

## REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>Location</b>
County Environmental Health	✓	Approval	On file
County Public Works	✓	Conditional approval	Attached
Building Division	✓	Approval	On file
Arcata Fire Protection District	✓	Approval	On file
McKinleyville CSD	✓	Approval	On file
McKinleyville Union School District	✓	Approval	On file
RWQCB			
PG&E	✓	Standard comments	On file
CDFW	✓	Conditional approval	Attached
California Coastal Commission	✓	Conditional approval	Attached
NWIC	✓	Include Inadvertent Discovery Protocol	On file
Bear River Band of the Rohnerville Rancheria			
Blue Lake Rancheria	✓	Include Inadvertent Discovery Protocol	On file
Wiyot Tribe			



DEPARTMENT OF PUBLIC WORKS  
**C O U N T Y O F H U M B O L D T**  
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707

ON-LINE  
WEB: CO.HUMBOLDT.CA.US

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

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

CLARK COMPLEX  
HARRIS & H ST., EUREKA  
FAX 445-7388  
LAND USE 445-7205

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**LAND USE DIVISION INTEROFFICE MEMORANDUM**

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**TO:** Rodney Yandell, Senior Planner, Planning & Building Department

**FROM:** Kenneth Freed, Assistant Engineering 

**DATE:** 03/12/2024

**RE:** MESERVE APN 508-121-055, APPS# PLN-2024-18879

Project is for the construction of an ADU on a parcel fronting Fischer Road (a paved County maintained road) utilizing an existing gravel residential driveway. Pursuant to Humboldt County Code §313-69.05.4.7, no frontage improvements shall be required for ADUs. County Code removes the Departments typical construction requirements to surface the residential driveway and construct pedestrian improvements.

**MS4 AREA:** The subject property is located within the municipal separate storm sewer system (MS4) boundary area. Development of the property is required to comply with MS4 permit requirements. The Applicant is advised to ensure that MS4 requirements for the proposed project can be achieved prior to the project being heard by the Planning Commission.

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

- (1) The County road is not constructed to allow on-street parking. All parking must be developed on-site, or applicant must construct a parking lane along the County road in a manner approved by this Department. All parking required by Code must be constructed prior to occupancy of building or “final” issued for building permit. [reference: County Code §313-109.1 et seq.]
- (2) Site visibility must be maintained at the driveway entrance. [reference: County Code §341-1 et seq.]
- (3) Applicant shall be responsible to correct any involved drainage problems within the County Road right of way to the satisfaction of this Department.

(4) Pursuant to County Code §411-11(j) and California Streets & Highways Code §1481 & §1482, fences are not allowed within the public right of way of County maintained roads. All fencing shall be constructed outside the County right of way. Gates must be set back sufficiently from the road so that a vehicle can completely pull off the road while opening or closing the gate. Prior to constructing any fences along (or near) the road right of way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707.445.7205.

(5) The project is located within the McKinleyville Drainage area, development of the parcel will require the payment of drainage fees pursuant to Humboldt County Code §328.1-13, at time of application for the building permit.

(6) Low Impact Development (LID): The subject property is located within the municipal separate storm sewer system (MS4) boundary area. Development of the property will be required to comply with the MS4 permit requirements. The Applicant is advised to ensure that MS4 requirements for the proposed project can be achieved prior to the project being heard by the Planning Commission (or Zoning Administrator). [Reference: National Pollutant Discharge Elimination System (NPDES) General Permit For Waste Discharge Requirements (WDRS) for Storm Water Discharges From Small Municipal Separate Storm Sewer Systems (MS4S), Order No. 2013-0001-DWQ, NPDES No. CAS000004 adopted 02/05/2013, MS4 permit section E.12.b; Humboldt Low Impact Development Stormwater Manual v3.0 (08/18/2021) Part A (Table 1), Part 2, and Part 3 (Section 1.4)]

**Informational Notes (not a requirement):**

(7) Future projects may require an encroachment permit to construct Urban Driveway #1 along with a surfaced residential driveway, on-street parking, and pedestrian improvements to County standards.

(8) Although not required, if the applicant chooses to construct any of the improvements mentioned previously, an encroachment permit will be required prior to construction.

// END //

**From:** [Rian, Kathryn\(Katie\)@Wildlife](mailto:Rian,Kathryn(Katie)@Wildlife)  
**To:** [Yandell, Rodney](mailto:Yandell,Rodney)  
**Subject:** Meserve CDP 18879  
**Date:** Monday, January 22, 2024 10:53:05 AM

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**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hi Rodney,

I received a referral for the Meserve CDP for ADU (PLN-2024-18879; APN 508-121-055) in McKinleyville. It looks like a simple project; my only recommendation is that tree removal occur outside of nesting season (generally March 15 – August 15) to avoid impacts to native resident and migratory birds.

Katie

**Kathryn M. Rian**

Environmental Scientist  
Coastal Conservation Humboldt/Del Norte  
California Department of Fish and Wildlife

619 2<sup>nd</sup> St, Eureka, CA 95501

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Office: (707) 441-2098



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**  
**CURRENT PLANNING**  
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7245

1/17/2024

**Project Referred To The Following Agencies:**

County Counsel, Environmental Health, PW Land Use, Building Inspections, CSD: McKinleyville, FPD: Arcata, RWQCB, School District: McKinleyville Union, Cal Coastal Commission, Cal Fish & Wildlife, Bear River Band, Blue Lake Rancheria, NWIC, Wiyot Tribe, PGE

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**Applicant Name** David Meserve, Builder **Key Parcel Number** 508-121-055-000

**Application (APPS#)** PLN-2024-18879 **Assigned Planner** Rodney Yandell 707-268-3732

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Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

**Return Response No Later Than: 2/1/2024**

Planning Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**Email:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268 - 3792

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**We have reviewed the above application and recommend the following (please check one):**

- Recommend Approval. The department has no comment at this time.
- Recommend Conditional Approval. Suggested conditions attached.
- Applicant needs to submit additional information. List of items attached.
- Recommend Denial. Attach reasons for recommended denial.

Other Comments: Include condition for a deed restriction prohibiting use of ADU and main residence as a short-term rental per HCC 69.05.3.4.

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1.24.24

Catherine Mitchell, Cal Coastal Commission

DATE:

PRINT NAME: