



# Minor Subdivision 104 Dana Street

**DIV 1-24**

# INTRODUCTION

- PRESENTATION: Sarah Peters and Marie Jones
- REQUEST: To subdivide an existing 12,000 SF undeveloped parcel into two parcels of 6,000 SF
- OWNER/  
➤ APPLICANT: Linda Jo Stern and Shannon Underhill
- LOCATION: 104 Dana Street
- ZONING: Low Density Residential (RL)
- SURROUNDING  
➤ LAND USES: Single-family residential all directions
- ENVIRONMENTAL  
➤ DETERMINATION: Exempt under CEQA Guidelines Section 15315 Minor Land Division
- APPEALABLE  
➤ PROJECT: Can be appealed to City Council

# BACKGROUND

## Marie Jones

- Pryor Subdivision approved April 26, 2011
- Division of 80,227 SF parcel into 4 parcels of 12,000 SF, 6,000 SF, 6,000 SF, and 56,277 SF
- Project included a wetland mitigation & restoration project

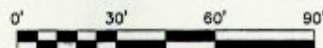
# BACKGROUND, Cont.

## WETLAND MITIGATION PROJECT –

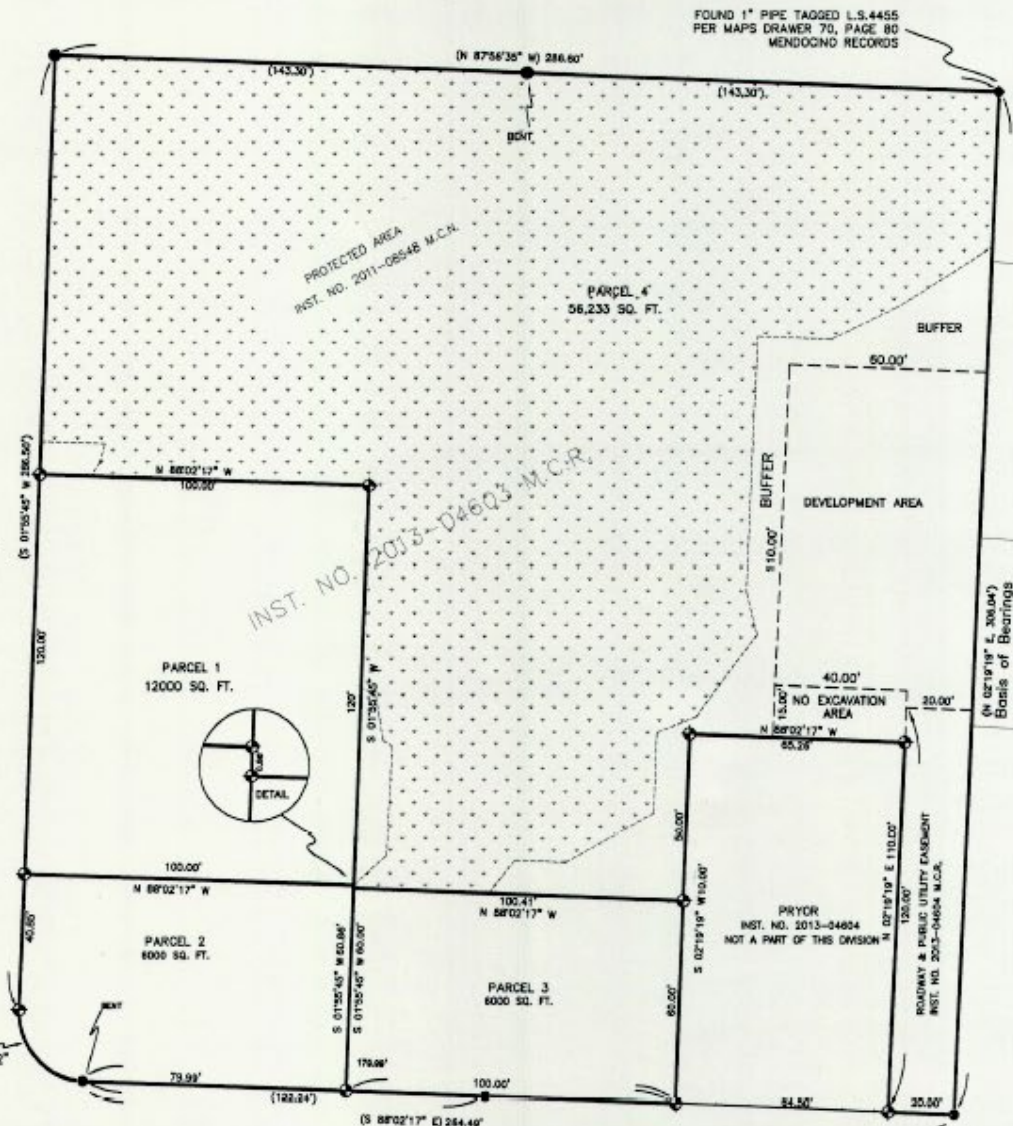
- Allowed applicant to fill a portion of existing wetland to establish new residential parcels.
- Established new larger wetland, protected through deed restriction.
- Completed over period of 5 years

