



RiveRidge Farms, LLC
Road System Assessment Report

APN: 033-271-021

Humboldt County, CA

May 2023

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Introduction

This Road Assessment contains an assessment of the road system that is used to access the subject parcel and premises associated with cannabis cultivation. RiverRidge Farms, LLC is proposing to permit cannabis cultivation and cannabis processing activities in accordance with the County of Humboldt's (County) *Commercial Cannabis Land Use Ordinance* (CCLUO), aka "Ordinance 2.0".

All cannabis processing activities that are proposed will occur in a separate location, which is accessed off of Highway 271. Highway 271 (State Road No.: is a paved two-lane road, with a painted center stripe. This road assessment only includes the road that is used to access cannabis cultivation activities; not Highway 271. See the Site Map in Appendix A for details of the road system that is included in this report.

The assessment describes how the road system meets the Performance Standards set forth in Section 55.4.12.1.8 – Road Systems in Humboldt County Ordinance No. 2599, Commercial Cannabis Land Use Ordinance.

The road system leading to the subject parcel is comprised of Milky Way Loop and a Private Driveway. The road in review is the Milky Way Loop, from the intersection of Highway 101 and Milky Way Loop to Private Driveway to the gate of the cultivation area, approximately 0.30 miles in total length.

This report includes a separate section for each of the Performance Standards in section 55.4.12.1.8. Each section describes how the road system meets each Performance Standard.

Road Points

Road Points (RPs) were located along the route leading to the subject parcel. RPs are defined as interest points along the subject roads; locations of pinch points, locations of sight distance restrictions, intersections, gates, turnouts, typical road sections, stream crossings or drainage features (inboard ditches, culverts, etc.). RPs can contain multiple features, such as a pinch point along with a stream crossing. The road widths were measured, photos were taken, and recommendations were prescribed at each RP. The recommendations are based on whether the RPs pose a site-specific problem or pose a threat to water quality or biological resources.

Table 1 below contains a description of the Road Points, Latitude and Longitude, and the measure road width of each RP. The table also describe if there is a turnout present within appropriate distance to the RPs, and the recommended prescription for each RP. See the attached Road System Map for more details of the location of each road segment. See the attached Road System Photographs for photos of each RP.

Table 1: All Road Points Along Entire Road System.

RP#	Figure(s)	Measured Roadway Width (ft)	Description	Recommendation
1	1-4	36	Intersection of Highway 101 and Milky Way Loop. No sight distance restriction.	Maintain existing roadway width and sight distance
2	5-6	14-16	Milky Way Loop - Dirt/gravel, 14-16' in width with 9' wide turn out. No sight distance restrictions.	Maintain existing roadway width and sight distance
3	7-8	14-16	Milky Way Loop - Dirt/gravel, 14-16' in width. No sight distance restrictions.	Maintain existing roadway width and sight distance
4	9-10	14-16	Milky Way Loop - Dirt/gravel, 14-16' in width. No sight distance restrictions.	Maintain existing roadway width and sight distance
5	11-12	14-16	Milky Way Loop - Dirt/gravel, 14-16' in width. No sight distance restrictions.	Maintain existing roadway width and sight distance
6	13-14	14-16	Intersection of Milky Way Loop and Private Driveway- Dirt/gravel, 14- 16' in width. No sight distance restrictions.	Maintain existing roadway width and sight distance
8	17-18	10	Private Driveway, Gravel/dirt, 10' in width. No sight restriction.	Maintain existing roadway width and sight distance
9	19-20	10	End of road assessment. Open area prior to gate for turnaround. No sight distance restriction.	Maintain existing roadway width and sight distance

Standard 1 – Dead End Road Length

Project shall not be located more than 2-mile (driving distance) from the nearest intersection with a Category 4 road or secondary access for emergency vehicles and personnel, including wildland fire equipment.

The project site is located approximately 0.30 miles from the intersection of Highway 101 and Milky Way Loop. Table 2 below describes each road segment that is included in the road system that is used to access the subject parcel. The table details the road name, length and the Road Points associated with each road segment. See the attached Road System Map for more details of the location of each road segment.

Table 2: Roads Included in the Road System.

Road Name	Length (mi.)	Start Road Point	End Road Point
Milky Way Loop	0.20	1	7
Private Driveway	0.10	7	8

Standard 2 – Functional Capacity

Roads providing access to the parcel or premises must meet or exceed the Category 4 road standard (or same practical effect).

The road segment leading to the Subject Parcel (Milky Way Loop and the Private Driveway) meets the Category 4 road standard to the same practical effect. The road system is not paved in its entirety, but is equivalent to Category 4 road standard in all other aspects. All road segments are functionally equivalent

to two-lane roads with designated speeds of 25 MPH (per Humboldt County WebGIS). There is no designated parking along the traveled roadway and turnouts are present along the entire road segment.

The road system serves six (6) parcels, ranging from 20-acre to 60-acres. The average daily traffic (ADT) for the entire road system is 30. This is calculated by multiplying the number of parcels served by the road system by 5 (Humboldt County Code - Design Standards for Roadway Category).

Standard 3 – Private Road Systems – Protection for Water Quality and Biological Resources

Private road systems and driveways providing access to parcel shall be designed, maintained, or retrofitted in accordance with the “Five Counties Salmonid Conservation Roads Maintenance Manual.” This includes measures to protect water quality using best management practices so that:

- *Impacts from point source and non-point source pollutants are prevented or minimized.*
- *Design and construction of culverts, stream crossings, and related drainage features shall remove barriers to passage and use by adult and juvenile fish, amphibians, reptiles and aquatic invertebrates.*

The road system is located in the Fish Creek- South Fork Eel River water shed, which is located in the South Fork Eel watershed. There are two (2) Road Points (RPs) that are associated with water quality and biological resources located along the entire road system. There are no surface water crossings along the access road system. See the attached Road System Assessment Photographs for photos of each RP.

Table 3 below describes all road points associated with water quality and biological resources. The table lists the location (Lat./Long.) of each RP, describes the relation to water quality, describes any issues related to water quality or biological resources and describes any recommendations associated for each RP.

Table 3: Road Points associated with Water Quality and Biological Resources.

RP #	Figure(s)	Lat., Long.	Description	Recommendation
5	11-12	40.97067°, -124.09050°	waterbar	Maintain waterbar and extend across road
7	15-16	40.97106°, -124.08823°	Inboard ditch and location of lead-out ditch. Lead-out discharges onto a vegetated, stable hillside	Maintain inboard ditch and slope road toward inboard

Overall, the subject road system requires few recommendations to be designed and constructed in accordance with the “Five Counties Salmonid Conservation Roads Maintenance Manual.” The road system is inadequately sloped to allow water to runoff the road surface, minimizing riling and sediment mobilization. It is recommended to maintain the sloped road from RP 5 to 7 toward the inboard ditch to elevate any future riling.

Recommendations for these RPs include slope the road from RP 4 to 5 toward the inboard ditch and improving and maintaining inboard ditches to allow the conveyance of stormwater and to minimize sediment transport. These recommendations are further described in Table 3. There are no road related landslides or slope failures within the road system.

Conclusion

In conclusion, the Road System used to access the subject parcel has been determined to be within conformance of Humboldt County Code Section 55.4.12.1.8 – Road Systems in Humboldt County Ordinance No. 2599, with the recommended improvements. Recommended improvements include maintaining existing road widths, sight distance and drainage features. These recommendations are further described in Table 1, above.

This Road System Assessment Report is solely a guiding document for information of the location, attributes, and condition of all the road features (Road Points). All recommendations set forth in this report shall be reviewed by all involved parties/agencies, prior to any construction. All construction to the road system shall be done in accordance with the “*Five Counties Salmonid Conservation Roads Maintenance Manual*.” Furthermore, prior to any construction activities, a pre-construction meeting shall be held between the Applicant, Contractors, and any members of a potential future Road Maintenance Association.

