TESTING AGAINST VALVES SHALL NOT BE ALLOWED. WHEN A SUBDIVISION WATER MAIN HAS BEEN ACCEPTED AND TIED-IN THE INDIVIDUAL CURB STOPS WILL BE LOCKED OFF WITH CABLE TIES. CUTTING OF OR TAMPERING WITH THE CABLE TIES WILL CONSTITUTE A STRAIGHT TIE-IN CONNECTION. SUCH CONNECTIONS WILL BE SEVERED BY THE DISTRICT AND COULD RESULT IN SUBSTANTIAL PENALTIES.
- 14. START EXCAVATION BY EXPOSING END OF EXISTING WATER MAIN TO DETERMINE ITS LINE AND GRADE. START NEW MAIN 8-10 FEET FROM AND ON SAME LINE AND GRADE AS EXISTING MAIN. PIPE LAYING SHALL THEN BE ADJUSTED SO DEPTH OF NEW MAIN CONFORMS TO EXISTING MAIN.

- 16. ALL POLYETHYLENE WATER SERVICE TUBING SHALL BE SDR-9, 200 PSI CONFORMING TO ASIM D-2737.
- 17. FOR SERVICES LARGER THAN 1", IF EITHER THE WATER SERVICE LATERAL OR THE ON-SITE BUILDING LINE IS ALREADY EXISTING WITHIN THE TOLERANCES SPECIFIED ON THE STANDARD DETAILS, THE LAST ONE INSTALLED SHALL BE ON THE SAME LINE AND GRADE AS THE EXISTING ONE.
- 18. ALL METER BOXES, VAULTS AND PITS SHALL BE BEDDED ON A 311 MINIMUM THICK, 3/4" DRAIN ROCK, CL 2 AGGREGATE BASE, OR OTHER CLEAN MATERIAL WITH TYPICAL SAND EQUIVALENT OF 20 MINIMUM, UNCONTAMINATED BY NATIVE SOIL, AGAINST COMPACTED OR UNDISTURBED BASE. THE GRAVEL BED SHALL EXTEND TO A 411 MINIMUM BEYOND ALL SIDES OF THE METER BOX. BOX SHALL BE SET FLUSH WITH TOP OF CURB, SIDEWALK OR GROUND, WHICHEVER IS APPLICABLE. IN NEW SUBDIVISIONS LOT NUMBERS MUST BE NOTED ON INSIDE OF METER BOX LID WITH A PERMANENT MARKING PEN.
- 19. METER BOXES SHALL BE LOCATED OUT OF TRAFFIC LOADING AREAS WHENEVER POSSIBLE.
- 20. UPON APPLICATION, DISTRICT WILL ALLOW THE INSTALLATION OF A TEMPORARY CHECK VALVE ON THE END OF THE EXISTING MAIN FOR CONSTRUCTION WATER.
- 21. WHEN A CONNECTION IS REQUIRED TO AN EXISTING WATER MAIN, THE CONTRACTOR SHALL PROVIDE ALL EXCAVATION, SHORING, BACKFILL AND TRENCH RESURFACING, WHERE THE CONNECTION IS TO BE A "HOT TAP", THE DISTRICT SHALL MAKE THE TAP, AT DEVELOPER EXPENSE. NO HOT TAP SHALL BE MADE WITHIN 12 INCHES OF THE NOMINAL DIAMETER OF A PIPE JOINT (I.E.: BEYOND THE PIPE BELL JOINT TAPER). IF NECESSARY THE JOINT SHALL BE REMOVED, AND THE PROPOSED HOT TAP SHALL BE REPLACED WITH A "CUT-IN" TEE. WHEN A 11CUT-IN11 TEE AND VALVE(S) ASSEMBLY IS REQUIRED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE AND INSTALL THE ENTIRE ASSEMBLY (INCLUDING VALVES), AND ANY OTHER HARDWARE NECESSARY UNDER DISTRICT INSPECTION, AND SHALL PROVIDE ALL OTHER WORK AND MATERIALS NECESSARY TO COMPLETE THE INSTALLATION TO DISTRICT STANDARDS.
- 22. UPON COMPLETION OF CONSTRUCTION, FINAL CONNECTION WILL BE MADE BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE UNDER INSPECTION BY THE DISTRICT'S INSPECTOR, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- 23. AFTER A STREET HAS BEEN OVERLAID, ALL UTILITY STRUCTURES WILL BE MARKED IN WHITE PAINT OR "DIMPLE" ASPHALT BEFORE THE CLOSE OF THAT WORKDAY.
- 24. WITHIN 5 DAYS OF PAVING, ALL UTILITY STRUCTURES AND BOXES WILL BE BROUGHT TO GRADE AND INSPECTED..

INSPECTIONS AND TESTING NOTES

- 1. THE CONTRACTOR SHALL MAKE ALL NECESSARY EXCAVATIONS FOR COMPACTION TESTS. COSTS OF EXCAVATION, BACKFILLING, AND COMPACTING IN CONNECTION WITH COMPACTION TESTING SHALL BE BORNE BY THE CONTRACTOR.
- 2. A FAILING COMPACTION TEST INDICATES THAT THE REQUIRED COMPACTION STANDARDS HAVE NOT BEEN ACHIEVED. ANY FILL MATERIAL OR PORTION OF FILL MATERIAL THAT DOES NOT MEET THE SPECIFICATION REQUIREMENTS SHALL BE REMOVED AND RECOMPACTED UNTIL THE REQUIREMENTS ARE SATISFIED.
- 3. EXCAVATIONS FOR COMPACTION TESTS SHALL BE BACKFILLED WITH MATERIAL SIMILAR TO THAT EXCAVATED AND COMPACTED TO THE SPECIFIED DENSITY BY THE CONTRACTOR.
- 4. COMPACTION REQUIREMENTS AS SPECIFIED WILL BE BY PERCENT OF THE MAXIMUM WET DENSITY AND AS DETERMINED PER CALTRANS STANDARD SPECIFICATIONS CAL 216 AND CAL 231.
- 5. IN PAVED AND SHOULDER AREAS, SUBGRADE WITHIN 30 INCHES OF FINAL GRADE SHALL BE COMPACTED TO 95% AND BACKFILLS AND FILLS MORE THAN 30 INCHES BELOW FINAL GRADE SHALL BE COMPACTED TO 90%.
- 6. IN NON-PAVED AREAS OUTSIDE COUNTY ROAD RIGHT OF WAY, BACKFILLS AND FILLS SHALL BE COMPACTED TO 90%.
- 7. BACKFILL AND FILLS CONTAINED WITHIN 5 FEET OF BUILDING FOOTPRINT SHALL BE COMPACTED TO 95% RC PER CALTRANS METHODS ASSUMING GRANULAR FILL IS USED
- 8. PLACE BACKFILL AND FILL SOIL MATERIALS IN LOOSE LIFTS OF NOT MORE THAN 8 INCHES FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 6 INCHES FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- 9. THE GROUND SURFACE IN AREAS TO RECEIVE FILL SHALL BE PREPARED AS FOLLOWS:
  - A. ALL ORGANIC MATERIAL AND TOPSOIL SHALL BE REMOVED.
  - B. ON SLOPES GREATER THAN 1V:4H, HORIZONTAL BENCHES SHALL BE CUT INTO THE SOIL TO PROVIDE LEVEL BEARING SURFACE FOR THE FILL MATERIAL. THE MINIMUM WIDTH OF THE BENCHES SHALL BE FOUR FEET.
  - C. AREAS SHALL BE PROOF-ROLLED TO ACHIEVE 90% RC, WITH NO PUMPING OBSERVED.
- 10. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 2,500 PSI.

EROSION CONTROL NOTES

- 1. SEDIMENT AND EROSION CONTROL WILL BE CONFIGURED, AS APPROVED BY THE COUNTY, DURING CONSTRUCTION TO BEST FIT THE CURRENT STATE OF THE PROJECT.
- 2. ALL SURFACE WATER DRAINAGE SHOULD BE CONTROLLED TO FLOW AWAY FROM THE ADJACENT PROPERTIES. ALL GRADING, EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH DEL NORTE COUNTY LAND USE AND DEVELOPMENT ORDINANCE, SECTION 3-1.
- 3. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND DAILY THEREAFTER AS DIRECTED BY THE INSPECTOR. ALL ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
- 4. AFTER SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDLED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA.
- 5. APPLY VEGETATIVE STABILIZATION (I.E. MULCH AND/OR TEMPORARY SEEDING AS APPROVED BY ENGINEER) WITHIN 7 DAYS OF LAND CLEARING OR GRADING TO ANY PORTION OF THE SITE THAT IS PLANNED TO BE IDLE FOR MORE THAN 45 DAYS.
- 6. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE DETAILS SHOWN ON THESE PLANS, AND MAINTAINED IN WORKING CONDITION.
- 7. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT SEDIMENT-LADEN RUNOFF DOESN'T ENTER THE STORM DRAINAGE SYSTEM.
- 8. CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT, AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES MADE NECESSARY BY A CONSTRUCTION OPERATION, ON THE JOB SITE BEFORE BEGINNING THAT OPERATION.
- 9. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC. ON A DAILY BASIS.
- 10. FUGITIVE DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THE CONTRACTOR, WHEN HE/SHE OR HIS/HERS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON SITE, SHALL PREVENT FORMATION OF EXCESSIVE AIRBORNE NUISANCES BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFIRM DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTORS ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITATIONS, FINES, OR CHARGES RESULTING FROM DUST NUISANCES. DUST CONTROL WILL BE DONE ON A DAILY BASIS.
- 11. DUST CONTROL DURING CONSTRUCTION. (FROM CITY DOCUMENT)
  - A. WATER ALL ACTIVE CONSTRUCTION AREAS TWICE PER DAY AND USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.
  - B. COVER TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIAL.
  - C. PAVE WATER, OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS.
  - D. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY.
  - E. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
- 12. RUMBLE AND VEHICLE WASHDOWN ARE REQUIRED AT ALL EXITS FROM SITE.
- 13. ASBESTOS AND LEAD CONTAMINATED MATERIALS ENCOUNTERED DURING DEMOLITION OF EXISTING STRUCTURES SHALL BE HAULED TO A FACILITY THAT ACCEPTS SAID MATERIALS.
- 14. ANY WASH DOWN LIQUIDS USED SHALL BE PREVENTED FROM FLOWING OFF SITE WITH APPROPRIATE MEANS.

