



DEPARTMENT OF PUBLIC WORKS  
**COUNTY OF HUMBOLDT**  
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Engineering	445-7377	Parks	445-7651
Facility Management	445-7621	Roads	445-7421

Land Use 445-7205

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**LAND USE DIVISION INTEROFFICE MEMORANDUM**

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

FROM: Erin Cearley, Senior Engineering Technician *EC*

DATE: 12/10/2025

RE: **LUFFENHOLZ LANE LLC; APN 515-101-002, APPS# PLN 2025-19437 CDP**

This project is to construct a 1-bedroom residence with a detached bedroom and laundry room.

**ROAD:** Trinidad Scenic Drive (4M310) is paved approximately 20 feet wide within an 80 foot wide public right of way where the lot takes access from an existing paved driveway approach

**SITE PLAN:** The Department has received a site plan that shows no proposed changes to the existing driveway approach.

**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) Any future proposed changes to the driveway approach within the Trinidad Scenic Drive right of way will require that the applicant apply for and obtain an encroachment permit. [reference: County Code section 411-11 (a)(b)]
- (2) 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.]
- (3) 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.]
- (4) 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.

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

(6) Applicant shall be responsible to correct any involved drainage problems within the County road right of way to the satisfaction of this Department.

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