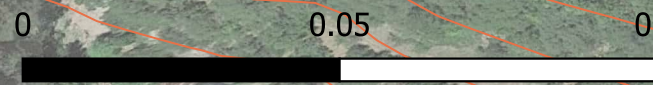
References

1. Commercial Cannabis Land Use Ordinance (CCLUO). Adopted by the Board of Supervisors on May 8, 2018
2. Humboldt County WebGIS. Humboldt County Planning and Building Department. Retrieved from <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>
3. Humboldt County Code - A Codification of the General Ordinances of Humboldt County, California - Passed May 5, 2020.
4. A Water Quality and Stream Habitat Protection Manual For County Road Maintenance in Northwestern California Watersheds - “*Five Counties Salmonid Conservation Roads Maintenance Manual*”

Appendix A: Road System Map

Legend

- Road Point (RP)
- - Roads (Humboldt WebGIS)
- 40 ft Contours (Humboldt WebGIS)
- RiveRidge Property (Humboldt WebGIS)



Appendix B: Road System Photographs



Figure 1: RP 1. Intersection of Highway 101 and Milky Way Loop, Paved apron 36' in width. Image taken facing west.



Figure 2: RP 1. Intersection of Highway 101 and Milky Way Loop, Paved apron 36' in width. Image taken at facing north.



Figure 3: RP 1. Intersection of Highway 101 and Milky Way Loop, Paved apron 36' in width. Image taken facing south.



Figure 4: RP 1. Intersection of Highway 101 and Milky Way Loop, Paved apron 36' in width. Image taken at facing east.



Figure 5: RP2: Milky Way Loop - 16' paved road width; location of 10' turnout. Image shown facing west.



Figure 6: RP2: Milky Way Loop - 16' paved road width; location of 10' turnout. Image shown facing east; towards Highway 101.

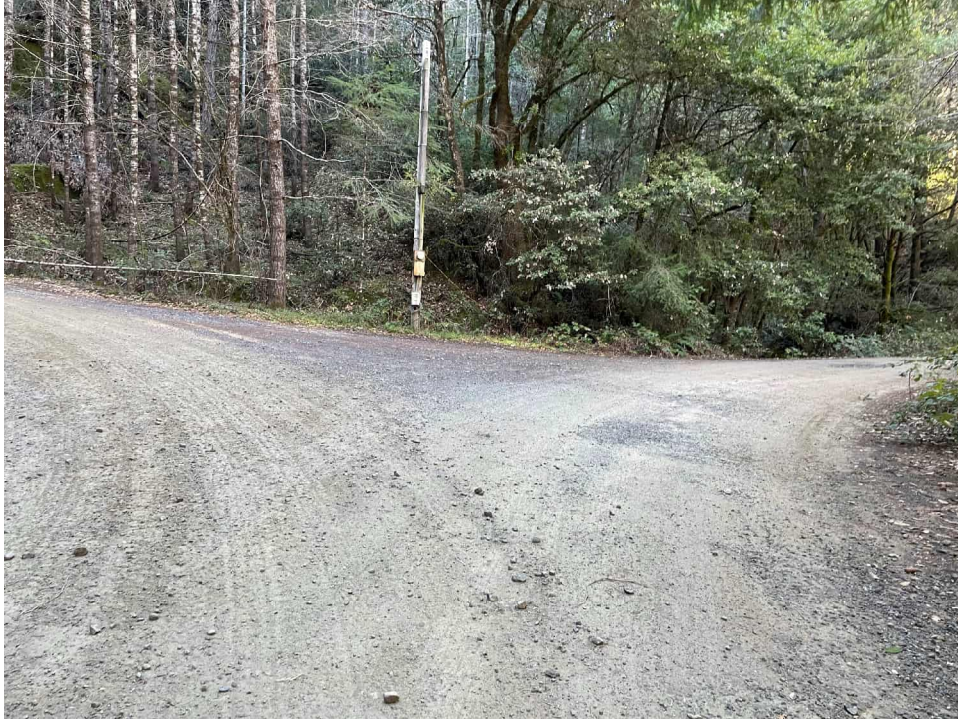


Figure 7: RP3. Milky Way Loop - 14' dirt/gravel road width with righthand +/- 14 road intersection. Image shown facing west.

