

SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of:
September 5, 2019

<input type="checkbox"/>	Consent Agenda Item	
<input type="checkbox"/>	Continued Hearing Item	
<input checked="" type="checkbox"/>	Public Hearing Item	No. G-3
<input type="checkbox"/>	Department Report	
<input type="checkbox"/>	Old Business	

Re: Rocci Costa Conditional Use Permit

Record Number: PLN-12176-CUP
Application Number: 12176
Assessor Parcel Number: 516-211-025
1734 Warren Creek Road, Blue Lake Area

Attached for the Planning Commission's record and review is the following supplementary information items:

1. Letter opposing the project received by Micael and Kathleen Zeppegno dated August 28, 2019.
2. Letter opposing the project received by David and Robin Kinzer dated August 29, 2019.
3. Letter opposing the project received by John Murray dated August 29, 2019.
4. Letter opposing the project received by Deborah and Forrest Stamper dated August 30, 2019.
5. Letter opposing the project letter received by Terry Wingenbach dated August 30, 2019.
6. Letter opposing the project received by William and Gaye Ayton dated August 30, 2019.
7. Letter opposing the project received by Ryan Schneider and Kendra Inzer dated September 3, 2019.
8. Letter opposing the project received by Ron Borges dated September 4, 2019 August 30, 2019.
9. Department of Public Works referral comment dated 7/22/2019.

August 28, 2019

Planning and Building Department
Planning Division
County of Humboldt
3015 H Street
Eureka, CA



Reference: Application Number PLN-12176-CUP
Rocci Costa AP# 516-211-025

We are submitting this letter in response to the notice of public hearing we received from you regarding the application from Rocci Costa for a commercial cannabis operation at 1734 Warren Creek Rd. Your staff got it correct when they denied this application based on their findings. Key for us is staff's comment stating the access road Warren Creek Road is not of sufficient width and sight visibility to safely accommodate the commercial traffic associated with the operation.

To put this into perspective there are really three parts to Warren Creek Road. The first section from West End Road is a paved County road that is maintained by the County. There are parts of this paved road that are also one lane. The next section is a very narrow gravel two lane road with houses on both sides. From the end of this section the road continues for .7 miles and is a one lane dirt gravel road with a couple of places that have blind curves and very limited visibility to see oncoming traffic. The gravel part of the road is maintained by the local land owners and property renters.

Another consideration besides the impact of more traffic on the road is the potential for a fire. There is no outlet for Warren Creek Road so in the case of an emergency there are too many one lane spots in the road. This would present a conflict for fire trucks trying to get to a fire at the same time residents are trying to evacuate.

There is another issue which need to be considered which is access to the river. At the location of the applicant's property at 1734 Warren Creek Rd there is an access road that runs from the Weburg's residence at 1712 Warren Creek Rd. past Costa's property at 1734 to the Weburg's 20-acre parcel at 1800 Warren Creek Rd. We have had permission from the Weburgs since 1996 to use this road

to get to the river. My understanding is the applicant wants to change this access road.

Also, is there enough PG&E power available to support an 8,000-square foot indoor grow? Would power have to be supplemented by generators? From an environmental impact where is the water going to come from to support this operation?

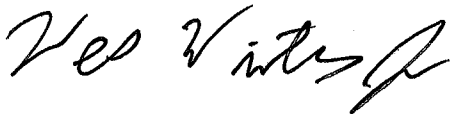
After reviewing the denial from your staff and new input from the community that will be impacted we ask the Planning Commission to deny this application. We hope you will stand up for the local residents that would be impacted by this proposal from Mr. Costa.

