REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

Referral Agency	Response	Recommendation	Location
County Department of Environmental Health	✓	Approval	On file
County Public Works & Land Use	✓	Conditional approval	Attached
County Building Inspections	✓	Approval	On file
Humboldt Community Services District	✓	Conditional approval	Attachment 1B
California Department of Fish and Wildlife			
California Coastal Commission	✓	Conditional approval	Attached
Humboldt Bay Fire Protection District			
NWIC	✓	Conditional approval	On file
Bear River Band of the Rohnerville Rancheria	✓	Approval	On file
Blue Lake Rancheria			
Wiyot Tribe	✓	Conditional approval	On file
PG&E	✓	Approval	On file

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
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

LAND USE DIVISION INTEROFFICE MEMORANDUM

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

FROM: Kenneth Freed, Assistant Engineering

DATE: 08/07/2024

RE: CAVANAUGH APN 016-202-062, APPS# PLN-2024-19035

Project is for the construction of an ADU on a corner parcel fronting both Wellington Street(3K390), a paved County maintained road with no pedestrian improvements, and Pleasant Avenue (3K400), a paved County maintained road with intermittent concrete curb, gutter, and sidewalk. 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 existing residential driveways and construct pedestrian improvements.

Although the proposed scope of work does not warrant an Encroachment Permit at this time, if the applicant chooses to construct a new residential driveway as part of the project an Encroachment Permit would be required to work within the County road right of way.

SITE PLAN: The Department has received a plot plan that does dimension both road right of ways and the width of the paved road. Plot plan does not show location of the paved roadway within the road right of way. Plot plan does not show existing shed on parcel or existing fence. It appears that the fence is not in compliance with County Code. Portions of the fence will need to be relocated and modified to meet County Code.

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 residential driveway entrance and at the intersection of the two County maintained roads. [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) 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):

(6) 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.

(7) 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:	Jacobson, Rebecca@Coastal
To:	Planning Clerk; Yandell, Rodney
Cc:	Kraemer, Melissa@Coastal; Mitchell, Catherine@Coastal
Subject:	PLN-2024-19035 Cavanaugh ADU
Date:	Friday, July 26, 2024 1:27:56 PM
Attachments:	image001.png

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

Hello,

In regards to PLN-2024-19035, which is a proposal for a 456 square foot ADU on APN 016-202-062, we recommend including a condition for a deed restriction prohibiting use of the proposed ADU and the main residence as short term rentals per Humboldt County Code 313-69.05.3.4.

Thank you,

Rebecca Jacobson
Coastal Program Analyst
California Coastal Commission, North Coast District
707-826-8950 ext. 207
I am currently on a hybrid schedule, working in the office two days per week.
The fastest way to reach me is by email.