DICK WILLIAMS WAY

DANA STREET  
(RASMUSSEN LANE)



L=31.44'  
R=20.02'  
Δ=69°58'02"  
(L=31.44'  
R=20.02'  
Δ=69°58'02")



OAK STREET

BUILDING  
ENVELOPE

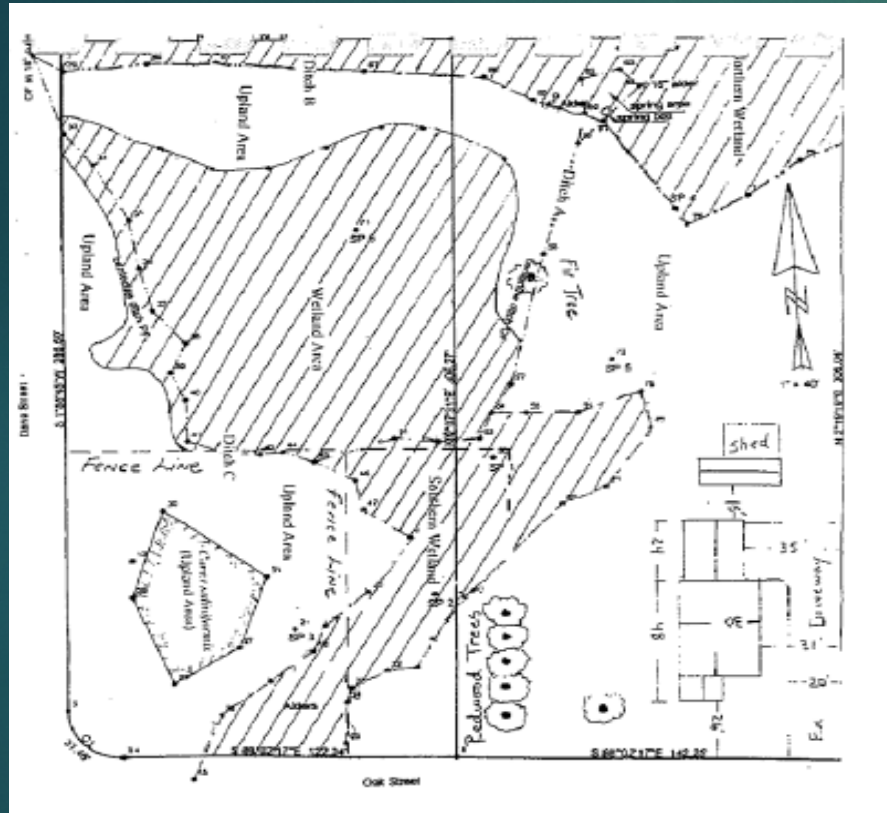
### Basis of Bearings

The bearing North 02°19'19" East, between found monuments on the East line of Tract Two of the Lands of Pryor as described in Instrument Number 2007-06891, Mendocino County Records, was used for the basis of bearings shown hereon.

