



ENGINEERING DEPARTMENT

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To: Planning Department

From: Albert Figueroa, Assistant Engineer

Subject: 1822 I Street (DR-25-2)

Date: May 9th, 2025

Engineering has received and reviewed the submitted Design Review (DR) for 1822 I Street, APN: 005-072-005. 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. During Development Review the project classified as a Regulated Project, which required following instructions in Part C of the Humboldt County LID Manual including the implementation of source controls (Appendix 7) for the refuse area. However, plans have been modified since then and the project classifies as a Small Project and source controls are not required to be implemented.
2. As a result of the creation and replacement of greater than 2,500 SF of impervious surface the project classifies as a Small 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 B for Small Projects (>2,500

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sf of impervious surface). See the City's stormwater site for more information:

<https://www.eurekaca.gov/309/Post-Construction-Standards>.

3. 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.

Utilities

1. Sewer

- a. Sewer Lateral Ordinance triggered, apply for a Sewer Lateral Certificate. Under the current Fee Schedule, the Standard fee-in-lieu is currently \$8,000 (subject to change).
- b. 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.
- c. 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.
- d. 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 us to accurately calculate the sewer impact fees.
- e. If the cleanout is installed in the undeveloped sidewalk area, then a minimum 12" concrete collar will be required. Refer to City Detail S-13.

2. Water

- a. All unused existing water services shall be abandoned by City Crews. Apply for a Water Service Order through the Engineering Department to remove the existing water meter and to abandon the service connection at the main.
- b. It appears that the project is proposing to have a manifold/split connection for the domestic and fire service within the public right-of-way.
 - i. Two separate connections at the main for the domestic and fire service will be required.
 - ii. Or, if approved by a Fire Engineer, the domestic and fire service can be on the same service line but the manifold/split connection shall be installed on private property.
 - iii. If required, all backflow prevention devices shall be installed on private property.
 - iv. Plans do not indicate the size of the water meter or service lines.

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. Encroachment Permit will be required for the proposed PG&E power pole.

2. Alley

- a. Hire a licensed surveyor to provide an alley survey of the existing conditions to the Engineering Department in a dwg file format.
- b. The Engineering Department will provide a design based off the survey.
- c. Work to be performed under an Encroachment Permit by a Class-A GEC.

Thank you,

Albert Figueroa
Assistant Engineer