

**Attachment E:
Applicants/Appellants Additional Submitted Information**

Attachment E: Applicants/Appellants Additional Submitted Information

No water will be used from the well for irrigation purposes by the end of 2018 if Nursery is approved. Sufficient water for irrigation will be provided by:

- 40-50% of the cultivation water could be sourced from the 4 dehumidifiers that each have the potential to produce up to 225 pints of water a day.
 - That is a potential of 107.5 gallons a day
 - Addition dehumidifiers will be installed in nursery to capture more.
- Rain catchment system will be installed on nursery.
 - Based on the average rainfall (45inches) in Fortuna a year, a 10,000sf surface can catch 280,530 gallons a year.
 - This is more water than the whole project will consume yearly.
- The conclusion is that this project will not be collecting any ground water after the completion of the nursery.

Quest 105, 155, 205 and 225 Dual

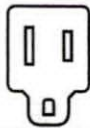
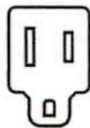


High-Efficiency Dehumidifiers

1.877.420.1330
www.QuestHydro.com



PATENTS:
D570,988
8,069,681



Unit:	4032270 105 Dual	4031490 155 Dual	4033060 205 Dual	4035400 225 Dual
Blower: (Tested with duct collars on)	257 CFM @ 0.0" WG 206 CFM @ 0.2" WG 146 CFM @ 0.4" WG	391 CFM @ 0.0" WG 363 CFM @ 0.2" WG 337 CFM @ 0.4" WG	526 CFM @ 0.0" WG 495 CFM @ 0.2" WG 458 CFM @ 0.4" WG	526 CFM @ 0.0" WG 495 CFM @ 0.2" WG 458 CFM @ 0.4" WG
Power:	530 Watts @ 80°F and 60% RH	920 Watts @ 80°F and 60% RH	1525 Watts @ 80°F and 60% RH	1500 Watts @ 80°F and 60% RH
Supply voltage:	110-120 VAC - 1 Phase - 60 Hz.	110-120 VAC - 1 Phase - 60 Hz.	110-120 VAC - 1 Phase - 60 Hz.	208-240 VAC - 1 Phase - 60 Hz.
Current Draw:	4.9 Amps	8.0 Amps	13.2 Amps	6.9 Amps
Energy Factor:	4.2 L/kWh	3.5	2.7	2.9
Operating Temp:	56°F Min - 95°F Max	56°F Min - 95°F Max	56°F Min - 95°F Max	56°F Min - 95°F Max
Minimum Performance @ 80°F and 60% RH:				
Water Removal Efficiency:	105 Pints/Day 8.8 Pints/kWh	155 Pints/Day 7.3 Pints/kWh	205 Pints/Day 5.7 Pints/kWh	225 Pints/Day 6.1 Pints/kWh
Air Filter:	MERV-11 Size: 16" x 20" x 2"	MERV-11 Size: 16" x 20" x 2"	MERV-11 Size: 16" x 20" x 2"	MERV-11 Size: 16" x 20" x 2"
Power Cord:	10', 110-120 VAC, Ground 	10', 110-120 VAC, Ground 	10', 110-120 VAC, Ground *This unit requires a dedicated 20A circuit 	10' 14/3 SJTW w/6-15P Plug 
Drain Connection:	3/4" Threaded NPT	3/4" Threaded NPT	3/4" Threaded NPT	3/4" Threaded NPT
Refrigerant Type: Refrigerant Amount:	R410A 1lb. 10oz.	R410A 1lb. 13oz.	R410A 2lb. 0oz.	
Dimensions:	Unit Shipping Width: 20.25" 24" Height: 21.75" 28.25" Length: 38" 42" Weight: 140 lbs 160 lbs	Unit Shipping Width: 20.25" 24" Height: 21.75" 28.25" Length: 38" 42" Weight: 140 lbs 160 lbs	Unit Shipping Width: 20.25" 24" Height: 21.75" 28.25" Length: 38" 42" Weight: 150 lbs 170 lbs	Unit Shipping Width: 37.875" 24" Height: 21.75" 28.25" Length: 20.25" 42" Weight: 160 lbs 180 lbs

*Optional Accessories can be found on website or manual





Letter of Transmittal



To: Edward Wilkinson

Date: 6/20/17

Job No: WKS1601.1

Re: Road Evaluation

INCLUDED

COPIES	DATE	PAGES	DOCUMENT
1	6/9/17	8	Road Evaluation Form-completed
1	6/9/17	1	site observation / surface slope sheet
1	6/9/17	1	Letter - Fire chief - Fortuna Fire Protection District
1	6/12/17	1	map - showing no of Resident use the road
1	6/12/17	1	location map of (turn around/turnout).
1	6/12/17	2	Pictures of Emergency Access
1	6/12/17	1	survey map (Project Parcel)

Comments: _____

Copy To: _____

Signature if needed: _____

Package Prepared By: _____
Initials

Form Prepared By: _____
Initials



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
 AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL
 MCKINLEYVILLE
 FAX 839-3596

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

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

AVIATION 839-5401

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MAINTENANCE	445-7493	ROADS & EQUIPMENT MAINTENANCE	445-7421

LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Elanah Adler, Planner, Planning & Building Department
 FROM: Kenneth M. Freed, Assistant Engineer II *KMF*
 DATE: 04/24/2017
 RE: QUANTUM GENETICS, APN 203-231-003, SP16-328



The Department of Public Works reviews projects for issues relating to the adequacy of the roadway network to accommodate the proposed use; issues relating to encroachments (such as driveways and private roads) onto County maintained roads; ensuring that any outstanding violations relating to County Encroachment Permit Ordinance and Visibility Ordinance have been addressed; identifying any necessary frontage improvements that are required along County maintained roads; impacts of projects on nearby airports; ensuring that deferred subdivision improvements, if any, are completed; and identifying impacts of the proposed project to adjacent County owned properties or facilities.

The Department's review of this project is limited to what is shown on the submitted plot plan and accompanying materials.