Sincerely,

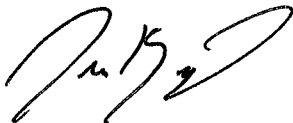


Michael and Kathleen Zeppugno
1740 Warren Creek Rd, Arcata

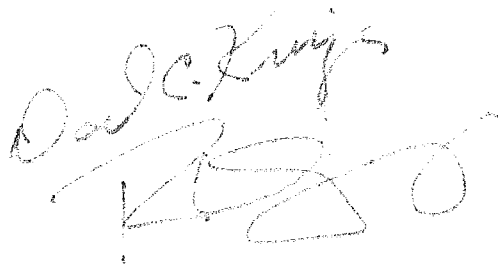
Wes Winters and Jennifer Kertz
1636 Warren Creek Rd



Wes



To: Humboldt County Planning Commission
From: David and Robin Kinzer
180 Blackberry Lane (Warren Creek Road)
Arcata, Ca.



Subject: Support for The Commissions denial of Application PLN-12176-CUP submitted by **Rocci Costa**, requesting a Conditional Use Permit to cultivate cannabis on (APN) 516-211-025.

Today's Date: August 29, 2019

Planning Commission Meeting Date: September 5, 2019

We, David and Robin Kinzer, strongly support The Planning Commission's denial of the above described application submitted by Rocci Costa for the following reasons:

- The parcel named in the application is located on Warren Creek Road, at the end of a graveled private road. From the West End/Warren Creek Road turn off, to the gravel portion of Warren Creek Road, the road is paved for 1 mile. The private portion of the road (graveled) is approximately $\frac{3}{4}$ of a mile, and is maintained solely by the land owners, both physically and financially.
- The private gravel road is single lane in more than one location. This road cannot safely support any increase in traffic such as would occur with a commercial grow at the end of the gravel road.
- A commercial farm of this nature will most likely hire non-resident transient workers that will not understand the nature of a rural community and they will drive much too fast thereby likely increasing the danger to the our small community . Additionally it will create more wear and tear and potholes on the gravel road. We have experienced this situation already with the increase in rental occupants that now currently live here.
- The said piece of property is located in the Mad River Flood zone and is adjacent to a creek that flows during winter. It is difficult to understand that a cannabis grow of this nature will not utilize fertilizer that could run off into the Mad River drainage.
- The piece of property where the permit is requested has had numerous legal issues in the past. In the past homeless squatters have been allowed to reside on site and law enforcement has been summoned to the site on more than one occasion.

We applaud and strongly support The Planning Commissions denial of the above requested cultivation permit. We further appreciate The Commission's concern for local long term permanent residents who will be adversely impacted by the location of a cannabis farm on any part of Warren Creek Road.

August 29, 2019

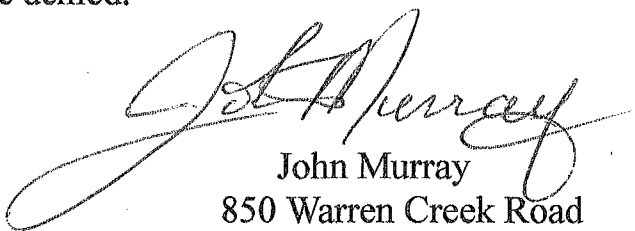
Humboldt County Planning Dept.
Attn: Elizabeth Moreno

RE: Application # PLN-12176-CUP
Rocci Costa AP# 516-211-025

Warren Creek Road is a dead end road consisting of two portions. The county maintained portion, approximately one mile, is paved with four areas that are one lane (just east of the intersection with West End Road, passing under the railroad trestle, traversing the old railroad crossing, and about 100 yds past the railroad crossing. The other areas are not striped, meaning that even they will not support a standard two lane road way. The second section of the road, also about one mile, is unpaved and the gravel is maintained by the residents on an occasional basis. It is narrow and in most instances when cars meet, one will pull to the side to allow the other to pass.

Subdivisions and secondary dwelling unit permits were allowed until about 2000 when the State Fire Safe Rules were passed in the aftermath of the Oakland fires. These rules called for minimum road widths based on the length of dead end roads. The concern was that fire equipment needed to get to the fire at the same time people were fleeing the fire and the two should not be in conflict.