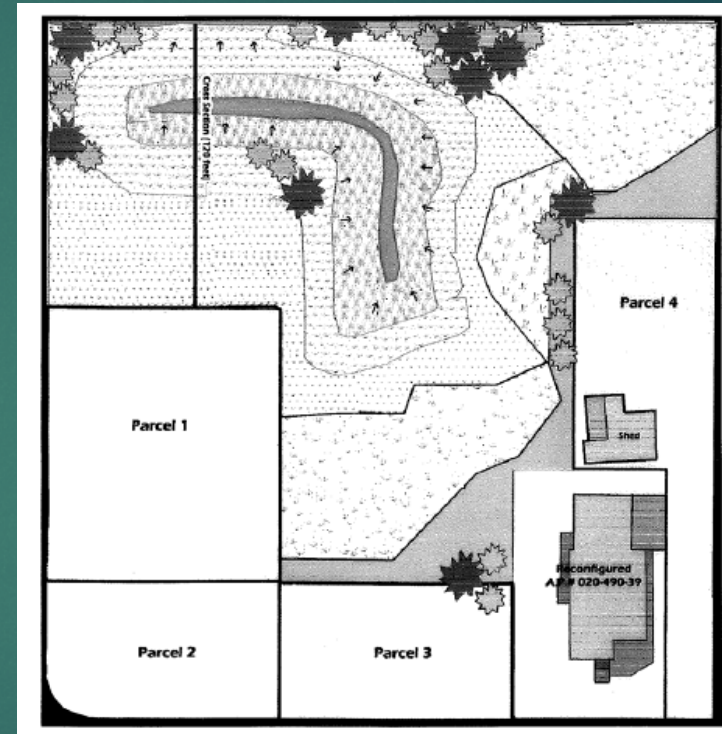
INST. NO. 2013-04604  
MAPS 58-59, 60-61, 62-63, 64-65, 66-67, 68-69, 70-71, 72-73, 74-75, 76-77, 78-79, 80-81, 82-83, 84-85, 86-87, 88-89, 90-91, 92-93, 94-95, 96-97, 98-99, 100-101, 102-103, 104-105, 106-107, 108-109, 110-111, 112-113, 114-115, 116-117, 118-119, 120-121, 122-123, 124-125, 126-127, 128-129, 130-131, 132-133, 134-135, 136-137, 138-139, 140-141, 142-143, 144-145, 146-147, 148-149, 150-151, 152-153, 154-155, 156-157, 158-159, 160-161, 162-163, 164-165, 166-167, 168-169, 170-171, 172-173, 174-175, 176-177, 178-179, 180-181, 182-183, 184-185, 186-187, 188-189, 190-191, 192-193, 194-195, 196-197, 198-199, 200-201, 202-203, 204-205, 206-207, 208-209, 210-211, 212-213, 214-215, 216-217, 218-219, 220-221, 222-223, 224-225, 226-227, 228-229, 230-231, 232-233, 234-235, 236-237, 238-239, 240-241, 242-243, 244-245, 246-247, 248-249, 250-251, 252-253, 254-255, 256-257, 258-259, 260-261, 262-263, 264-265, 266-267, 268-269, 270-271, 272-273, 274-275, 276-277, 278-279, 280-281, 282-283, 284-285, 286-287, 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# 200% Replacement of the 0.15 Acres of Wetland that were Removed from Parcels 1, 2 and 3.

Wetland prior to mitigation



Final Wetland configuration



# PRYOR SUBDIVISION MND

## Mitigation Measures

- ▶ Mitigation Measure Bio – 5
- ▶ Mitigation Measure Geol – 1
- ▶ Mitigation Measure Hydro - 1

