

**From:** McNamara, Cade@Coastal <Cade.McNamara@coastal.ca.gov>  
**Sent:** Tuesday, October 14, 2025 3:50 PM  
**To:** Lazar, Steve <SLazar@co.humboldt.ca.us>  
**Subject:** 19337 Bracut

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

Hey Steve,

A few questions regarding this one:

Where is the septic located and what does DEH have to say about this one? Previous correspondence from DEH provided some utility maps and permit records but the site configuration has changed since these approvals. I am wondering if you have had a chance to compare these. For instance, the two on the map are very close to marsh habitat and don't show leech fields or reserve fields. I am curious what the setback from the leech field and reserve field are from coastal resources. Is this system used by other lessees on the site? What size it is? I am not sure which one is which given the permits Joey sent us some time ago.

What is the water source and where is it located? Does it have a permit? I only see a pump house on the site plan, so I assume there is a well.

How is trash disposed of?

What is the signage square footage that the SP is requesting for extra signage -how much does this exceed the standard?

If it is easier to discuss this via a Teams meeting let me know times that you are available, and we can chat things over together sometime soon.

Thank you,

**Cade D. McNamara**  
North Coast Program Analyst II  
1385 8<sup>th</sup> Street, Suite 130  
Arcata CA 95521  
(707) 377-7609



**From:** Lazar, Steve  
**Sent:** Thursday, October 16, 2025 3:05 PM  
**To:** 'McNamara, Cade@Coastal' <Cade.McNamara@coastal.ca.gov>  
**Subject:** RE: 19337 Bracut

Hi Cade-

Thanks for reaching out.

With regards to the Special permit request for the signs, current signage on the property exceeds the base amount allowed by code by 1,155 feet and the permit requests authorization for a cumulative total of 1,500 square feet. However, it is important to note that there is a history of signage on the property exceeding the current so a smaller portion of this amount comprises the violation. As you can see **below**, the base allowances can be exceeded with a Special Permit. I've attached a copy of the Master Sign Plan submitted by the applicant. I encourage you to review it if you haven't already—it's fairly well done and helps compare and contrast the historical signage amounts to the current signage at the site.

I've asked the applicants agent to work with DEH on getting information related to your OWTS, water source, and solid waste disposal questions. I will relay this information once it has been provided.

**Steven Lazar**  
Senior Planner  
*Humboldt County Planning &  
Building Department*  
3015 H St. | Eureka, CA 95501  
707/268-3741  
[slazar@co.humboldt.ca.us](mailto:slazar@co.humboldt.ca.us)

87.3.2.4 Signs in Commercial or Industrial Zones.

87.3.2.4.1 Signs, appurtenant to any permitted use, which do not exceed three (3) square feet per linear foot of the front lot line, shall be permitted in any commercial or industrial zone, subject to the limitations of this paragraph. Any lawfully existing lot shall be permitted to have a sign of at least fifty (50) square feet in size. The permitted sign(s) shall not exceed three hundred (300) square feet in the aggregate, and shall not be divided into more than six (6) single-faced or double-faced signs.

87.3.2.4.2 Signs, whether appurtenant to a permitted use or not, and not limited as to size or number, may be permitted with a Special Permit in any commercial or industrial zone.

**From:** Lazar, Steve

**Sent:** Monday, October 27, 2025 12:25 PM

**To:** McNamara, Cade@Coastal <cade.mcnamara@coastal.ca.gov>

**Cc:** Whittlesey, Joseph <jwhittlesey@co.humboldt.ca.us>; Kristen Orth-Gordinier <kristen.orth-gordinier@ghd.com>

**Subject:** RE: 19337 Bracut

Hi Cade-

We're following up with responses to the rest of your questions on the Bracut project (PLN-2025-19337).

### **Solid Waste**

We are told that the Bracut tenants are each responsible for removal of all of their trash and waste from the property. The landowner does not provide garbage collection.

### **Well**

The water well is located inside the pump house, but there is no well permit on file. Humboldt County started requiring well permits 2/19/73 and the landowner believes the well was installed in the 1940's, which is tracks given the sites history or development (newspaper ad's show Bracut Lumber Co. operating from the site as early as 1952)

### **OWTS**

Attached you will find several exhibits detailing the location of the OWTS infrastructure. The system includes a multitude of septic tanks at locations throughout the property. The development uses one large leachfield, which is found at the location shown on the current site plan. Like the well the system predates the county's regulation of septic systems. The OWTS uses a pressurized leachfield design and the system was last approved by Environmental Health in 1989 as a repair to accommodate the domestic wastewater for the existing development at the time. Non-standard OWTS are required to supply an inspection report every 3 years. According to Joey from DEH there is no record of issues with the current system at this time. Joey recently reviewed the engineer's prior calcs for sewage flow and found that the design is capable of accommodating up to 78 employees and three residences based on the following breakdown. We have no information to suggest that the current number of employees and residents of the site exceed these amounts.

