

## Referral Agency Comments and Recommendations

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>Location</b>
Building Department			
Department of Environmental Health	✓	Approval	On file
Public Works Land Use Division	✓	Conditional approval	Attached
CDFW	✓	Conditional approval	Attached
Bear River Band of the Rohnerville Rancheria	✓	Conditional approval	On file
Intertribal Sinkyone Wilderness Council			
NWIC	✓	Conditional approval	On file
California Coastal Commission			
PG&E	✓	Approval	On file
CALFIRE	✓	Conditional approval	Attached
Shelter Cove Resort Improvement District #1			



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

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

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

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

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

LAND USE	445-7205
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**LAND USE DIVISION INTEROFFICE MEMORANDUM**

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**TO:** Rodney Yandell, Senior Planner, Planning & Building Department

**FROM:** Kenneth Freed, Assistant Engineer 

**DATE:** 05/23/2024

**RE:** COZA; APN 110-251-037 & -038, APPS# PLN-2024-18985 CDP NOM

**NOM:** The proposed Notice of Merger does not affect any facilities maintained by the Department.

**ROAD:** The public traveled way on Blueridge Road (4A163), a paved County maintained road, fronting the subject parcels is approximately 20 feet wide within a 40 foot public road right of way. An encroachment permit will be required for the construction of the residential driveway and parking area.

**SITE PLAN:** Submitted site plan does not show the utility easement along the westerly property line or the ten foot (10') drainage easement on the north side of APN 110-251-037 as shown on the subdivision map Sheet 55 of Shelter Cove Subdivision Map (Book 14 of Maps, Page 127). Submitted site plan does not dimension the parking area or the P.U.E. easement currently split evenly between the parcels. Submitted site plan does not dimension or show the County 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 (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 3.0 (08/18/2021), 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 Blueridge Road. [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 25 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) Site visibility must be maintained at the driveway entrance. [reference: County Code section 341-1 et seq.]

(5) All retaining walls shall be constructed on the property. **NO retaining walls shall be constructed in the County right of way.**

(6) 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]

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

(8) 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 3.0 (08/18/2021), Part A, Table 1]

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**From:** [Rian, Kathryn\(Katie\)@Wildlife](mailto:Rian,Kathryn(Katie)@Wildlife)  
**To:** [Yandell, Rodney](mailto:Yandell,Rodney); [Jacobson, Rebecca@Coastal](mailto:Jacobson,Rebecca@Coastal)  
**Subject:** RE: 18985 Coza docs for review  
**Date:** Wednesday, September 25, 2024 12:45:24 PM  
**Attachments:** [image001.png](#)

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

Thank you for sharing these, Rodney. I agree with the biologist's recommendation to conduct tree removal outside of nesting season. My other recommendation would be to include a condition prohibiting the use of invasive species in landscaping. Although sparse, the understory retains a significant native plant component, and adjacent forested areas should be protected from invasive species. The [Cal-IPC Inventory](#) provides a list of the most problematic plants. CDFW always encourages the use of native plants appropriate to coastal northern California, which provide aesthetic and habitat values while requiring minimal watering and maintenance. Bush monkey flower (*Diplacus aurantiacus*), pink honeysuckle (*Lonicera hispidula*), and any of the other native species mentioned in the biological assessment would be good options since they're clearly adapted to local conditions.

Katie

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**From:** Yandell, Rodney <[RYandell@co.humboldt.ca.us](mailto:RYandell@co.humboldt.ca.us)>  
**Sent:** Tuesday, September 24, 2024 3:11 PM  
**To:** [Jacobson, Rebecca@Coastal](mailto:Jacobson,Rebecca@Coastal) <[rebecca.jacobson@coastal.ca.gov](mailto:rebecca.jacobson@coastal.ca.gov)>; [Rian, Kathryn\(Katie\)@Wildlife](mailto:Rian,Kathryn(Katie)@Wildlife) <[Kathryn.Rian@Wildlife.ca.gov](mailto:Kathryn.Rian@Wildlife.ca.gov)>  
**Subject:** 18985 Coza docs for review

**WARNING:** This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Rebecca and Katie,

Please see the attached bio and tree removal docs for review and comment.

Thank you,



**Rodney Yandell**  
Senior Planner  
[Planning and Building Department](#)  
707.268.3732

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

118 S. Fortuna Blvd  
Fortuna, CA 95540  
(707) 725-4413  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



Ref: 7100 Planning  
Date: June 21, 2024

To:  
Humboldt County Planning and Building Department  
3015 H Street  
Eureka, CA 95501

RE: Project/Owner: Coza, Aurel APN: 110-2511-037/038 Area: Shelter Cove, CA

CAL FIRE has reviewed this exception request for the following Fire Safe Regulations:

1276.01 Setback

The project proponent is seeking to construct a single-family residence within the 30' setback.

The review of the site plan confirms that the conditions are consistent with those outlined in the exception request form. Given the lot size constraints, the applicant's proposal to construct the residence in accordance with Chapter 7a requirements, and maintaining defensible space extending out to 30 feet or to the property line, CAL FIRE supports the approval of this exception request.

*Ross Dollarhide*

**Ross Dollarhide**

Fire Captain, Fire Planning  
CALFIRE  
Humboldt – Del Norte Unit  
For Kurt McCray, Unit Chief