# PROJECT DESCRIPTION, DISCUSSION AND ANALYSIS

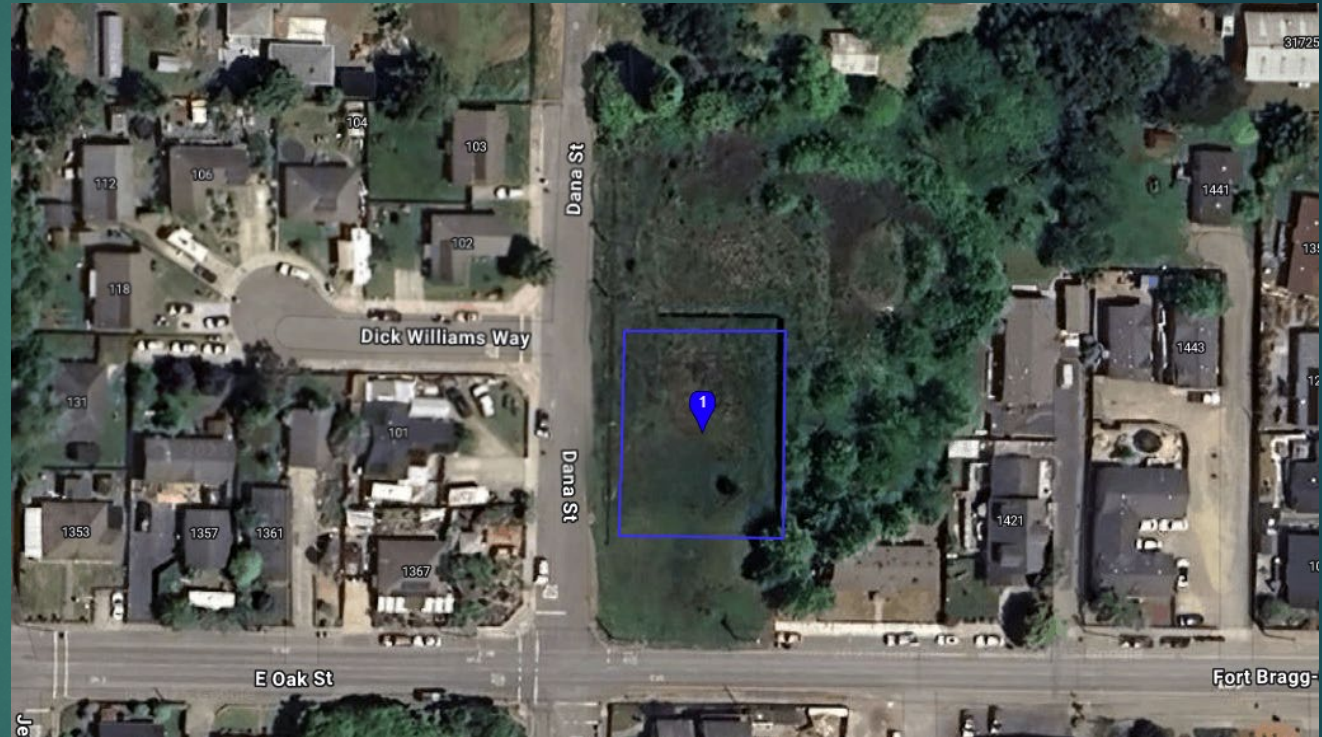
Sarah Peters

SUBJECT PARCEL – Parcel 1 of Pryor Subdivision parcels



## Project Site Aerial View

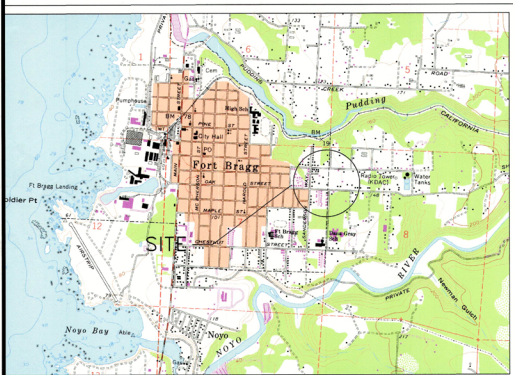
Applicants propose to divide 12,000 SF parcel into two 6,000 SF parcels.