### **RESIDENTIAL**

- (1) two-bedroom apartment
- (2) three-bedroom house
- (3) one-bed guard house

### **COMMERCIAL/INDUSTRIAL**

- (1) main office supporting 20 employees
- (2) manufacturing plant supporting 40 employees

### **AUXILLARY**

additional capacity for 18 employees

We hope this helps answer and address your concerns.

The applicants agent and Joey are cc'd on this response to keep them in the loop.

If you have further questions or would like to further discuss any of these matters, please don't hesitate to reach out.

**Steven Lazar**

Senior Planner

*Humboldt County Planning &  
Building Department*

3015 H St. | Eureka, CA 95501

707/268-3741

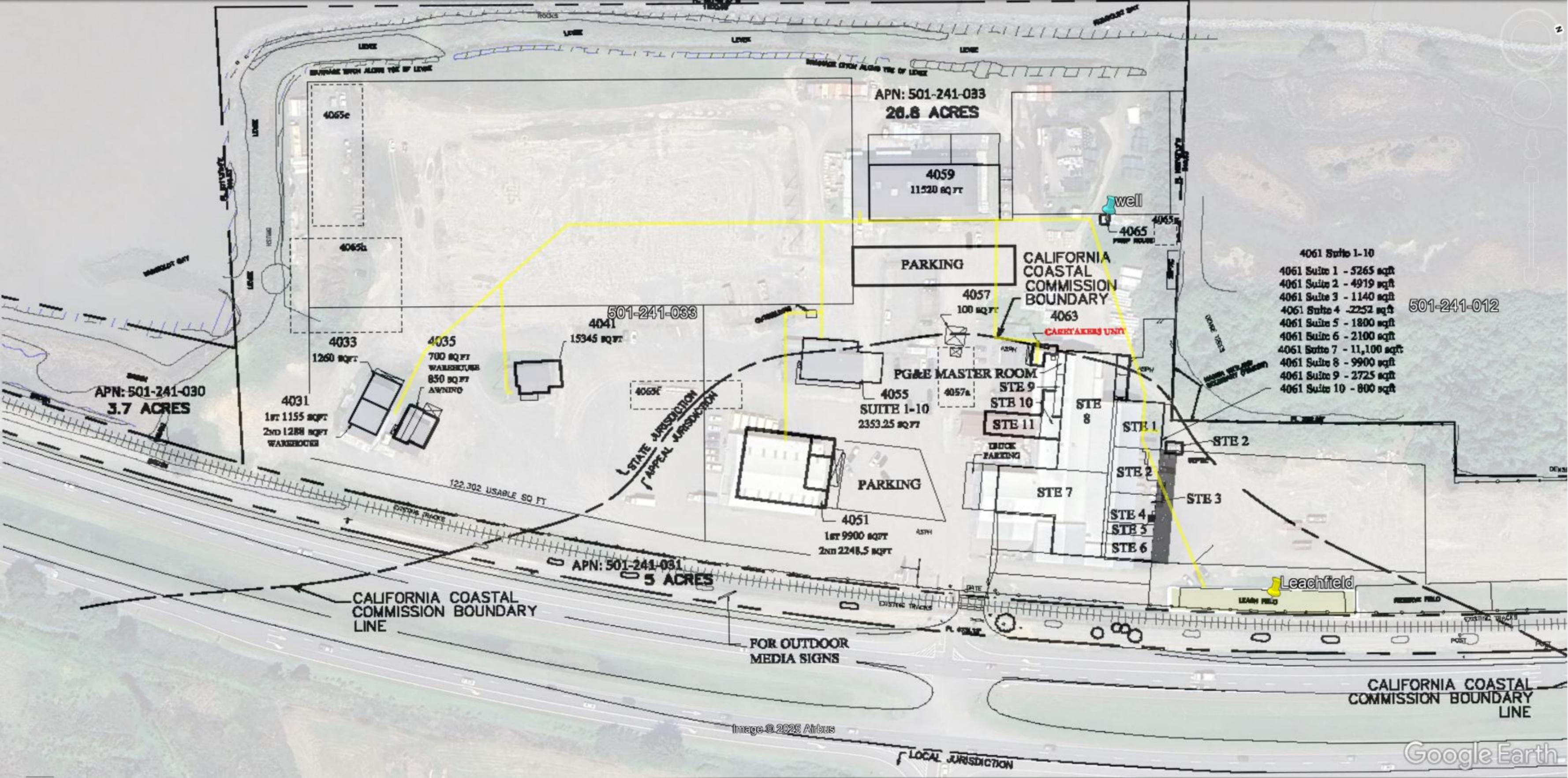
[slazar@co.humboldt.ca.us](mailto:slazar@co.humboldt.ca.us)

RECEIVED  
 MAR 30 1988  
 HUMBOLDT CO. HEALTH DEPT.

