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HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS ROAD EVALUATION REPORT

PART A: Part A may be completed by the applicant

Applicant Name: Lost Creek Farms APN: 211-184-006

Planning & Building Department Case/File No.: _____

Road Name: Panther Gap Rd. (complete a separate form for each road)

From Road (Cross Street): Panther Gap Rd.

To Road (cross Street): Private Drive

Length of Road Segment: 1.7 Mile Date Inspected: 2/20/21

Road is Maintained by: County Other 1.7
(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, ect. 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 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

Allan M. Baird 3-19-2021
Signature Date

ALLAN M. BAIRD
Name Printed



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 Panther Gap Rd. Date Inspected: 2/20/2021 APN: 211-184-006
 From Road: Panther Gap Rd. (Post Mile 1.00) Planning & Building
 Department Case/File No.:
 To Road: Private Drive (Post Mile)

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.)

ADT: <100 Date(s) measured: 2/20/2021

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.

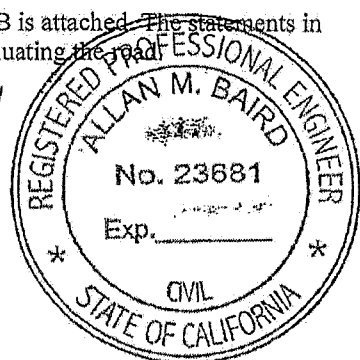
If NO, then the road shall be reviewed per the applicable policies for the design of local roads and streets presented in AASHTO A Policy on Geometric Design of Highways and Streets, commonly known as the "Green Book". Complete section 3 below.

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
 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.

[Signature]
 (Signature of Civil Engineer)

3-19-2021
 (Date)



TECHNICAL MEMORANDUM

Date: March 2, 2021

To: Humboldt County Department of Public Works

From: Allan Baird Engineering & Surveying, Inc.

Subject: Road Evaluation for APN: 211-184-006

Segment 1 is 1.7 miles

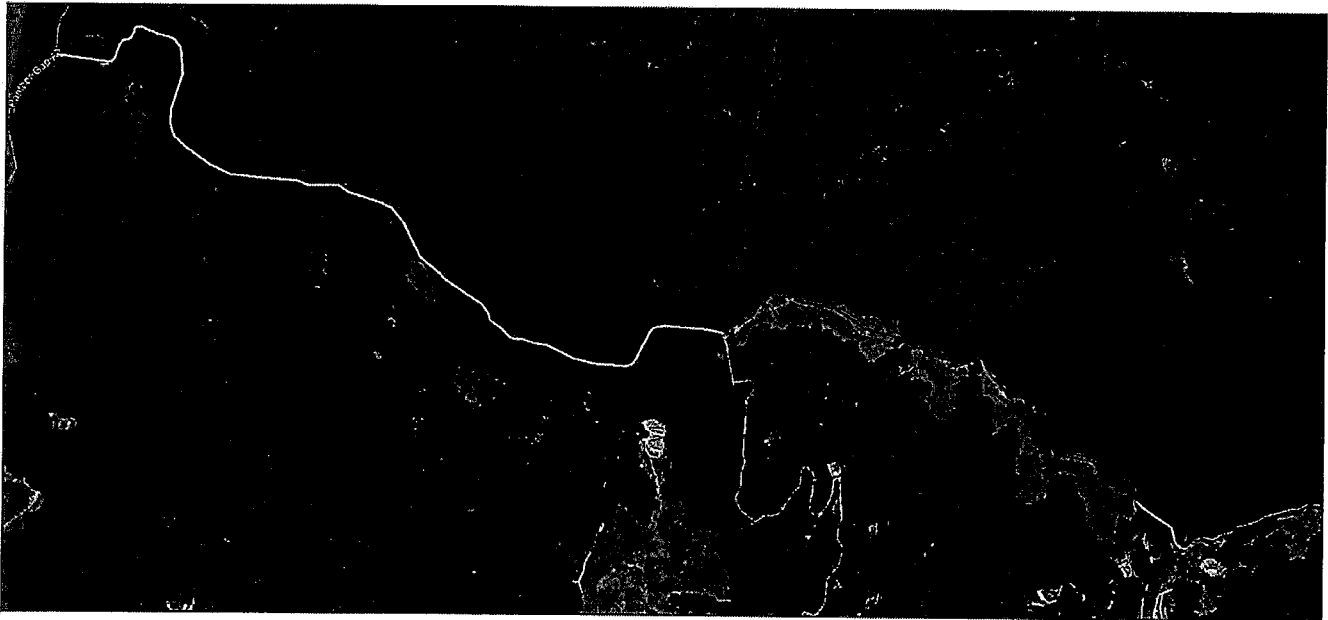
From: Panther Gap Rd.