GRADING NOTES

- 1. CROSS SLOPES SHALL NOT EXCEED 1.5% FOR ALL WALKS. CHANGES IN DIRECTION SHALL BE MAX 1.5% IN ANY DIRECTION.
- 2. CHANGES IN GRADE ALONG ACCESSIBLE PATHS 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 2:1. NO CHANGES IN LEVEL OF GREATER THAN 1/2" VERTICAL SHALL BE ALLOWED.
- 3. ALL TESTS AND INSPECTIONS (I.E. FILL) SHALL BE PERFORMED BY A CALIFORNIA REGISTERED CIVIL ENGINEER OR AN INDEPENDENT INSPECTION AGENCY.
- 4. GRADING AND BUILDING FOUNDATION SUBGRADE SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SOILS REPORT AND PROJECT SPECIFICATIONS, AS APPLICABLE.
- 5. FOOTINGS ARE TO BE INSPECTED BY A REGISTERED CIVIL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
- 6. LANDINGS AT EXTERIOR DOORS MAX SLOPE 1.5% IN ALL DIRECTIONS.
- 7. NET CUT/FILL ESTIMATED TO BE 930 CUBIC YARDS FILL.

LOCATIONS AND ELEVATIONS SHOWN ARE PROVIDED FOR INFORMATION ONLY. SUCH INFORMATION MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND VERIFYING LOCATIONS OF ALL UTILITIES THAT MAY BE IMPACTED BY HIS/HER WORK.

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISIONS	BY

**PACIFIC AFFILIATES**  
CONSULTING ENGINEERS

990 W. WATERFRONT DRIVE, EUREKA, CA 95501  
TEL (707) 445-3001 • FAX (707) 445-3003




**NOTES**

PLEASE READ ALL NOTES AND SPECIFICATIONS CAREFULLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED.

**LOCK BOX STORAGE**

HAROLD STREET  
CRESCENT CITY, CA 95531  
APN 117-053-002

Date: MARCH 28, 2022  
Scale: AS NOTED  
Drawn by: EJ

SHEET NUMBER  
**G-2**  
JOB NUMBER  
21-2683

**LEGEND**

- SUBJECT PROPERTY LINES
- - - EASEMENT LINE
- - - EXISTING FENCE
- - - EDGE AC
- - - CENTERLINE ROAD
- ⊗ WATER VALVE
- STORM SEWER MANHOLE
- POWER POLE
- ◁▷ CONCRETE

**KEYNOTES**

- 1 TYPE A CURB, SEE DETAIL D, SHEET C-6.
- 2 CONCRETE WALK, SEE DETAIL B, SHEET C-6.
- 3 ACCESSIBLE STALL, SEE DETAIL A, SHEET C-7.
- 4 DETECTABLE WARNING, SEE DETAIL C, SHEET C-7.
- 5 NEW ASPHALT PAVING, SEE DETAIL H, SHEET C-6.
- 6 NEW SECURITY FENCE.
- 7 NEW SLIDING SECURITY GATE.
- 8 NEW COMMERCIAL SIGN, SEE LIGHTING PLAN, SHEET E-1.
- 9 WHEEL BUMBER, SEE DETAIL B, SHEET C-7.
- 10 FIBER ROLL, SEE DETAIL E, SHEET C-7.
- 11 SYLVANIA LUMINAIRES, TYP., SEE DETAIL A, THIS SHEET.

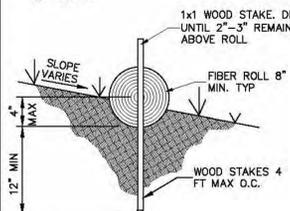
**PARKING CALCULATIONS**

**REQUIRED PARKING**  
 NUMBER OF EMPLOYEES IN MAX. WORKING SHIFT: 1  
 1,000 SQ FT OFFICE X  $\frac{1 \text{ PARKING SPACE}}{200 \text{ SQ FT}}$  = 5 PARKING SPACE REQUIRED

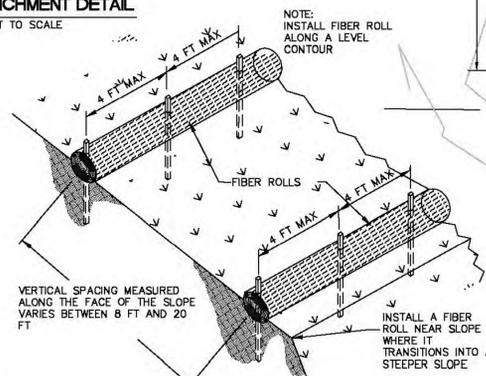
**PROVIDED PARKING**  
 4 STD PARKING SPACES  
 1 ADA PARKING SPACE  
 TOTAL = 5 PARKING SPACES

**PARKING NOTES**

1. REQUIRED ONE PARKING SPACE FOR TWO HUNDRED SQUARE FEET OF FLOOR AREA (OFFICE) PER DNCO CH 20.46.
2. EACH STD MIN. WIDTH OF NOT LESS THAN 9 FT AND A LENGTH OF NOT LESS THAN 20 FT REQUIRED PER DNCO CH 20.46.
3. ACCESS AISLES SHALL PROVIDE A CLEARANCE OF NOT LESS THAN 20 FT BEHIND EACH PARKING SPACE PER DNCO CH 20.46.

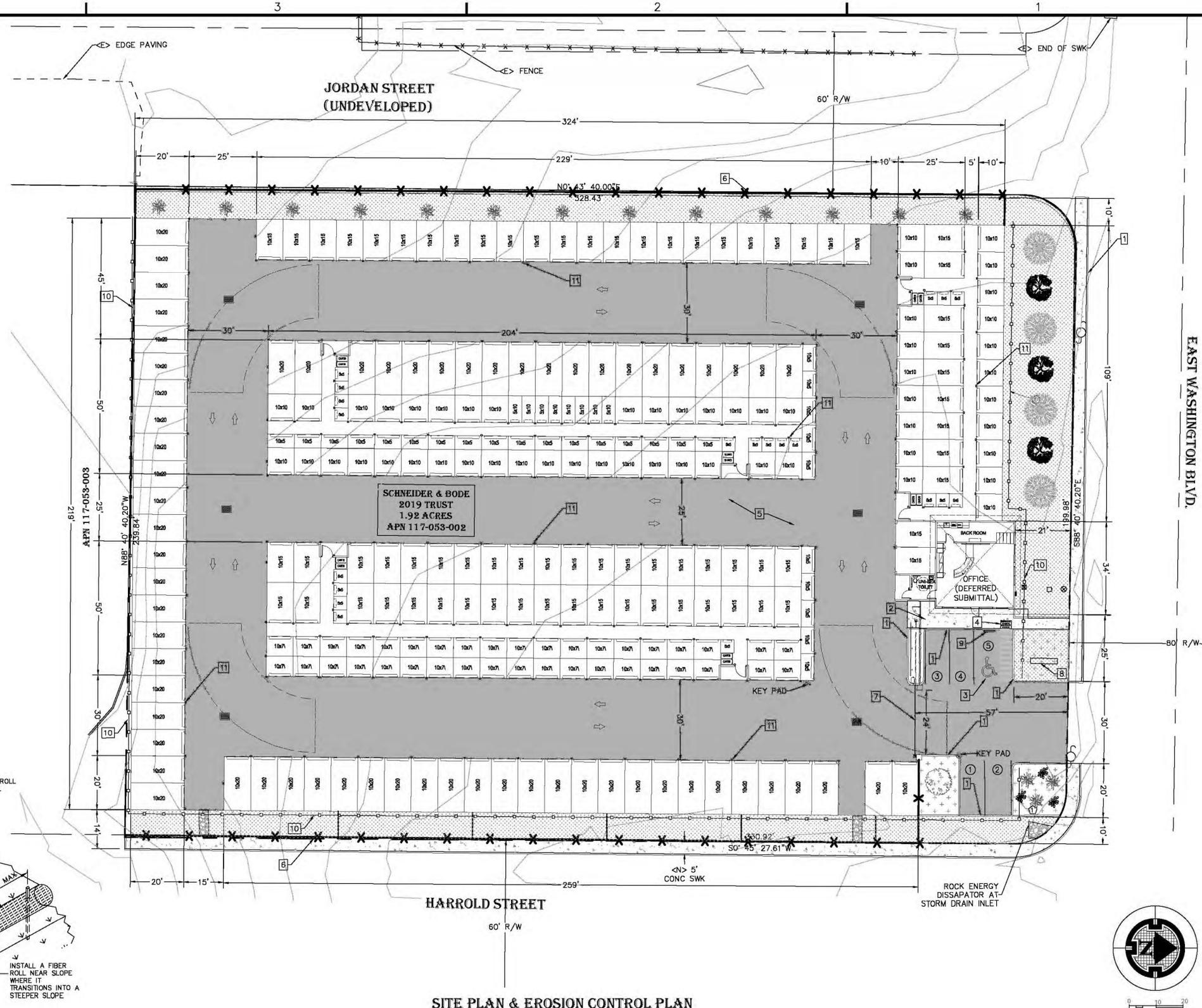


**ENTRENCHMENT DETAIL**  
 NOT TO SCALE



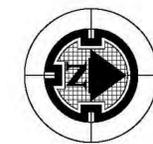
**TYPICAL FIBER ROLL INSTALLATION**  
 NOT TO SCALE

LOCATIONS AND ELEVATIONS SHOWN ARE PROVIDED FOR INFORMATION ONLY. SUCH INFORMATION MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND VERIFYING LOCATIONS OF ALL UTILITIES THAT MAY BE IMPACTED BY HIS/HER WORK.



**SITE PLAN & EROSION CONTROL PLAN**

SCALE: 1"=20'



SCALE IN FEET  
 1"=20'  
 NOTE: IF SCALE BAR DOES NOT MEASURE, 1 INCH PLANS ARE NOT TO SCALE.

REVISIONS	BY

**PACIFIC AFFILIATES**  
 CONSULTING ENGINEERS  
 990 W. WATERFRONT DRIVE, EUREKA, CA 95501  
 TEL (707) 445-3001



**SITE PLAN & EROSION CONTROL PLAN**

THIS PLAN IS THE PROPERTY OF PACIFIC AFFILIATES CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF PACIFIC AFFILIATES CONSULTING ENGINEERS IS STRICTLY PROHIBITED.