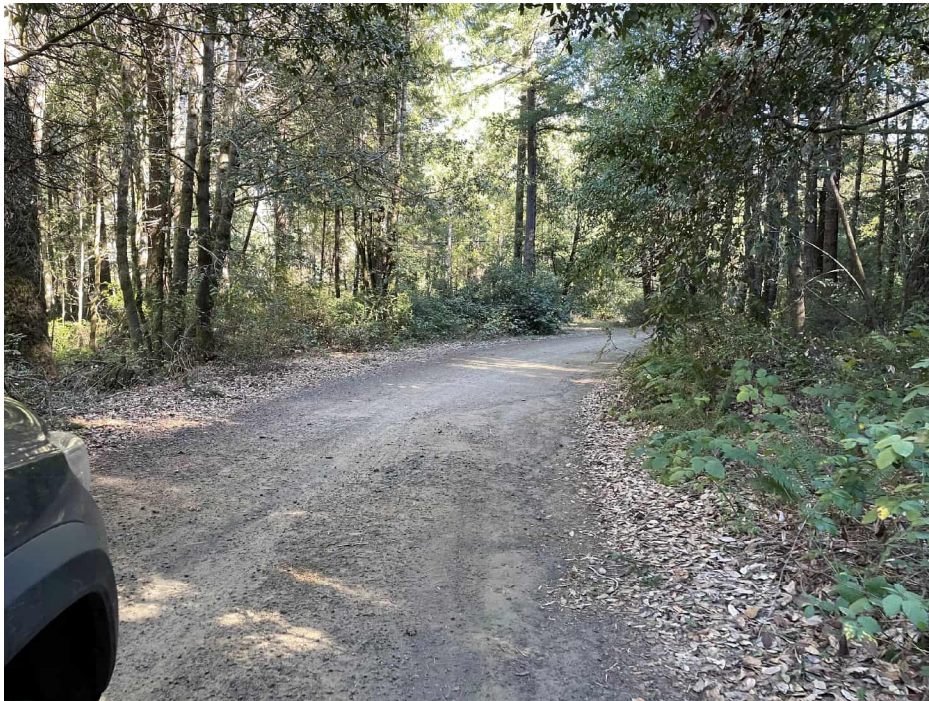


Figure 8: RP3. Milky Way Loop - 14' dirt/gravel road width Image facing south; towards the subject parcel.



Figure 9: RP4. Milky Way Loop – 14-16' dirt/gravel road width. Image shown facing south; towards the subject parcel.



Figure 10: RP4. Milky Way Loop – 14-16' dirt/gravel road width. Image shown facing north; towards Highway 101.