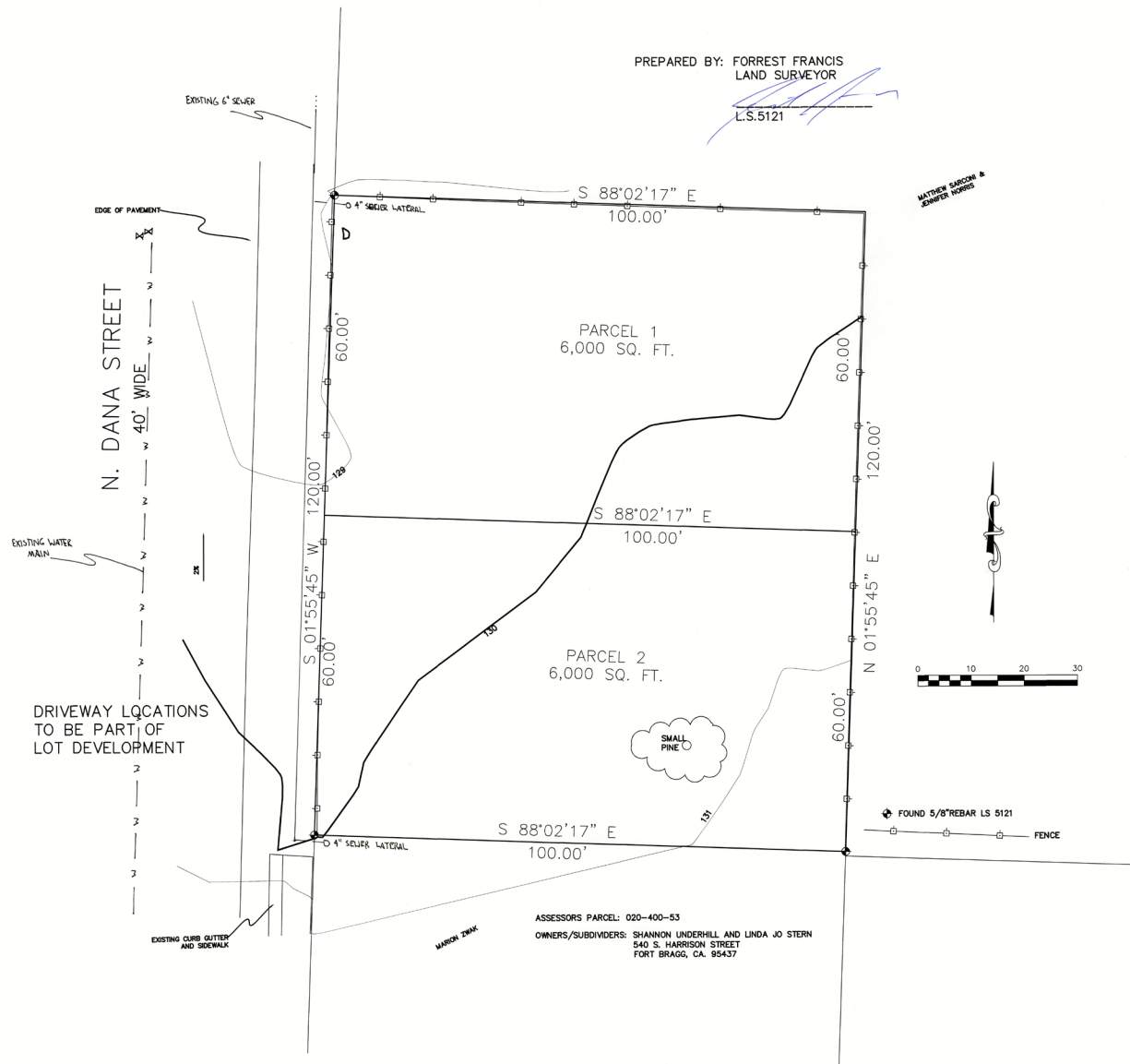
TENTATIVE MAP

Parcel 1 –  
NE half of  
existing  
parcel.

Parcel 2 –  
SE half of  
existing  
parcel.



