



PUBLIC WORKS DEPARTMENT

531 K Street • Eureka, California 95501-1146

Administration: 707-441-4203

Engineering: 707-441-4194

Utility Operations: 707-441-4364

publicworks@eurekaca.gov • www.eurekaca.gov

To: Planning Department

From: Albert Figueroa, Assistant Engineer

Subject: 500 Summer (UP-25-7)

Date: January 12th, 2025

Engineering has received and reviewed the submitted Conditional Use Permit (UP) for 500 Summer, APN: 001-035-002. We understand these are preliminary plans and have attempted to provide adequate commentary to advance the design and implementation of the project. The City reserves the right for further commentary when updated plans are provided.

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.
3. Any work within Caltrans right-of-way along 5th Street will require an approved Caltrans Encroachment Permit.
4. Due to a change in the use of the building the City's Sewer Lateral Ordinance is triggered, please apply for a Sewer Lateral Certificate. See the City's Sewer Lateral Ordinance site for more information: <https://www.eurekaca.gov/269/Sewer-Lateral-Ordinance>. Upon approval of the Conditional Use Permit the applicant will have 30 days to apply for the Sewer Lateral Certificate.

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

Henry Baker

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Wednesday, October 29, 2025 10:38 AM
To: Henry Baker
Subject: RE: City of Eureka Referral for Picton Conditional Use Permit.
Attachments: Initial_Response_Letter_[10292025].pdf

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

Dear Henry Baker,

Thank you for submitting the **UP-25-7, 500 Summer Street** project plans. The PG&E Plan Review Team is currently reviewing the information provided. If the project has the potential to interfere with PG&E's facilities, we will provide project-specific comments in response.

Attached, you will find general guidelines regarding work near PG&E facilities and land rights. Please ensure compliance with these requirements when conducting work in proximity to PG&E's infrastructure.

Please note that this email and its attachment do not constitute PG&E's consent to utilize any portion of PG&E's land rights for purposes not previously granted. If there are any modifications to your design, we kindly request that you resubmit the revised plans to the email address listed below to ensure accurate review and assessment.

Should you have any questions regarding our review process or require further clarification, please do not hesitate to contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Thank you for your cooperation. We appreciate the opportunity to assist.

Best regards,



Pacific Gas and Electric Company

Plan Review Team

Email: pgeplanreview@pge.com

From: Henry Baker <hbaker@eurekaca.gov>
Sent: Monday, October 27, 2025 2:45 PM
To: Henry Baker <hbaker@eurekaca.gov>
Subject: City of Eureka Referral for Picton Conditional Use Permit.

!!! EXTERNAL SENDER !!!

This email came from outside PG&E. Think before you click. Be extra wary of links, attachments, providing sensitive information, and QR Codes. If this email seems suspicious, use the **REPORT PHISH BUTTON**.

Hi All,

Attached is a referral for a Conditional Use Permit (UP-25-7) to allow the outdoor retail of prefabricated sheds on a 0.74-acre property in the Downtown West (DW) District at 500 Summer Street.

When replying, please keep the same subject line and reply by Tuesday, November 10, 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,
~Henry



Henry Baker

Assistant Planner

(707) 441-4158 (Office)

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.

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



October 29, 2025

Henry Baker
Assistant Planner
531 K Street
Eureka, CA 95501

Ref: Gas and Electric Transmission and Distribution

Dear Henry Baker,

Thank you for submitting **the UP-25-7, 500 Summer Street** 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.
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 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.)

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 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.

Henry Baker

From: Bauer, Heidi M.@Waterboards <Heidi.M.Bauer@Waterboards.ca.gov>
Sent: Wednesday, November 5, 2025 4:49 PM
To: Henry Baker
Subject: UP-25-7 - Picton

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.

Dear Henry, I reviewed the CEQA notice for this proposal and note that there is a “Contingency Plan for Subsurface Work” for this site, which is a closed Regional Water Board Cleanups site. The plan is here [Contingency Plan for Subsurface Work.pdf](#) and the Geotracker file is here: <http://geotracker.waterboards.ca.gov/?gid=T0602300407>.

Please ensure that the Contingency Plan is followed during all earth work. The below map, shown in the Contingency Plan, shows the area with remaining contamination. I also advise that no LID features be installed in this area so that infiltration does not cause the mobilization of contaminants and that no landscaping areas be built over this area to minimize the chance for human exposure. It would be best to finish this area with a hard surface such as asphalt or pavement after the required earthwork is completed. Please let me know if you have any questions or concerns. Thank you.

Henry Baker

From: Henry Baker
Sent: Tuesday, December 2, 2025 2:02 PM
To: 'Gjerde, Daniel W@DOT'
Cc: ROBERTSON, JESSE GRAHAM@DOT; 'Garry Rees'
Subject: RE: City of Eureka Referral for Picton Conditional Use Permit.
Attachments: HUM 101-78.15 Mixed Use Pre Application Letter.pdf

Hello, Dan.

Thank you for the letter. Although it is a different project, this will be very helpful for us.

The Applicant is proposing a landscaped strip along the entire 5th Street side of the parcel, so there will be no vehicular access from 5th Street. The only access is from a gated driveway and the warehouses bay doors, both on Summer Street.

The City will also be adding a condition of approval to remove the existing six-foot-tall chain-link fence from the vision clearance area (VCA) at the corner of the property. The City's vision clearance area is measured 20 feet from the corner of two intersecting exterior lot lines. No object taller than 36 inches is allowed in this area.

I've cc'd Garry Rees, AICP for SHN on this email. Garry is supporting the City on the CEQA portion of the project. Would you mind if either of us reach out with follow up questions?

All the best,
~Henry



Henry Baker

Assistant Planner
(707) 441-4158 (Office)
City Hall, 531 K Street, Eureka CA 95501

From: Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>
Sent: Tuesday, December 2, 2025 1:30 PM
To: Henry Baker <hbaker@eurekaca.gov>
Cc: ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>
Subject: RE: City of Eureka Referral for Picton Conditional Use Permit.

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.

Hello Henry,

Can you confirm the project will not include a driveway on Highway 101, i.e., 5th Street?

The City of Eureka held a pre-application meeting for this mixed-use site, and on January 8, 2025, Caltrans submitted a comment letter for this property. Please find a copy of the Caltrans comment letter attached to this email.

If you have any questions, please reach out to me.

Thank you.

Dan Gjerde

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



From: Henry Baker <hbaker@eureka.gov>
Sent: Monday, December 1, 2025 3:52 PM
To: Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>
Subject: City of Eureka Referral for Picton Conditional Use Permit.

This Message Is From an External Sender

This message came from outside your organization. Please be careful when viewing message

Report Suspicious

Hello Daniel and Jesse,

My sincere apologies for the oversight. The project below was referred out last month and I just noticed today that Caltrans wasn't included in the referral email. The project is currently on hold, pending CEQA and we would like to hear from you if there are any concerns regarding traffic or circulation. Please disregard the due date on the cover page, since it has already lapsed, but please let me know if you have comments, questions or concerns.

Attached is a referral for a Conditional Use Permit (UP-25-7) to allow the outdoor retail of prefabricated sheds on a 0.74-acre property in the Downtown West (DW) District at 500 Summer Street.

Please contact me if you have any questions or would like additional information.

If you are not the appropriate contact 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.

Again, I apologize for any inconvenience this may have caused. I have already taken measures to prevent this from happening again. Please do not hesitate to reach out if you have questions.

All the best,
~Henry



Henry Baker
Assistant Planner

(707) 441-4158 (Office)

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.