



DEPARTMENT OF PUBLIC WORKS
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LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Steve Lazar, Planner, Planning & Building Department

FROM: Kenneth Freed, Assistant Engineering 

DATE: 06/02/2022

RE: **NORTH COAST HITCHING POST; APN 308-131-033,
APPS# PLN-2022-17766-CDP**

ROADS: The project is located on Table Bluff Road (3H015) a paved, county maintained road without pedestrian facilities. Table Bluff Road has a sixty-six foot (66') wide road right of way and has a painted centerline stripe. The road has adequate functional capacity to handle event traffic.

SITE PLAN: The site plan does not show the proposed layout of the parking area. Existing gates appear to only allow one-way traffic. It is not clear how event traffic will enter and leave the site. Will one driveway be used for ingress and the other used for egress? Will one or more of the driveways be widened to provide two way traffic? This can be resolved at the time that the applicant applies for an Encroachment Permit.

TRAFFIC CONTROL: The location of the event may affect facilities maintained by the Department. The primary concerns are impacts to traffic on Table Bluff Road resulting from event related congestion; and vehicles parking along the County Road in a manner that encroaches into the travel lanes. The goal is to reduce congestion and to provide unobstructed travel lanes in both directions on Table Bluff Road. Currently the County road is not developed to have on-street parking, all parking shall be provided on-site pursuant to County Code Section 313-109.1.

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 surfaced driveway(s) on Table Bluff Road that will be used for event traffic. The permit will require that all event driveway entrance(s) to be surfaced with asphalt concrete or portland cement concrete. The paved area shall extend a minimum of 50 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(s) 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, 411-11 (a) & (b)].

*The paving requirement can be reduced to 25 feet for one-way driveway entrances (not exits).

(2) Site visibility shall be maintained at all times for all driveways used for event traffic. Fencing, gates, and vegetation at/near the driveways used for event traffic may need to be modified. [reference: County Code section 341-1 et seq.]

(3) The County road is not constructed to allow on-street parking. All parking must be developed on-site. The applicant shall ensure that guests do not park along the County road. [reference: County Code section 313-109.1 et seq.]

(4) The County roadway shall be cleaned of any tracked mud, soil, and debris after each event. In the future if Public Works determines that the tracking of material has become problematic, Public Works will require that the applicant construct additional paving or other measures to prevent tracking of materials from event traffic.

(5) If the applicant is proposing one-way driveways, the Applicant shall erect permanent signs directing traffic to the entrance(s); exits shall be posted with permanent "do not enter" signs. Signs shall not be located in the County right of way.

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

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