



PUBLIC WORKS DEPARTMENT

531 K Street • Eureka, California 95501-1146
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Engineering: 707-441-4194
Utility Operations: 707-441-4364

publicworks@eureka.gov • www.eureka.gov

To: Planning Department

From: Albert Figueroa, Assistant Engineer

Subject: 2431 Broadway Car Wash (DR-25-1)

Date: July 14th, 2025

Engineering has received and reviewed the submitted Design Review (DR) for 2431 Broadway, APNs: 008-021-002 and -003. 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 (SCP) that specifically meets requirements from Part C and Appendix 1 of the Humboldt LID Manual 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>.
 - a. Stormwater Information Sheet
 - b. SCP, Part C and Appendix 1 in the Humboldt LID Stormwater Manual

Engineering

Construction
Development
Transportation Safety
Stormwater

Field Operations

Water Distribution
Wastewater Collection
Street Maintenance

Code Enforcement
Pretreatment
Equipment Operations

Utility Operations

Water Treatment
Wastewater Treatment

- c. If the runoff from the 85th percentile is retained on site (regulated projects worksheet for each DMA) no additional BMPs. However, a bioretention facility (or approved equal) will be required if percent reduction in impervious surface runoff value is not greater than 100%
2. An ESCP will be required to demonstrate how non-stormwater discharges will be mitigated and appropriate BMPs are in place during demolition and construction.
3. Ensure the design of the development follows the guidelines in Appendix 7 of the Humboldt LID Stormwater Manual for the following:
 - a. Section G – Refuse Areas
 - b. Section I – Outdoor Storage of Equipment and Materials
 - c. Section J – Vehicle and Equipment Cleaning

Utilities

1. Water
 - a. No change to existing water services is indicated on the plans. If a need or desire arises to change, upgrade, or add services, contact the Engineering Department for any permits and fees associated with such changes.
 - b. Backflow protection device(s) will be required for all water services, approved and inspected by the Source Control Department.
2. Sewer
 - a. No change to existing sewer services is indicated on the plans. If a need or desire arises to change, upgrade, or add services, contact the Engineering Department for any permits and fees associated with such changes.
 - b. An oil-water separator system will be required before any sewage discharges into the City sewer main, approved and inspected by the Source Control Department.
 - c. Impact fees will apply and are based on the proposed PFU loading and strength.
 - i. Provide a Plumbing Fixture Schedule.
 - ii. Clearly indicate the amount of wash water that will be reclaimed and the amount that will drain directly to the sewer system.
 - d. All existing sewer lateral(s) will require CCTV inspection uploaded to goforwardlateral.
 - i. Apply for a Sewer Lateral Certificate, link to the City Sewer Lateral Ordinance webpage: <https://www.eurekaca.gov/269/Sewer-Lateral-Ordinance>.
 - e. The existing sewer main layout shown on the Site Plan is incorrect. The high end of the sewer main is near the north-west corner of the parcel, it does not extend further south.

Public Works – Engineering Public Improvement Requirements

1. All unused existing water services and 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.

From: Rian, Kathryn(Katie)@Wildlife <Kathryn.Rian@Wildlife.ca.gov>
Sent: Friday, July 11, 2025 2:56 PM
To: Samuel Griffard; Caitlin Castellano
Cc: patm@pacificbuilders-arcata.com
Subject: 2431 Broadway CDFW Recs

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.

Hi Everyone,

Thanks again for this afternoon's site visit. It sounds like most development would occur within the previously disturbed grassy area, but the developer may wish to remove or at least trim some alders and willows along the perimeter. To briefly recap, my only recommendation is to conduct vegetation removal outside of nesting bird season (typically mid-March through mid-August on the coast) to avoid impacts to native resident and migratory birds. If that's not feasible, a qualified biologist shall survey for active bird nests no more than seven days prior to tree removal or significant trimming. If an active nest is found, the permittee should consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes.

Sincerely,
Katie

Kathryn M. Rian
Environmental Scientist
Coastal Conservation Humboldt/Del Norte
California Department of Fish and Wildlife
619 2nd St, Eureka, CA 95501
Kathryn.Rian@Wildlife.ca.gov
Cell: (707) 298-1346
Office: (707) 441-2098

July 21, 2025

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

Re: DR-25-1: Referral for 2431 Broadway
(APN: 008-021-002-000 and 008-021-003)

Dear Samuel Griffard,

Thank you for providing PG&E the opportunity to review your proposed plans for DR-25-1 dated 6/30/2025 and received on 7/2/2025. Our review indicates the proposed work and/or improvements appear to directly interfere with PG&E's existing facilities and land rights.

The DR-25-1 Project will require the relocation of existing PG&E gas and electric service facilities, as indicated on subject plans. The applicant must contact the Service Planning resources below to apply for the relocation of any existing PG&E gas and electric services that exist on the subject parcel.

PG&E operates underground gas and electric distribution facilities within a public utility easement (PUE) as indicated on the project plans. No structures are permitted within the proposed PUE. PG&E requests that all trees and brush planted within said PUE maintain a minimum distance of 5 feet from the existing underground facilities. Trees and vegetation pose a significant safety threat to underground lines and can interfere with PG&E's maintenance and access, both routinely and in the case of an emergency.

To request delineation maps for review of PG&E's existing facilities, please submit to the following mailbox for gas maps: DelineationMapRequests@pge.com. For electric maps, submit through PG&E's JUMP Portal: [Joint Use Map Portal](#). Please note, when a request is submitted, the Delineation Team will confirm if a Nondisclosure Agreement needs to be completed.

For any requests to modify or relocate PG&E's existing facilities, or to request gas and/or electric service, please submit an application to PG&E's Service Planning department through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](#). Please note, any request to relocate PG&E facilities from an easement or other land right on private property will require an equivalent easement or land right in the new location on private property, satisfactory to PG&E.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at Brian.Callaghan@pge.com.

Sincerely,

Brian Callaghan
Land Management

From: Whittlesey, Joseph <jwhittlesey@co.humboldt.ca.us>
Sent: Friday, July 11, 2025 3:58 PM
To: Samuel Griffard
Subject: RE: Referral for 2431 Broadway

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 DEH has completed review of the referral packet for the drive-through carwash project at 2431 Broadway, recommending approval with the following comment:

Under California Health and Safety Code, Section 25404 et seq., any business that contains on-site more than 55 gallons, 500 pounds, or 200 cubic feet of a hazardous material, or generates hazardous waste as part of their business activity, must report these activities and be inspected. Complete a submission to the California Environmental Reporting System within 30 days of storing reportable quantities of hazardous materials or generating hazardous waste. If you have questions, please contact Humboldt County Environmental Health's Hazardous Materials Unit at 707-572-0011 or mswoveland@co.humboldt.ca.us.

Have a nice weekend,

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: Samuel Griffard <sgriffard@eurekaca.gov>
Sent: Monday, June 30, 2025 11:29 AM
Subject: Referral for 2431 Broadway

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

Hello All,

Attached is a referral for Design Review (DR-25-1) for the demolition of an existing building and construction of a drive-through carwash at 2431 Broadway (APN's 008-021-002 and 008-021-003).

When replying, please keep the same subject line and reply by Monday, July 14, 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.

From: Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>
Sent: Monday, July 14, 2025 5:24 PM
To: Samuel Griffard; ROBERTSON, JESSE GRAHAM@DOT
Subject: RE: Follow Up: Referral for 2431 Broadway
Attachments: [1-HUM-101-76.867 -Happy's Carwash follow-up 05162025.pdf](#)

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Sam,

Caltrans had extensive conversation with the project agent. Attached is a letter incorporating some of the dialogue. I'm circulating the version of the site plan provided to the City with Caltrans safety engineers to understand if the project incorporates Caltrans comments.

I should be able to get back to you by the end of the week.

Thank you.

Dan Gjerde

Local Development Review Coordinator
System Planning & LDR
707-497-7742 (cell)



From: Samuel Griffard <sgriffard@eurekaca.gov>
Sent: Monday, July 14, 2025 3:32 PM
To: Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>
Subject: Follow Up: Referral for 2431 Broadway

EXTERNAL EMAIL. Links/attachments may not be safe.

Hello All,

Just checking in for Caltrans response.