To: Private Drive

I Hereby state that all work described in the attached Technical Memorandum follows accepted engineering practice and was completed under my direction. This Technical Memorandum summarizes results from an evaluation conducted on the access road leading to APN: 211-184-006 per guidance from the Humboldt County Department of Public Works. The Lost Creek Farms property is located approximately 0.17 miles from Private Drive, and approximately 1.0 miles from Private Drive and from Panther Gap Rd. approximately 1.7 miles. There has been a road slide on part of the county-maintained segment 1 and a detour is required. Based on physical characteristics of the road(s), the access road to the Lost Creek Farms property has been divided into 3 segments as follows:

- Segment 1 – Panther Gap Road to Private Drive – 1.7 Miles “Road-Slide is blocking road”
- Segment 2 – Private Drive to Private Drive – 1.0 Miles
- Segment 3 – Private Drive to Lost Creek Farms Property – 0.17 Miles

Attached is the Road Evaluation Overview Map



Allan M. Baird
Engineering & Surveying
1257 Main St. Fortuna CA
(707) 725-5182

2.3 Average Daily Traffic Estimate

A.M. Baird Engineering & Surveying, Inc, Allan M. Baird Estimated the average daily trips based on traffic observations during the road evaluation, number of properties utilizing the access road, and engineering judgement. There is one parcel that utilizes Segment _____. If each parcel accounts for two trips per day, that equates to approximately 2 total trips per day. This is generally consistent with the observations made during the road evaluation.

3.1 General Observations

Overall, the 1.7 mile segment of Private Drive is in relatively good condition. The road has been blocked off due to a slide and is unusable until the county repairs the road. There is no evidence of skid marks along the segment. The road is fairly narrow, but it only serves _____ property(s) so the width is adequate.

3.2 Description of Specific Road Segments

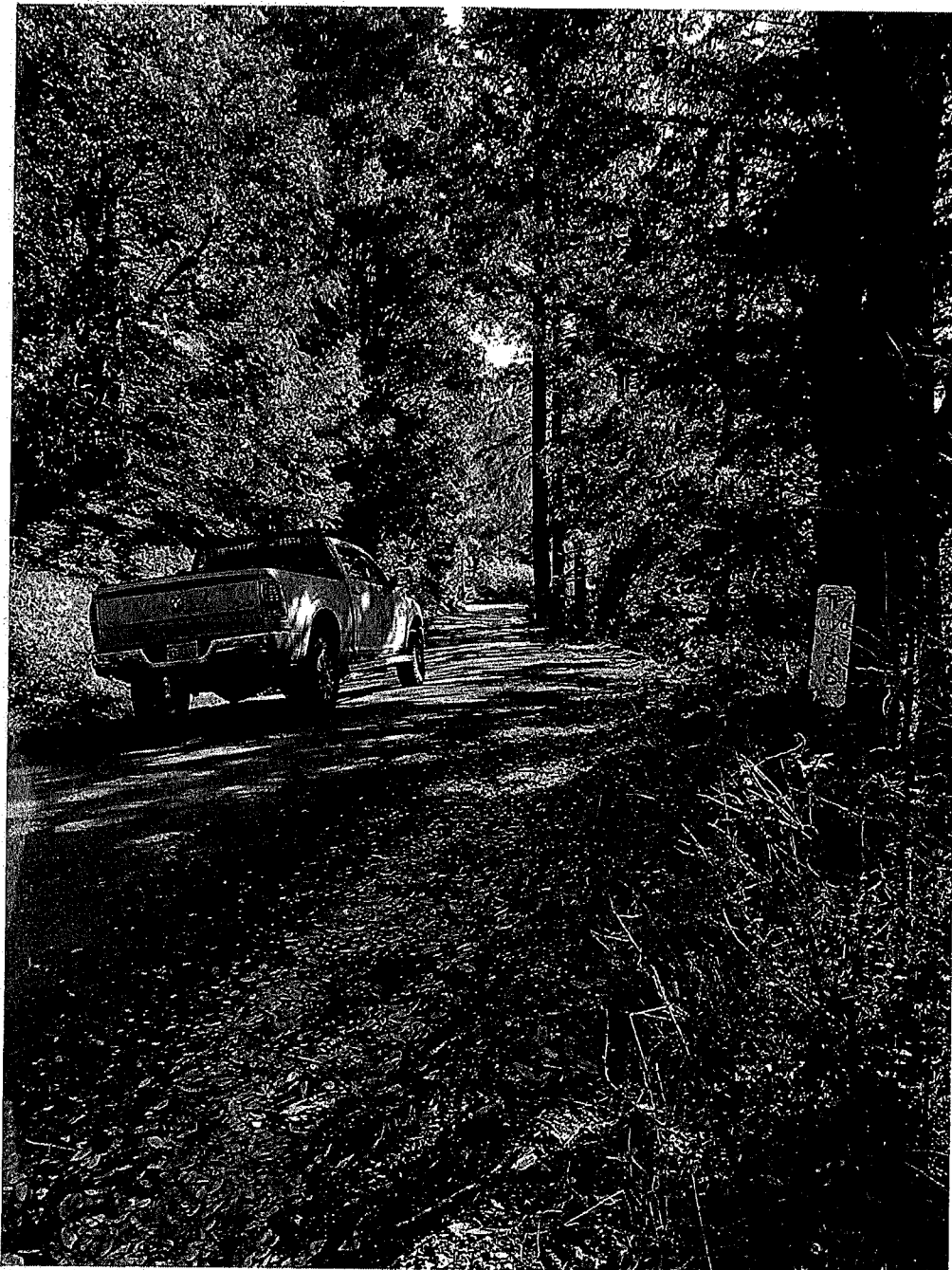
A detailed map of the road segment(s) is shown on Figure 2. Measurements were taken along the road segment after mile at 0.1-mile intervals as shown in Figure 2:

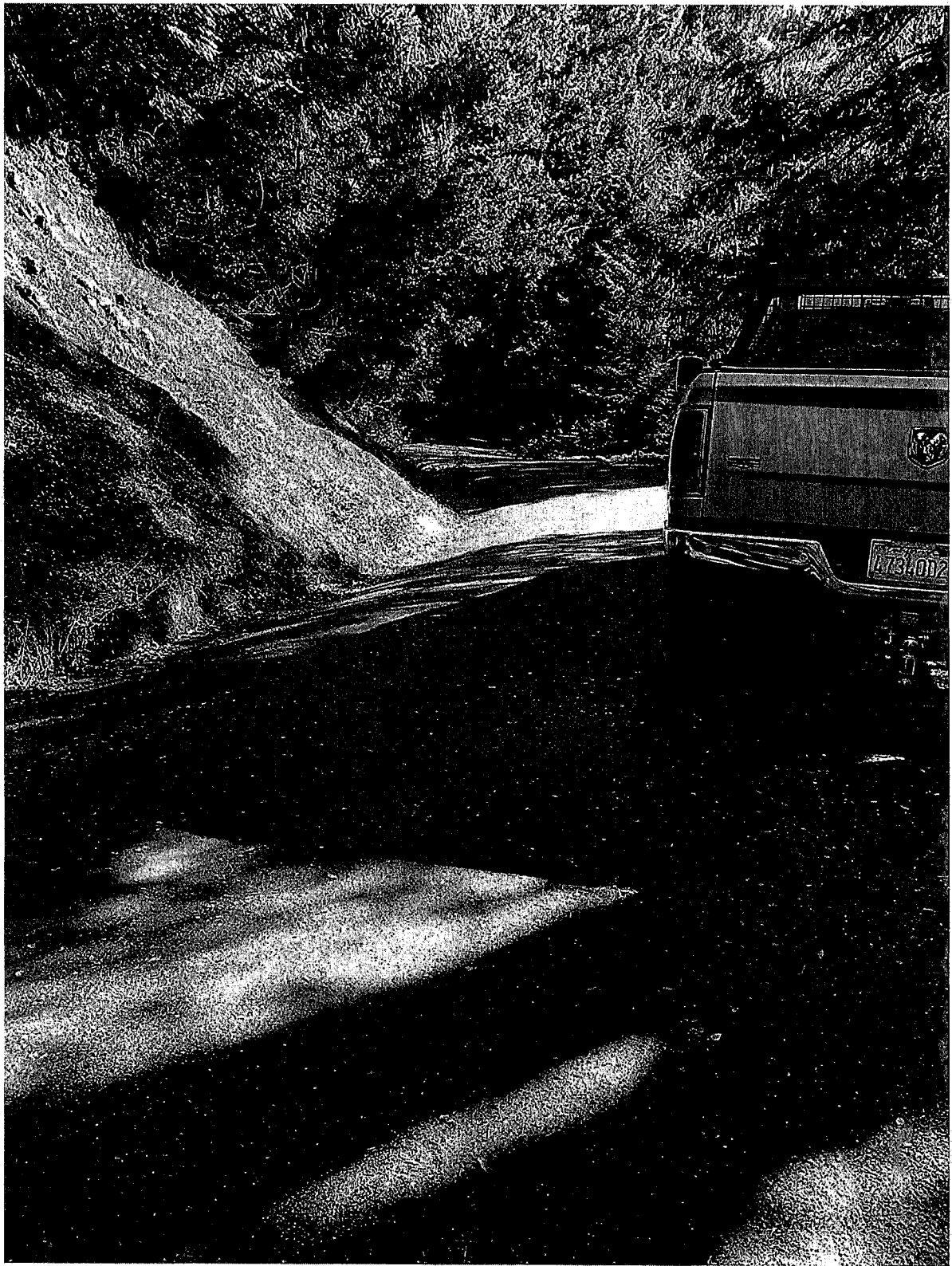
- Mile 0-1.7: Panther Gap Rd. to Private Drive – 1.7 Miles “Road-Slide is blocking road”
 - Mile 1.7-2.7: Private Drive to Private Drive – 1.0 Miles