BRACUT INDUSTRIES  
 SEPTIC DESIGN FLOWS

DESCRIPTION	FLOW RATE GAL/DAY	FLOWS GAL/DAY	TANK (E) GAL	TANK (R) GAL
2-BDRM APT	150/BDRM	300	1800	0
3 BDRM HSE	150/BDRM	450	1800	0
MAIN OFFICE 20 EMP.	15/EMP.	300	1800	0
GUARD HSE 1-BDRM.	150/BDRM	150 <sup>(S)</sup>	1800	<1350>
MANUFACTURING PLANT 40 EMP. dr	35/EMP.	1400	0	4200
				2850 GAL
				USE 2-1800 = 3600 } 2850 GAL TANKS
ADDITIONAL MFR. CAPACITY 18 EMP	35/EMP.	630	0	1890
				3230 GAL/DAY
				USE 1-1800 <sup>(P)</sup> W GAL TANK 1890 GAL

(E) = EXISTING  
 (R) = REQUIRED  
 (S) = HAS EMP REST ROOM HOOKED UP TO SYSTEM  
 (P) = SET PUMP TANK FOR ADDITIONAL 100 GAL STORAGE



APN: 501-241-033  
26.8 ACRES

APN: 501-241-030  
3.7 ACRES

APN: 501-241-031  
5 ACRES

501-241-012

4065c

4065b

4033  
1260 sqft

4031  
1st 1155 sqft  
2nd 1288 sqft  
WAREHOUSE

4035  
700 sqft  
WAREHOUSE  
850 sqft  
AWYARD

4041  
15345 sqft

501-241-033

STATE JURISDICTION  
APPEAL JURISDICTION

4059  
11520 sqft

PARKING

4057  
100 sqft

PG&E MASTER ROOM  
STE 9  
STE 10

4051  
1st 9900 sqft  
2nd 2248.5 sqft

PARKING

4055  
SUITE 1-10  
2353.25 sqft

STE 11

TRUCK PARKING

STE 7

STE 8

STE 1

STE 2

STE 4

STE 5

STE 6

STE 2

STE 3

CALIFORNIA  
COASTAL  
COMMISSION  
BOUNDARY

4063  
CARETAKERS UNIT

4065  
PROP HOUSE

well

4061 Suite 1-10

- 4061 Suite 1 - 5265 sqft
- 4061 Suite 2 - 4919 sqft
- 4061 Suite 3 - 1140 sqft
- 4061 Suite 4 - 2252 sqft
- 4061 Suite 5 - 1800 sqft
- 4061 Suite 6 - 2100 sqft
- 4061 Suite 7 - 11,100 sqft
- 4061 Suite 8 - 9900 sqft
- 4061 Suite 9 - 2725 sqft
- 4061 Suite 10 - 800 sqft

CALIFORNIA COASTAL  
COMMISSION BOUNDARY  
LINE

FOR OUTDOOR  
MEDIA SIGNS

CALIFORNIA COASTAL  
COMMISSION BOUNDARY  
LINE

Image © 2025 Airbus

LOCAL JURISDICTION

Google Earth

Leachfield



well

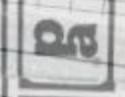
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Image © 2025 Airbus

Google Earth



PACIFIC AFFILI  
A CONSULTING ENGINEERING  
485 THIRD ST - BERKELEY, CALIF. 94701-1111



SITE UTILITY LOCATIONS  
BRACUT LUMBER COMPANY  
ARCATA, CALIFORNIA

- LEGEND
- 1. EXISTING UTILITIES
- 2. PROPOSED UTILITIES
- 3. EXISTING BUILDINGS
- 4. PROPOSED BUILDINGS
- 5. EXISTING PAVEMENT
- 6. PROPOSED PAVEMENT
- 7. EXISTING CURBS
- 8. PROPOSED CURBS
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- 462. PROPOSED COOLING
- 463. EXISTING VENTILATION
- 464. PROPOSED VENTILATION
- 465. EXISTING LIGHTING
- 466. PROPOSED LIGHTING
- 467. EXISTING SOUND
- 468. PROPOSED SOUND
- 469. EXISTING SECURITY
- 470. PROPOSED SECURITY
- 471. EXISTING ACCESSIBILITY
- 472. PROPOSED ACCESSIBILITY
- 473. EXISTING SIGNAGE
- 474. PROPOSED SIGNAGE
- 475. EXISTING LANDSCAPE
- 476. PROPOSED LANDSCAPE
- 477. EXISTING TREES
- 478. PROPOSED TREES
- 479. EXISTING GRASS
- 480. PROPOSED GRASS
- 481. EXISTING PAVED AREAS
- 482. PROPOSED PAVED AREAS
- 483. EXISTING UNPAVED AREAS
- 484. PROPOSED UNPAVED AREAS
- 485. EXISTING FENCES
- 486. PROPOSED FENCES
- 487. EXISTING GATES
- 488. PROPOSED GATES
- 489. EXISTING WALLS
- 490. PROPOSED WALLS
- 491. EXISTING ROOFS
- 492. PROPOSED ROOFS
- 493. EXISTING FOUNDATIONS
- 494. PROPOSED FOUNDATIONS
- 495. EXISTING STRUCTURES
- 496. PROPOSED STRUCTURES
- 497. EXISTING UTILITIES
- 498. PROPOSED UTILITIES
- 499. EXISTING BUILDINGS
- 500. PROPOSED BUILDINGS