VICINITY MAP NO SCALE



Mendocino Surveyors, Inc.  
P. O. Box 1162, Mendocino, California 95460  
Phone: (707) 937-9900  
E-Mail: info@mendocinosurveyors.com  
www.mendocinosurveyors.com

TENTATIVE MAP  
PROPOSED MINOR SUBDIVISION  
104 NORTH DANA STREET  
FORT BRAGG, CA

JOB# 24331  
DRAWN: FF  
DATE: 12/2024  
SCALE: AS SHOWN  
APPROVED:  
L.S. 5121



# Project Site and Surrounding Parcel Sizes



# Residential District Subdivision Standards

| Low Density Res.<br>Minimum Parcel Size<br>Standards | Lot Size Area<br>(sf) | Width (ft) | Depth (ft)               | Compliance |
|------------------------------------------------------|-----------------------|------------|--------------------------|------------|
|                                                      | > 6,000               | > 50       | 3 times width<br>maximum |            |
| Proposed Parcel 1                                    | 6,000                 | 60.0       | 180.0                    | Complies   |
| Proposed Parcel 2                                    | 6,000                 | 60.0       | 180.0                    | Complies   |

# Proposed Tentative Map in Context of Neighboring Parcels



# ZONING CODE COMPLIANCE

- ▶ Allowable density in RL Zone: 3 to 6 units per acre
- ▶ In the future, the applicants would be able to construct –
  - 1 dwelling unit or 1 duplex per parcel; or..
  - 1 dwelling unit and 1 ADU and 1 JADU where allowed by § [18.42.170](#); or..
  - 2 to 4 units, where allowed, by § [18.42.200](#)
- ▶ Zoning code compliance will be analyzed upon submission of building permits for each parcel, as there is no development proposal at this time.

# SITE IMPROVEMENTS

Per Special Condition 2 of original subdivision permit, carried forward into this permit via **Special Condition 4** -

- ▶ Driveway cuts & frontage improvements required at time of development; (curb, gutter, sidewalk & street pave-out along Dana St.)
- ▶ Driveway for Parcel 2 at least 100 feet from northern edge of Oak Street's northern-most travel lane (condition of Pryor Subdivision)
- ▶ Power and telecommunications utility lines shall run underground from existing power poles to each parcel.

# SPECIAL CONDITION 1 – Compliance with Wetland Mitigation Measures in the Wetland Management and Mitigation Plan

## **Stormwater Run-off**

- Roof water to be collected into gutters and downspouts
- Then directed into gravel/rock energy dissipaters
- From the energy dissipaters, subsurface water would flow into the wetlands
- The landscaped areas on the wetland side of future residential development would also be directed into the wetlands as subsurface water.
- Water directed into the wetlands will be subtle to prevent channelization and the creation of concentrated erosion.

# REFERRALS

- Public Works Department
  - Adequate potable water & capacity at wastewater treatment facility to serve the subdivision. (Sp. Cond. 3)
- Fire Department
  - Did not require special conditions, however, prior to occupancy, applicant will be required to apply for assignment of addresses to ensure emergency personnel can easily locate the sites. (Sp. Cond. 3)

# SPECIAL CONDITION 1, Cont.

## **Landscape Run-off**

- Water from landscaped areas on the street sides of any future residential development on proposed Parcels 1 and 2 would be directed away from the wetlands and towards the street.

## **Permeable Pavers**

- PW staff recommends a permeable driveway system
  - Reduce runoff
  - Increase onsite infiltration for potential future development

## **Bioswales**

- Bioswales or rain gardens on the property and adjacent to driveway or building pads
  - To further collect water that otherwise may be directed off site.

# SPECIAL CONDITION 1, Cont.

## **Roof Leader-(Downspout)** Disconnection and Energy Dissipaters:

- ▶ Stormwater that will be directed into the wetlands will be diffused to prevent a concentrated channel that would create an erosion point.
  - From roof downspouts, the water will hit a rocked energy dissipater.
  - From the energy dissipater, water will be diffused to prevent a concentrated channel that would create an erosion point.
  - Through subsurface water flow this water will recharge the water table.

# SPECIAL CONDITION 1, Cont.

## Fencing

- Permanent fencing will be placed and maintained along edge of the parcel abutting the wetland, to -
  - Contain the entire wetland management area.
  - Prevent public access into the wetlands that may contribute to the degradation of the habitat.
- Along wetland side of the fence dormant willow stakes will be placed and maintained, to -
  - Help stabilize the slope and act as transitional plant along the edge of development.

