




**DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT**
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

On-line Web: humboldt.gov	Public Works Building Second & L St., Eureka Fax 445-7409	Clark Complex Harris & H St., Eureka Fax 445-7388
Administration	445-7491	Natural Resources 445-7741
Business	445-7652	Natural Resource Planning 267-9542
Engineering	445-7377	Parks 445-7651
Facility Management	445-7621	Roads 445-7421
		Land Use 445-7205

LAND USE DIVISION MEMORANDUM

TO: Desmond Johnston, Senior Planner, Planning and Building Department

FROM: Robert W. Bronkall, Deputy Director 

DATE: 09/29/2020
01/24/2023 Revised

RE: **BENBOW/CARDMAN-PEDEN, APN 033-101-011 ET AL,
PLN-2020-16218 GPP ZR**

The existing roadway network serving the subject properties may not be adequate to serve the increased development potential from the rezoning. This may require substantial on-site and off-site roadway improvements at the time of future subdivisions or development.

The County maintained road system in this area is prone to slope instability. East Blue Rock Road (6B176) is a dead end road that has an unstable roadbed as it is currently sliding down the hillside in multiple locations. West Blue Rock Road (6B188) and Fir Gate Court (6B190) access from East Blue Road (6B176).

~~One suggestion is to provide a secondary access from Fairway Drive and Red Rock Road. Both of these roads are not in the County maintained road system. This would reduce the volume of traffic on the fragile road system and provide a solution to a dead end road scenario. Public Works has evaluated this secondary access and determined that it is not practical to construct. [Revised 01/24/2023]~~

The Department recommends that the roadway network be reviewed as part of this rezone application. This review would identify the necessary improvements needed to serve the increased development potential resulting from the rezone. This review would also identify how the improvements would be equitably spread by the affected properties. This will enable orderly development of the area. A Category 4 road will be required, per Section 1273.01 of State Fire Safe Regulations, California Code of Regulations (CCR), Title 14 Natural Resources, Division 1.5 Department of Forestry, Chapter 7 Fire Protection, Subchapter 2 SRA Fire Safe Regulations, which have been established pursuant to California Public Resource Code Section 4290 et seq.

Informational Note: The subject property is located in the State Responsibility Area and is subject to the County's Fire Safe Regulations (FSR) as set forth in County Code. Development of the subject property must comply with the FSR. The Department is involved with ensuring that roads meet minimum FSR. The most common issues with roads not conforming to the FSR

are the maximum length of dead-end road is exceeded; the width of road is too narrow; the grade of the road is too steep; and curve radii are too small. Development of the subject property may require extensive on-site and off-site road improvements in order to meet minimum standards. **The applicant should be advised that approval of the Zone Reclassification does not imply that the FSR have been met or can be met.** [Note: Fire Safe Regulations set forth in County Code Section 3111-1, et seq. have been superseded by the 01/01/2020 CCR since County Code has not been recertified by the Department of Forestry pursuant to Section 1270.04.]

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