Best,

California Department of Transportation

DISTRICT 1
P.O. BOX 3700 | EUREKA, CA 95502-3700
(707) 445-6600 | FAX (707) 441-6314 TTY 711
www.dot.ca.gov



May 16, 2025

HUM-101-76.867
2431 Broadway
APN: 008-21-002

Ms. Avery Bodine
Civil Designer
HFA
1705 S. Walton Blvd, Suite 3
Bentonville, AR 72712

Dear Mrs. Bodine:

Thank you for considering pre-application comments from Caltrans in letters dated January 9, 2025 and May 6, 2025. In response to questions raised in your April 30, email, our engineering staff have visited the project site for Highway 101 in Eureka, to be built at 2431 Broadway. After viewing the underground electric vaults in the sidewalk and the reviewing your site plan for Happy's Carwash, Caltrans offers these comments:

PG&E sidewalk vaults

In your email of April 30, you raised questions about the PG&E vaults in the sidewalk at the project site. In our May 6, letter Caltrans wrote, "yes, it is possible to upgrade to traffic-rated vaults in the sidewalk/driveway, if they are not already traffic-rated. However, you should check with the utility owner. Ideally the vaults would be relocated because if the utility owner needs to perform work, the vault will be open, and their work will partially or wholly block passage through the driveway. PG&E is the owner of the vaults, so PG&E will need to apply for a separate encroachment permit to change the location of the vaults and will need to coordinate with your construction schedule."

After a site visit, however, Caltrans provides this additional comment: If it is not feasible for the applicant to relocate the PG&E vault(s) from their proposed driveway location, they may consider an alternate driveway location, essentially where the existing northerly driveway is located.

In addition, since vehicles entering and exiting the site are turning significantly more than the typical 90 degrees, it is reasonable to widen the driveway beyond the typical 24 feet, towards the northerly direction, to take into consideration vehicle off-tracking and driver shy distance from curbs while turning. An additional 4 feet, for a total

From: Albert Figueroa
Sent: Tuesday, July 15, 2025 2:25 PM
To: Berube, SeanPaul@Waterboards; Samuel Griffard
Cc: Moore, Heaven@Waterboards; Snead, Shelby@Waterboards;
Thompson, Brendan@Waterboards
Subject: RE: Project Number: DR-25-1-Inquiry Regarding Post-Construction Stormwater BMPs for Happy's Car Wash Project

Hey SeanPaul,

I reviewed and provided comments that are required from the Engineering Department, which included stormwater comments that were guided by the Humboldt LID Stormwater Manual. In my comments I indicated that the development would classify as a Regulated Project and is subject to such requirements found in the Humboldt LID Stormwater Manual. When the project applies for a Building Permit I will be assigned to the Stormwater Review and will ensure those requirements are satisfied.

Best regards,

Albert Figueroa | EIT
Assistant Engineer I
(707) 441-4197
City of Eureka | Engineering
531 K Street, Eureka, CA 95501



From: Berube, SeanPaul@Waterboards <SeanPaul.Berube@Waterboards.ca.gov>
Sent: Tuesday, July 15, 2025 1:36 PM
To: Samuel Griffard <sgriffard@eurekaca.gov>
Cc: Moore, Heaven@Waterboards <Heaven.Moore@Waterboards.ca.gov>; Snead, Shelby@Waterboards <Shelby.Snead@Waterboards.ca.gov>; Thompson, Brendan@Waterboards <Brendan.Thompson@waterboards.ca.gov>; Albert Figueroa <afigueroa@eurekaca.gov>
Subject: Project Number: DR-25-1-Inquiry Regarding Post-Construction Stormwater BMPs for Happy's Car Wash Project

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Dear Samuel,

I'm reaching out regarding the proposed Happy's Car Wash project located at 2431 Broadway (APNs: 008-021-002 and 008-021-003), which was brought to my attention while I was reviewing recent CEQA documents.

Although I understand the public comment period closed yesterday, I wanted to inquire whether there are post-construction stormwater Best Management Practices (BMPs) planned for the site.

Please feel free to reach out to me directly if you have any questions or would like to discuss further—I've recently stepped into the role of NPDES Stormwater Coordinator for Region 1.

Thank you for your time.



SeanPaul Berube
Environmental Scientist

R1 NORTH COAST
R1 Point Source Control & Groundwater Protection Division | R1 NPDES Unit

Email: SeanPaul.Berube@Waterboards.ca.gov
Phone: +1 (707) 576 2609

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