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March 4, 2020

Humboldt County Public Works Department – Land Use Division.
531 K St. Eureka, CA 95501

RE: **New Earth Farms, LLC. - Revised Road Evaluation Report**
APN: 522-032-004
Apps# 12353

Old Three Creeks Road along with unnamed roads provide access for numerous property owners in the Willow Creek area and are classified as *very low-volume local roads*. The American Association of State Highways and Transportation Officials (AASHTO, 2001) defines a *very low-volume local road* as a road that is functionally classified as a local road and has a design average daily traffic volume (ADT) of 400 vehicles per day or less. This Road Evaluation Report describes the 7.9-mile route leading to the subject parcel from the County maintained roads, State HWY 299 and Old Three Creeks Road. Only the first 2.9 miles of Old Three Creeks Road is County Maintained (State Road No. 6L250). Table 1 below outlines the route that is used to access the subject parcel. See the attached maps for the route that leads to the subject parcel.

Table 1: Route to subject parcel.

Access to Site from State HWY 299	Miles	Start RP	End RP
State HWY 299	N/A	-	RP 1
Old Three Creeks Road (County Maintained. State Road No. 6L250)	2.9	RP 1	RP 10
Unnamed Road	5	RP 10	RP 29

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, stream crossings, intersections and typical road segments. 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. See the attached Road Evaluation Photographs for photos of each RP.

The entire route was originally surveyed on 12/11/17. A portion of the route was again surveyed on 8/16/19 up to RP 22, for a separate applicant. The recommendations and photos have been updated in this revised report to include the most recently surveyed segment of the route.

Table 2 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.

Table 2: Description of Road Points.

RP	Figure	Measured Width (ft.)	Lat., Long.	Description	Turnout Provided	Recommendation
1	1	20+	40.910100°, -123.785373°	Intersection of State HYW 299 and Old Three Creeks Road (County maintained. State Road No. 6L250)	N/A	Maintain road width and sight distance
2	2	20+	40.912615°, -123.784953°	End of pavement on Old Three Creeks Road (County maintained)	Yes	Maintain road width and sight distance
3	3	20+	40.913378°, -123.783162°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
4	4	10	40.914290°, -123.782614°	Pinch Point. Large tree protrudes into road. No sight distance restriction.	Yes	Maintain road width and sight distance
5	5	20+	40.917975°, -123.778829°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
6	6	15	40.925679°, -123.775951°	Pinch Point. No sight distance restriction.	Yes	Maintain road width and sight distance
7	7	20+	40.932191°, -123.771368°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
8	8	12	40.932511°, -123.765977°	Pinch Point. Road surface has failed. Corrective action in currently underway.	Yes	N/A
9	9	20+	40.934322°, -123.762682°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
10	10-11	20+	40.934798°, -123.756684°	End of County maintained Old Three Creeks Road. A "Neighborhood Gate" is also located at this RP (See Figure 11). Start of Unnamed Road	Yes	Maintain road width and sight distance
11	12	20+	40.938155°, -123.752968°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
12	13	20+	40.940814°, -123.751227°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
13	14	20+	40.942928°, -123.749058°	Road Point. 20+ feet wide. No sight distance restriction. Location of "Respect your Neighbors. DRIVE SLOW. SPEED LIMIT 20" sign.	N/A	Maintain road width and sight distance
14	15	20+	40.947249°, -123.748938°	Intersection. No sight distance restriction.	Yes	Maintain road width and sight distance
15	16	16	40.947973°, -123.749406°	Pinch point. No sight distance restriction.	Yes	Maintain road width and sight distance
16	17	20+	40.948820°, -123.750692°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
17	18	20+	40.950386°, -123.751934°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
18	19	20+	40.954172°, -123.750865°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
19	20	15	40.956941°, -123.749554°	Pinch Point. Stream Crossing. No sight distance restriction.	Yes	Maintain road width and sight distance
20	21	12	40.961892°, -123.748029°	Intersection. Pinch Point. No sight distance restriction.	Yes	Maintain road width and sight distance
21	22	20+	40.962076°, -123.743668°	Road point and large turnout. No sight distance restriction	N/A	Maintain road width and sight distance
22	23-24	20+	40.964681°, -123.743348°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
23	25-26	20+	40.968000°, -123.740558°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
24	27-28	20+	40.970280°, -123.741213°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
25	29-30	20+	40.972807°, -123.741067°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
26	31-32	20+	40.974827°, -123.740250°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
27	33-34	20+	40.976880°, -123.740710°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
28	35-36	20+	40.979175°, -123.740335°	Road Point. 20+ feet wide. No sight distance restriction.	N/A	Maintain road width and sight distance
29	37-38	20+	40.980365°, -123.738431°	Entrance to subject parcel. Gate. No sight distance restriction.	N/A	Maintain road width and sight distance

The average daily traffic (ADT) of the 7.9-mile route is estimated to be 112. There are 28 parcels located off of the subject route. Based on 2 trips per day per parcel that access the subject route, the ADT was estimated to be 112. During the peak operating season, New Earth Farms, LLC employs six (6) employees. During this time, the ADT is estimated to increase to 124. The increase in traffic is minimal and is not expected to negatively impact the surrounding area. Furthermore, the designated road speed for Old 3 Creeks Road is 25 miles per hour (Humboldt County WebGIS), classifying it as a very low-volume road with low speeds (AASHTO, 2001). There are signs reminding drivers to drive slow, respect the neighbors and has speed limit posted as 20 MPH (see RP 13 and Figure 14).

The AASHTO guidelines also suggest that rural very low-volume roads are traveled by drivers that are familiar with the road segments, which corresponds to even fewer auto accidents. The AASHTO guidelines suggest that existing, very low-volume roads with low speeds should not be modified except in cases where there is evidence of a site-specific safety problem. Road Point 8 is the location of a failure in the road's surface. Corrective action of the failure is currently underway, and safety cones have been placed around the failure.

In conclusion, the 7.9 -mile route leading to the subject parcel is developed to the equivalent of a category 4 road standard, is in good condition, and does not have any evidence of a site-specific safety problem.

If you have any questions, please contact me at (707) 798-6438.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Roelle".

Derek Roelle, EIT.