

**ENGINEERING DEPARTMENT**

531 K Street • Eureka, California 95501-1146

Engineering: 707-441-4194

engineering@eureka.gov • www.eureka.gov

To: Planning Department

From: Albert Figueroa, Assistant Engineer

Subject: 1606 Koster (AA-25-2)

Date: April 29th, 2025

Engineering has received and reviewed the submitted Costal Design Review (AA) for 1606 Koster Street, APN: 003-172-011. Please address the comments below and provide an updated plan prior to building permit approval.

General

1. Before beginning any work within the City right of way, including the sidewalk area, alleys, or on City property, each Contractor shall obtain an Encroachment Permit from the City Engineering Division. Certificates of Insurance and Endorsements with all required language shall be provided and approved prior to issuance of an Encroachment Permit. A City of Eureka business license is also required. There is a \$200 Encroachment Permit fee under the current fee schedule, applicable if any work is done within or from the City right of way. Encroachment Permit Fees are currently waived for sidewalk repairs.
2. Additional Public Improvements may be required if damage occurs to sidewalk, street, or other public appurtenances during construction. Any damage to public property shall be corrected by the Applicant as directed by the City.

Stormwater

1. As a result of the creation and replacement of greater than 5,000 SF of impervious surface the project classifies as a Regulated Project. Please provide documentation that your project meets the City's MS4 stormwater program requirements (details can be found in the Humboldt County LID Manual). Please submit paperwork and a Stormwater Control Plan that specifically meets requirements from Part C for Regulated Projects (>5,000 SF of impervious surface). See the City's stormwater site for more information: <https://www.eureka.gov/309/Post-Construction-Standards>.
2. 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 construction.

Engineering
Construction
Development
Transportation Safety
Stormwater

3. A Grading Plan will be required for the proposed 360 cubic yards of excavated material.

Utilities

1. Sewer

- a. The owner shall have all existing sewer laterals inspected entirely (from the building to the main) via CCTV (closed circuit television camera). If the sewer lateral is not to current industry standards, has defects or is cross-connected to another property, a new sewer lateral shall be installed. All clay laterals must be replaced. Refer to the CCTV Requirements document for submittal instructions. Available upon request is a list of plumbers who have submitted CCTV inspections, information about low interest loans and City annual projects.
- b. All unused existing sewer laterals shall be located, capped at the wye at the main, and slugged. It is a Class A contractor's responsibility to locate and cap all unused existing utilities. Class A contractor shall request an Encroachment Permit from the Engineering Division.
- c. Sewer Impact Fees are based on the estimated strength and quantity of effluent from the proposed development and are independent of whether or not a new lateral is being installed. Sewer Impact Fees (formerly called Capital Connection Fees) are due at the time of Building Permit issuance. Provide a plumbing fixture schedule for the existing development and for the proposed development in order for us to accurately calculate the sewer impact fees.

2. Water

- a. Plans do not indicate any proposed changes to the water service and/or meter.
 - i. A backflow prevention device will be required for the domestic service.
 - ii. Existing water meter size appears to be ¾". If the service and meter require upsizing: The owner shall request a water service order through the Engineering Division. A \$100 permit fee is due at time of request and the applicant will be billed at time & materials for the actual costs of the work performed. Additional impact fees will apply if the service is upsized.
- b. There appears to be a 4" fire service connection that comes off Koster Street (north of the domestic service connection) and that is not called out on the plans.
 - i. If the fire service is required: the FDC, backflow prevention device, and all appurtenances associated with the fire service shall be located on private property and not within the City right of way. The location of the fire service and FDC is subject to approval by the City Fire Department.
 - ii. If the fire service is not required: The owner shall request a water service order for the abandonment of the fire service through the Engineering Division. A \$100 permit fee is due at time of request and the applicant will be billed at time & materials for the actual costs of the work performed.

Public right-of-way (ROW)/Access

1. Sidewalk

- a. Any sidewalk and/or drop curb installation shall conform to the City's Sidewalk Resolution No. 6219.
- b. Public right-of-way/sidewalk area on W. 15th Street is 12' in width, not 5' as indicated on the Site Plan.
- c. Public right-of-way/sidewalk area on Koster Street is 9' in width, not 5' as indicated on the Site Plan.

