



DEPARTMENT OF PUBLIC WORKS
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LAND USE	445-7205
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LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Cade McNamara, Planner, Planning & Building Department

FROM: Kenneth Freed, Assistant Engineering 

DATE: 05/10/2022

RE: **GECK-MOELLER; APN 308-231-002, APPS# PLN-2022-17700-CDP**

ROADS: The project is located on the corner of two County maintained roadways. Both roadways' Hawks Hill Road (2H110) and Table Bluff Road (3H015) are paved county maintained roads without pedestrian facilities. Table Bluff Road has a 66' road right of way while at a minimum Hawks Hill Road has a 40' road right of way.

SITE PLAN: The site plan does not dimension the County road right of way or the width of the paved road.

FENCE: It appears that fencing has been constructed within the County road right of way. All fencing shall be removed from the County road right of way. In addition, all fencing and vegetation shall meet the visibility ordinance as stated in County code.

The following conditions are recommended: Our review of this project is limited to what is shown on the submitted plot plan. If other facilities not shown on the plot plan will be constructed, contact this Department immediately for approval **before** construction. This Department has regulations regarding facilities such as retaining walls, fence site visibility, drainage culverts, and parking lanes within the County right of way. This Department has included general statements for facilities that may not be included on the plot plan.

- (1) Applicant must apply for and obtain an encroachment permit for the construction of a residential driveway on Hawks Hill Road. [reference: County Code section 411-11 (a)(b)]
- (2) The permit will require the driveway entrance to be surfaced with asphalt concrete or portland cement concrete. The paved area shall extend a minimum of 20 feet back from the edge of the existing roadway pavement and be flared a minimum of 30 feet at the intersection with the County road. The driveway shall intersect the County road at a 90° angle. The driveway grade shall not exceed 2% in the first 20 feet. [reference: County Code sections 313-109.1.3.2.5 and 411-51 (b)(3)]
- (3) The County road is not constructed to allow on-street parking. All parking must be developed on-site or applicant must construct a parking lane along the County road in a manner approved by

this Department. All parking required by Code must be constructed prior to occupancy of building or “final” issued for building permit. [reference: County Code section 313-109.1 et seq.]

(4) Site visibility must be maintained at the driveway entrance(s) and at the intersection of the two County maintained roads. [reference: County Code section 341-1 et seq.]

(5) Applicant shall be responsible to correct any involved drainage problems within the County road right of way to the satisfaction of this Department.

(6) **FENCES/GATES:** Pursuant to County Code Section 411-11 (j) and California Streets & Highways Code Sections 1481 & 1482, fences are not allowed within the public right of way of County maintained roads. Prior to constructing any fences along (or near) the right of way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707.445.7205.

It is important to note that fences constructed outside of the public right of way are still subject to the County's visibility Ordinance (County Code Section 341-1). Fences and gates on private property may need to be setback further to comply with the County Visibility Ordinance.

Fences and gates taller than 6 feet may require a building permit. The applicant is advised to consult with the Planning and Building Department – Building Division at 707.445.7245 prior to constructing any fences or gates.

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