ROADS: The Department has not conducted a field investigation of the roadway(s) serving the subject property. The roadway(s) serving the subject property may or may not meet road category 4 standards. The road(s) may or may not have capacity to accommodate the proposed use. The applicant shall submit a *Road Evaluation Report* pursuant to County Code Section 313-55.4.11(u)(viii) "description of increased road use resulting from processing and a plan to minimize that impact". The Department has developed the attached *Road Evaluation Report* forms that are to be used.

See the attached diagram of the road(s) that need to be evaluated. The Department has used its best judgement to determine the offsite road(s) that would most likely be used for the project. If this is not the correct route that would be used, please contact the Department for clarification before preparing the *Road Evaluation Report*.

In general, road(s) must meet Category 4 road standards in being at least 20 feet in width when 2-way traffic is expected. In addition, a 4 foot wide shoulder is necessary when pedestrians are expected. However, 2-way traffic on a single lane road (Category 2 road) may be appropriate when a road serves only the cannabis operation and when no other parcels of land use the road for access.

Access roads not meeting the above standards must be improved to those standards, unless otherwise approved by the Department.

In lieu of constructing road improvements to meet a category 4 road standard, the Department may approve a *Neighborhood Traffic Management Plan*. The Department's criteria for approving a *Neighborhood Traffic Management Plan* is based upon site specific conditions; sound engineering judgment; the proposed ADT and DHV of the roads; the need to accommodate other road users (pedestrians, bicycles, equestrians, etc); and the frequency and quantity of traffic associated with the proposed use. The applicant's Civil Engineer can address this in Part B of the *Road Evaluation Report*.

The Department recommends that the Road Evaluation Report be submitted to the County prior to the project being presented to the Planning Commission for approval.

The intersection of the existing access road, Triple K Place, and the County road, Rohnerville Road, meets County standards. The subject property is located within the State Responsibility Area.

Note: There may be other projects that have been conditioned to improve the road(s). Prior to constructing any improvements the Department recommends that the applicant determine what work has already been accomplished so that efforts are not duplicated.

DRIVEWAYS: The driveway within the subject property has not been reviewed by the Department for conformance with Fire Safe Regulations (County Code Section 3112-12). This is an on-site issue that is to be reviewed by the Building Division or the Planning and Building Department.

AIRPORT:

The subject property is located near the Rohnerville Airport. The Airport is maintained by County of Humboldt. The Department of Public Works assists the Airport Land Use Commission in determining if a project is compatible with the Airport Land Use Compatibility Plan (ALUCP). In Humboldt County, the Airport Land Use Commission consists of the Board of Supervisors (see Board of Supervisors Agenda item for 05/19/1981 *Airport Land Use Commission; Approved Recommendations*). The Department typically reviews three items for compliance with the ALUCP:

1. **ALUCP compatibility.** The subject property is located within the Airport Land Use Compatibility Zone A, B1, and D. The proposed used is permitted within the zone.

No use or improvements are shown on the plot plan within Zone A. Therefore the proposed uses with Zone A are compatible.

A proposed wholesale nursery is shown on the plot plan within Zone B1. The proposed use is permitted within the zone provided that the density limit of 60 people/acre for all uses is not exceeded.

The farm dwelling unit and a portion of the gravel turnaround are shown on the plot plan within Zone D. These uses are permitted.

2. **Avigation Easement/Overflight Easement/Deed Notice.** An avigation easement has previously been dedicated to the County of Humboldt.

3. **Compliance with County Code Section 333-1 et seq. Airport Approach Zone Building Height Limitations.** The subject property is located within the area covered by County Code section 333-1 et seq. The applicant shall submit evidence that the project complies or will comply with County Code Section 333-4.

[References: Sections 3291(6)(C) and 3291(6)(E) Humboldt County General Plan, Volume I, Framework Plan, Adopted December 10, 1984; Section 3.3 Airspace Protection, Airport Land Use Compatibility Plan Humboldt County Airports, dated March 1993, adopted January 27, 1998; County Code 333-3 et seq.]

DEFERRED SUBDIVISION IMPROVEMENTS: The subject property does not have any deferred subdivision improvements that have not been fulfilled.

ADJACENT COUNTY OWNED PROPERTY OR FACILITIES: The proposed project is adjacent to the Rohnerville Airport property and does not appear to have any impact on the property or facilities, provided the conditions and restrictions of the recorded Avigation Easement (Document no. 2016-014111) are adhered to.

Informational Notes:

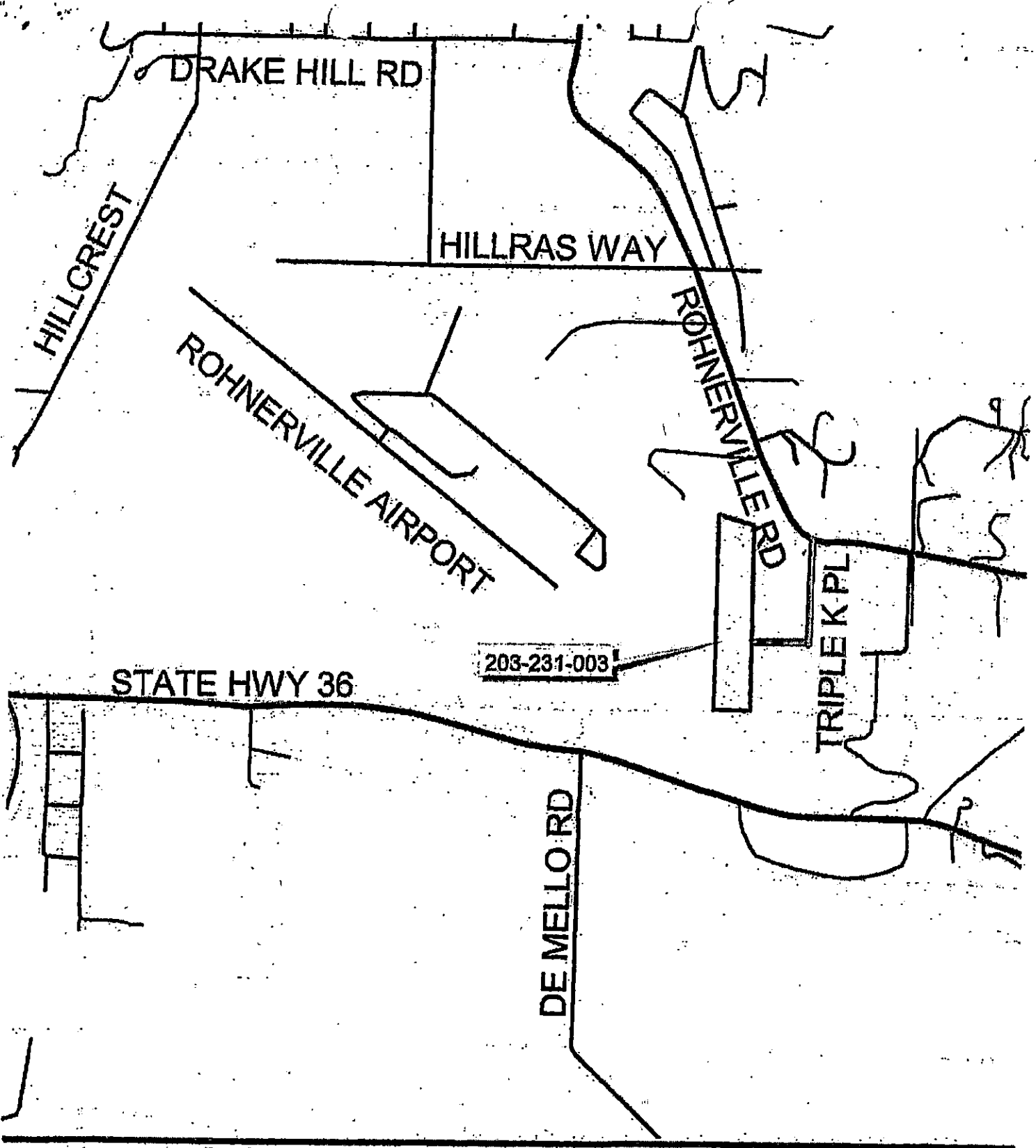
1. **FENCES/GATES:** Pursuant to County Code Section 411-11 (j) and California Streets & Highways Code Sections 1481 & 1482, fences are not allowed within the public right of way of County maintained roads. Prior to constructing any fences along (or near) the right of way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707.445.7205.

It is important to note that fences constructed outside of the public right of way are still subject to the County's visibility Ordinance (County Code Section 341-1). Fences and gates on private property may need to be setback further to comply with the County Visibility Ordinance.

Gates must be set back sufficiently from the road so that a vehicle can completely pull off the road while opening or closing the gate. In addition, for properties in the State Responsibility Area, conformance with Fire Safe Regulations (County Code Section 3112-13) is also required.

Fences and gates taller than 6 feet may require a building permit. The applicant is advised to consult with the Planning and Building Department - Building Division at 707.445.7245 prior to constructing any fences or gates.

// END //



Humboldt County Department of Public Works - Land Use Division
 Diagram of road(s) that need to be evaluated



Planning & Building Department File/Case No.: SP16-328



600 0 500 1000 Feet

RF - 1:12000

Map Disclaimer:
 While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.

-  Indicates the project area
-  Indicates the access road(s) that need to be evaluated

Printed 12/01 11:54 AM by 23/237/264/2031/2072

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

PART A: Part A may be completed by the applicant.

Applicant Name: Ed Wilkinson APN: 203-231-328

Planning & Building Department Case/File No.: _____

Road Name: Triple K place (complete a separate form for each road)

From Road (Cross street): Rohnerville Rd

To Road (Cross street): _____

Length of road segment: _____ miles Date Inspected: 6/9/17

Road is maintained by: County Other Private
(State, Forest Service, National Park, State Park, BLM, Private, Tribal, etc)

Check one of the following:

Box 1 The entire road segment is developed to Category 4 road standards (20 feet wide) or better. If checked, then the road is adequate for the proposed use without further review by the applicant.

Box 2 The entire road segment is developed to the equivalent of a road category 4 standard. If checked, then the road is adequate for the proposed use without further review by the applicant.

An equivalent road category 4 standard is defined as a roadway that is generally 20 feet in width, but has pinch points which narrow the road. Pinch points include, but are not limited to, one-lane bridges, trees, large rock outcroppings, culverts, etc. Pinch points must provide visibility where a driver can see oncoming vehicles through the pinch point which allows the oncoming vehicle to stop and wait in a 20 foot wide section of the road for the other vehicle to pass.

Box 3 The entire road segment is not developed to the equivalent of road category 4 or better. The road may or may not be able to accommodate the proposed use and further evaluation is necessary. Part B is to be completed by a Civil Engineer licensed by the State of California.

The statements in PART A are true and correct and have been made by me after personally inspecting and measuring the road.

Signature Ed Wil

Date 6/20/17

Name Printed Ed Wilkinson

Important: Read the instructions before using this form. If you have questions, please call the Dept. of Public Works Land Use Division at 707.445.7205.

PART B: Only complete Part B if Box 3 is checked in Part A. Part B is to be completed by a Civil Engineer licensed by the State of California. Complete a separate form for each road.

Road Name: Triple ukn Road Date Inspected: 6/9/17 APN: 203-231-003
From Road: Rohnerville Road (Post Mile N/A) Planning & Building
To Road: _____ (Post Mile _____) Department Case/File No.:
SP16-328

1. What is the Average Daily Traffic (ADT) of the road (including other known cannabis projects)?

Number of other known cannabis projects included in ADT calculations:
(Contact the Planning & Building Department for information on other nearby projects.) NONE

ADT: 44 Date(s) measured: 6/7/17

Method used to measure ADT: Counters Estimated using ITE Trip Generation Book

Is the ADT of the road less than 400? Yes No

If YES, then the road is considered very low volume and shall comply with the design standards outlined in the American Association of State Highway and Transportation Officials (AASHTO) *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤ 400)*. Complete sections 2 and 3 below.