I live 0.90 miles in on the county road. I have lived here since 1974 and my family has owned property on Warren Creek Road since the 1930's. About 2010 I made inquiries about a secondary dwelling unit permit and was told that the department would recommend against it unless I wanted to upgrade Warren Creek Road, a multi-million dollar endeavor. I was told that primarily permitted uses, such as building a home on an existing lot, would be allowed but that any conditional permits would be recommended for denial. This system has been working well and its reasoning is sound and justifiable. In keeping with that position I would concur in the staff's position that this application be denied.



John Murray
850 Warren Creek Road
Arcata, California 95521

August 30, 2019

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

Attn: Elizabeth Moreno

RE: Application #PLN-1276-CUP
Rocchi Costa AP# 516-211-025

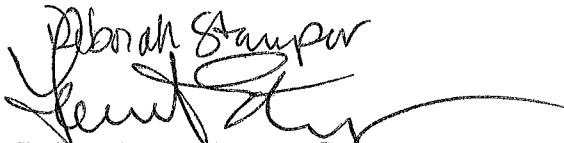
We are writing this letter after receiving the notice of public hearing regarding the application for a commercial cannabis operation at the end of Warren Creek Road. We would like to support the staff in recommending the denial of the project based on the access road.

Warren Creek Road is a dead end road off of West End Road. We had a friend visit us this summer from Southern California. He drove onto West End Road and felt it was a narrow country road but when he came to the sign, "Road Narrows" he thought, "You have got to be kidding!" My point is that West End Road is narrow itself, then one turns onto Warren Creek Road. The first part is paved but still there are blind corners, blind hills and places narrow enough that the neighbors watch for coming cars and pull over to let each other pass. As you drive on the unpaved section the driving conditions only deteriorate. The unpaved section is not maintained by the county and the neighbors contribute to a road fund and we maintain this section ourselves.

We have lived in our house since 1980. When we bought it was zoned to allow for a mother-in-law unit which I thought we would take advantage of when my parents got older. We were surprised in 2013 when we applied for a permit to build the unit that it was no longer allowed due to new fire safety rules. Our daughter recently lost her home in Paradise and we very clearly understand the importance of accessible evacuation routes.

It is for these reasons we are hoping the Planning Commission will deny this application.

Sincerely,



Deborah and Forrest Stamper
932 Warren Creek Rd.
Arcata, CA. 95521

August 30, 2019

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

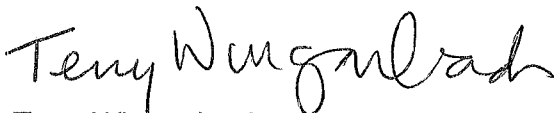
RE: Application #PLN-1276-CUP

I am writing this letter after receiving the notice of public hearing regarding the application for a commercial cannabis operation at the end of Warren Creek Road. I would like to support the staff in recommending the denial of the project based on the fact that the access road is not of sufficient width and sight visibility to safely accommodate the commercial traffic associated with the operation.

I have rented on Warren Creek Road since 2016. I enjoy living on a quiet dirt road and frequently walk my dog on the road. I spend a large part of my day working in the yard or on my car. I live on the unpaved section of the road and increased traffic would make much more dust and impact my life. The road, both the paved section and especially the unpaved section are too narrow and curvy to support commercial traffic. Even West End Road is hazardous with wild animals, bike riders, people walking along the side.

I am hoping the Planning Commission will deny this application.

Sincerely,



Terry Wingenbach
915 Warren Creek Rd.
Arcata, CA 95521

Planning and Building Department
Planning Division
County of Humboldt
3015 H Street
Eureka, CA



August 30, 2019

Reference: Application Number PLN-12176-CUP

This letter pertains to the application from Rocci Costa for a commercial cannabis operation at 1734 Warren Creek Rd. We respectfully request that the Planning Commission deny this application for reasons outlined below.

- We agree with the Planning staff's conclusion that the Warren Creek Road access to said property is of insufficient width and visibility to accommodate safely the commercial traffic associated with such operation.
- Moreover, in case of fire, the one-lane, easternmost segment of the road prevents the simultaneous egress of residents and the ingress of firefighters.
- Local landowners and property renters maintain the private (graveled) portion of Warren Creek Road. We are concerned that the increased volume of heavier commercial traffic will degrade our road.

