

**From:** [Joan Romo](#)  
**To:** [Planning Clerk](#)  
**Cc:** [Joan Romo](#); [Ted Romo](#)  
**Subject:** NIELS HOLGERSEN MINOR SUBDIVISION INTO FOUR PARCELS & ONE REMAINDER Record Number: PLN-2018-15039  
**Date:** Tuesday, May 10, 2022 3:45:13 PM

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Tuesday, May 10, 2022

Re: Public Hearing on Thursday, May 19, 2022 at 6:00 pm

Re: 3409 Edgewood Rd

APN: 015-152-028

Record Number: PLN-2018-15039

AKA: NIELS HOLGERSEN MINOR SUBDIVISION INTO FOUR PARCELS & ONE REMAINDER

To Whom It May Concern:

**This Minor Subdivision should be redrawn to include:**

- A roadway turnaround that is according to § 3112-7 Roadway Turnarounds | Humboldt County Code. **This will allow first responding emergency vehicles to access the subdivision and turn around quickly and easily, and allow any driver the ability to turn around easily.**
- The first 240' of the easement should be at least a two lane travel road to allow the main flow of traffic a safe and uncongested travel area for ingress/egress.
- Designated Sidewalks should be only on the west side of the roadway that is in addition to the 30' easement because the east side is currently used to accommodate onsite parking for the three homes currently using this easement.
- All the duplex's parking should be planned for on-site parking plus one guest, so there is very minimal impact to traffic either on Edgewood Road or the easement.
- The plan should show a detailed water runoff plan, so rain water in the detention basin does

not flow straight down the easement and onto the property at 3419 Edgewood Road or drain onto the properties of 1848 or 1854 Circle Drive.

## PERSONAL IMPACTS OF THE PROJECT THE WAY IT IS WRITTEN NOW:

### TRAFFIC CONGESTION ON THE 240' ONE LANE ROAD

	Families	Access Width	Turnaround
• Holgersen Plus 3 Homes	11	30' (12' drivable)	No
• Subdivision: Brindle Lane	8	32'	72'
• Subdivision: Isaac Court	13	40'	100'
• Subdivision: Montecito Way	14	40'	100'

- Having a one-way road ingress/egress access for 11 families to use with no turnarounds to the 11 families who use this easement will be a traffic congestion situation and a visibility safety concern.
- Without a turnaround and double lanes for driving, first responding emergency vehicles will not be able to quickly maneuver or access the various parts of the subdivision. (i.e. ambulance, sheriff, first responders)
- The 4 families from Parcels 1&2 will be continuously turning 4' away from our property line for their ingress/egress.
- Holidays will bring more pedestrian traffic down a narrow, congested single lane road.
- Delivery vehicles and drivers will be adding traffic volume and safety issues to the 12' single lane ingress/egress access road.
- Because the road to access Parcels 1&2 and our two houses have a single lane road, we will also all have to "take turns" with the 4 families on Parcels 3&4, so they can ingress/egress on the road before all of us can continue with our exit or entrance to/from our property.
- This congestion will also impact Edgewood Road if families trying to enter the subdivision via a single lane road have to wait on Edgewood Road because of cars exiting the subdivision.
- There won't just be one or two cars entering their private "driveways" from Edgewood, but possibly 20 cars entering and exiting the single lane road.
- The cars that are parked on the current easement still have to turn around some where, so they can get back on to Edgewood Road. All of this is going on while families are trying to enter or

exit a single lane easement for a distance of 240'.

- The flow of traffic entering and exiting the road will further be slowed down by the cars trying to parallel park on the easement.
- There are 8 families in 4 duplexes; that means possibly **16 or MORE** pedestrians or drivers that are either walking to their cars or driving or are either entering or exiting their homes on a single lane roadway. Why isn't this a safety/traffic congestion impact or concern?
- With a possibility of 20 cars traversing this single lane road, by the end of the day approximately 160 vehicles could have entered and exited at various times because of the myriad of trips that could be made for different reasons. (work, store, school, doctors, babysitters)
- If 6 cars are parked on the road, that could mean that passengers could be entering and exiting their cars with their car doors open as other cars are trying to enter or exit via the 12' single lane road. Why isn't this a safety/traffic congestion impact or concern?
- With 8 families renting the 4 duplexes, there is going to be frequent increased traffic flow when families move in and out with their furniture and personal possessions and family or friends are helping them with extra trucks and extra people. All this increased traffic will be coming and going down a 12' wide single drivable lane road and possibly stopping in various places.
- These situations will be continuously happening directly in front of our two homes at 3419 and 3427, but having only a 12' single car driving lane that will be used by 11 homes, possibly 22 vehicles, will drastically impact our ability to maneuver our vehicles on and off our property, turn our vehicles around, or drive in and out of our property to get to Edgewood Road.

#### DETENTION BASIN

- Since Cena Marino and George T. Clohessy ( 1848 Circle Drive & 1854 Circle Drive) have not sold Mr. Holgersen a drainage easement, to where is the water in the detention basin going to drain?
- What recourse do neighbors have if the 20' detention basin is not properly maintained or is not sufficient to take care of the water runoff? i.e. Who is going to keep the orifice on the bottom clear from leaves or dirt from the surrounding vegetation, so the detention basin can drain properly?
- If the parcels are sold individually, who is going to be responsible for the detention basin maintenance in the future?

#### PROPERTY MAINTENANCE

- Are all the large trees on the northeast edge of the property line going to remain? If so, who is going to be responsible to maintain them?
- How are these trees going to impact the stability of the soil and the amount of vegetative debris in regards to the detention basin?

- Are the trees that are on the east property line fence that over hangs the easement going to be removed?

Sincerely,

Ted and Joan Romo,

Owners of 3419 and 3427 Edgewood Road

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