If NO, then the road shall be reviewed per the applicable policies for the design of local roads and streets presented in AASHTO *A Policy on Geometric Design of Highways and Streets*, commonly known as the "Green Book". Complete section 3 below.

2. Identify site specific safety problems with the road that include, but are not limited to: (Refer to Chapter 3 in AASHTO *Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT ≤ 400)* for guidance.)

A. Pattern of curve related crashes.

Check one: No. Yes, see attached sheet for Post Mile (PM) locations.

B. Physical evidence of curve problems such as skid marks, scarred trees, or scarred utility poles

Check one: No. Yes, see attached sheet for PM locations.

C. Substantial edge rutting or encroachment.

Check one: No. Yes, see attached sheet for PM locations.

D. History of complaints from residents or law enforcement.

Check one: No. Yes (check if written documentation is attached)

E. Measured or known speed substantially higher than the design speed of the road (20+ MPH higher)

Check one: No. Yes.

F. Need for turn-outs.

Check one: No. Yes, see attached sheet for PM locations.

3. Conclusions/Recommendations per AASHTO. Check one:

The roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above.

The roadway can accommodate the cumulative increased traffic from this project and all known cannabis projects identified above, if the recommendations on the attached report are done. (check if a *Neighborhood Traffic Management Plan* is also required and is attached.)

The roadway cannot accommodate increased traffic from the proposed use. It is not possible to address increased traffic.

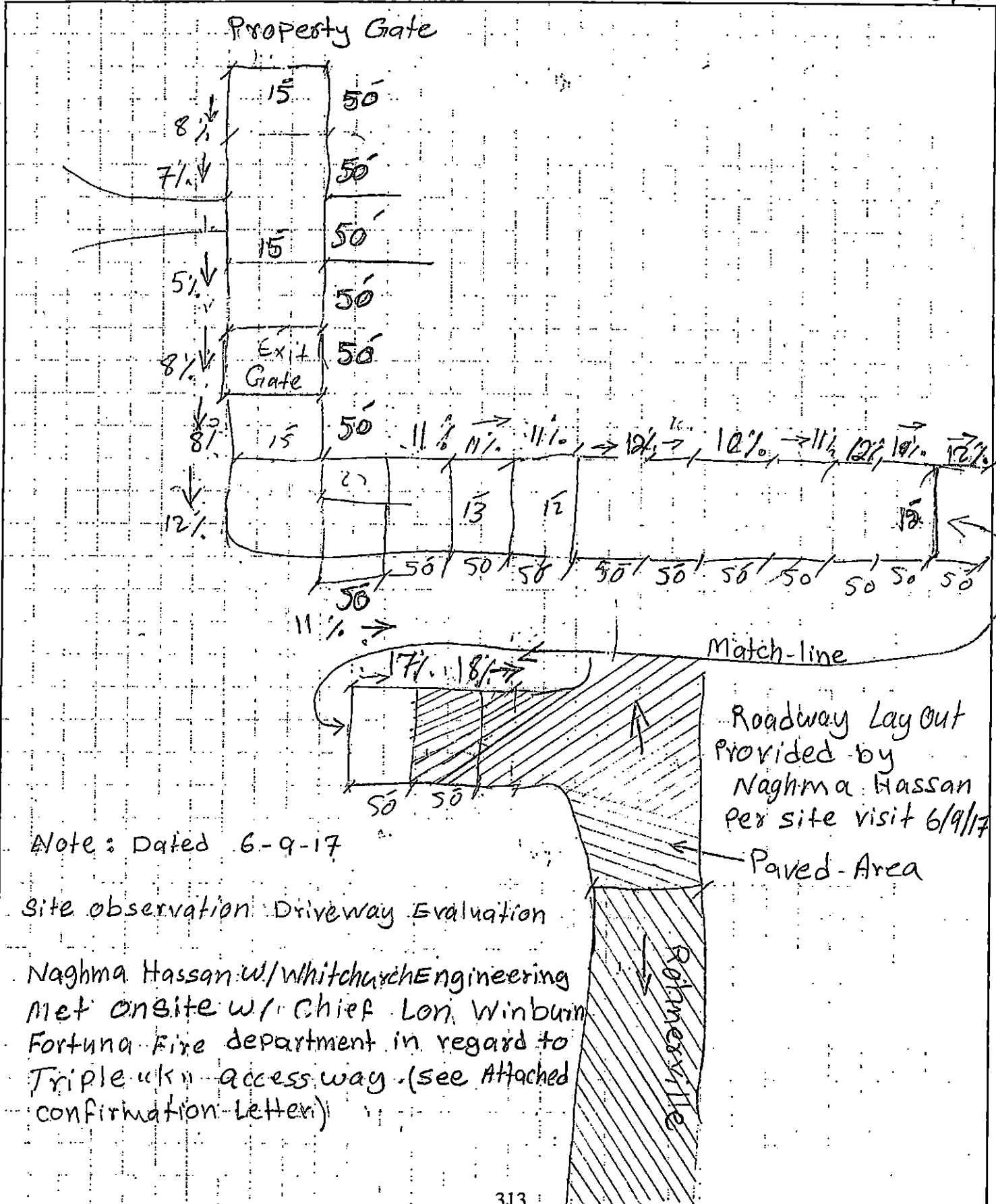
A map showing the location and limits of the road being evaluated in PART B is attached. The statements in PART B are true and correct and have been made by me after personally evaluating the road.

Darren Tully
Signature of Civil Engineer

6/13/17
Date



Important: Read the instructions before using this form. If you have questions, please call the Dept. of Public Works Land Use Division at 707-445-2205.