**LOCK BOX STORAGE**  
 HARROLD STREET  
 CRESCENT CITY, CA 95531  
 APN 117-053-002

Date: MARCH 28, 2022  
 Scale: AS NOTED  
 Drawn by: EJ

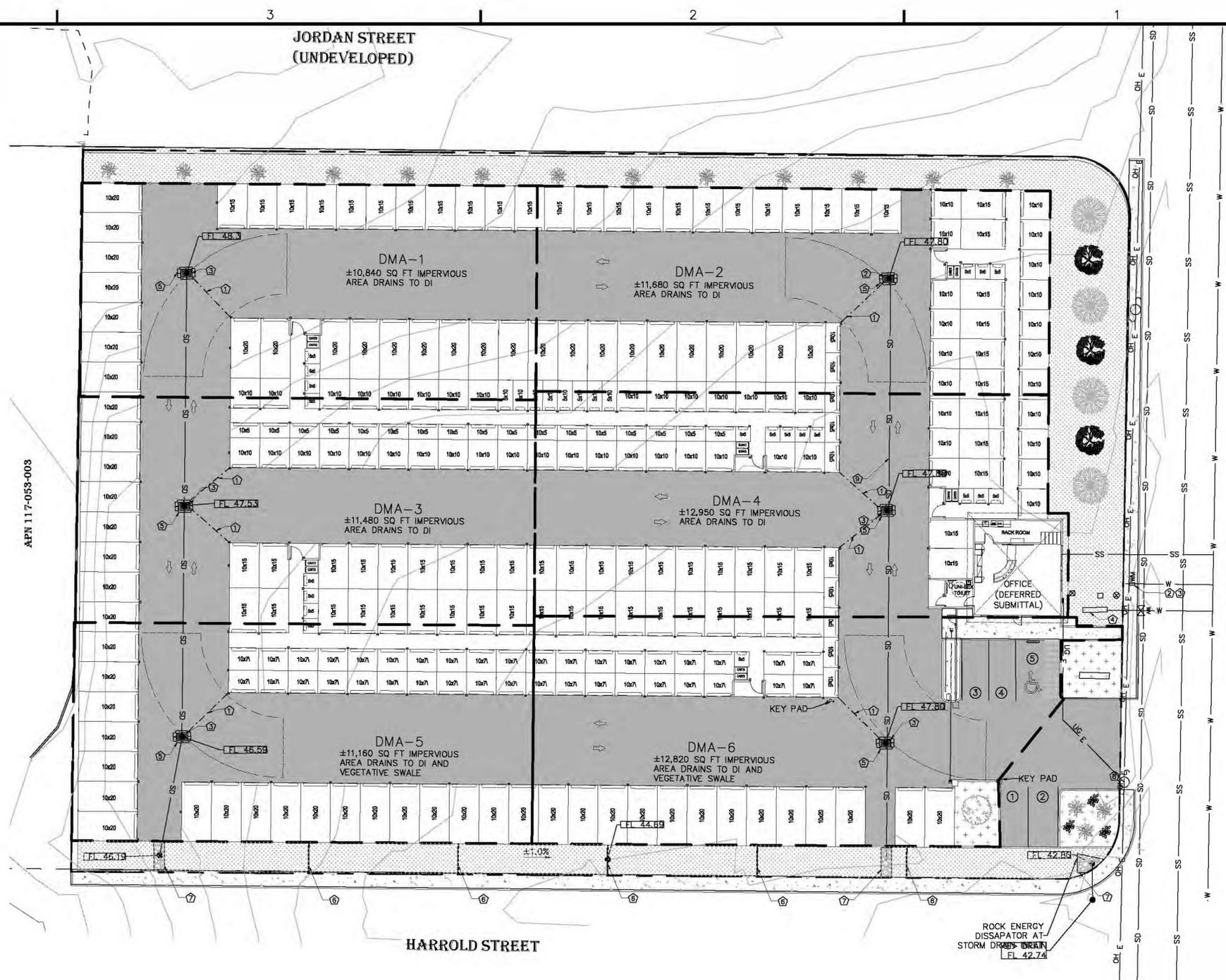
SHEET NUMBER  
**C-1**  
 JOB NUMBER  
 21-2683

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

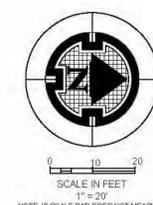


**DRAINAGE KEYNOTES**

- 1 4" TIGHTLINE FROM ROOF DOWNSPOUT TO DI.
- 2 LANDSCAPED AREA PLANTED (PER LANDSCAPE PLAN) OVER 12" LAYER OF AMENDED TOPSOIL, GRADE SUCH THAT AREA IS SLIGHTLY CONCAVE, SEE DETAIL C, SHEET C-6.
- 3 NEW TYPE G1 DRAINAGE INLET W/ STORM DRAIN PIPE PER PLANS. MARK INLET WITH THE WORDS "NO DUMPING! FLOWS TO RIVER/OCEAN." OR SIMILAR. SEE DETAIL C, SHEET C-6.
- 4 DROP INLET PROTECTION, SEE DETAIL G, SHEET C-6.
- 5 NEW 18" HDPE STORM DRAIN PIPE.
- 6 CHECK DAM EVERY 50'-0" THROUGH VEGETATIVE SWALE, SEE DETAIL E, SHEET C-6.
- 7 ENERGY DISSIPATING CATCH BASIN, SEE DETAIL F, SHEET C-6.



**DRAINAGE PLAN**  
SCALE: 1"=20'



LOCATIONS AND ELEVATIONS SHOWN ARE PROVIDED FOR INFORMATION ONLY. SUCH INFORMATION MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND VERIFYING LOCATIONS OF ALL UTILITIES THAT MAY BE IMPACTED BY HIS/HER WORK.

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISIONS	BY

**PACIFIC AFFILIATES**  
CONSULTING ENGINEERS  
890 W. WATERFRONT DRIVE, EUREKA, CA 95501  
TEL (707) 445-3001  
FAX (707) 445-3001



**DRAINAGE PLAN**

THIS PLAN IS THE PROPERTY OF PACIFIC AFFILIATES CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR TRANSMISSION OF THIS PLAN FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF PACIFIC AFFILIATES CONSULTING ENGINEERS IS STRICTLY PROHIBITED. ANY VIOLATION OF THIS NOTICE WILL BE CONSIDERED A VIOLATION OF PROFESSIONAL ETHICS AND MAY BE SUBJECT TO LEGAL ACTION.

**LOCK BOX STORAGE**  
HARROLD STREET  
CRESCENT CITY, CA 95531  
APN 117-053-002

Date: MARCH 28, 2022  
Scale: AS NOTED  
Drawn by: EJ

SHEET NUMBER  
**C-3**  
JOB NUMBER  
21-2683

**LANDSCAPE SUMMARY**

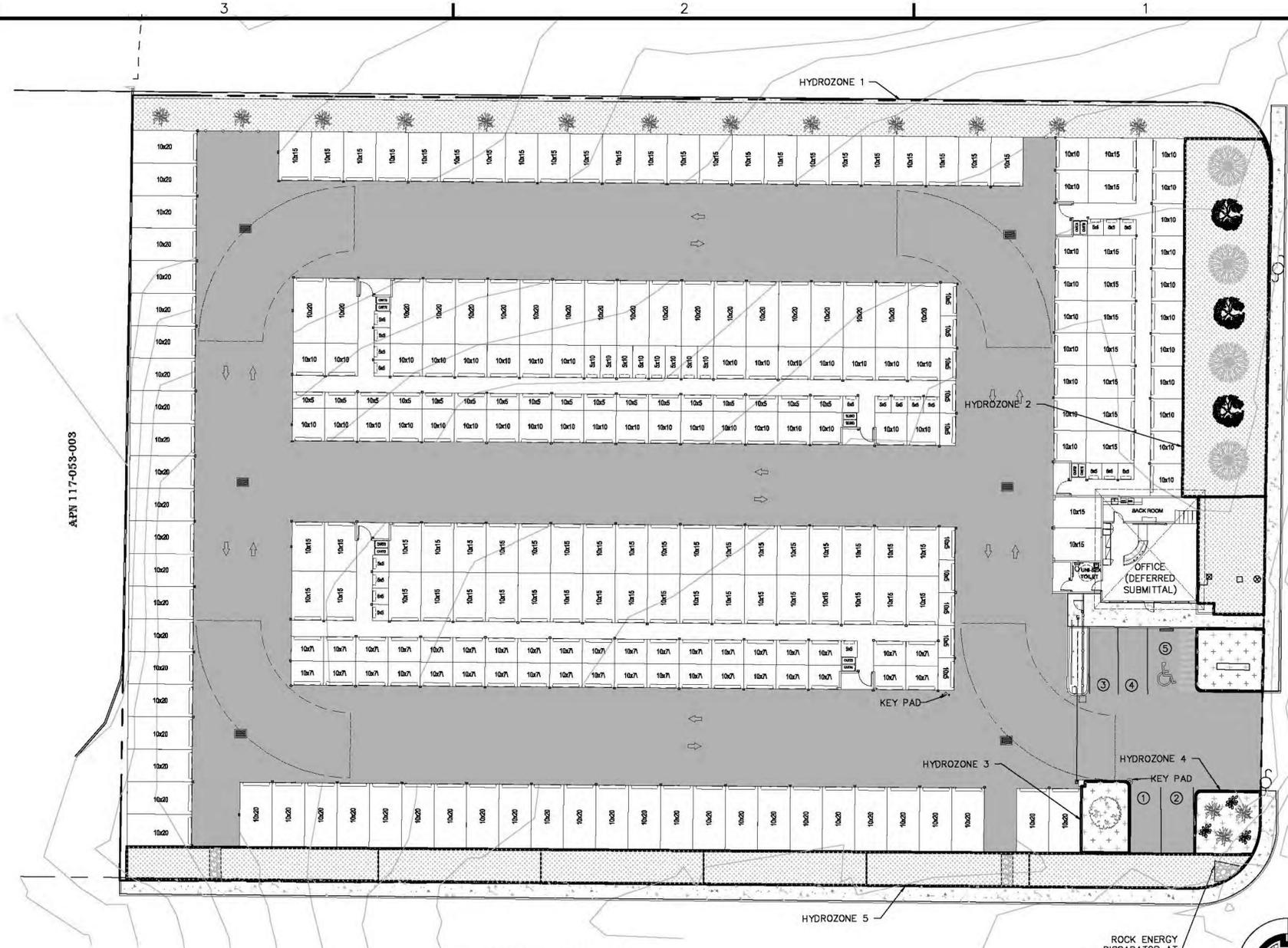
TOTAL LANDSCAPED AREA: 11,820 SQ. FT.  
 AREA OF PARCEL: 83,635 SQ. FT.  
 PERCENT OF PARCEL LANDSCAPED: ±14%

**LANDSCAPE MAINTENANCE**

LANDSCAPING IS TO BE MAINTAINED BY PROPERTY MANAGER.  
 PRUNING TO BE DONE 2x/YEAR OR MORE FREQUENTLY AS NEEDED.  
 TIME RELEASED PELLET FERTILIZER TO BE APPLIED 2x/YEAR.  
 LANDSCAPED AREAS TO BE RAKED FREE OF DEBRIS EVERY OTHER MONTH, OR MORE FREQUENTLY AS NEEDED.

