

## ATTACHMENT 2

### Referral Agency Comments and Recommendations

| Referral Agency                          | Response | Recommendation          | Attached | On File |
|--|----------|-------------------------|----------|---------|
| County Public Works Land Use Division    | X        | Approval                | X        |         |
| Humboldt Community Services District     | X        | Approval                | X        |         |
| County Council                           |          |                         |          |         |
| Humboldt Bay Fire                        |          |                         |          |         |
| California Department of Fish & Wildlife |          |                         |          |         |
| PG&E                                     |          |                         |          |         |
| Environmental Health                     | X        | Approval                |          | X       |
| Building Department                      | X        | Approval                |          | X       |
| Bear River Band                          | X        | Conditional<br>Approval |          | X       |
| Blue Lake Rancheria                      |          |                         |          |         |
| Wiyot Tribe                              | X        | Conditional<br>Approval |          | X       |
| Northwest Information Center             |          |                         |          |         |
| California Coastal Commission            |          |                         |          |         |

# Humboldt Community Services District

*Dedicated to providing high quality, cost effective water and sewer service for our customers*

Attn: Mr. Michael Kein  
Humboldt County Planning and Building Dept.  
3015 H Street  
Eureka, CA 95501

4/23/2025

Re: 3914, 3922, 3950 Wellington Street Eureka, CA 95501; APN: 016-202-019-000  
Owner: Albert & Alexandria Chan  
Humboldt County Planning Application PLN-2025-19227

Dear Mr. Kein:

The District has reviewed the Referral dated 4/18/2025 for the above referenced project. We have outlined the following as requirements for the project:

1. Water and sewer service is available upon payment of applicable charges.
2. Water and sewer services shall not serve more than one parcel.
3. A privately owned, maintained, and accessible water shutoff valve is required on private property, directly behind the water meter(s). See HCSD Detail WS-104 for valve placement.
4. The Applicant/owner shall provide any required fire sprinkler system design calculations and plans to the District for review and approval. If the residential fire sprinkler system is not connected to two domestic plumbing fixtures located in separate rooms, a Double Check Valve water backflow prevention assembly will be required, see HCSD Detail WS-108.
5. A landscape sprinkler system requires a water backflow prevention device/assembly in accordance with the District's Cross-Connection Control Program. District staff will provide information upon request.
6. The applicant/owner shall provide a copy of building plans approved for construction.
7. To compute any additional water and/or sewer Capacity Charges, the District will need a list of water supply fixtures & drainage fixtures for the existing and proposed building(s) at this property.
8. Building sewer and waterlines shall meet minimum cover requirements (12-inches for non-traffic areas & 24-inches for traffic areas).
9. If a privately owned and maintained sewage lift station is required for this project, Applicant/Owner shall provide the District with the lift pump specification, piping system design, and calculations for review and approval.
10. If a privately owned and maintained sewage lift station is not required, an accessible sewer cleanout is required to be within 2 feet of the building. Additional, accessible cleanouts shall be installed at intervals not to exceed 100 feet in straight runs and for each aggregate, horizontal change in direction exceeding 135 degrees.
11. If a privately owned and maintained sewage lift station is not required, an accessible sewer cleanout shall be installed within, or directly behind, the sidewalk area at the project proponent's expense.
12. The existing building sewer line, also known the upper lateral, shall be leak tested using the required accessible cleanouts under the supervision of this office. Upper laterals which fail the leak test shall be repaired at the project's expense and re-tested by this office.
13. Any existing water and sewer services that will not be utilized for this project shall be abandoned per HCSD Standards at applicant's expense.
14. Any needed relocation of existing water and sewer facilities shall be at applicant's expense.
15. If there is a need to demolish an existing building that is connected to sewer, the sewer line must be cut and capped at the property line and inspected by District personnel prior to the project proponent(s) backfilling the sewer utility trench.

16. All newly constructed exterior water and sewer piping shall be installed to code and inspected by District personnel prior to the project proponent(s) backfilling water/sewer utility trenching.

The District has no objections to granting a planning permit, although the District requires that final occupancy not be granted until the District signs off on the project.

Please feel free to call me at (707) 443-1340 ext. 224, should you have any questions.

