

June 4th, 2025

Deputy Director Robert Bronkall, P.E., L.S.
Land Use Division
County of Humboldt
3015 H St.
Eureka, CA 95501

RE: Petition for Exception Request
Jeffrey Alves Subdivision
1050 Myers Road, McKinleyville, CA 95519
APN: 508-091-039

JN: ALV2401

Dear Mr. Bronkall,

Pursuant to Humboldt County Code Section 325-9, I am requesting an exemption to the following items.

1. Minimum 50' right of way width requirement, as specified in the Appendix to Title IV, Division 2, Humboldt County Code Section 7-2 to allow road access to the proposed parcels 1, 2, and 5.
2. Planning department request to relocated Pole #4 (Figure 1).
3. Engineering Geology Report pursuant to Humboldt County Code 331-14 (E)(6) and 331-14 (H)(6)(b)(3).

Exceptions to the requirement and regulations of the Code may be granted if the following conditions exist:

- 1) That there are special circumstances or condition affecting said property.
- 2) That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
- 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.

In addition, in granting such exceptions, the Advisory Agency must secure, substantially, the objectives of the regulations to which the exceptions are granted as to light, air and public health, safety, convenience and general welfare.

The proposed Parcels, as shown in the Tentative Map, are consistent with the prescribed density, minimum parcel size and building setbacks, parking regulations, and other development criteria of the applicable regulations. This proposed subdivision is consistent with planned growth of the area, and is General Plan supported in-fill development.

Item 1

The subject property gains access via Myers Road, off Halfway Avenue. There are currently two residences on APN:511-031-019. Myers Road has a width of 22 feet within a right of way width of 38 feet directly north of the project parcel. The existing subdivision to the west of the project has road width of approximately 32 feet and a right of way width of 40 feet.



Whitchurch Engineering, Inc.
Alves Subdivision
ALV2401
6/04/2025

This project proposes to widen the existing road width directly to the north of the subdivision to match the existing roadway conditions to the west. The new right of way consists of a 32-foot-wide asphalt road, relocation of the road center line to create 2 uniform 12-foot-wide travel lanes, and a single 8-foot-wide parking lane on the south side of the road. Adjacent to this right of way is a proposed 10-foot-wide pedestrian access easement and public utilities easement upon which is to be constructed a 3-foot landscape strip, and a 5-foot concrete sidewalk which will match the existing sidewalk to the west.

Item 2

In regards to the commission request to move Pole #4 (Figure 1), the existing pole currently acts as a drop pole to provide power services across Halfway Avenue to two residences. Relocation of the power pole would be prohibitively expensive including PG&E fees and engineering, and cost of physical work.

This project proposes a bulb out for Pole #4 to match the bulb out requirements within the current subdivision requirements in a similar arrangement to School Road, west of Highway 101. There are multiple power poles featuring both pole mount transformers and underground services within parking lane bulb outs. These bulb outs act both as protection for the pole itself and as speed calming features on high traffic roads.

Item 3

In regards to the planning department request for an Engineering Geology Report, large amounts of grading, soil removal and replacement, or construction of potentially hazardous slopes are not anticipated for this project. The area is not within an Alquist-Priolo fault hazard zone, nor is it within the 100-year flood plain. This project includes an engineering soils report to inform the design of asphalt roads, foundations, and other hardscape features.

Since the project, as proposed, satisfies other requirements for land subdivision, granting these exceptions does not provide special privileges not available to others; but upholds the preservation and enjoyment of a substantial property right of the landowner. Denying the exception request would deprive the property owner of the ability to subdivide the subject property to the maximum potential as described in the existing General Plan and Zoning Regulations.

The granting of these exceptions is not detrimental to the public welfare or injurious to other properties in the vicinity. Based on the above, I respectfully petition that this exception request be granted.

Please do not hesitate to contact the Whitchurch Engineering, Inc Fortuna office with any questions or concerns regarding this petition to grant an exception to the minimum right of way width requirement for the proposed road in the subject parcel.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey Laikam", written over a light blue horizontal line.

Jeffrey Laikam
RCE# 68586

JTL/ntn