

EXHIBIT A



DEPARTMENT OF PUBLIC WORKS
C O U N T Y O F H U M B O L D T
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LAND USE	445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Chris Lohofener, Associate Planner

FROM: Ken Freed, Assistant Engineer

DATE: 2/21/2025

RE: **MESERVE SUBDIVISION, APN 508-121-055, PLN-2024-19119**

RE: EXCEPTION REQUEST FOR REMOVAL OF LANDSCAPE STRIPE AND DRAINAGE FACILITIES:

- 1) **EXCEPTION REQUEST FOR REMOVAL OF LANDSCAPE STRIPE:** The Department can support the exception to remove the landscape stripe and construct a curb adjacent sidewalk.. This would be consistent with the current easterly configuration of Fischer Road.

If the Planning Commission approves the exception request, Item No. 2.5(a) in the Public Works Conditions of Approval it should be replaced with, "To construct a Caltrans A2-6 curb and gutter with adjacent five foot (5') useable sidewalk.

If the Planning Commission approves the exception request, Item No. 2.5(c) shall be removed in the Public Works Conditions of Approval:

- 2. **EXCEPTION REQUEST FOR REMOVAL OF THE DRAINAGE INLET AND STORM DRAINPIPE:** The Department does not support the removal of Item 2.5(b) to install one Caltrans Type G0 drainage inlet and 18" diameter storm drainpipe near the proposed driveway entrance at the low spot to connect to the existing storm drain inlet on the east side of the County Road.

The condition to require the installation of a drainage inlet is due to the drainage deficiency called out in the McKinleyville Drainage Study (Chapter VI Section C, Item 5a.) which specifically calls out ponding at this location. Site visit confirmed that the ponding is present.

As develop occurs the County typically requires the road system to be built out to County standards. In this case, a drainage inlet is required to capture the road drainage from the west side of Fischer Road. Once connected to the east side the drainage system flows south to the outfall at the southern end of Fischer Road near the MCSD property at the pasture lands.



Photo: Fischer Road looking southerly.

The applicant is stating that he would like to place an inlet to allow the Fischer Road drainage to discharge onto the subject property. The applicant states that he is willing to take responsibility for any runoff that the project sidewalk causes along with the neighbors.

No drainage report prepared by a Civil Engineer registered by the State of California has been submitted for this project. The Department has not received any survey showing the topography or drainage watershed area from an appropriate licensed professional. The applicant's alternative would require the applicant to provide a public drainage easement on the property, sign a right to discharge agreement with the County to accept the stormwater road drainage, and construct and privately maintain an approved appropriately sized drainage system on the property. It is not in the best interest of the applicant or the neighbor(s) to accept stormwater runoff from the public road. Although, the wording in the exception makes it sound like it would just be the drainage fronting the subject property and the neighbors, there is currently no facilities to separate out the road drainage on the west side of Fischer Road.

The Department does not have an alternative condition for removal of required drainage infrastructure, if the Planning Commission makes the findings to approve the exception request.

If the Planning Commission makes the findings and approves the exception request, Item No. 2.4(b) shall be removed in the Public Works Conditions of Approval:

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