Note: Dated 6-9-17

Site observation: Driveway Evaluation

Naghma Hassan w/WhitchurchEngineering
 Met onsite w/ Chief Lon Winburn
 Fortuna Fire department in regard to
 Triple 'u' access way. (see Attached
 confirmation Letter)

r#2 of 7
Job# WKS 1601
6/12/17

-----FORTUNA FIRE PROTECTION DISTRICT-----

320 SO. FORTUNA BLVD. FORTUNA, CA. 95540
(707)725-5021

"At your service"

June 9, 2017

Re; Triple K Place road access

This letter is intended to confirm our recognition and acceptance of the current road access through Triple K place inclusive of turn-a-rounds.

Lon Winburn

Fire Chief
Fortuna Fire Protection District

Y#3 of 7
Job# WKS 1601.1
6/12/17



○ - Parcel number

P# 4077
Job# WKS16
6/12/17

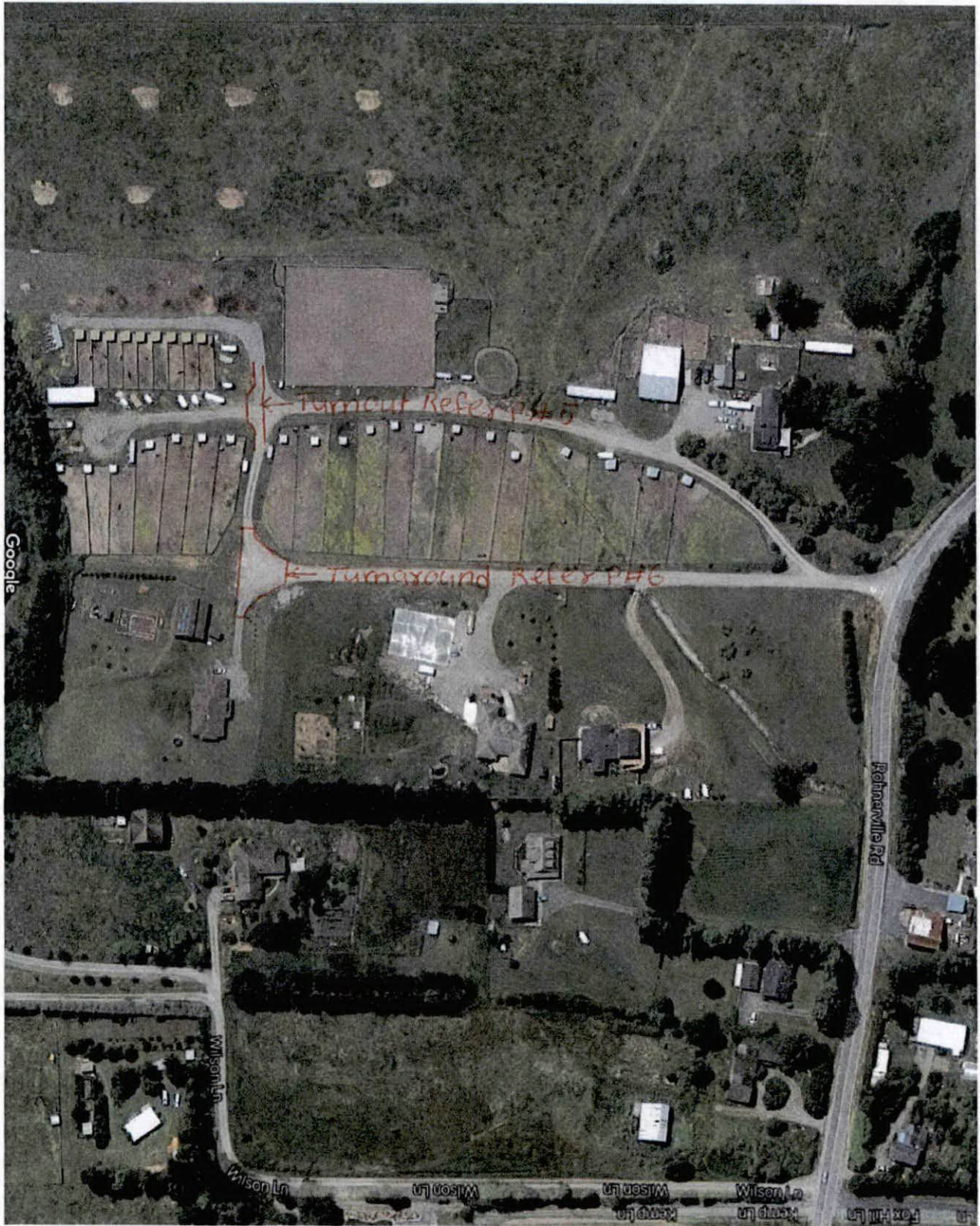


PHOTO
Job WKS166
6/12/17





318

JOB W. 11/1/11
6/1/2011

Table 2A

Compatibility Criteria

Humboldt County Airport Land Use Compatibility Plan

Zone	Location	Impact Elements	Maximum Densities		Required Open Land ³
			Residential (du/ac) ¹	Other Uses (people/ac) ²	
A	Runway Protection Zone or within Building Restriction Line	<ul style="list-style-type: none"> High risk High noise levels 	0	10	All Remaining
B1	Approach/Departure Zone and Adjacent to Runway	<ul style="list-style-type: none"> Substantial risk – aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway Substantial noise 	0.1	60	30%
B2	Extended Approach/Departure Zone	<ul style="list-style-type: none"> Significant risk – aircraft commonly below 800 ft. AGL Significant noise 	0.5	60	30%
C	Common Traffic Pattern	<ul style="list-style-type: none"> Limited risk – aircraft at or below 1,000 ft. AGL Frequent noise intrusion 	4	150	15%
D	Other Airport Environs	<ul style="list-style-type: none"> Negligible risk Potential for annoyance from overflights 	No Limit	No Limit	No Requirement

