



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
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: humboldt.gov.org

Administration	445-7491	Natural Resources	445-7741
Business	445-7652	Natural Resource Planning	267-9542
Engineering	445-7377	Parks	445-7651
Facility Management	445-7621	Roads	445-7421

Land Use 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Alice Vasterling, Planner, Planning & Building Department

FROM: Erin Cearley, Senior Engineering Technician

DATE: 02/26/2026

RE: CASTELANELLI; APN 111-211-010 APP# 2025-19419 CDP^{EC}

This project is to construct a new 3-bedroom single family residence with four onsite parking spaces.

ROAD: Cove View Road (4A106) is paved approximately 20 feet wide within a 40 foot wide public right of way. The project frontage is along the road transition to a cul-de-sac with a radius of 40 feet. The topography of the right of way may require a retaining wall to be constructed to allow for the development of a paved driveway and onsite parking.

SITE PLAN: The Department has received a REVISED site plan that shows a residential driveway and onsite parking area.

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 (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, Section E.12; Humboldt Low Impact Development Stormwater Manual version 2.0 (06/30/2016), Part A, Table 1]

Development of property is also required to comply with provisions for point source discharges of stormwater and non-point source waste discharges as specified in the General Exception to the California Ocean Plan for select Discharges into Areas of Special Biological Significance (ASBS), Including Special Protections for Beneficial Uses, Sections I.A and I.B (State Water Resources Control Board Resolution 2012-0031 as amended 6/19/2012).

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) Applicant must apply for and obtain an encroachment permit for the construction of a residential driveway on Cove View Drive. [reference: County Code section 411-11 (a)(b)]
- (2) The permit will require the driveway entrance to be surfaced with asphalt concrete or portland cement concrete. The paved area shall extend a minimum of 20 feet back from the edge of the existing roadway pavement and be flared a minimum of 30 feet at the intersection with the County road. The driveway shall intersect the County road at a 90° angle. The driveway grade shall not exceed 2% in the first 20 feet. [reference: County Code sections 313-109.1.3.2.5 and 411-51 (b)(3)]
- (3) 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 section 313-109.1 et seq.]
- (4) A permanent structure (asphalt or concrete curb, fence, wall, planter, etc) shall be constructed to delineate the on-site parking from the roadway so that access to the parcel is through the driveway approach. The permanent structure shall be constructed on the parcel, not in the County right of way.
- (5) Site visibility must be maintained at the driveway entrance. The new proposed parking design will require the applicant to grade back the bank. [reference: County Code section 341-1 et seq.]
- (6) All retaining walls shall be constructed on the property. **NO retaining walls shall be constructed in the County right of way. Structural plans from a Licensed Civil Engineer shall be required for any retaining wall used in the construction of a parking lane.**

If a retaining wall is proposed adjacent to the road right of way, no portion of the retaining wall shall be constructed in the County right of way.

All fence or gate structures (pillars) shall be a minimum of 25 feet back from the existing edge of pavement.

- (7) After the building pad and driveway have been rough graded, the applicant shall contact the Public Works inspector to ensure that the proposed driveway grades are in conformance with County Code, prior to construction of the building foundation and/or driveway. [reference: County Code section 411-15]
- (8) Applicant shall be responsible to correct any involved drainage problems within the County road right of way to the satisfaction of this Department.
- (9) While many areas in Shelter Cove have a 2 foot front yard setback from the County right of way line, the County’s Visibility Ordinance typically requires placement of structure(s) farther back in order to comply with the Visibility Ordinance.
- (10) Low Impact Development (LID): 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 (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, Section E.12; Humboldt Low Impact Development Stormwater Manual version 2.0 (06/30/2016), Part A, Table 1]

Development of property is also required to comply with provisions for point source discharges of stormwater and non-point source waste discharges as specified in the General Exception to the California Ocean Plan for select Discharges into Areas of Special Biological Significance (ASBS), Including Special Protections for Beneficial Uses, Sections I.A and I.B (State Water Resources Control Board Resolution 2012-0031 as amended 6/19/2012).

(11) Demonstrate compliance with County Code Section 333-1 et seq. by:

a) Prior to issuance of a building permit, the applicant shall submit an elevation plan to the Planning & Building Department. The elevation plan shall include the proposed structure, show the proposed pad elevation, show the elevation for the high point for the building; and the approach surface, the horizontal surface, the conical surface or the transitional surfaces as defined in County Code 331-1 et seq. The elevation shall be taken perpendicular to the runway centerline and through the highest point of the proposed structure. The elevation plan shall be tied to the datum of the runway endpoint elevation.

The building permit shall not be issued until it is demonstrated that the proposed building will not exceed the height limitations in County Code Section 333-1 et seq.

b) If the height of the proposed structure is within 10 feet of the height restrictions set forth in County Code 333-1, then prior to the foundation form inspection, the applicants' engineer (or surveyor) shall submit a certification indicating that the pad has been graded to the elevation shown on the elevation plan.

c) If the height of the proposed structure is within 10 feet of the height restrictions set forth in County Code 333-1, then prior to the building permit final inspection, the Applicants' engineer (or surveyor) shall provide "as-built" cross sections and certify that the building does not penetrate any air surfaces pursuant to County Code Section 333-1 et seq.

// END //