2. Vision Clearance Areas (VCAs)

- a. Ensure all fences and gates comply with the setbacks defined in the City's Sight Obstruction Regulations, EMC 71.55 and 98.03. No gates or fences, or any part thereof, shall enter or obstruct the Public ROW.

Thank you,

Albert Figueroa
Assistant Engineer

From: Whittlesey, Joseph <jwhittlesey@co.humboldt.ca.us>
Sent: Tuesday, April 29, 2025 3:14 PM
To: Samuel Griffard
Subject: DEH Comments for ACGC Koster Shop Building Design Review (AA-25-2; 1606 Koster St, Eureka; APN 003-172-011)

This email appears to have legitimately come from a frequently-contacted external vendor or agency. Still, please exercise caution when replying or interacting with links or attachments.

Good afternoon Samuel,

Humboldt County Division of Environmental Health (DEH) has completed review of the subject project referral, recommending approval. DEH's Solid Waste Local Enforcement Agency (LEA) Program has prepared the following comments on the construction and demolition aspects of the project:

All solid waste generated from construction or demolition activities must be handled in compliance with local and state regulations.

The applicant should be required to have demonstrated proposed disposal/recycling plans for the construction and demolition debris generated from the project at the time the permit is obtained for demolition and construction.

Salvaging of useful materials and recycling of inert debris is encouraged. Materials that can be reused or recycled must be separated at the point of origin and taken to a legitimate inert debris recycling center or a construction and demolition debris processor that holds a Solid Waste Facility Permit.

Mixed (not separated) demolition and construction wastes must be transported to a transfer-processing or a disposal facility that holds a Solid Waste Facility Permit.

All waste that is transported to a disposal facility outside of Humboldt County must be accurately accounted for by weight. This information must be provided to Humboldt Waste Management Authority for state-mandated waste generation tracking purposes and for payment of appropriate in-county waste generation fees.

The applicant or City staff may contact LEA program staff at 707-445-6215 with questions on specific wastes and handling procedures.



Thank you for the opportunity to review and weigh in on this application, and please let us know if you have any questions.

Best,

Joey Whittlesey
Senior Environmental Health Specialist
[Land Use Program](#)
[Division of Environmental Health](#)

100 H Street, Suite 100, Eureka, CA 95501
Phone: (707) 268-2240 – Fax: (707) 441-5699

From: Winslow Condon <wcondon@ncuaqmd.org>
Sent: Thursday, April 17, 2025 9:26 AM
To: Samuel Griffard
Cc: Compliance; permitting@ncuaqmd.org; Support Account
Subject: Fwd: Referral for 1606 Koster Street
Attachments: [1606 Koster Referral.pdf](#); [HSC_19827.5..pdf](#)

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Hello Samuel,

Demolition of this building will be subject to the requirements of the Asbestos NESHAP program. Not sure whether it's appropriate to include that in your attached City document, but at the very least, a heads up for when the City of Eureka is doing its demolition permit review. Per California H&SC, a demo permit may not be issued unless the Asbestos NESHAP notification requirements have been satisfied first. For any questions on this matter, please don't hesitate to contact the Compliance Division here at the Air District. Also, our [program webpage](#) has instructions on how to comply, which you can forward to your permit applicants.

Thank You,

Winslow Condon

Division Manager

Compliance & Enforcement
North Coast Unified AQMD
707 L Street, Eureka, CA 95501
Office: (707) 443-3093 x121

www.ncuaqmd.org

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----- Forwarded message -----

From: **Support Account** <support@ncuaqmd.org>

Date: Wed, Apr 16, 2025 at 4:04 PM

Subject: Fwd: Referral for 1606 Koster Street

To: Jason Davis <jdavis@ncuaqmd.org>, Cameron Purchio <cpurchio@ncuaqmd.org>, Winslow Condon <wcondon@ncuaqmd.org>

----- Forwarded message -----

From: **Samuel Griffard** <sgriffard@eurekaca.gov>

Date: Wed, Apr 16, 2025 at 2:56 PM

Subject: Referral for 1606 Koster Street

To:

Hi All,

Attached is a referral for Coastal Design Review (AA-25-2) for the demolition of existing building and construction of a shop located at 1606 Koster Street (APN 003-172-011).

When replying, please keep the same subject line and reply by Wednesday, April 29, 2025. If you have no comment you may ignore this email, or simply send a reply of "No Comment." Please contact me if you have any questions or would like additional information.