 - Mile 2.7-2.87: Private Drive to Lost Creek Farms Property – 0.17 Miles
-
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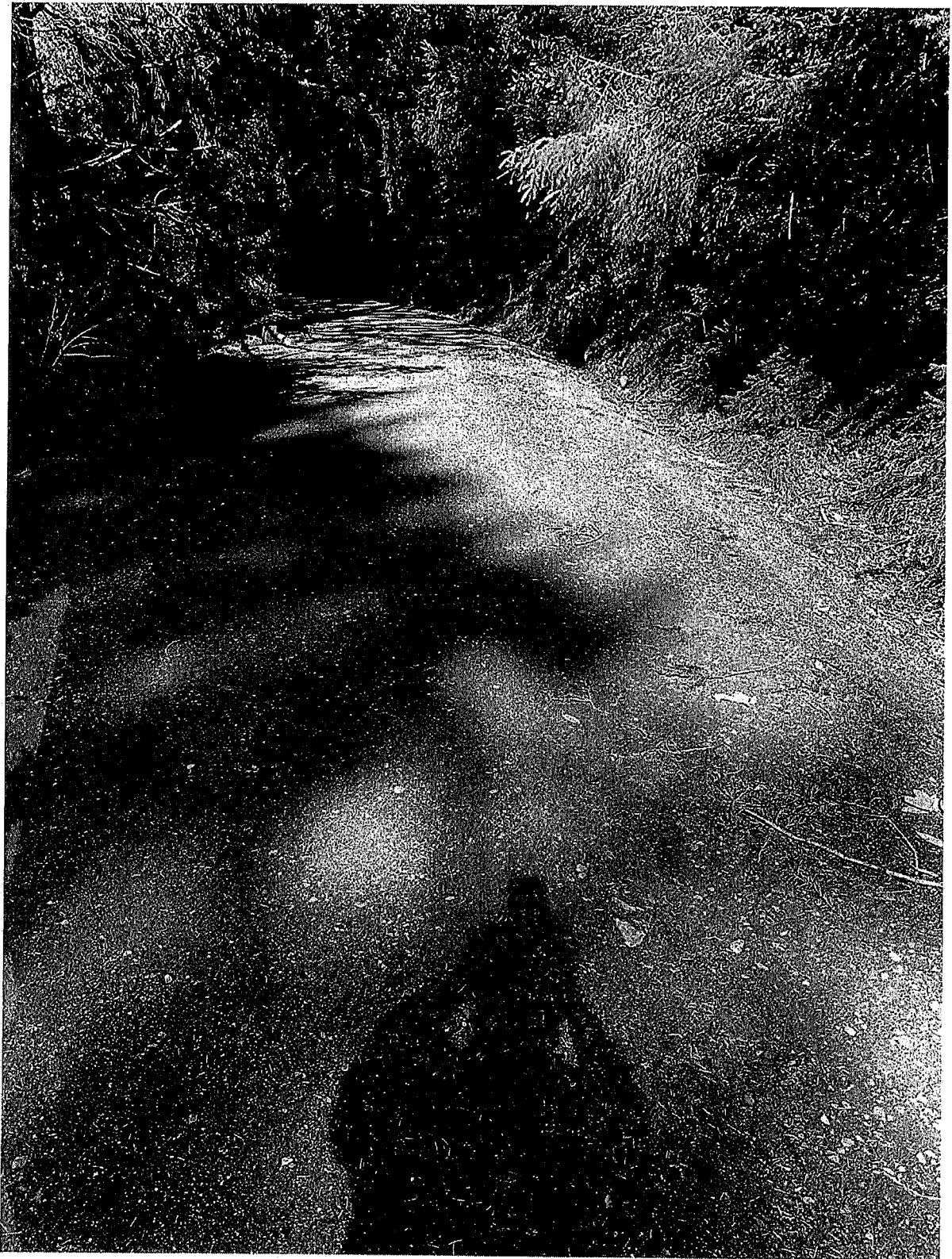
4.1 General Recommendations for this Road Segment

