

Grochau, Augustus

From: Annette Nickols <all12corporation@gmail.com>
Sent: Wednesday, January 8, 2025 2:37 PM
To: Grochau, Augustus
Subject: PLN-2024-19084

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I am the owner of the property to the east APN# 516-111-017 1707 Glendale Drive.

I do have a concern for the North east side of the property. Water runoff must be able to exit to Glendale drive. There is an existing ditch drainage that needs to be maintained by the property owner.

The runoff from this drainage leads to Glendale North side and is cut off by the driveway that was put in with no culvert to allow water flow to the existing storm drain. This has caused major flooding, Loss of land use of my property, property damage with cost that is adding up. We have lakes. I also own the property APN# 516-121-034, 1771 Glendale Drive. This property has experienced extreme flooding due to the county not maintaining the ditch drainage on Glendale Drive. This connects to the driveway put in with no culvert, again not allowing the water to flow to the storm drainage.

The proposed Lock Box Storage plan is to keep the building 30 feet from the North East side of the property. Is the road/ drive access to storage units included within the 30 feet? We believe there is an easement that states, nothing can be within so many feet from the ditch drainage. Also with all the water runoff and groundwater build up due to not properly draining We have questions about the Toxic Substances control matter. This is also a large concern for us. I can see this proposed Lock Box property has been cleared some years ago. It was part of the McNamara & Peepe site. Do you have information on any concerns with the recent flooding and runoff that could affect the site. The last test and clearance for that property?

I do think that these concerns must be addressed before moving forward on this project.

Thanks for allowing us to share our comments and concerns.

Tim and Annette Nickols

Grochau, Augustus

From: Josef Krause <jawsfish3@gmail.com>
Sent: Monday, January 13, 2025 11:21 AM
To: Grochau, Augustus
Subject: Re: PLN-2024-19084 (Important Consideration)

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

Hello Augustus

To be honest, I don't know exactly what wording needs to be used in the staff report. I'm leaning towards the last sentence you wrote, xxx. I think it might be worthwhile to get input from Public Works. I do know that drainage needs to be taken into serious consideration when it comes to the sidewalks and driveways along Glendale Drive in front of the project site. If it isn't, residences will flood as a result.

Thank you for understanding the importance of restoring and maintaining the stormwater drainage in front of this site.

Josef Krause

On Tue, Jan 7, 2025 at 5:23 PM Grochau, Augustus <agrochau@co.humboldt.ca.us> wrote:

Good evening Josef,

Thank you for your comment.

There are drainage conditions incorporated into the current draft of the staff report. I'm hesitant to add conditions that would be beyond the scope of the project's development, so please let me know if these two below satisfy your concerns, though both are focused on drainage along Glendale Drive at the south of the property (excerpt):

x. Applicant must construct a portland cement concrete (PCC) Caltrans Type A2-6 curb and gutter with a curb-adjacent 5 foot sidewalk along Glendale Drive, fronting the subject property.

xx. Site topography indicates drainage may be directed towards the County roadway; therefore, drainage must be contained onsite in an oil/water filtration system, then piped under the sidewalk to the County road surface. Storm water runoff from the commercial parking lot and building site shall not be channeled or directed to flow across the sidewalk or traveled section of the County roadway.

Owner shall be responsible for maintenance of the oil/water filtration system.

Applicant shall be responsible to correct any involved drainage problems related to or created by the subject project to the satisfaction of the Public Works Department.

The last line of xx. may suffice in abetting your concern regarding the drainage at the north, but here's what I think I could add to better match that, if you believe it is necessary:

xxx. The applicant shall cooperate with the neighboring property owners to ensure that the drainage ditches flowing to the storm drain at the southwest corner of APN 516-111-006 are maintained and shall pay their fair-share cost associated with work necessary for that maintenance or their improvement.

Thank you,

AUGUSTUS GROCHAU



Associate Planner

[Planning and Building Department](#)

County of Humboldt

Email: agrochau@co.humboldt.ca.us

From: Josef Krause <jawsfish3@gmail.com>
Sent: Tuesday, January 7, 2025 11:30 AM
To: Grochau, Augustus <agrochau@co.humboldt.ca.us>
Subject: PLN-2024-19084 (Important Consideration)

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Hello Augustus

I need to bring attention to seasonal flooding that impacts this site and several properties to the east of the proposed Self-storage. I am the owner of APN 516-111-043 (2 properties to the east of the proposed Self-storage. My property and the three properties surrounding (possibly more) are experiencing bad seasonal flooding that has resulted in property damage, loss of use, and depreciation to property values. There are drainage ditches running on the north side of Glendale Drive that historically directed water to a storm drain at the south west corner of APN 516-111-006. These ditches have not been maintained and as a result we are flooding. Public Works is aware of the issue and will be clearing the ditch in front of my property and the parcel to the west of mine. I am unaware if the ditch will be maintained all the way down to the storm drain where the water historically ran. Within the last 5 years

a driveway was put in to access the Self-storage parcel and this was done without consideration to the drainage issue (no culvert was used). To summarize, flooding is an issue in this area due to Glendale Drive being built up over many years and the ditches that once diverted water away are in disrepair. We have plenty of elevation and the only reason we are experiencing flooding is because of the lack of stormwater infrastructure. I believe this must be addressed before development continues in the area.

Thanks for your consideration and understanding

Josef Krause