**LANDSCAPE SPECIFICATIONS**

- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- WEED BARRIER FABRIC OR NON-POROUS MATERIAL SHALL NOT BE USED IN PLANTER AREAS.
- ALL ON SITE SOILS SUITABLE FOR AGRICULTURAL USE ARE TO BE STOCKPILED AND USED FOR LANDSCAPING IN THIS PROJECT. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6-INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6-INCHES INTO THE SOIL.
- USE 15-GALLON MIN. PLANT SIZE FOR TREES, 5-GALLON MIN. FOR SHRUBS AND 1-GALLON MIN. FOR PERENNIALS/WINES.
- TREES IN LANDSCAPE PLANTERS LESS THAN 10 FT IN WIDTH OR LOCATED WITHIN 5 FT OF STRUCTURE SHALL BE PLANTED WITH ROOT BARRIERS TO PREVENT DAMAGE.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. PRESERVE EXISTING IRRIGATION SYSTEM WHERE FEASIBLE.
- ALL TRASH COLLECTION POINTS AND LOADING AREAS SHALL BE LOCATED A MINIMUM OF 20 FEET FROM ANY RESIDENTIAL ZONE AND BE SCREENED FROM VIEW FROM ADJACENT STREETS OR HIGHWAYS BY DECORATIVE WALLS OR DENSE LANDSCAPING. THE PROPERTY OWNER SHALL MAINTAIN SUCH SCREENING IN GOOD CONDITION.
- SECURITY OR PARKING LOT LIGHTING IN LANDSCAPED AREAS SHALL BE COORDINATED WITH THE LANDSCAPE PLAN TO ASSURE THAT VEGETATION GROWTH WILL NOT INTERFERE WITH THE INTENDED ILLUMINATION PER DEL NORTE COUNTY MUNICIPAL CODE.
- LANDSCAPE IRRIGATION AND LAWN WATERING ACTIVITIES TO BE PROPERLY MANAGED TO ENSURE THAT NO POTENTIAL POLLUTANTS ARE PRESENT IN WHICH DISCHARGES TO THE STORM DRAIN AND TO WATERS OF THE US ARE NOT CONSIDERED A SOURCE OF POLLUTANTS PER DEL NORTE COUNTY MUNICIPAL CODE.



**PLANT LIST**

SYMBOL	SIZE (GAL)	QTY	SPECIES	COMMON NAME	TYPE	WATER USE <sup>1</sup> (Eto)	MAINTENANCE <sup>2</sup>	WATER NEEDS <sup>3</sup>
	15	4	SEQUOIA SEMPERVIRENS	COAST REDWOODS	TREE	70-90%	OCCASIONAL HARD PRUNING/OCCASIONAL FERTILIZER BIWEEKLY	MONTHLY DURING SUMMER MONTHS TO ESTABLISH
	15	3	LIQUIDAMBAR STYRACIFLUA	LIQUID AMBER	TREE	40-60%	PRUNING/OCCASIONAL HARD PRUNING	REGULAR WATER TO ESTABLISH
	1	16	MISCANTHUS SINENSIS	MAIDEN GRASS	GRASS/PERENNIAL	40-60%	SELECTIVE PRUNING OLD FOLIAGE	REGULAR WATER
	15	1	ACER RUBRUM	OCTOBER GLORY	TREE	40-60%	PRUNING/OCCASIONAL HARD PRUNING	REGULAR WATER TO ESTABLISH
			CREEPING BENTGRASS	GRASS	GRASS	40-60%	WEEKLY TRIMMING	REGULAR WATER
	1	3	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	GRASS/PERENNIAL	< 10%	SELECTIVE PRUNING OLD FOLIAGE	REGULAR WATER

LOCATIONS AND ELEVATIONS SHOWN ARE PROVIDED FOR INFORMATION ONLY. SUCH INFORMATION MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND VERIFYING LOCATIONS OF ALL UTILITIES THAT MAY BE IMPACTED BY HIS/HER WORK.

**LANDSCAPE PLAN**  
 SCALE: 1"=20'

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISIONS	BY

**PACIFIC AFFILIATES**  
 CONSULTING ENGINEERS  
 990 W. WATERFRONT DRIVE, EUREKA, CA 95501  
 TEL (707) 445-3001  
 FAX (707) 445-3003



**LANDSCAPE PLAN**

THIS PLAN IS THE PROPERTY OF PACIFIC AFFILIATES CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF PACIFIC AFFILIATES CONSULTING ENGINEERS IS STRICTLY PROHIBITED. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY RESULTING FROM THE USE OF THIS PLAN.

**LOCK BOX STORAGE**  
 HARROLD STREET  
 CRESCENT CITY, CA 95531  
 APN 117-053-002

Date: MARCH 28, 2022  
 Scale: AS NOTED  
 Drawn by: EJ

SHEET NUMBER  
**C-4**  
 JOB NUMBER  
 21-2683

**IRRIGATION SPECIFICATIONS**

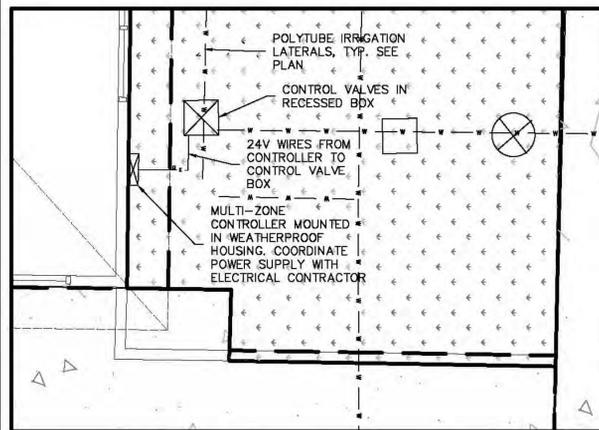
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES. AN ADJUSTABLE BRASS PRESSURE REDUCING VALVE SHALL BE INSTALLED AT THE POINT OF WATER SERVICE CONNECTION IF THE STATIC WATER PRESSURE IS GREATER THAN 80 PSI AND SHALL BE CAPABLE OF REDUCING TO BETWEEN 50 AND 75 PSI.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- IRRIGATION CONTROLLER SHALL BE UL LISTED AND PROPERLY GROUNDED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND CEC.
- ALL LOW VOLTAGE WIRE THAT IS DIRECTLY BURIED MUST BE UL LISTED, #16 GAUGE OR THICKER. CONNECTIONS SHALL BE MADE WATERPROOF WITH DEVICES SPECIFICALLY DESIGNED FOR DIRECT BURIAL. SPLICES SHALL BE IN VALVE BOX.
- ALL MAINLINES AND PIPE SLEEVES SHALL BE SCHEDULE 40 PVC EXCEPT AS NOTED. MAINLINES SHALL BE INSTALLED AT LEAST 12" BELOW GROUND SURFACE WITH MINIMUM OF 2" ROCK-FREE BACKFILL.
- LATERAL LINES SHALL BE 3/4" POLYETHYLENE TUBING AND SHALL ONLY BE USED DOWNSTREAM OF CONTROL VALVES AND PRESSURE REGULATORS.
- DISTRIBUTION LINES SHALL BE 3/4" POLYETHYLENE TUBING AND SHALL ONLY BE USED TO DISTRIBUTE WATER FROM LATERAL LINES TO EACH PLANT.
- MANUAL VALVES SHALL HAVE PRESSURE RATING OF NOT LESS THAN 100 PSI. BRASS BALL VALVES SHALL BE USED FOR INSTALLATIONS ABOVE GROUND. PLASTIC VALVES SHALL BE PROTECTED FROM DIRECT SUNLIGHT AND SET IN VALVE BOX.
- FILTERS SHALL BE INSTALLED FOR ALL DRIP LATERALS AT OUTLET OF CONTROL VALVE TO PREVENT DEBRIS FROM CLOGGING EMITTERS. FILTER SCREENS SHALL BE STAINLESS STEEL WITH 150-200 MESH UNLESS OTHERWISE ALLOWED BY MANUFACTURER.
- PRESSURE FOR EACH VALVE SECTION IN DRIP SYSTEM SHALL BE REGULATED TO THE MANUFACTURER'S RECOMMENDED RANGE FOR DRIP EMITTERS. PRESSURE REDUCING VALVE SHALL BE INSTALLED AFTER THE REMOTE CONTROL VALVE AND CAN BE PLACED IN SEPARATE BOX IF NEEDED.
- DRIP IRRIGATION EMITTERS SHALL BE LAMINAR FLOW TYPE. PRESSURE COMPENSATING EMITTERS SHOULD BE USED ON LATERALS SPREADING LONG DISTANCES.
- FLUSH CAPS OR FLUSH VALVES SHALL BE PLACED AT THE ENDS OF ALL IRRIGATION LATERALS. FLUSH CAPS AND VALVES SHALL BE INSTALLED IN A WAY THAT ALLOWS QUICK LOCATION AND EASY ACCESS FOR MAINTENANCE. VALVE BOX IS RECOMMENDED.

