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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
Right-of-Way Exception

Dear Trevor,

Pursuant to Humboldt County Code Section 325-9, the Applicant is requesting an exception to the minimum right-of-way requirement of fifty feet (40') to allow the subject property to be served by an access road with a right-of-way width of thirty feet (30'). 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.

A thirty foot (30') access and utilities easement already exists on the east side of the property. This easement is sufficient for all existing and proposed utilities and can comfortably contain the proposed twelve foot (12') Category II access road with adjacent eight foot (8') parking lane. There is also a concern regarding costs for the necessary relocation of an existing utility pole along Edgewood Road if a fifty foot right-of-way is required.

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

Any increase in the right-of-way that is larger than the existing 30 foot access/utilities easement would only further reduce the usable land of the Applicant, and hinder development of the minor subdivision. Increasing the right-of-way to 50' would reduce the lot size of the front three (3) parcels by almost 20%.

(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 effect on public welfare or adjacent properties. The improved access road will provide adequate access to the four (4) proposed minor subdivision lots as well as the two (2) existing adjacent lots to the east. Anticipated traffic volumes and safety measures will not change as a result of the reduced right-of-way.

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.

Sincerely,

Michael Taylor, Principal