Additionally, we are concerned about some unanswered questions:

- If, as we suspect, PG&E's existing power system would be inadequate to provide the additional load needed for an 8,000-square-foot indoor grow, how would the applicant make electricity without running noisy generators that would spoil the otherwise quiet character of our rural neighborhood.
- If the applicant intends to use pesticides, how will he keep them from polluting the nearby Mad River?

In summary, the proposed grow would have deleterious effects on the safety, convenience and comfort for the 35 or so local families who would be impacted.

Sincerely,

William and Gaye Ayton
1746 Warren Creek Road, Arcata

September 3, 2019

To whom it may concern,

We are writing today in response to the appeal of the Planning Commission's previous ruling to deny a commercial cannabis permit at APN # 516-211-025; License # PLN-12176-CUP; Rocci Costa.

We support the Planning Commission's previous ruling to deny the commercial Cannabis permit. We have owned our parcel situated on Warren Creek Road APN# 516-301-010-000 for 12 years. We personally question the legality of the Planning Commission granting Commercial easement across the north corner of our parcel that encompasses Warren Creek Road. An operation such as the one proposed would add a sustained heavy commercial traffic element to the thoroughfare.

As it stands today many parts of Warren Creek Road, both paved and privately maintained, have points of significant constriction. Traffic accidents have taken place in the past where individuals were driving too fast. These traffic accidents were minor but none the less occurred from residential traffic. Warren Creek Road is designed as a residential road. It was never the intent to grant sustained large scale commercial easement to the road. There are many potentially hazardous blind corners and narrow sections of the road that will only become dangerous should heavy sustained commercial traffic be granted easement.

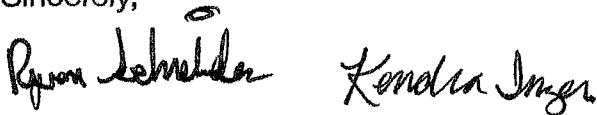
The privately maintained section of the road, which crosses our parcel, is maintained by the neighborhood, both financially and with our volunteer labor. The substantial increase of commercial traffic would add considerably more wear and tear to the roadway, which the costs for repair will fall disproportionately upon the pocketbooks of the neighbors, not the commercial permit holders.

Additionally, there are many small children and pets that recreate, with supervision, on the privately maintained section of Warren Creek Road. It is our opinion that adding sustained commercial traffic to a thoroughfare such as this is negligent at best.

Please uphold your previous decision to deny the Conditional Use Cannabis Permit for Rocci Costa; license # PLN-12176-CUP; APN # 516-211-025.

We thank you for your time considering this important matter.

Sincerely,



Ryan Schneider & Kendra Inzer
1030 Warren Creek Road
Arcata, CA 95521



Humboldt County Planning Commission
Re: Appl. # PLN-12176-CUP

I write this letter to express my opposition to the application above regarding the permitting of the proposed cannabis cultivation plan on the property know as 1734 Warren Creek Road.

As many of the other residents of this area, I have lived at 1143 Warren Creek road for the past 33 years. I must say that traveling on this road for the past 33 years I am in absolute agreement with the reasoning behind the staff recommendation to deny the Conditional Use Permit. The last section of the roadway to the proposed site is a private graveled easement (appx. $\frac{3}{4}$ mile), all funded and maintained by several of the residents who use the road. Any additional traffic will only increase the cost to all residents who now pay the bills to keep the road passable. The last half the graveled portion of the road to the proposed site is strictly a single lane stretch of road used by many residents and ending at a dead end. There is absolutely no capacity on this single lane road nor the remaining graveled roadway to accommodate any commercial traffic associated with an operation such as the proposed business or any other business for the matter.

Furthermore, it should be mentioned that one of our neighbors was denied a permit to add a mother-in-law unit on their property due to concerns with fire protection access on such a narrow roadway. And their residence is located on the graveled portion, although not on the mentioned single lane section of the road. One would have to now wonder how this commercial cannabis operation could possibly find approval for this project which would create considerably more traffic than what a mother-in-law unit would ever have created.