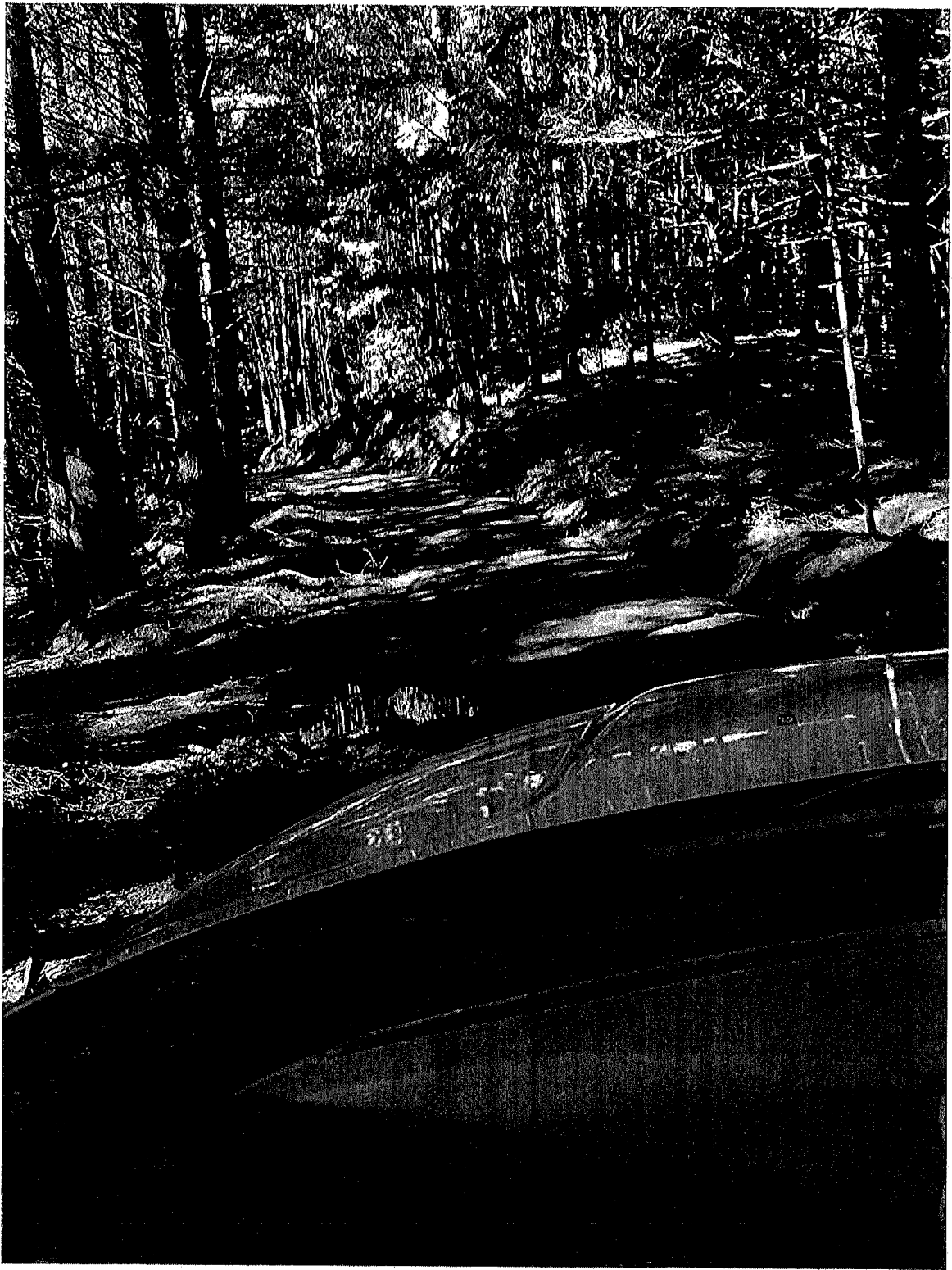
Brush Trimming to improve visibility, County repair for road-slide needed