Sincerely,



Brian McNeill  
Utility Services Planner



DEPARTMENT OF PUBLIC WORKS  
**C O U N T Y   O F   H U M B O L D T**

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707

PUBLIC WORKS BUILDING  
SECOND & L ST., EUREKA  
FAX 445-7409

CLARK COMPLEX  
HARRIS & H ST., EUREKA  
FAX 445-7388

ON-LINE  
WEB: CO.HUMBOLDT.CA.US

|                     |          |                            |          |
|---------------------|----------|----------------------------|----------|
| ADMINISTRATION      | 445-7491 | NATURAL RESOURCES          | 445-7741 |
| BUSINESS            | 445-7652 | NATURAL RESOURCES PLANNING | 267-9540 |
| ENGINEERING         | 445-7377 | PARKS                      | 445-7651 |
| FACILITY MANAGEMENT | 445-7493 | ROADS                      | 445-7421 |

LAND USE 445-7205

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**LAND USE DIVISION INTEROFFICE MEMORANDUM**

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TO: Michael Kein, Associate Planner, Planning & Building Department

FROM: Kenneth Freed, Assistant Engineering 

DATE: 04/30/2025

RE: **CHAN APN 016-202-019, APPS# PLN-2025-19227 CDP**

Project is for the construction of an ADU on Wellington Street (3K390), a paved County maintained road with no pedestrian improvements. Pursuant to Humboldt County Code §313-69.05.4.7, no frontage improvements shall be required for ADUs. County Code removes the Departments typical construction requirements to surface existing residential driveways and to construct pedestrian improvements fronting the subject parcel.

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

**SITE PLAN:** The Department has received a plot plan that does dimension both road right of ways and the width of the paved road. Plot plan does not show location of the paved roadway within the road right of way.

**MS4 AREA:** The subject property is located within the municipal separate storm sewer system (MS4) boundary area. Development of the property is required to comply with MS4 permit requirements. The Applicant is advised to ensure that MS4 requirements for the proposed project can be achieved prior to the project being heard by the Planning Commission.

**The following conditions are recommended:** Our review of this project is limited to what is shown on the submitted plot plan. If other facilities not shown on the plot plan will be constructed, contact this Department immediately for approval before construction. This Department has regulations regarding facilities such as retaining walls, fence site visibility, drainage culverts, and parking lanes within the County right of way. This Department has included general statements for facilities that may not be included on the plot plan.

(1) The County road is not constructed to allow on-street parking. All parking must be developed on-site, or applicant must construct a parking lane along the County road in a manner approved by this Department. All parking required by Code must be constructed prior to occupancy of building or "final" issued for building permit. [reference: County Code §313-109.1 et seq.]

- (2) Site visibility must be maintained at the residential driveway entrance and at the intersection of the two County maintained roads. [reference: County Code §341-1 et seq.]
- (3) Applicant shall be responsible to correct any involved drainage problems within the County Road right of way to the satisfaction of this Department.
- (4) Pursuant to County Code §411-11(j) and California Streets & Highways Code §1481 & §1482, fences are not allowed within the public right of way of County maintained roads. All fencing shall be constructed outside the County right of way. Gates must be set back sufficiently from the road so that a vehicle can completely pull off the road while opening or closing the gate. Prior to constructing any fences along (or near) the road right of way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707.445.7205.
- (5) Low Impact Development (LID): The subject property is located within the municipal separate storm sewer system (MS4) boundary area. Development of the property will be required to comply with the MS4 permit requirements. The Applicant is advised to ensure that MS4 requirements for the proposed project can be achieved prior to the project being heard by the Planning Commission (or Zoning Administrator). [Reference: National Pollutant Discharge Elimination System (NPDES) General Permit For Waste Discharge Requirements (WDRS) for Storm Water Discharges From Small Municipal Separate Storm Sewer Systems (MS4S), Order No. 2013-0001-DWQ, NPDES No. CAS000004 adopted 02/05/2013, MS4 permit section E.12.b; Humboldt Low Impact Development Stormwater Manual v3.0 (08/18/2021) Part A (Table 1), Part 2, and Part 3 (Section 1.4)]

**Informational Notes (not a requirement):**

- (1) Future projects may require an encroachment permit to construct Urban Driveway #1 along with a surfaced residential driveway, on-street parking, and pedestrian improvements to County standards.
- (2) Although not required, if the applicant chooses to construct any of the improvements mentioned previously, an encroachment permit from the Public Works Department will be required prior to construction.

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