Thank you for your consideration,


Ron Borges



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
 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	445-7552	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

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Elizabeth Moreno, Planner, Planning & Building Department

FROM: Kenneth M. Freed, Assistant Engineer *KMF*

DATE: 07/22/2019

RE:

Applicant Name	ROC SQUATCH FARMS
APN	516-211-025
APPS#	PLN-12176-CUP

The Department has reviewed the above project and has the following comments:

- The Department's recommended conditions of approval are attached as **Exhibit "A"**.
- Additional information identified on **Exhibit "B"** is required before the Department can review the project. **Please re-refer the project to the Department when all of the requested information has been provided.**
- Additional review is required by Planning & Building staff for the items on **Exhibit "C"**. **No re-refer is required.**
- Road Evaluation Reports(s)* are required; See **Exhibit "D"**.

Note: Prior to requesting an applicant to submit a road evaluation report, verify if the project is exempt from meeting road system performance standards under CCLUO v2.0 sections 313-55.4.6.5.1 and 314-55.4.6.5.1, even if this box is checked.

No re-refer is required.

*Note: Exhibits are attached as necessary.

Additional comments/notes:

Applicant has submitted a road evaluation report, dated 5/30/2019, with Part A – Box 2 checked, certifying that the road is equivalent to a road Category 4 standard. The evaluation report is incomplete as it does not include the County maintained portion of Warren Creek Road (approximately 0.95 miles starting from West End Road (5L010)).

The applicant shall provide a separate road evaluation report for the County maintained road portion of Warren Creek Road, which is on the "not approved road list" in Exhibit "D". A Civil Engineer will need to review the road to determine what improvements are needed and to complete the evaluation report form.

// END //

Exhibit "A"

Public Works Recommended Conditions of Approval

(All checked boxes apply)

APPS # 12176

COUNTY ROADS- FENCES & ENCROACHMENTS:

All fences and gates shall be relocated out of the County right of way. All gates shall be setback sufficiently from the County road so that vehicles will not block traffic when staging to open/close the gate. In addition, no materials shall be stored or placed in the County right of way.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY (PART 1):

The submitted site plan is unclear and/or shows improvements that are inconsistent with County Code and/or Department of Public Works policies. The applicant is advised that these discrepancies will be addressed at the time that the applicant applies to the Department of Public Works for an Encroachment Permit. If the applicant wishes to resolve these issues prior to approval of the Planning & Building permit for this project, the applicant should contact the Department to discuss how to modify the site plan for conformance with County Code and/or Department of Public Works policies. Notes:

COUNTY ROADS- DRIVEWAY (PART 2):

Any existing or proposed driveways that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way. This also includes installing or replacing driveway culverts; minimum size is typically 18 inches.

- If the County road has a paved surface at the location of the driveway, the driveway apron shall be paved for a minimum width of 18 feet and a length of 50 feet.
- If the County road has a gravel surface at the location of the driveway, the driveway apron shall be rocked for a minimum width of 18 feet and a length of 50 feet.
- If the County road is an urban road, frontage improvements (curb, gutter, and sidewalk) shall also be constructed to the satisfaction of the Department. Any existing curb, gutter or sidewalk that is damaged shall be replaced.

The exact location and quantity of driveways shall be approved by the Department at the time the applicant applies to the Department of Public Works for an Encroachment Permit.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY (PART 3):

The existing driveway will require substantial modification in order to comply with County Code. The applicant may wish to consider relocating the driveway apron if a more suitable location is available.

COUNTY ROADS-PARKING LOT- STORM WATER RUNOFF:

Surfaced parking lots shall have an oil-water filtration system prior to discharge into any County maintained facility.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- DRIVEWAY & PRIVATE ROAD INTERSECTION VISIBILITY:

All driveways and private road intersections onto the County Road shall be maintained in accordance with County Code Section 341-1 (Sight Visibility Ordinance).