Appendix A
Photos









HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

PART A: Part A may be completed by the applicant

Applicant Name: Lost Creek Farms APN: 211-184-006

Planning & Building Department Case/File No.: _____

Road Name: Private Drive (complete a separate form for each road)

From Road (Cross Street): Private Drive

To Road (cross Street): Private Drive

Length of Road Segment: 1.0 Mile Date Inspected: 2/20/21

Road is Maintained by: County Other 1.0 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, ect. 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 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

Date

Name Printed



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 Private Drive Date Inspected: 2/20/2021 APN: 211-184-006

From Road: Private Drive (Post Mile) Planning & Building Department Case/File No.:

To Road: Private Drive (Post Mile)

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.)

ADT: <100 Date(s) measured: 2/20/2021

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.

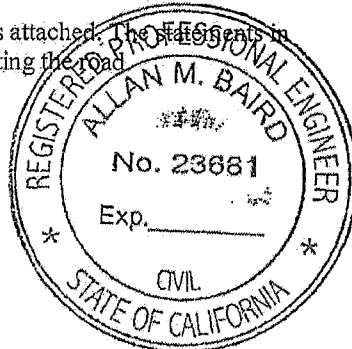
2. Identify site specific safety problems with the road that include, but are not limited to: (Refer to Chapter 3 in AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT≤400) for guidance.)
- A. Pattern of curve related crashes.
 Check one: No. Yes, see attached sheet for Post Mile (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
 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

Allan M. Baird
 (Signature of Civil Engineer)

3-19-2021
 (Date)



TECHNICAL MEMORANDUM

Date: March 2, 2021

To: Humboldt County Department of Public Works

From: Allan Baird Engineering & Surveying, Inc.