Zone	Additional Criteria		Examples	
	Prohibited Uses	Other Development Conditions	Normally Acceptable Uses ⁴	Uses Not Normally Acceptable ⁵
A	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Hazards to flight⁶ 	<ul style="list-style-type: none"> Dedication of aviation easement 	<ul style="list-style-type: none"> Aircraft tie-down apron Pastures, field crops, vineyards Automobile parking 	<ul style="list-style-type: none"> Heavy poles, signs, large trees, etc.
B1 and B2	<ul style="list-style-type: none"> Schools, day care centers, libraries Hospitals, nursing homes Highly noise-sensitive uses Storage of highly flammable materials Hazards to flight⁶ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR⁷ of 25 dBA in residential and office buildings Dedication of aviation easement 	<ul style="list-style-type: none"> Uses in Zone A Any agricultural use except ones attracting bird flocks Warehousing, truck terminals Single-story offices 	<ul style="list-style-type: none"> Residential subdivisions Intensive retail uses Intensive manufacturing or food processing uses Multiple story offices Hotels and motels
C	<ul style="list-style-type: none"> Schools Hospitals, nursing homes Hazards to flight⁶ 	<ul style="list-style-type: none"> Dedication of overflight easement for residential uses 	<ul style="list-style-type: none"> Uses in Zone B Parks, playgrounds Low-intensity retail, offices, etc. Low-intensity manufacturing, food processing Two-story motels 	<ul style="list-style-type: none"> Large shopping malls Theaters, auditoriums Large sports stadiums Hi-rise office buildings
D	<ul style="list-style-type: none"> Hazards to flight⁶ 	<ul style="list-style-type: none"> Deed notice required for residential development 	<ul style="list-style-type: none"> All except ones hazardous to flight 	

P#7-017
Job #VKS1601
6/12/17

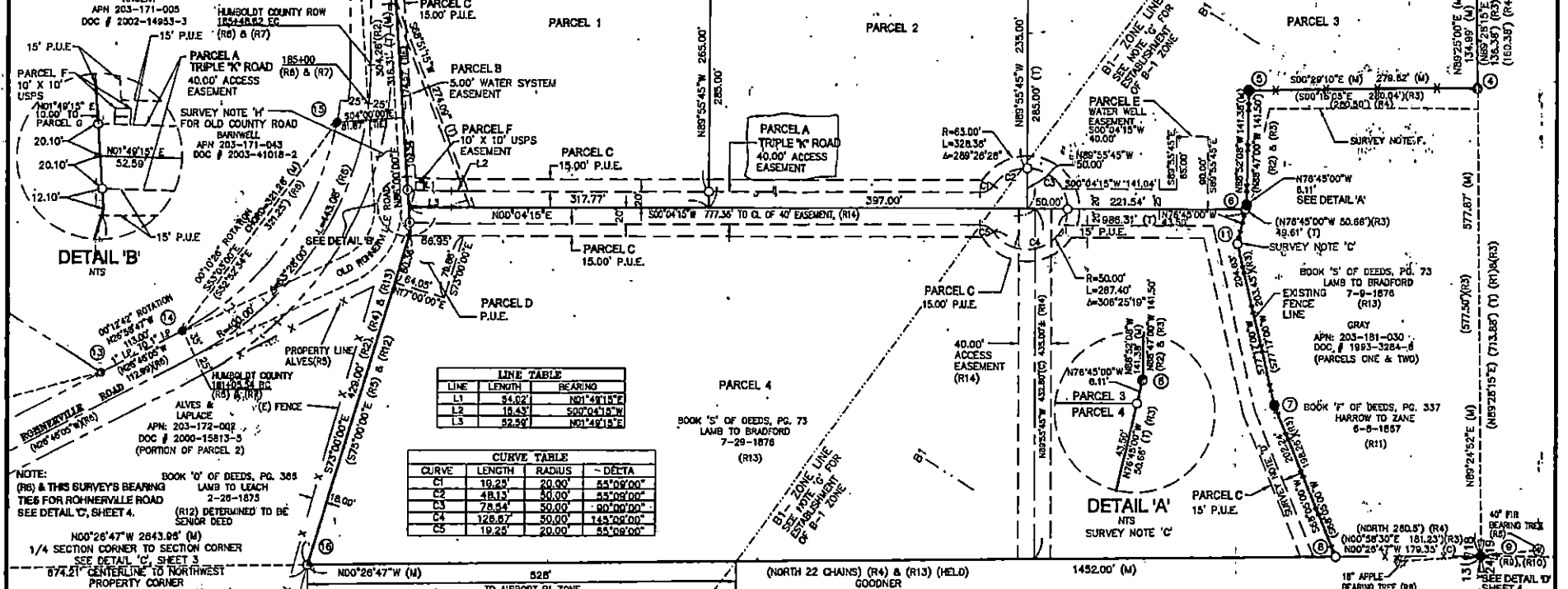
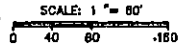
GENERAL NOTES:

1. SEE SHEET 4 FOR CORNER NOTES.
2. SEE SHEET 4 FOR LEGEND & ABBREVIATIONS.
3. SEE SHEET 2 FOR REFERENCES.

RICHARDSON
APN: 203-181-028
DOC# 2001-32898-2

JEAN
APN: 203-181-031
DOC # 2000-3585-3

WORRELL
APN: 203-181-032
DOC # 1968-33672-2
N00°04'15"E
202.00' (R1)&(N)



LINE TABLE

LINE	LENGTH	BEARING
L1	54.62'	N01°49'15"E
L2	18.43'	S00°04'15"W
L3	52.55'	N01°49'15"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	19.23'	20.00'	55°09'00"
C2	48.13'	50.00'	45°09'00"
C3	78.44'	50.00'	90°00'00"
C4	128.67'	50.00'	145°09'00"
C5	19.25'	20.00'	55°09'00"

SURVEY NOTES:

- A. THIS PARCEL MAP REPRESENTS A SUBDIVISION OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 1991-27365-2 (PARCEL ONE), OFFICIAL RECORDS OF HUMBOLDT COUNTY, INTO FOUR PARCELS.
- B. THE LINE BETWEEN (1) & (2) WAS HELD AS THE SECTION LINE. THE BEARINGS AND DISTANCES SHOWN ON (R3) ARE HELD AS THE BEST EVIDENCE OF (R2). EXISTING FENCES OF (R3) ARE STILL EXISTING. SEE CORNER NOTES FOR CURRENT STATUS OF CORNERS SHOWN ON (R3).
- C. SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED R.C.E. 23881. HELD FOUND PIPES AT (6) & (7) AT THE FENCE CORNER POSITIONS FROM (R3). SEE CORNER NOTE (6).
- D. SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED R.C.E. 23881. HELD FOUND PIPES (7) AND HELD BEARING FROM (R3) TO INTERSECT SECTION LINE BETWEEN (6) & (16).