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- PRIVATE ROAD INTERSECTION:

Any existing or proposed non-county maintained access roads that will serve as access for the proposed project that connect to a county maintained road shall be improved to current standards for a commercial driveway. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

- If the County road has a paved surface at the location of the access road, the access road shall be paved for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.
- If the County road has a gravel surface at the location of the access road, the access road shall be rocked for a minimum width of 20 feet and a length of 50 feet where it intersects the County road.

This condition shall be completed to the satisfaction of the Department of Public Works prior to commencing operations, final sign-off for a building permit, or Public Works approval for a business license.

COUNTY ROADS- ROAD EVALUATION REPORT(S):

All recommendations in the *Road Evaluation Report(s)* for County maintained road(s) shall be constructed/implemented to the satisfaction of the Public Works Department prior to commencing operations, final sign-off for a building permit, or approval for a business license. An encroachment permit shall be issued by the Department of Public Works prior to commencement of any work in the County maintained right of way.

// END //

Exhibit "B"

Additional Information is Requested

(All checked boxes apply)

APPS # 12176

Please re-refer the project to the Department when all of the requested information has been provided.

COUNTY ROADS- MISSING/INCOMPLETE ROAD EVALUATION REPORT(S)

Road Evaluation Report(s) for the following County maintained road(s) were not provided:

Road Name	Part B Road Evaluation Report Required?
WARREN CREEK ROAD (5L740)	<input checked="" type="checkbox"/> YES
	<input type="checkbox"/> YES
	<input type="checkbox"/> YES
	<input type="checkbox"/> YES
	<input type="checkbox"/> YES

The Department cannot recommend approval of the project until the Road Evaluation Report(s) adequately address the County road(s).

COUNTY ROADS- INADEQUATE ROAD EVALUATION REPORTS:

The Department cannot support the proposed recommendations within the *Road Evaluation Reports* for the following County maintained roads:

Submitted road evaluation reports, received by Cannabis services on 01/14/2019, for Showers Pass Road and Stapp Road did not include any road recommendations.

The Department cannot recommend approval of the project until the *Road Evaluation Reports* adequately addresses the County road. The applicant's civil engineer is advised to contact the Department for details.

COUNTY ROADS- ON-SITE PARKING & INTERNAL TRAFFIC CIRCULATION PLAN:

The Department has reviewed the proposed on-site parking area(s) and internal traffic circulation plan(s) pursuant to County Code Section 313-109.1.3.2.5 (Coastal) and 314-109.1.2.2.5 (inland). The Department cannot support the proposed parking area and traffic circulation plan. The applicant must submit a realistic parking plan to the Department for review.

// END //

Exhibit "D"

Road Evaluation Reports

1. **ROADS – Road Evaluation Reports.** **Planning and Building Department staff shall request that the applicant provide Road Evaluation Reports for the project.** The particular roads that require a *Road Evaluation Report* is to be determined by following the guidance shown below.

The Department has developed a *Road Evaluation Report* form so that an applicant can address the adequacy of the various roads used by their project. Most projects will require that a *Road Evaluation Report* form be completed.

When viewing the project site on google earth, if the County maintained road (or other publicly maintained road) has a centerline stripe, the road is adequate. If there is no centerline stripe, then the roads leading from the nearest publicly maintained road with a paved centerline stripe (or a known category 4 road) must be evaluated. A separate *Road Evaluation Report* form is needed for each road. This applies to all roads regardless if they are publicly or privately maintained. The Department has prepared a "approved list" of known County maintained roads that are category 4 (or are equivalent to category 4) standards for cannabis projects. The Department has also prepared a list of roads that are known to not meet road category 4 of equivalent. Both of these lists will be updated as the County information regarding the County maintained roads becomes available.

The *Road Evaluation Report* form needs to be provided to applicants to complete. It is important that Planning and Building Department staff provide the applicant with a map that has the roads to be evaluated highlighted. This will most likely include a combination of County maintained roads and non-County maintained roads. This will give the applicant clear direction on which roads need to be evaluated.



Above: screenshot from the WebGIS showing County Road Number circled in RED.