**LEGEND**

- W — IRRIGATION MAINLINE
- v — IRRIGATION LATERAL
- — — PIPE SLEEVE

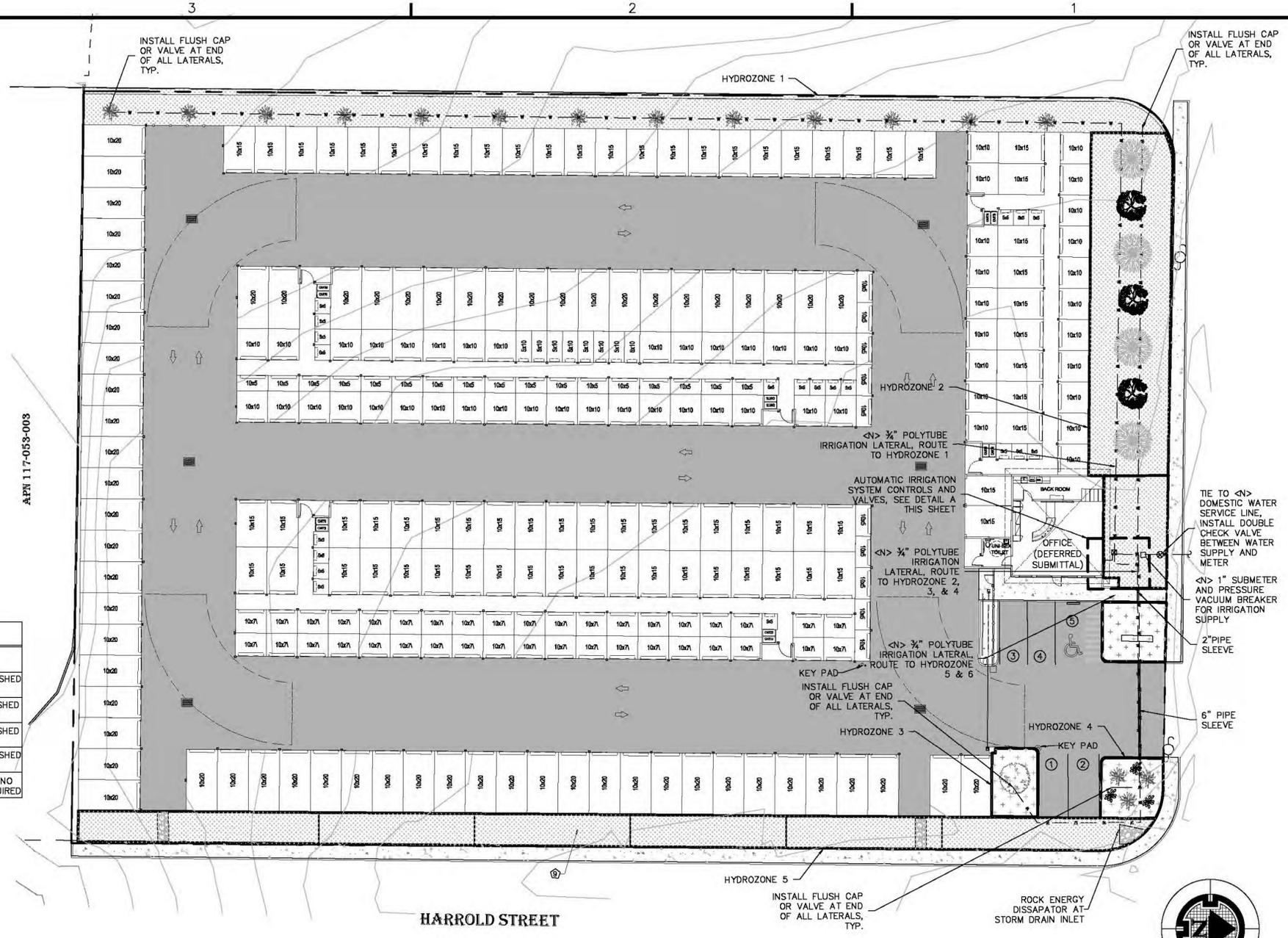
**HYDROZONE INFORMATION TABLE**

HYDROZONE	WATER USE	APPLICATION	FLOW RATE (GPM)	APP. RATE (IN/HR)	PRESSURE (PSI)	WATER SCHEDULE
1	MODERATE	DRIP	0.3	0.4	20	2X/WEEK UNTIL ESTABLISHED 1X/WEEK AFTER
2	MODERATE - HIGH	DRIP	0.3	0.4	20	2X/WEEK UNTIL ESTABLISHED 1X/MONTH AFTER
3	MODERATE	DRIP	0.3	0.4	20	2X/WEEK UNTIL ESTABLISHED 1X/MONTH AFTER
4	LOW - MODERATE	DRIP	2.8	0.4	20	2X/WEEK UNTIL ESTABLISHED 1X/WEEK AFTER
5	N/A	N/A	N/A	N/A	N/A	VEGETATIVE SWALE - NO ADDITIONAL WATER REQUIRED



**DETAIL A**  
SCALE: 1/4"=1'-0"

LOCATIONS AND ELEVATIONS SHOWN ARE PROVIDED FOR INFORMATION ONLY. SUCH INFORMATION MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND VERIFYING LOCATIONS OF ALL UTILITIES THAT MAY BE IMPACTED BY HIS/HER WORK.



**IRRIGATION PLAN**  
SCALE: 1"=20'

**REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CH. 2.7, §492.3)**

1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNATURE: \_\_\_\_\_

DATE: 12/30/2021

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISIONS	BY

**PACIFIC AFFILIATES**  
CONSULTING ENGINEERS  
980 W. WATERFRONT DRIVE, EUREKA, CA 95501  
TEL (707) 445-3001



**IRRIGATION PLAN**

THIS PLAN IS THE PROPERTY OF PACIFIC AFFILIATES CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF PACIFIC AFFILIATES CONSULTING ENGINEERS IS STRICTLY PROHIBITED.

**LOCK BOX STORAGE**

HARROLD STREET  
CRESCENT CITY, CA 95531  
APN 117-053-002

Date: MARCH 28, 2022  
Scale: AS NOTED  
Drawn by: EJ

SHEET NUMBER  
**C-5**

JOB NUMBER  
21-2683

**LEGEND**

- - 15 WATT SYLVANIA OUTDOOR LIGHT

**LIGHTING**

SYLVANIA LUMINAIRE (15 W) 83 BRONZE FINISH TO BE ONLY OUTDOOR LIGHT EXCLUDING SIGNAGE.

**LIGHTING NOTES**

1. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BEAR THE UNDERWRITERS' LABEL (UL) AND SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
2. ALL DEVICES INSTALLED OUTSIDE OR IN DAMP LOCATIONS SHALL BE APPROVED WEATHERPROOF.
3. ALL ELECTRICAL SHALL BE GROUNDED.

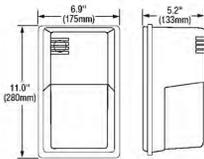
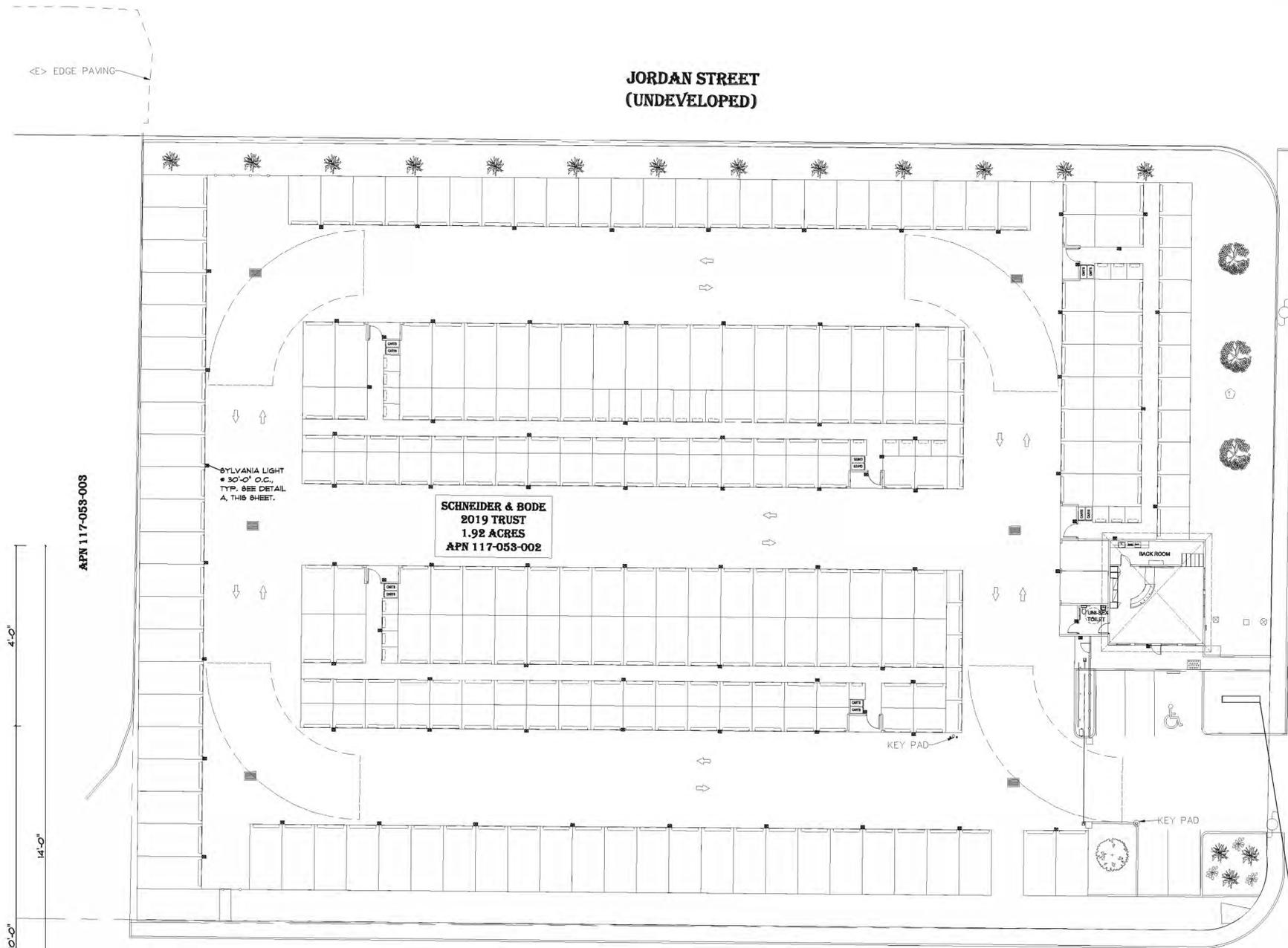
**SIGNAGE NOTES**

1. ALL MATERIALS USED IN THE CONSTRUCTION OF SIGNS AND SIGN STRUCTURES AND THE CONSTRUCTION THEREOF SHALL COMPLY W/ UL AND THE LATEST ADOPTED ED. OF THE UNIFORM BLDG CODE, UNIFORM SIGN CODE, ELECTRICAL SAFETY ORDER, AND OTHER APPLICABLE LAWS AND ORDINANCES.
2. ALL SIGNS SHALL BE CONSTRUCTED OF PERMANENT MATERIALS AND SHALL BE PERMANENTLY ATTACHED TO THE GROUND, BLDG, OR ANOTHER STRUCTURE BY THE DIRECT ATTACHMENT TO A RIGID WALL, FRAME OR STRUCTURE.
3. ALL SIGNS SHALL BE MAINTAINED IN SAFE STRUCTURAL CONDITION OF CLEAN APPEARANCE, AND IN COMPLIANCE W/ ALL BLDG, FIRE, AND ELECTRICAL CODES NAD IN CONFORMANCE W/ COUNTY OF DEL NORTE COUNTY CODE CH 20, SECTION 10.
4. THE USE OF ANY SIGN WHICH IS OBNOXIOUS IN CHARACTER OR LOCATION, OR WHICH IS ARCHITECTURALLY UNDESIRABLE IN THE JUDGMENT OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE PLANNING COMMISSION CAN BE SUBJECT TO MODIFICATION EVEN THOUGH SUCH SIGN COMPLIES W. ALL OTHER PROVISIONS OF THE TITLE.