Subject: Road Evaluation for APN: 211-184-006

Segment 2 is 1.0 miles

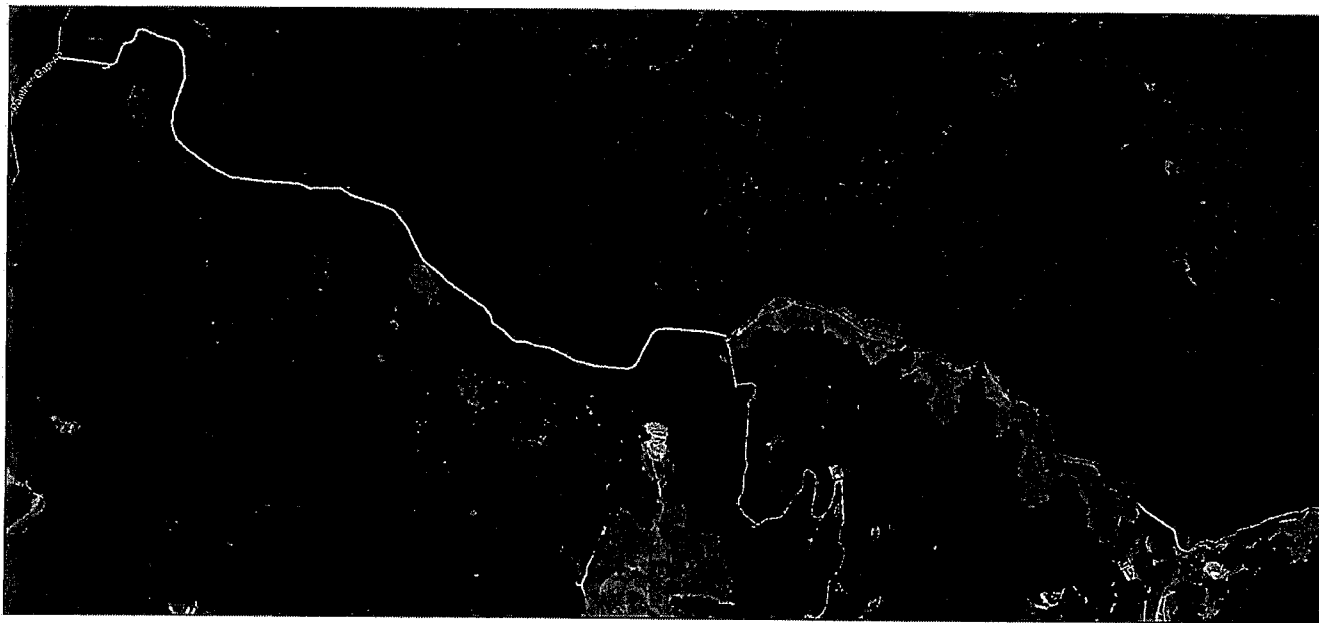
From: Private Drive

To: Private Drive

I Hereby state that all work described in the attached Technical Memorandum follows accepted engineering practice and was completed under my direction. This Technical Memorandum summarizes results from an evaluation conducted on the access road leading to APN: 211-184-006 per guidance from the Humboldt County Department of Public Works. The Lost Creek Farms property is located approximately 0.17 miles from Private Drive, and approximately 1.0 miles from Private Drive and from Panther Gap Rd. approximately 1.7 miles. There has been a road slide on part of the county-maintained segment 1 and a detour is required. Based on physical characteristics of the road(s), the access road to the Lost Creek Farms property has been divided into 3 segments as follows:

- Segment 1 – Panther Gap Road to Private Drive – 1.7 Miles “Road-Slide is blocking road”
- Segment 2 – Private Drive to Private Drive – 1.0 Miles
- Segment 3 – Private Drive to Lost Creek Farms Property – 0.17 Miles

Attached is the Road Evaluation Overview Map



Allan M. Baird
Engineering & Surveying
1257 Main St. Fortuna CA
(707) 725-5182

2.3 Average Daily Traffic Estimate

A.M. Baird Engineering & Surveying, Inc, Allan M. Baird Estimated the average daily trips based on traffic observations during the road evaluation, number of properties utilizing the access road, and engineering judgement. There is one parcel that utilizes Segment _____. If each parcel accounts for two trips per day, that equates to approximately 2 total trips per day. This is generally consistent with the observations made during the road evaluation.

3.1 General Observations

Overall, the 1.0 mile segment of Private Drive is in relatively good condition. There is no evidence of skid marks along the segment. The road is fairly narrow, but it only serves _____ property(s) so the width is adequate.

3.2 Description of Specific Road Segments

A detailed map of the road segment(s) is shown on Figure 2. Measurements were taken along the road segment after mile at 0.1-mile intervals as shown in Figure 2:

- Mile 0-1.7: Panther Gap Rd. to Private Drive – 1.7 Miles “Road-Slide is blocking road”
 - Mile 1.7-2.7: Private Drive to Private Drive – 1.0 Miles
 - Mile 2.7-2.87: Private Drive to Lost Creek Farms Property – 0.17 Miles
-
-

4.1 General Recommendations for this Road Segment

Brush Trimming to improve visibility

HUMBOLDT COUNTY DEPARTMENT OF PUBLIC WORKS
ROAD EVALUATION REPORT

PART A: Part A may be completed by the applicant

Applicant Name: Lost Creek Farms APN: 211-184-006

Planning & Building Department Case/File No.: _____

Road Name: Lost Creek Farms Property (complete a separate form for each road)

From Road (Cross Street): Private Drive

To Road (cross Street): Lost Creek Farms Property

Length of Road Segment: 0.17 Mile Date Inspected: 2/20/21

Road is Maintained by: County Other 0.17 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 used 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.

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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

Allan M. Baird 3-19-2021
Signature Date

ALLAN M. BAIRD
Name Printed



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 Lost Creek Farms Property Date Inspected: 2/20/21 APN: 211-184-006

From Road: Private Drive (Post Mile _____)

Planning & Building
Department Case/File No.:

To Road: Lost Creek Farms Property (Post Mile _____)

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.) _____

ADT: <100 Date(s) measured: 2/20/2021

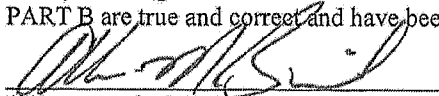
Method used to measure ADT: Counters Estimated using ITE Trip Generation Book
Is the ADT of the road less than 400? Yes No

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
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.


(Signature of Civil Engineer)

3-19-21
(Date)



TECHNICAL MEMORANDUM

Date: March 2, 2021

To: Humboldt County Department of Public Works

From: Allan Baird Engineering & Surveying, Inc.