A County maintained road will have a 5 or 6 character identifier. The general format is ABCDDD where:

- A is an optional identifier for the functionality of the road (A=Arterial, C=Collector, F=Federal Aid)
- B is a grid identifier number for the X-axis of a "battleship" style grid that was drawn on a county map to divide the county into a series of squares.
- C is a grid identifier letter for the Y-axis for the grid.
- DDD is a three digit road identification number within a particular grid. Each grid can have up to 999 roads in them

Examples:

ABCDDD
A3M020 Murray Road
F6B165 Alderpoint Road
6C040 Thomas Road

Exhibit "D"

Road Evaluation Reports

If the State Road Number field in the GIS has a value that is consistent with the above, then the road is most likely County maintained.

If the State Road Number field in the GIS is blank, or has a number that is not consistent with the above, then the road is most likely not County maintained.



Above: screenshot from the WebGIS showing no value in the State Road Number field (circled in RED). This road is most likely a non-county maintained road.

The Department is working towards identifying which County maintained roads meet (or are equivalent to) Road Category 4 standards for cannabis projects. Two lists are being prepared: the first list with the green heading shows which roads (or portions thereof) meet or are equivalent to Road Category 4 standard (AKA "Approved List"); and the second list with the red heading shows which roads (or portions thereof) that do not meet or are not equivalent to Road Category 4 standards. These lists will be updated as information becomes available. **This list will be updated frequently. Make sure you are using the most up to date list.**

On occasion there may be more than one road that has the same name; in these instances check the road number to ensure that you are referencing the correct road. Until such time as the GIS roads layer has been proofed by the Department, the GIS is not to be used for this task. Use the paper road maps to check road numbers.

If the subject property takes direct access from a road on the "approved list", no further road evaluation needs to be done.

Note: As stated above, County maintained roads with a painted centerline strip are roads considered meeting or exceeding Road Category 4 standards, and are not necessarily listed below.

"APPROVED LIST"		
List of County Maintained Roads that meet (or are equivalent to) Road Category 4 standards for Cannabis Projects		
Road Name	Road Number	Range meeting (or equivalent to) Road Category 4 standard
Alderpoint Road	F6B165	All
Barrys Road	5J020	All
Bair Road	C6L300	All
Bair Road	6L300	All
Bald Hills Road	F4R300	All
Benbow Drive	6B180	Oakcrest Drive to State Hwy 101
Blue Slide Road	F2G100	All [Grizzley Bluff Rd to City limits of Rio Dell]
Brannon Mountain Road	7M100	State Hwy 96 to Creekside Lane
Briceland Thorne Road	F5A010	All
Burrell Road	3D030	From Mattole Rod to P.M. 067
Butler Valley Road	F5J031	All
Cathey Road	6D050	State Park to P.M. 0.87 [End of County maintained]
Chemise Mountain Road	C4A030	Shelter Cove Road to P.M. 3.0
Dean Creek Road	6B198	State Hwy 101 to P.M. 0.48 [End of County maintained]

Exhibit "D"