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

Thank you,

Samuel



Samuel Griffard (he/him)

Assistant Planner, Development Services - Planning
(707) 441-4113 (Office) | (707) 502-9575 (Cell)
City Hall, 531 K Street, Eureka CA 95501

Please note that email correspondence with the City of Eureka, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Caelidh Liddell

Administrative Support

North Coast Unified AQMD

707 L Street, Eureka, CA 95501

(707) 443-3093 x128

www.ncuaqmd.org

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State of California



HEALTH AND SAFETY CODE

Section 19827.5

19827.5. A demolition permit shall not be issued by any city, county, city and county, or state or local agency which is authorized to issue demolition permits as to any building or other structure except upon the receipt from the permit applicant of a copy of each written asbestos notification regarding the building that has been required to be submitted to the United States Environmental Protection Agency or to a designated state agency, or both, pursuant to Part 61 of Title 40 of the Code of Federal Regulations, or the successor to that part. The permit may be issued without the applicant submitting a copy of the written notification if the applicant declares that the notification is not applicable to the scheduled demolition project. The permitting agency may require the applicant to make the declaration in writing, or it may incorporate the applicant's response on the demolition permit application. Compliance with this section shall not be deemed to supersede any requirement of federal law.

(Added by Stats. 1990, Ch. 418, Sec. 1.)

From: PGE Plan Review <pgeplanreview@pge.com>
Sent: Wednesday, April 16, 2025 2:57 PM
To: Samuel Griffard
Subject: Automatic reply: Referral for 1606 Koster Street

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Hello,

Thank you for contacting PG&E's Plan Review Team. Due to high volumes of requests for review, expect delays in receiving comments or a project specific response from PG&E. Please see PG&E's general construction restrictions and guidelines for proposed projects around gas and electric facilities and incorporate these preliminary notes into your project design.

Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING.**"

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment

access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Thank you,

Pacific Gas and Electric Company
Plan Review Team
Email: pgeplanreview@pge.com

You can read about PG&E's data privacy practices at [PGE.com/privacy](https://www.pge.com/privacy).



April 21, 2025

Ref: Gas and Electric Transmission and Distribution

Hello,

Thank you for submitting project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
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No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

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6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Monday, April 21, 2025 2:59 PM
To: Samuel Griffard
Subject: RE: Referral for 1606 Koster Street
Attachments: [Initial_Response_Letter_04212025.pdf](#)

Follow Up Flag: Follow up
Flag Status: Flagged

This email appears to have legitimately come from a frequently-contacted external vendor or agency. Still, please exercise caution when replying or interacting with links or attachments.

[Classification: Internal](#)

Hello Samuel Griffard,

Thank you for submitting the project plans. The PG&E Plan Review Team is currently experiencing a high volume of requests, we are doing our best to promptly review the information provided. Should this project have the potential to interfere with PG&E's facilities, we intend to respond to you with project specific comments. Attached is some general information when working near PG&E facilities that must be adhered to when working near PG&E's facilities and land rights.

This email and attachment do not constitute PG&E's consent to use any portion of PG&E's land rights for any purpose not previously conveyed. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Thank you,



Pacific Gas and Electric Company
Plan Review Team
Email: pgeplanreview@pge.com

From: Samuel Griffard <sgriffard@eurekaca.gov>
Sent: Wednesday, April 16, 2025 2:56 PM
Subject: Referral for 1606 Koster Street

CAUTION: EXTERNAL SENDER!

This email was sent from an EXTERNAL source. Do you know this person? Are you expecting this email? Are you expecting any links or attachments? If suspicious, do not click links, open attachments, or provide credentials. Don't delete it. **Report it by using the "Report Phish" button.**

Hi All,

Attached is a referral for Coastal Design Review (AA-25-2) for the demolition of existing building and construction of a shop located at 1606 Koster Street (APN 003-172-011).

When replying, please keep the same subject line and reply by Wednesday, April 29, 2025. If you have no comment you may ignore this email, or simply send a reply of "No Comment." Please contact me if you have any questions or would like additional information.

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

Thank you,

Samuel



Samuel Griffard (he/him)

Assistant Planner, Development Services - Planning
(707) 441-4113 (Office) | (707) 502-9575 (Cell)
City Hall, 531 K Street, Eureka CA 95501

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You can read about PG&E's data privacy practices at [PGE.com/privacy](https://www.pge.com/privacy).