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June 2, 2021

Trevor Estlow
Humboldt County Planning Division
3015 H St.
Eureka, CA 95501

RE: Holgersen Subdivision
APN 015-152-028
Gravel Access Road Exemption

Dear Trevor,

Pursuant to Humboldt County Code Section 325-9, the Applicant is requesting an exception to the requirement for installation of a paved access road. The Code section referenced lists three conditions that all must be met in order for an exception to be granted, and are as follows:

(1) That there are special circumstances or conditions affecting said property.

The County's Land Use Division has already recommended the installation of a Category II road to serve the properties, mainly due to the low amount of vehicular traffic anticipated within the minor subdivision. A Category II road is approvable with gravel construction, and has no mandatory requirement for paving. Also, there is no requirement for a formal fire turn-around at the end of the access road, which further negates the need for paving. Furthermore, the subdivision Owner is attempting to build to a "Net-Zero" energy standard, with minimal petroleum products (paving) and maximum green space and pervious surfaces for runoff and infiltration.

(2) That the exception is necessary for the preservation and enjoyment of a substantial property right of the owner.

The added cost of paving is significant and could make the development of the minor subdivision infeasible. The current design of the subdivision is similar to that of a flag lot, with one access road branching off to driveways at each of the proposed lots. Normally a flag lot driveway is not required to be paved. The access road is currently gravel and adequately serves two (2) existing lots to the east of the proposed subdivision. The Owner is also trying to avoid unnecessary hardscapes within the subdivision in an effort to build in a "green"/environmentally friendly manner.

(3) That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.

Granting the exception will have no negative effect on public welfare or adjacent properties. As part of the proposal, the Applicant is going to construct a new sidewalk, curb and gutter, as well as a 50' long paved entry to the access road, along the frontage of the subdivision at Edgewood Road, which will improve the general welfare of the area and help prevent sediment from leaving the subdivision. The existing lots currently utilize a gravel finish on the access road, and this access road will never connect to any other streets beyond the access road. There currently exist several flag lot driveways/access roads within close proximity of the proposed subdivision that do not conform to the request for paving. Furthermore, the requirement of additional hardscape would increase the amount of stormwater runoff and possible flooding, which is already a concern of the neighboring properties to the north.

Based on the above, it is our belief that the three criteria for an exception have been appropriately met. Feel free to give me a call with any questions or if you require additional information. Therefore, the exemption of additional paving would actually be beneficial to the surrounding properties.

Sincerely,

Michael Taylor, Principal