

Millisa Smith

From: Albert Figueroa
Sent: Thursday, April 18, 2024 3:29 PM
To: Millisa Smith
Subject: RE: Referral for Multi-Family Development at APN 008-022-028

Good Afternoon Millisa,

Sorry for the delayed response, just a lot going on!

Here are my comments in regards to stormwater:

The design for this development will require improvements guided by the Humboldt LID Stormwater Manual. This project will classify as a Regulated Project >5,000 SF of impervious surface created/replaced.

Required submittals include stormwater information sheet, follow instruction in Part C and Appendix 1 of the Humboldt LID Stormwater Manual for regulated projects, and an erosion and sediment control plan (ESCP) will be required to demonstrate how non-stormwater discharges will be mitigated and appropriate BMPs are in place during demolition and construction.

If the runoff from the 85th percentile is retained on site (regulated projects worksheet for each DMA) no additional BMPs. However, a bioretention facility will be required if percent reduction in impervious surface runoff value is not greater than 100%.

Here are my comments in regards to public right-of-way (R.O.W.) and utilities:

The drop curb that you are proposing to install shall be confined within the limits of the frontage of the property and shall be at least 5' from your neighbor's property line to the west (APN 008-022-027). Refer to our sidewalk standards Resolution No. 6219 for details on the drop curb and other related concrete work.

The Property Owner shall enter into a Grant of Covenants (Hold Harmless Agreement) with the City for the proposed **ramp** located within the City right of way on **Buhne Street**. Ongoing insurance for the **ramp** is required for the life of this Agreement. The Owner shall provide the City with evidence of current insurance and a copy of the most recent Grant Deed, and the City shall prepare the Agreement for the Owner(s) and the appropriate City officials to sign. All signatures require notarization in order for the Agreement to be valid. The Agreement fee is to be based on the current fee schedule at the time the Agreement is notarized by RELEASOR. There is a \$150 Agreement fee under the current fee schedule (payable to the City) and a +/- \$30 recording fee (paid to the City for fees charged by the County Recorder's Office). All fees are subject to change.

Additionally, I'd like to see a detail for the proposed ramp in the public R.O.W. to ensure that it conforms with ADA compliance.

Once plans have been approved by all departments, the applicant shall request a water service order from the Engineering Division and pay all applicable fees for the five proposed water services and meters. All water service orders must be paid for and signed before any installations will be scheduled.

No sewer connections or cleanouts are indicated on the plans. Please show all utility connections and where they come onto the property from the main line.

I may have additional comments on the location of the backflow device during the building permit process but as of now I believe that location is appropriate.

Best regards,

Albert Figueroa | EIT
Assistant Engineer
(707) 441-4197
City of Eureka | Public Works

From: Millisa Smith <msmith@eurekaca.gov>
Sent: Thursday, April 4, 2024 4:28 PM
Subject: Referral for Multi-Family Development at APN 008-022-028

Greetings all:

Attached is a referral for a five unit multi-family housing development involving APN 008-022-028 (Address TBD), near the corner of West Buhne Street and Garland Street.

Please reply to this email with comments (if any) no later than Thursday, April 18, 2024. Please do not hesitate to contact me if you have any questions or need additional information.

If you are not the appropriate person, or someone else in your department/agency should instead/also receive referrals, please provide their name and e-mail address to me and we'll update the referral e-mail list.

Kind Regards,

Millisa Smith
Assistant Planner



Development Services
Planning Department
707-441-4113

Help Name Your Neighborhood!
Please use the interactive map tool linked below:
<https://talk.eurekaca.gov/name-your-neighborhood>