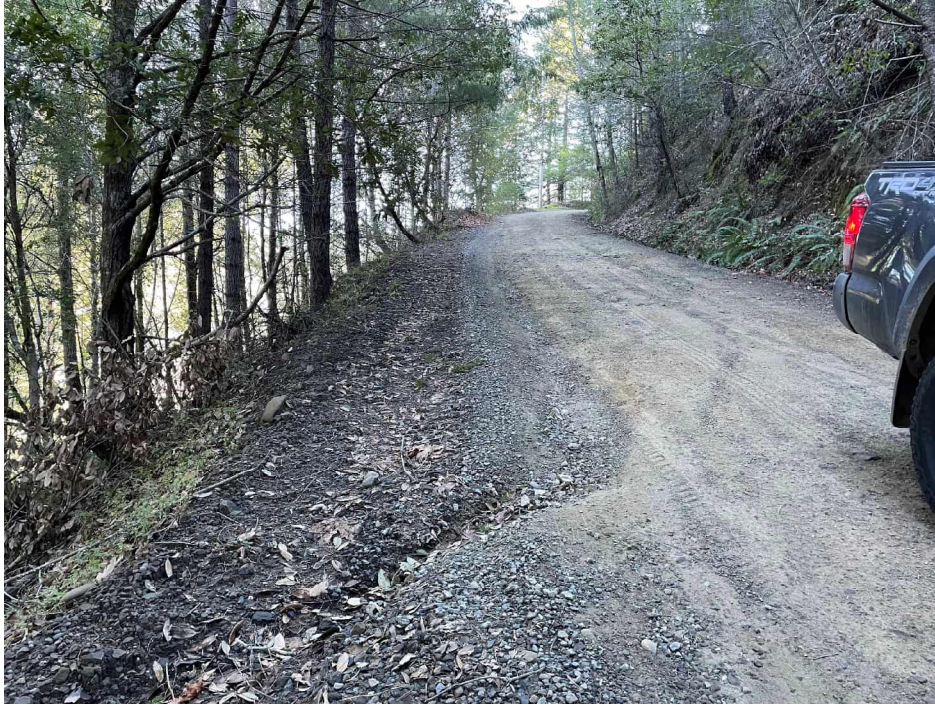


Figure 11: RP 5. Milky Way Loop – 14-16' dirt/gravel road width with waterbar. Image shown facing south; towards the subject parcel.

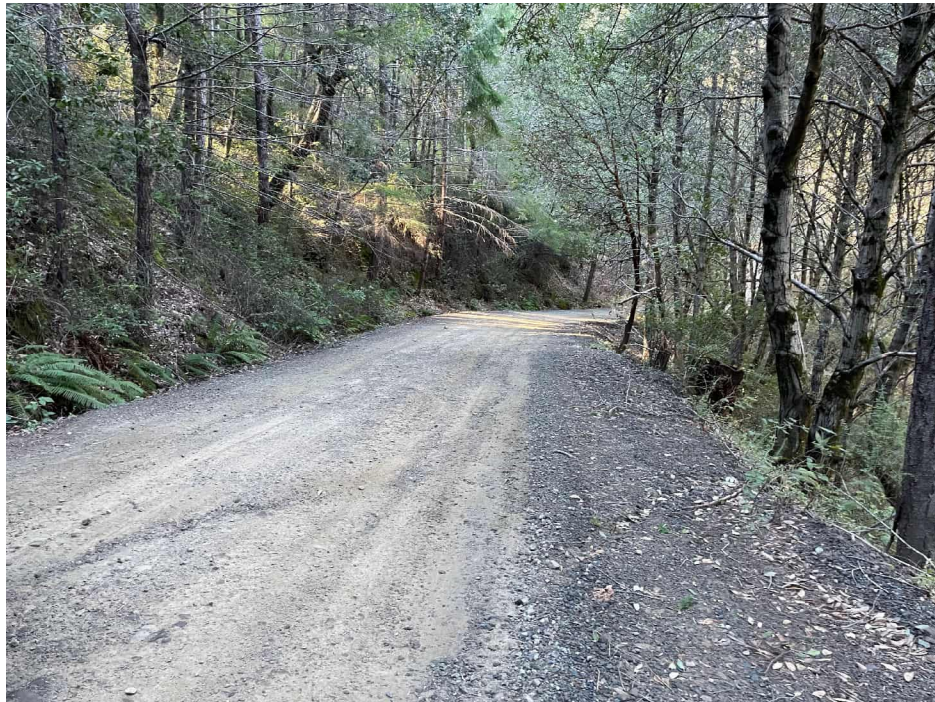


Figure 12: RP 5. Milky Way Loop – 14-16' dirt/gravel road width below waterbar. Image shown facing north; towards Highway 101.



Figure 13: RP 6. Milky Way Loop and Private Driveway intersection – 14-16' dirt/gravel road width with gate entrance (right in image). Image shown facing south; towards the subject parcel.



Figure 14: RP 6. Milky Way Loop – 14-16' dirt/gravel road width. shown facing north; towards Highway 101.



Figure 15: RP 7. Milky Way Loop – Inboard Ditch. Image shown facing south; towards the subject parcel.