# STORMWATER SPECIAL CONDITIONS

- ▶ Sp. Cond. 6 - This subdivision would be subject to Municipal Code Section 12.14.02, requiring a site design that can accommodate 100 year-frequency storm events.
- ▶ Sp. Cond. 7 - Site assessment required for evaluation of site conditions, such as soils, vegetation, flow paths, and stormwater calculations.
- ▶ Sp. Cond. 8 - Storm water runoff shall be minimized by incorporation of LID strategies and site design measures that minimize impermeable areas, maximize permeable areas, slow, spread, and sink runoff so as to recharge groundwater and minimize runoff.

# STORMWATER SPECIAL CONDITIONS, CONT.

- ▶ **Special Condition 9:** Low Impact development strategies required. LID design to be submitted with building permits for construction.
  - i. **implement site design measures to reduce runoff as outlined in the Pryor Subdivision documents.** *The drainage site plan shall divide each developed portion of the project site into discrete Drainage Management Areas (DMA's).*
  - ii. *Any remaining runoff from DMA's expected shall be collected at treatment control BMP's (vegetated swales, permeable pavements, rain gardens, or other bio retention facilities).*
  - iii. *Treatment Control BMPs shall be sized and designed to retain and infiltrate runoff produced by all storms up to and including the 85<sup>th</sup> percentile (0.83" in 24-hours).*
  - iv. *Treatment control BMPs require O&M plan; a maintenance and operation plan shall be submitted for the upkeep of this facility. The plan shall include provision(s) demonstrating adequate on-going operations and maintenance.*
  - v. *Drainage fees shall be paid prior to the issuance of each parcels' respective building permit for dwelling units.*
- **Special Condition 10:** All proposed drainage features shall be reflected on a final utility, grading and storm drainage plan, which reflects all proposed easements and site improvements.

# ADDITIONAL SPECIAL CONDITIONS

- ▶ **Special Condition 11:** All recommendations contained within the BACE Geotechnical Investigation (#12169.1, dated September 10, 2009), Section 6.0 Recommendations (6.1 through 6.5), shall be implemented during the development of the parcels, recorded on the subdivision map, and added to building and other permit conditions as appropriate to ensure their implementation over time.
- ▶ **Special Condition 12:** Prior to recordation of the tentative map, the **applicant shall add restrictive covenants to the new residential parcels** that prohibit hobbyist, home businesses and commercial uses, such as automobile storage, collecting and vehicle maintenance/repairing, and other activities involving potentially polluting chemicals and substances which could have a negative effect on water quality. Specific thresholds and performance standards will be developed in cooperation with the applicant and Community Development Department.

# ENVIRONMENTAL ANALYSIS

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Eligible for exemption from CEQA Guidelines Section 15315 Minor Land Division.  
Class 15 Categorical Exemption criteria –

- ▶ The division of property in urbanized areas zoned for residential, commercial, or industrial use into 4 or fewer parcels
  - ✓ *Proposed project would create 2 parcels on less than one acre of land within the City limits of Fort Bragg.*
- ▶ The division is in conformance with the General Plan and zoning
  - ✓ *As analyzed, the project complies with the ILUDC and conforms to the General Plan.*
- ▶ No variances or exceptions are required
  - ✓ *No variances or exceptions are required to approve this project*
- ▶ All services and access to the proposed parcels to local standards are available
  - ✓ *All services and access available*
- ▶ The parcel was not involved in a division of a larger parcel within previous 2 years
  - ✓ *The Pryor subdivision was at least 12 years ago*
- ▶ The parcel does not have an average slope greater than 20 percent
  - ✓ *The slope was graded to an average slope of 1.6%*

# STAFF RECOMMENDATION

That the Planning Commission:

- ▶ 1) receive staff report;
- ▶ 2) open the public hearing;
- ▶ 3) take public comment;
- ▶ 4) close the public hearing and deliberate; and
- ▶ 5) adopt a resolution approving the Tentative Map for Minor Subdivision 1-24 (DIV 1-24), and find that the project is categorically exempt under CEQA Guidelines Section 15315, Minor Land Division.