LED illuminated sign cabinet with lexan face and digital print.

**B - ENTRANCE SIGN**  
SCALE: N.T.S.



**A - EXTERIOR LIGHT, SYLVANIA**  
SCALE: N.T.S.

**HARROLD STREET**

**LIGHTING & SIGNAGE PLAN**  
1" = 20'-0"

Lighting			
Location	Quantity	Type	Direction Pointed
External	5	Sylvania	South
External	10	Sylvania	North
External	22	Sylvania	East
External	23	Sylvania	West
External Hallway	30	Sylvania	N/A

**LIGHTING SCHEDULE**  
SCALE: N.T.S.

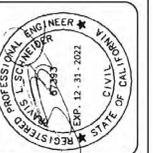
TWO-SIDED, 12'-0"X4'-0" LED ILLUMINATED SIGN CABINET WITH LEXAN FACE AND DIGITAL PRINT, 10'-0" FROM EXISTING GROUND TO BOTTOM OF SIGN (20 AMP 120V). SEE DETAIL B. THIS SHEET



UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISIONS	BY

**PACIFIC AFFILIATES**  
CONSULTING ENGINEERS  
980 W. WATERFRONT DRIVE, BUREKA, CA 95601  
TEL: (916) 449-3001 • FAX: (916) 449-3003



**LIGHTING PLAN**

PACIFIC AFFILIATES, INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT IN THESE PLANS AND DRAWINGS AND NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PACIFIC AFFILIATES, INC. THESE PLANS AND DRAWINGS ARE THE PROPERTY OF PACIFIC AFFILIATES, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

**LOCK BOX STORAGE**

HARROLD STREET  
CRESCENT CITY, CA 95531  
APN 117-053-002

Date: 08/24/21  
Scale: A6 NOTED  
Drawn by: EJ

SHEET NUMBER  
**C-8**

JOB NUMBER  
21-2683



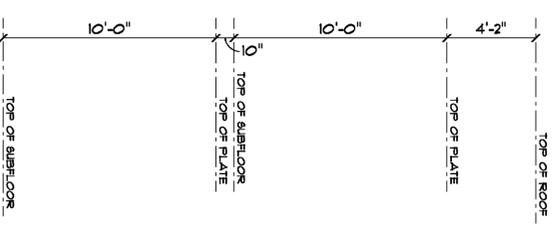
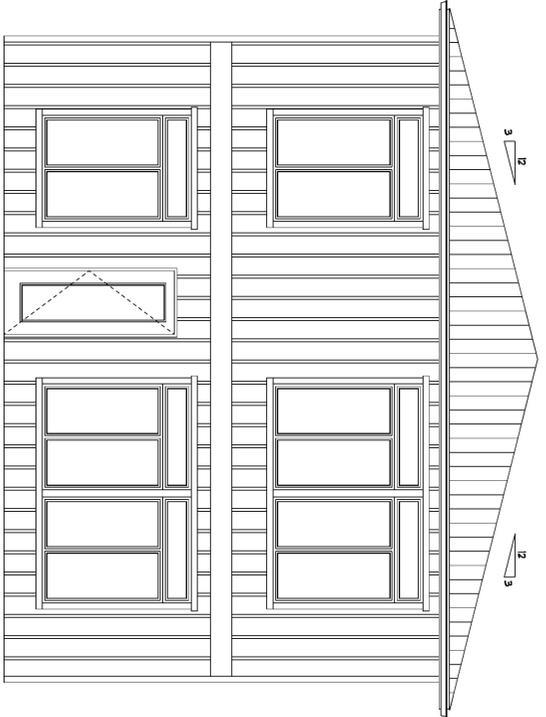
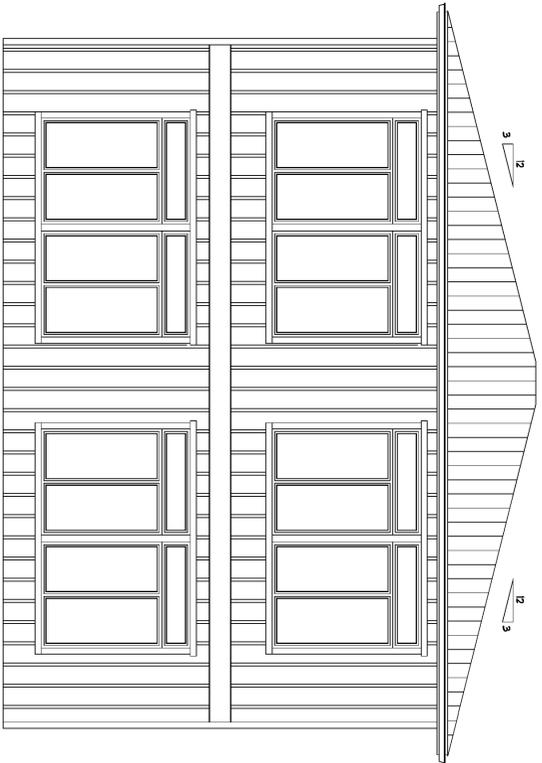
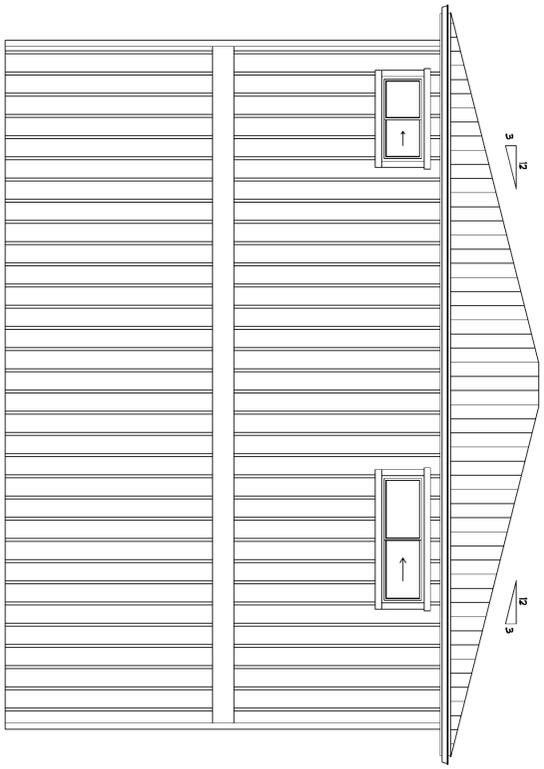
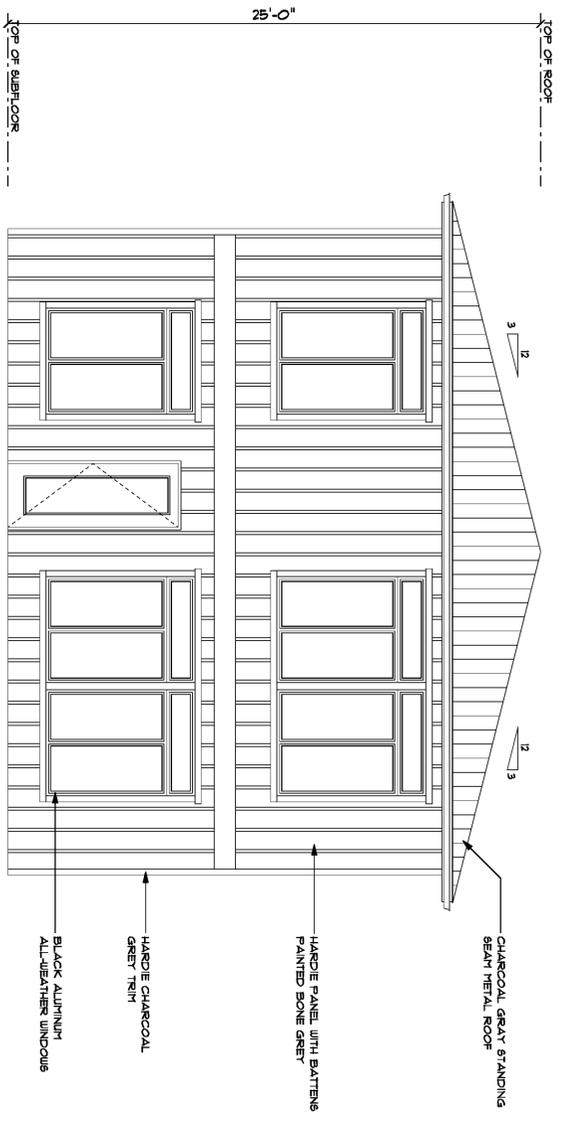












UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND APPROVED BY THE PREPARER OF THESE PLANS.

NOT STAMPED AND SIGNED PLANS BY THE ENGINEER OF RECORD SIGNIFY THAT ALL INFORMATION FROM THE CALCULATIONS HAS BEEN TRANSFERRED TO THE PLANS.

REVISIONS	BY

**PACIFIC AFFILIATES**  
CONSULTING ENGINEERS  
990 W. WATERFRONT DRIVE, EUREKA, CA 95501  
TEL (707) 445-3001 • FAX (707) 445-3003



**OFFICE ELEVATIONS**

PACIFIC AFFILIATES, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF PACIFIC AFFILIATES, INC. NOR ARE THEY ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.

