

January 4, 2023

VIA EMAIL

Kenneth M. Freed
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Robert W. Bronkall, PE, LS
County Surveyor
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RE: 12 Hawks Hill Road, Loleta, CA 95551

Dear Messrs Freed and Bronkall:

We are writing you to present our concerns regarding the above-referenced property and its proposed development in Loleta. We have also reviewed your memorandum dated May 10, 2022 and have numerous concerns about statements therein.

First, the property owner alleges that there is an “existing driveway” on the property. This is not accurate. There has never been a driveway on the property, as evidenced by the attached pictures and historic aerials. This is simply the spot on the property where the prior owner cut a portion of the fence in order for him to close an abandoned well on the property at the direction of the County. The well was closed due to orders from the County of Humboldt. There is no driveway, and the location of this driveway poses a danger to those driving on Hawks Hill Road and anyone coming or going from the driveway itself. Further, the land owner has essentially installed a driveway at the proposed location without an approved coastal development permit. The owner’s comings and goings have torn up the road in that location with numerous potholes and damage to the existing asphalt.

Second, the location of the driveway is very close to a curve in Hawks Hill Rd., and it is impossible to see the driveway location while traveling north on Hawks Hill Rd. until after this curve. (See Google Maps and photographs). The distance between the curve in the road and the proposed driveway location is approximately 67’. A car traveling at 25 mph — the speed limit in residential areas where no speed limit is posted — requires approximately 85’ to come to a complete stop. This includes an approximate 2 seconds of reaction time before the driver engages the brake. This means that a car traveling the speed limit on Hawks Hill Rd. would likely be unable to stop in time if another vehicle (or pedestrian, horse, bicyclist, etc.) was exiting or entering the proposed driveway location for 12 Hawks Hill Rd. Vehicles frequently exceed the speed limit on Hawks Hill Rd. — a car traveling 30 mph requires approximately 109’

to stop, 35 mph requires 136', and so on. This is a dangerous location for a driveway, and it has never been a driveway.

Third, the danger would be further exacerbated by the fact that the driveway for the neighboring parcel is only approximately 60' from the proposed driveway. Any vehicle entering or exiting from the neighboring parcel would further obscure the proposed driveway, and any vehicle entering or exiting the proposed driveway would obscure the neighboring parcel's visibility.

Also, on at least three occasions in recent years, drivers have missed the turn entirely and plowed through the fence at the corner of the property.

In addition, on a nuisance level, the location of the proposed driveway would aim headlights directly into the house on the neighboring parcel at 119 Hawks Hill Road. This is a rural area and headlights into living quarters is not acceptable. We are also concerned about the number of cars, vehicles, trailers, boats, etc. that the County will allow to be parked on-site and the location of such parking. This site is designated Ag Exclusive/Grazing (AEG-160) and should not become a parking lot for the owner potentially encompassing numerous vehicles, trailers, boats, a bus, and old cars. What restrictions will be placed on the owner? And, will they be in sight of neighboring properties? In addition, parking should not be allowed in the currently proposed driveway location as it will only further impede visibility.

Finally, despite the fact that there is no existing driveway, the owner of the property and contractors continue to use the "driveway" carving out an entrance and exit to the property without a county permit. This use is causing damage to the county road used by all residents of Table Bluff as you will see from the enclosed photographs. Further, this continued unpermitted use has caused flooding on the property during rain events and stormwater issues that need to be addressed. (See enclosed photographs.)

SUPPORTING DOCUMENTS:

1. Comments submitted to County of Humboldt concerning the proposed development
2. Humboldt County Code §§ 341-1, et seq.
3. Photographs of Hawks Hill Rd. and Interior Demonstrating Lack of Sight Lines and Potential Nuisance of Headlights into Neighbors' Homes
4. Photograph of contractor using the unpermitted "driveway"
5. Damage to County road - Hawks Hill Road at the location of the unpermitted "driveway"
6. Flooding on the property and creation of stormwater issues for Hawks Hill Road

Sincerely,

Cyndy Day-Wilson, Esq.
John P. Wilson
119 Hawks Hill Road
Loleta, CA 95551

Chad Christenson
1330 Table Bluff Road
Loleta, CA 95551

cc: Cade McNamara, County Planning