Subject: Road Evaluation for APN: 211-184-006

Segment 3 is 0.17 miles

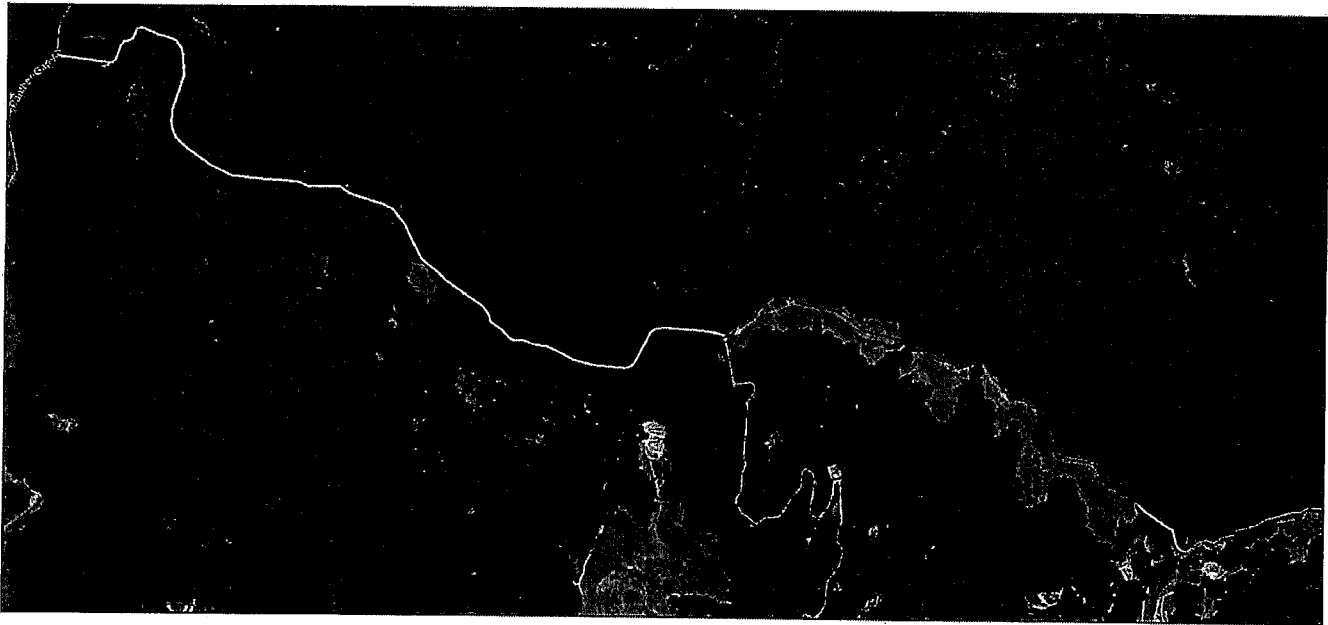
From: Private Drive

To: Lost Creek Farms Property

I Hereby state that all work described in the attached Technical Memorandum follows accepted engineering practice and was completed under my direction. This Technical Memorandum summarizes results from an evaluation conducted on the access road leading to APN: 211-184-006 per guidance from the Humboldt County Department of Public Works. The Lost Creek Farms property is located approximately 0.17 miles from Private Drive, and approximately 1.0 miles from Private Drive and from Panther Gap Rd. approximately 1.7 miles. There has been a road slide on part of the county-maintained segment 1 and a detour is required. Based on physical characteristics of the road(s), the access road to the Lost Creek Farms property has been divided into 3 segments as follows:

- Segment 1 – Panther Gap Road to Private Drive – 1.7 Miles “Road-Slide is blocking road”
- Segment 2 – Private Drive to Private Drive – 1.0 Miles
- Segment 3 – Private Drive to Lost Creek Farms Property – 0.17 Miles

Attached is the Road Evaluation Overview Map



Allan M. Baird
Engineering & Surveying
1257 Main St. Fortuna CA
(707) 725-5182

2.3 Average Daily Traffic Estimate

A.M. Baird Engineering & Surveying, Inc, Allan M. Baird Estimated the average daily trips based on traffic observations during the road evaluation, number of properties utilizing the access road, and engineering judgement. There is one parcel that utilizes Segment _____. If each parcel accounts for two trips per day, that equates to approximately 2 total trips per day. This is generally consistent with the observations made during the road evaluation.

3.1 General Observations

Overall, the 0.17 mile segment of Private Drive is in relatively good condition. There is no evidence of skid marks along the segment. The road is fairly narrow, but it only serves _____ property(s) so the width is adequate.

3.2 Description of Specific Road Segments

A detailed map of the road segment(s) is shown on Figure 2. Measurements were taken along the road segment after mile at 0.1-mile intervals as shown in Figure 2:

- Mile 0-1.7: Panther Gap Rd. to Private Drive – 1.7 Miles “Road-Slide is blocking road”
 - Mile 1.7-2.7: Private Drive to Private Drive – 1.0 Miles
 - Mile 2.7-2.87: Private Drive to Lost Creek Farms Property – 0.17 Miles
-
-

4.1 General Recommendations for this Road Segment

Brush Trimming to improve visibility