**LOCK BOX STORAGE**

HARROLD STREE  
CRESCENT CITY, CA 95531  
APN 117-053-002

Date: 03/04/2022  
Scale: As Noted  
Drawn By: TS

SHEET NUMBER  
**A-1**

JOB NUMBER  
21-2683

# R-2 SOILS REPORT



CRESCENT CITY MINI STORAGE

AP No. 117-053-002

E. WASHINGTON BLVD

CRESCENT CITY, CA 95531



PREPARED BY:



**PACIFIC AFFILIATES, INC.**

A CONSULTING ENGINEERING GROUP

990 WEST WATERFRONT DRIVE

EUREKA, CA 95501

(707) 445-3001



**AUGUST 19, 2021**



08/20/21

---

**TRAVIS SCHNEIDER, R.C.E. #67393**

**TABLE OF CONTENTS**

<b>1.</b>	<b>INTRODUCTION .....</b>	<b>1</b>
<b>2.</b>	<b>SITE DESCRIPTION .....</b>	<b>1</b>
<b>3.</b>	<b>SITE TOPOGRAPHY .....</b>	<b>2</b>
<b>4.</b>	<b>SITE DEVELOPMENT .....</b>	<b>2</b>
<b>5.</b>	<b>SUBSURFACE CONDITIONS.....</b>	<b>2</b>
<b>6.</b>	<b>SEISMIC HAZARDS .....</b>	<b>2</b>
<b>7.</b>	<b>SLOPE STABILITY053-00 .....</b>	<b>3</b>
<b>8.</b>	<b>LIQUEFACTION HAZARD .....</b>	<b>3</b>
<b>9.</b>	<b>SETTLEMENT .....</b>	<b>4</b>
<b>10.</b>	<b>FOUNDATION .....</b>	<b>4</b>
<b>11.</b>	<b>GRADING .....</b>	<b>4</b>
<b>12.</b>	<b>PLACEMENT OF FILL.....</b>	<b>5</b>
<b>13.</b>	<b>CONCLUSIONS .....</b>	<b>5</b>
<b>14.</b>	<b>REFERENCES .....</b>	<b>7</b>
	<b>APPENDIX I – SITE PLAN</b>	
	<b>APPENDIX II – EXPLORATION BORING LOGS</b>	
	<b>APPENDIX III – SEISMIC DESIGN PROVISIONS</b>	

## 1. INTRODUCTION

The following Soils Report is provided in regard to specific site conditions at the subject property, AP No. 117-053-002 located in Crescent City, CA 95531 in Humboldt County. A mini storage facility is proposed for the subject site.

This assessment is based on data gathered at the site during site visits performed on March 11, 2021 and is supplemented by a review of additional resources. Our database consists of field observations of the site and vicinity, soils data generated by our subsurface investigation, data from a review of aerial photographs, and information from pertinent literature and geologic maps. This report addresses the suitability of the subject parcel for development as described in Section 4 below. An analysis of the site conditions and recommendations for the proposed development are provided in this report.

## 2. SITE DESCRIPTION

The subject property is a rectangular shaped city parcel (200'x330') located on Eastern Washington Boulevard between streets Jordan St. and Harrold St., west of Highway 101 (Figure 1). Industrial developments border the undeveloped subject property to the north, south, and west. Developed to the east of the subject property, single-family residences line Harrold St.



Figure 1 - Aerial view of subject property (photo courtesy of Google Earth, 2015)

### 3. SITE TOPOGRAPHY

The general topography of the area is relatively flat sloping less than one percent to the northwest. Elevations are approximately 46 ft near center of the subject property.

### 4. SITE DEVELOPMENT

A mini storage facility is proposed for the property. Vehicle access and utilities will be provided from East Washington Boulevard, north of the subject property.

### 5. SUBSURFACE CONDITIONS

To investigate the site soils, a test pit was excavated towards the center of the project area approximately at the location of the proposed pond. The location of the test pit is depicted on the site plan, found in Appendix I. The test pit was examined for unsuitable soils and fill, and signs of slippage and fractures. A bore log can be found in Appendix II of this report.

Site soils consist of little to no topsoil. light brown/yellow, soft, silty sand loam was observed to a depth of five feet. No groundwater was encountered, and the soils were only slightly moist at the time of investigation. In-situ soils are dense and well consolidated and appear to provide a favorable bearing material.

### 6. SEISMIC HAZARDS

Based on the criteria established in the 2019 California Building Code, the proposed buildings fall under Occupancy Category II and have an Importance Factor,  $I = 1.0$ . Due to the stiff soil profile, the site soil is classified as Site Class D. As a result, the site coefficients for the mapped acceleration parameters are:  $F_a = 1.2$  (short period, SS), and  $F_v = 1.5$  (one-second period, S1). Spectral Response Acceleration Parameters (SRAP) for the site are based on the property location of latitude:  $41.772086^\circ$ , and longitude:  $-124.197911^\circ$ , and are as follows:

Mapped SRAP	$S_s = 2.015g$ (0.2-second spectral response) $S_1 = 0.962g$ (1-second spectral response)
Maximum SRAP	$S_{MS} = 2.418g$ (0.2-second period) $S_{M1} = \text{NULL}$ (1-second period)
Design SRAP	$S_{DS} = 1.612g$ (0.2-second period) $S_{D1} = \text{NULL}$ (1-second period)
Peak Ground Acceleration	$PGA = 0.997$ per ASCE7-16, Equation 11.8-1

Per §11.4.8 of ASCE 7-16 Site-specific ground motion hazard analysis not required for structures on Site Class D sites with  $S_1$  greater than or equal to 0.2, provided the value of the seismic response coefficient  $C_s$  is determined by Eq. (12.8-2) for values of  $T \leq 1.5T_s$  and taken as equal to 1.5 times the value computed in accordance with either Eq. (12.8-3) for  $T_L \geq T > 1.5 T_s$  or Eq. (12.8-4) for  $T > T_L$ .

The Cascadia Subduction Zone stretches underneath Del Norte County. According to local geologic maps, the nearest active faults include branches of the north-south trending Lost Man Fault located 7.5 miles west and the Big Lagoon Fault located 14 miles west of the subject property. To the South 12 miles lies Grogan Fault. No other fault lines/zones are located within a twenty-mile radius of the property. Based on the regional geology and history of the area, strong ground motion generated by moderate to large earthquakes is likely to occur at the site within the economic lifespan of the proposed development (50 years). Suitable building design in accordance with current codes will reduce the potential for property damage and injury.

Large earthquakes are possible but less likely to occur than are small earthquakes. The probability that a seismic event will cause a ground motion intensity of MM VIII (Modified Mercalli Intensity scale) at the site is high. Shaking of MM VIII is likely to cause damage to a low-rise, wooden-frame, standard-construction structure; damage is likely to be “light” (defined as “significant localized damage of some structural components generally not requiring repair”) to moderate (localized damage of many components warranting repair). Physical damage resulting from smaller earthquakes (MM VII or less) is likely to be “light” to “none”. Although seismic shaking cannot be avoided, the effects of seismic shaking can be minimized by selecting an appropriate home style, upgrading its structural design, using high quality materials and workmanship, and building to the appropriate Seismic Design Category standards. In addition, the interior of the structure can be designed and maintained to minimize the falling and/or toppling of heavy objects.

Seismically induced surface rupture at the site is unlikely to occur assuming there are no unmapped faults or branches of faults located beneath the site. Damage sustained by a wood framed structure during a seismic event can be minimized by building in conformance with the appropriate codes and providing a well founded, conventional spread footing into compacted subgrade.

## **7. SLOPE STABILITY**

There are no areas of historic landslides in the vicinity of the site. The sloping in the immediate vicinity of the parcel is not identified as having greater than a 15% slope. Due to the mild slope of the subject parcel and surrounding area, slope stability is of little concern.

## **8. LIQUEFACTION HAZARD**

Liquefaction of sediment occurs when its shear strength is lost as a result of an increase in pore water pressure in response to cyclic loading. As such, liquefaction is a potentially damaging response to seismic shaking. Ground settlement, lateral spreading and/or sand boils may result from liquefaction. Structures supported on liquefied soils could suffer foundation settlement or lateral movement that could

be severely damaging to the structure. Poorly consolidated, clean to moderately silty sands beneath the groundwater level are prone to undergo liquefaction during strong earthquakes. Dense soils or soils that exhibit cohesion are less likely to be susceptible to liquefaction.

The property is not located in an area of potential liquefaction. Native soil at the site is silty-sand loam. The subsurface soil is moderately dense and well graded. Taking into consideration the nature of the native soils, there is a low probability of liquefaction occurring on this site during a significant seismic shaking event in the future.

## **9. SETTLEMENT**

The foundation of the proposed structures shall bear on the underlying sandy soils. Given the nature of the native soils, and the proposed construction, differential settlement is expected to be very minimal. Differential settlement is expected to be no more than one half inch over any fifty-foot length of foundation. Total settlement of the structure is expected to be no more than one inch. These settlement values assume adequately sized footings that are well constructed and placed on well consolidated, undisturbed native soils. Settlement will occur in a short time frame. Settlement can be minimized by adequate compaction of the subgrade prior to foundation placement.

## **10. FOUNDATION**

A conventional reinforced perimeter foundation with post and pier supports and/or a concrete slab shall be provided for the new structures. Enlarged spread footings for concentrated loads shall be designed by a California Registered Civil Engineer. All load bearing foundation elements shall be embedded a minimum of 12 inches into the native bearing soil. All topsoil and fill shall be removed to allow foundation members to bear on the native clayey/sandy soils. In the event loose material, fill, debris or organic material (roots, stumps, etc.) is encountered during excavations, the area shall be over-excavated to the native material described herein and filled in accordance with Section 12 of this report.

Bearing pressures shall not exceed 1,500 pounds per square foot (psf), except for short-term loading due to wind or seismic activity where the bearing pressure may be increased by one-third. Footing excavations are to be inspected by a Registered Civil Engineer prior to the placement of foundation concrete. On site soils shall not be used as backfill material unless approved by a Registered Civil Engineer. Structural fill materials must be approved by a Registered Civil Engineer prior to placement, except as noted in Section 12 below. Where fill is placed beneath foundation elements, compaction tests must be completed to ensure the material has been compacted to a minimum of 95% of the relative compaction test value.

## **11. GRADING**

All site grading shall be completed so as to control and direct water away from the buildings to minimize erosion adjacent to the foundation. It is recommended that a minimum slope of 5% be provided for a horizontal distance of ten feet from each structure. Impervious surfaces within ten feet of a structure shall maintain a minimum slope of 2% away from the building. Beyond ten feet, it is

recommended that a minimum slope of 1% be maintained away from the structure. All cut slopes shall be as flat as possible, but shall maintain a maximum slope of 2:1 (H:V) in well consolidated, tight clay soils and 3:1 in sandy or gravelly soils. Best Management Practices (i.e. silt fence, straw wattles, straw bales, etc.) shall be employed at the site during the rainy season or as required by the governing agency to minimize the transfer of sediment away from the site. Impacted areas shall be reseeded prior to the first winter using a Caltrans erosion control mix or equal.

## **12. PLACEMENT OF FILL**

Where fill is required beneath load bearing, structural components, engineered fill compacted to 95% relative compaction per ASTM Test Method D6938 shall be used. Fill samples should be tested for dry density prior to placement using ASTM Test Method D1557. All topsoil, deleterious and/or organic material shall be removed prior to placement of fill and the subgrade shall be compacted to a minimum of 95% relative compaction. Fill material should be Class 2 aggregate base meeting Caltrans Standard Specification 26-1.02B, unless otherwise approved by a Registered Civil Engineer. All fill shall be free of organic and deleterious material and clasts larger than three inches (3") in diameter. Fill shall be placed in loose lifts not greater than eight inches thick at uniform moisture content (at or near optimum) and mechanically compacted.