E. FROM REVIEW OF DEEDS (R13) & (R12) IT WAS DETERMINED THAT THE GOODNER CALL OF NORTH 22 CHAINS (R4) FROM CORNER (9), DID NOT HAVE SENIORITY OVER ALVES & LAPLACE CALL OF 10.04 CHAINS (R5) FROM CORNER (9) TO LOCATE CORNER (10). HELD (R13) FOR LOCATION OF (10). IT WAS DETERMINED IN THE FIELD BY THIS SURVEY, THAT THE CENTERLINE OF ROHNERVILLE ROAD AS IT EXISTS TODAY IS THE SAME AS IN 1875, (OTHER THAN THE LOCATION OF THE CURVE). (R12). THE EXISTING FENCES ALONG THE ROAD AND THE PROXIMITY OF THE HISTORIC WASHINGTON CEMETERY JUST TO THE NORTH, SUPPORTS THIS. FROM USING THIS CENTER LINE LOCATION FOR (R12) THERE RESULTS IN A GAP OF 11.37 FEET. THE OLD EXISTING FENCE APPROXIMATELY 6.4 FEET TO THE NORTH IS NOT CONSIDERED GOOD EVIDENCE IN THAT IT CREATES AN EVEN LARGER GAP. FROM FOLLOWING THE NORTH LINE OF (R2), (R4) & (R13) IT WAS ALSO FOUND THAT CORNER (7) FIT THE SOUTHERLY LINE OF ROHNERVILLE ROAD AND THE CALL OF 20.4 CHAINS IN (R4) TO THE SOUTH WITHIN 4.3 FEET.

G. B1-ZONE LINE ESTABLISHED FROM DESCRIPTION FOR ROHNERVILLE AIRPORT APPROACH/DEPARTURE ZONE, AND MAPPING AT THE HUMBOLDT COUNTY PLANNING DEPARTMENT FILES.

H. THE OLD ROHNERVILLE ROAD RAN INTO THE SOUTHERLY CORNER OF THE EXISTING ROAD LOCATION. BOOK 131 OFFICIAL RECORDS, PAGE 10, (R7) ALLOWED THE COUNTY TO CUT TO THE INSIDE WITH A NEW SOFTER ALIGNMENT. THE SOUTHERLY RIGHT OF WAY LOCATION DEED WAS SEARCHED FOR AND NOT FOUND. ACCESS ONTO THE EXISTING COUNTY ROAD IS ACROSS A PORTION OF THE OLD COUNTY ROAD ALIGNMENT.

F. FROM REVIEW OF L.S. 2788, BUSHNELL'S FIELD WORK NOTES PERFORMED FOR THE CREATION OF (R2), IT IS FOUND THAT THE INTENT WAS TO FOLLOW THE EXISTING FENCE BEING THE SAME AS LOCATED IN THE FIELD BY (R3). NO FENCES WERE FOUND IN THE FIELD ALONG THE EASTERLY SIDE OF (R2) IN THE FIELD EXCEPT THOSE LOCATED BY (R3). THIS OFFICE ACCEPTS THE LOCATION OF (R2) AS RECORDED ON (R3).

BASIS OF BEARINGS:

(LINE (1) TO (2) AS SHOWN HEREON)
PER PARCEL 2 OF 22 PM 74-78.

PARCEL MAP NO. 3451
FOR
RALPH A. AND SHERRI M. GOODNER
IN
SECTION 18, TOWNSHIP 2N, RANGE 1E, H.M.
IN THE UNINCORPORATED AREA OF
COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
DATE: NOVEMBER 2007 .SCALE: 1"=80'