Road Evaluation Reports

"APPROVED LIST"		
List of County Maintained Roads that meet (or are equivalent to) Road Category 4 standards for Cannabis Projects		
Road Name	Road Number	Range meeting (or equivalent to) Road Category 4 standard
Eel Rock Road	7D010	All
Eighth Avenue	4N080	All
Ettersburg- Honeydew Road	F5A010	All
Fickle Hill Road	C5J040	PM 1.55 [end of centerline stripe] to P.M. 8.00
Fieldbrook Road	C4L760	All
Freshwater Road	F6F060	All
Friday Ridge Road	8L100	State Hwy 299 to PM 3.37[End of County maintained] then continues as USFS Road
Greenwood Heights Drive	C4K160	All
Grizzley Bluff Road	F2G100	All [City limits of Ferndale to Blue Slide Rd]
Jacoby Creek Road	C4K230	Old Arcata Road to P.M. 2.50
Jacoby Creek Road	4K230	From P.M. 2.5 to P.M. 2.69
Johnson Road	4G060	State Hwy 36 to P.M. 1.69 [End County maintained]
Kneeland Road	F6F060	Freshwater Road to Mountain View Road
Lighthouse Road	1D010	Mattole Road to State Park boundary
Maple Creek Road	5L100	All
Mattole Road	F3D010	All
Mattole Road	F3C010	All
McCann Road	6D090	Dyerville Loop Road to P.M. 1.5
McCellan Mtn Road	7F010	State Hwy 36 to P.M. 3.57[End of County maintained]
Mountain View Road	6H010	All
Murray Road	C3M020	All
Old Three Creeks Road	6L250	State Hwy 299 to P.M. 2.8 [End of County maintained] continues as a non-County maintained road
Panther Gap Road	4D010	Mattole Road to P.M. 1.83[End of County maintained] continues as a non- County maintained road
Patterson Road	C3M130	All
Price Creek Road	3G075	Blue Slide Creek Rd to PM 2.0
Salmon Creek Road	6C030	Hwy 101 to P.M. 5.39 [Gate]
Shelter Cove Road	C4A010	All
Showers Pass Road	6G010	PM 0.0 to PM 4.0 and PM 17.0 to PM 19.1
Sprowel Creek Road	C6B095	PM 0.0 to PM 2.11 (At Old Briceland Road)
Sprowel Creek Road	6B095	Old Briceland Rd to PM 7.22 [End of County maintained]
Tim Mullen Road	5J010	PM 0.0 to PM 2.07 [End of County maintained]
Thomas Road	6C040	Salmon Creek Road to P.M. 4.03 [End of County maintained] continues as a non- County maintained rd
Titlow Hill Road	7K100	Hwy 299 to PM 4.7[End of County maintained] then becomes USFS Road
Wallan Road	6B166	Alderpoint Rd to PM 1.29 [End of County maintained]
West End Road	5L010	PM 0.0 at Arcata City Limits to Warren Creek Road
Wilder Ridge Road	C5B010	All

List of County Maintained Roads that do not meet (or are not equivalent to) Road Category 4 standards for Cannabis Projects		
Road Name	Road Number	Range not meeting (or not equivalent to) Road Category 4 standard
Bark Shanty Road	9R105	All
Benbow Drive	6B180	Oakcrest Dr to end of County maintained
Brannon Mountain Road	7M100	Creekside Lane to PM 5.0 [End of County maintained] then becomes USFS Road
Burrell Road	3D030	P.M. 067 to P.M. 2.22 [End of County maintained]
Butte Creek Road	6H020	All
Cemetery Road	8D020	All
Chemise Mountain Road	C4A030	P.M. 3.0 to P.M. 4.09 [Mendocino County Line]
Essex Lane	C4L780	P.M. 0.2 to P.M. 0.9 [End of County maintained]
Fickle Hill Road	C5J040	P.M. 8.0 to P.M. 11.72
Harris Road	8B020	All
Kings Peak Road	C4A020	P.M. 1.0 to P.M 12.20
McCann Road	6D090	P.M. 1.5 to P.M.2.6 [End of County maintained]
Mill Street	3G305	Country Club Estates to P.M. 0.49[End]
Old Eel Rock Road	7D025	All

Exhibit "D"

Road Evaluation Reports

List of County Maintained Roads that do not meet (or are not equivalent to) Road Category 4 standards for Cannabis Projects		
Road Name	Road Number	Range not meeting (or not equivalent to) Road Category 4 standard
Price Creek Road	3G075	P.M. 2.0 to P.M. 3.45
River Bar Road	4G010	Hwy 36 to P.M. 1.76 [End of County maintained]
Salmon Creek Road	6C030	P.M. 5.39 to P.M. 5.88[End of County maintained]
Showers Pass Road	6G0100	P.M. 4.0 to P.M. 17.0
Sprowel Creek Road	6B095	P.M 4.00 to PM 7.22 [End of County maintained]
Stapp Road	7H010	P.M 0.00 to 3.25[End of County maintained]
Warren Creek Road	5L740	P.M 0.0 to PM 0.95 [End of County maintained]
Williams Creek Road	2G045	All

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