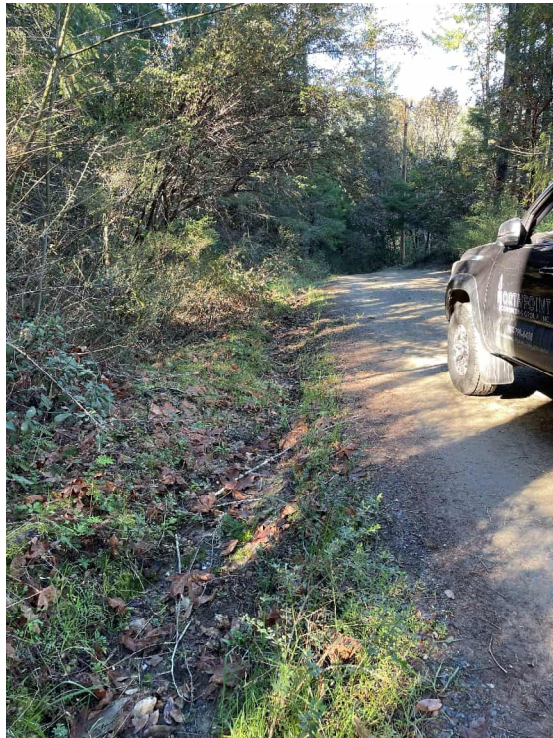


Figure 16: RP 7. Milky Way Loop – Inboard Ditch. Image shown facing south; towards Highway 101.



Figure 17: RP 8. Private Driveway – 14-16' dirt/gravel road width with gate entrance (right in image). Image shown facing south; towards the project area.



Figure 18: RP 8. Private Driveway – 14-16' dirt/gravel road width. shown facing north; towards the project area.



Figure 19: RP 9. Private Driveway – 12' paved road width. Image shown facing south; towards project area.

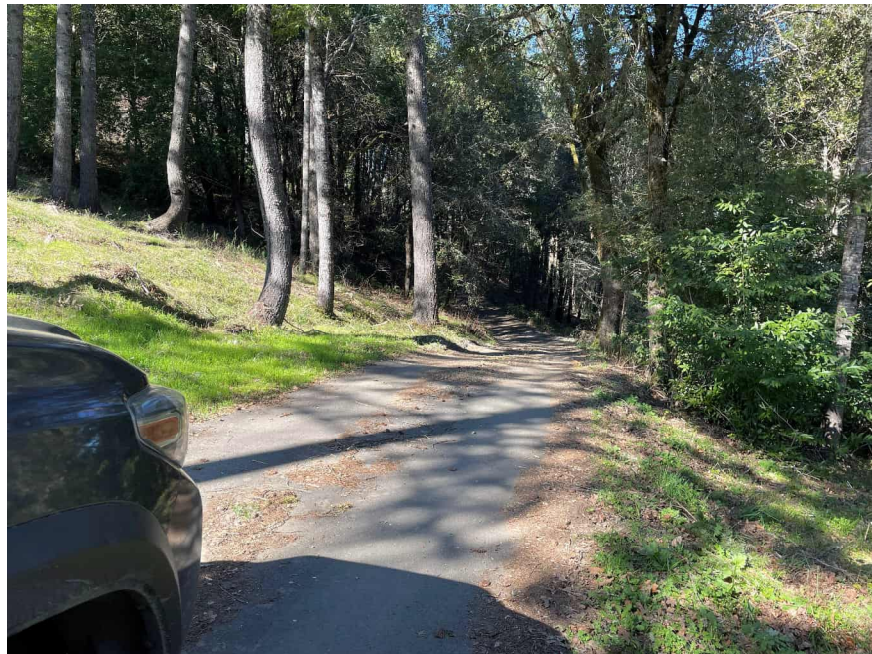


Figure 20: RP 9. Private Driveway – 12' paved road width. shown facing north; towards Milky Way Loop.

Appendix C: Humboldt County Department of Public Works Road Evaluation Report Forms