A.M. BAIRD ENGINEERING & SURVEYING, INC.
1257 MAIN STREET
P.O. BOX 384 FORTUNA, CALIFORNIA 95540
(707) 725-5182



INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 9th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Code	Description	Unit of Measure	Trips Per Unit
PORT AND TERMINAL							
30	Truck Terminal	Acres	6.55	432	Golf Driving Range	Tees / Driving Positions	1.25
90	Park and Ride Lot with Bus Service	Parking Spaces	0.62	433	Batting Cages	Cages	2.22
INDUSTRIAL							
110	General Light Industrial	1,000 SF	0.97	435	Multi-Purpose Recreational Facility	Acres	5.77
120	General Heavy Industrial	Acres	2.16	437	Bowling Alley	1,000 SF	1.71
130	Industrial Park	1,000 SF	0.85	441	Live Theater	Seats	0.02
140	Manufacturing	1,000 SF	0.73	443	Movie Theater without Matinee	1,000 SF	6.16
150	Warehousing	1,000 SF	0.32	444	Movie Theater with Matinee	1,000 SF	3.80
151	Mini-Warehouse	1,000 SF	0.26	445	Multiplex Movie Theater	1,000 SF	4.91
152	High-Cube Warehouse	1,000 SF	0.12	452	Horse Race Track	Acres	4.30
170	Utilities	1,000 SF	0.76	454	Dog Race Track	Attendance Capacity	0.15
RESIDENTIAL							
210	Single-Family Detached Housing	Dwelling Units	1.00	460	Arena	Acres	3.33
220	Apartment	Dwelling Units	0.62	473	Casino / Video Lottery Establishment	1,000 SF	13.43
221	Low-Rise Apartment	Dwelling Units	0.58	480	Amusement Park	Acres	3.95
230	Residential Condominium / Townhouse	Dwelling Units	0.52	488	Soccer Complex	Fields	17.70
240	Mobile Home Park	Dwelling Units	0.59	490	Tennis Courts	Courts	3.88
251	Senior Adult Housing - Detached	Dwelling Units	0.27	491	Racquet / Tennis Club	Courts	3.35
252	Senior Adult Housing - Attached	Dwelling Units	0.25	492	Health / Fitness Club	1,000 SF	3.53
253	Congregate Care Facility	Dwelling Units	0.17	493	Athletic Club	1,000 SF	5.96
254	Assisted Living	Beds	0.22	495	Recreational Community Center	1,000 SF	1.45
255	Continuing Care Retirement Community	Dwelling Units	0.16	INSTITUTIONAL			
LODGING							
310	Hotel	Rooms	0.60	520	Elementary School	1,000 SF	1.21
320	Motel	Rooms	0.47	522	Middle School / Junior High School	1,000 SF	1.19
330	Resort Hotel	Rooms	0.42	530	High School	1,000 SF	0.97
RECREATIONAL							
411	City Park	Acres	0.19	536	Private School (K-12)	Students	0.17
412	County Park	Acres	0.09	540	Junior / Community College	1,000 SF	2.54
413	State Park	Acres	0.07	560	Church	1,000 SF	0.55
415	Beach Park	Acres	1.30	565	Daycare Center	1,000 SF	12.46
416	Campground / Recreation Vehicle Park	Camp Sites	0.27	566	Cemetery	Acres	0.84
417	Regional Park	Acres	0.20	571	Prison	1,000 SF	2.91
420	Marina	Berths	0.19	580	Museum	1,000 SF	0.18
430	Golf Course	Acres	0.30	590	Library	1,000 SF	7.30
431	Miniature Golf Course	Holes	0.33	591	Lodge / Fraternal Organization	Members	0.03
				MEDICAL			
				610	Hospital	1,000 SF	0.93
				620	Nursing Home	1,000 SF	0.74
				630	Clinic	1,000 SF	5.18
				640	Animal Hospital / Veterinary Clinic	1,000 SF	4.72

Code	Description	Unit of Measure	Trips Per Unit
OFFICE			
710	General Office Building	1,000 SF	1.49
714	Corporate Headquarters Building	1,000 SF	1.41
715	Single Tenant Office Building	1,000 SF	1.74
720	Medical-Dental Office Building	1,000 SF	3.57
730	Government Office Building	1,000 SF	1.21
732	United States Post Office	1,000 SF	1.22
733	Government Office Complex	1,000 SF	2.85
750	Office Park	1,000 SF	1.48
760	Research and Development Center	1,000 SF	1.07
770	Business Park	1,000 SF	1.29
RETAIL			
812	Building Materials and Lumber Store	1,000 SF	4.49
813	Free-Standing Discount Superstore	1,000 SF	4.35
814	Variety Store	1,000 SF	6.82
815	Free Standing Discount Store	1,000 SF	4.98
816	Hardware / Paint Store	1,000 SF	4.84
817	Nursery (Garden Center)	1,000 SF	6.94
818	Nursery (Wholesale)	1,000 SF	5.17
820	Shopping Center	1,000 SF	3.71
823	Factory Outlet Center	1,000 SF	2.29
826	Specialty Retail Center	1,000 SF	2.71
841	New Car Sales	1,000 SF	2.62
842	Recreational Vehicle Sales	1,000 SF	2.54
843	Automobile Parts Sales	1,000 SF	5.98
848	Tire Store	1,000 SF	4.15
850	Supermarket	1,000 SF	9.48
851	Convenience Market (Open 24 Hours)	1,000 SF	52.41
852	Convenience Market (Open 15-16 Hours)	1,000 SF	34.57
853	Convenience Market with Gasoline Pumps	1,000 SF	50.92
854	Discount Supermarket	1,000 SF	8.34
857	Discount Club	1,000 SF	4.18
860	Wholesale Market	1,000 SF	0.88
861	Sporting Goods Superstore	1,000 SF	1.84
862	Home Improvement Superstore	1,000 SF	2.33
863	Electronics Superstore	1,000 SF	4.50
864	Toy / Children's Superstore	1,000 SF	4.99
866	Pet Supply Superstore	1,000 SF	3.38
867	Office Supply Superstore	1,000 SF	3.40
875	Department Store	1,000 SF	1.87

Code	Description	Unit of Measure	Trips Per Unit
876	Apparel Store	1,000 SF	3.83
879	Arts and Craft Store	1,000 SF	6.21
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF	8.4
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF	9.91
890	Furniture Store	1,000 SF	0.45
896	DVD/Video Rental Store	1,000 SF	13.60
SERVICES			
911	Walk-In Bank	1,000 SF	12.13
912	Drive-In Bank	1,000 SF	24.30
918	Hair Salon	1,000 SF	1.93
925	Drinking Place	1,000 SF	11.34
931	Quality Restaurant	1,000 SF	7.49
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	11.15
933	Fast Food Restaurant without Drive-Through Window	1,000 SF	26.15
934	Fast Food Restaurant with Drive-Through Window	1,000 SF	33.84
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF	153.85
936	Coffee / Donut Shop without Drive-Through Window	1,000 SF	40.75
937	Coffee / Donut Shop with Drive-Through Window	1,000 SF	42.8
938	Coffee / Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF	75
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF	18.99
941	Quick Lubrication Vehicle Shop	Service Bays	5.19
942	Automobile Care Center	1,000 SF	3.11
943	Automobile Parts and Service Center	1,000 SF	4.46
944	Gasoline / Service Station	Fueling Positions	13.87
945	Gasoline / Service Station with Convenience Market	Fueling Positions	13.51
946	Gasoline / Service Station with Convenience Market and Car Wash	Fueling Positions	13.94
947	Self Service Car Wash	Stalls	5.54
948	Automated Car Wash	1,000 SF	14.12
950	Truck Stop	1,000 SF	13.63

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

* Approximated by 10% of Weekday average rate.