## **13. CONCLUSIONS**

Based upon the results of the site investigation, no geotechnical conditions were encountered which would preclude the proposed development, provided the following recommendations are adhered to:

- All construction shall be in accordance with the most recently approved California Building Code, County of Del Norte Municipal Code and meet current criteria for the appropriate Seismic Design Category.
- Maximum allowable soil bearing pressure shall be 1,500 psf for live and dead loads.
- All topsoil shall be removed from footing and slab locations prior to construction. All fill beneath footings must meet a minimum 95% relative compaction test.
- Footing trenches and pads shall be excavated to a minimum depth of 12 inches into the native bearing material as specified in this report. Footings are to be inspected by a Registered Civil Engineer prior to the placement of concrete.
- Foundations shall be set back from slopes in accordance with the most recently approved California Building Code. Structures should be set back a distance equal to the minimum of H/2 or 15 feet from the toe of a slope and H/3 or 40 feet from the top of a slope, where H = height of slope.
- Areas of concrete slab construction shall be proof rolled prior to placing base material. Contractors are encouraged to have compaction tests completed on fill placed under slabs, although it is not required.

- Concrete slabs shall have structural separations (i.e. footings) at a maximum of 25 foot intervals. Slabs shall be designed for a bearing pressure of no more than 1,000 psf unless a proper engineered design is provided.
- No fill shall be allowed on site unless engineered by a Registered Civil Engineer, with the exception of material that meets Caltrans Standard Specification 26-1.02B for Class 2 aggregate base. Fill shall be free of organic and deleterious material and clasts larger than three inches (3") in diameter.
- If any fill material, including areas with organic debris or uncompacted materials, or areas of low density, noncohesive material is encountered during excavations, construction is to be discontinued until the excavations and materials are inspected by a Registered Civil Engineer or Certified Engineering Geologist.
- Cut slopes shall be as flat as possible, but not exceed 2:1 for well consolidated, tight clay soils; cut slopes shall not exceed 3:1 in sandy or gravelly deposits.
- Excavations into the native soils may encounter caving soils and possibly perched water, depending on the final depth of excavation. Individual contractors should be made responsible for designing and constructing stable, temporary excavations as required to maintain stability of the excavation sides and bottom and to provide human safety.
- All site drainage shall be controlled and directed away from the buildings to minimize erosion. Best Management Practices shall be employed during the rainy season to minimize sediment transfer off the site.
- Impacted areas shall be reseeded prior to the first winter using a Caltrans erosion control mix or equal.

Any changes in site location or building configuration should be evaluated for compliance with this report. The Engineer shall be notified immediately of any conditions noted during excavation and grading that differ from those noted in this report. The findings of this report are valid only for the development described herein. Future development on the property shall be evaluated on a case specific basis.

#### 14. **REFERENCES**

ASCE (American Society of Civil Engineer) 7-10, Minimum Design Loads for Buildings and Other Structures, 2010, Structural Engineering Institute.

ATC Hazards by Location. <https://hazards.atcouncil.org/>, 2019

CBC (California Building Code) 2019 California Code of Regulations, Title 24, Part 2, Volume 2 California Building Standards Commission.

County of Del Norte, *County of Del Norte Online Parcel Viewer (GIS)*, 2019, <https://dnco.maps.arcgis.com/apps/webappviewer>

California Geologic Survey, 1999, *North Coast Watersheds Mapping* DMG CD 99-002

California Geologic Survey, 2000, *Digital Images of Official Maps of Alquist-Priolo Earthquake Fault Zones of California, Northern and Eastern Region*, Fortuna Quadrangle, DMG CD 2000-05.

Craig, R. F. *Craig's Soil Mechanics*, seventh edition. New York: Spon Press, 2004.

Day, Robert W. *Foundation Engineering Handbook: Design and Construction with the 2006 International Building Code*. New York: McGraw-Hill, 2006.

Google Earth Pro 7.3.4.8248. (July 16, 2021). Crescent City, California. 41.772086°, -124.197911°, Eye Altitude 2293 ft. Landsat/Copernicus 2015. <https://earth.google.com> [August 19, 2021].

Maptech, Terrain Navigator, California – North Coast Eureka. Maptech, Inc., 1998

E. Washington Blvd  
APN 117-053-002

Soils Report  
Job No. 20-2683

**APPENDIX I – SITE PLAN**

E. Washington Blvd  
APN 117-053-002

Soils Report  
Job No. 20-2683

**APPENDIX II – EXPLORATION BORING LOG**

# EXPLORATION BORING LOG

PROJECT NAME CRESCENT CITY MINI STORAGE PROJECT NO. 21-2683 DATE 03/11/21  
 HOLE NO. TH-1 HOLE DIAMETER N/A DRILL RIG HAND AUGER APN: 117-053-002  
 HOLE ELEV. N/A GROUNDWATER ELEV. N/A LOGGED BY TS

SOIL DESCRIPTION				SOIL TYPE	DEPTH (FT.)	SAMPLES	
DESCRIPTION AND REMARKS	COLOR	MOISTURE	CONSIST.			JARS	SACKS
SILTY SAND LOAM	BRN	DRY	SOFT	SL	1		
SILTY SAND LOAM	BRN	DRY	SOFT	SL	2		
SILTY SAND LOAM	BRN	DRY	SOFT	SL	3		
SILTY SAND LOAM	BRN	DRY	SOFT	SL	4		
SILTY SAND LOAM	BRN	DRY	SOFT	SL	5		
BOTTOM OF TEST PIT @ 5 FT, NO GROUNDWATER					6		
					7		
					8		
					9		
					10		
					11		
					12		



**PACIFIC AFFILIATES**  
 CONSULTING ENGINEERS  
 990 W. WATERFRONT DRIVE, EUREKA, CA 95501  
 TEL (707) 446-3001 • FAX (707) 446-3003

**CRESCENT CITY MINI STORAGE**  
 E. WASHINGTON BLVD  
 CRESCENT CITY, CA  
 APN 117-053-002

E. Washington Blvd  
APN 117-053-002

Soils Report  
Job No. 20-2683

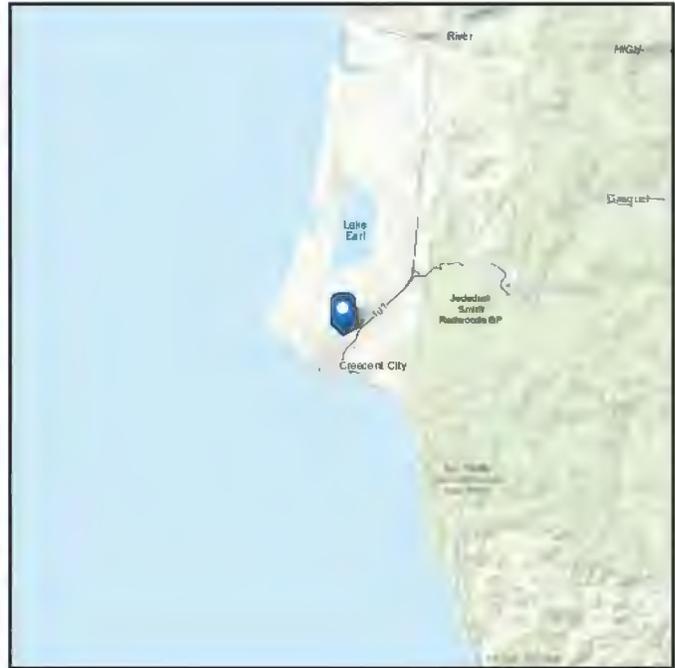
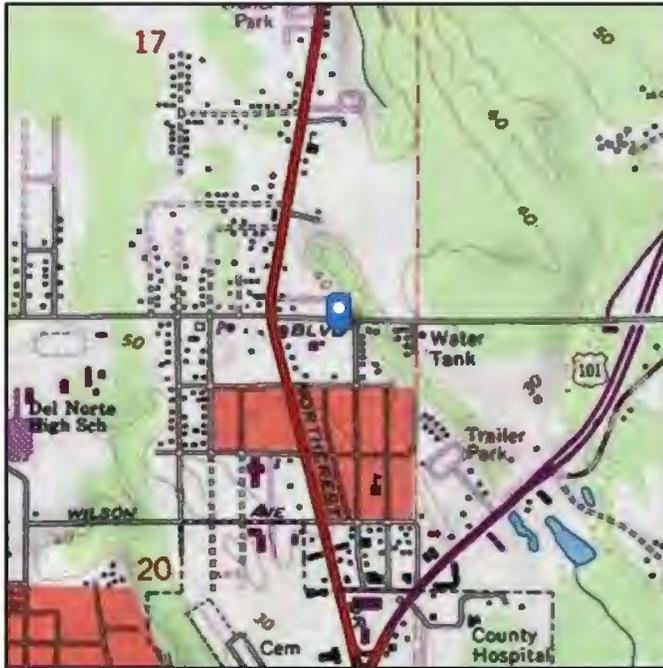
**APPENDIX III – SEISMIC DESIGN PROVISIONS**

# ASCE 7 Hazards Report

**Address:**  
No Address at This  
Location

**Standard:** ASCE/SEI 7-16  
**Risk Category:** II  
**Soil Class:** D - Default (see  
Section 11.4.3)

**Elevation:** 45.77 ft (NAVD 88)  
**Latitude:** 41.772086  
**Longitude:** -124.197911



## Wind

### Results:

Wind Speed:	93 Vmph
10-year MRI	64 Vmph
25-year MRI	70 Vmph
50-year MRI	75 Vmph
100-year MRI	79 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2  
Date Accessed: Thu Aug 19 2021

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

**Site Soil Class:** D - Default (see Section 11.4.3)

**Results:**

$S_s$ :	2.015	$S_{D1}$ :	N/A
$S_1$ :	0.962	$T_L$ :	16
$F_a$ :	1.2	PGA :	0.997
$F_v$ :	N/A	PGA <sub>M</sub> :	1.197
$S_{MS}$ :	2.418	$F_{PGA}$ :	1.2
$S_{M1}$ :	N/A	$I_e$ :	1
$S_{DS}$ :	1.612	$C_v$ :	1.5

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

**Data Accessed:** Thu Aug 19 2021

**Date Source:** [USGS Seismic Design Maps](#)

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE 7 standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.