

## McClenagan, Laura

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**From:** Joan Romo <humboldtred@rocketmail.com>  
**Sent:** Wednesday, March 30, 2022 4:56 PM  
**To:** Planning Clerk  
**Cc:** Joan Romo  
**Subject:** Niels Holgersen, Tentative Parcel Map, Minor Subdivision APN: 015-152-028

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Ted and Joan Romo  
3419 & 3427 Edgewood Rd.  
Eureka, CA 95501  
March 30, 2022

RE: Niels Holgersen, Tentative Parcel Map, Minor Subdivision APN: 015-152-028  
Hearing: Thursday, April 7, 2022

To Whom It May Concern:

The following topics are tentative concerns regarding the construction of this Minor Subdivision:

Since there is a designated 16' access entrance to the properties at Edgewood Rd., two cars will not be able to pass each other comfortably if one is entering and one is exiting at the same time.

There are various places where the width of the **driving access is stated to be only 12' wide** when cars are parked and there are 5' of sidewalks on each side of the easement.

The fire department needs a turn-around if the distance from the road to the fire is more than 150'.

A stop sign will slow exiting traffic leaving the easement and entering Edgewood Rd. and block the traffic from entering the easement. Thus, impacting traffic on Edgewood Rd. that would be coming from either Quaker or Myrtle Ave.

Our deed says: a "30' ingress and egress easement". Sidewalks and parked cars will diminish the 30' ingress/egress easement that is stated in our deed. Therefore, this cannot be allowed.

Nothing is said in the Tentative Plans about the Evergreen trees that were planted along the west side of our property line (North-East corner and side of Holgersen's property) or the Acacia tree that is next to the East fence across from 3427 Edgewood Rd. residence.

Four duplexes, during the holiday family gatherings with large group get-togethers, will definitely negatively impact Edgewood Rd. streets for parking or inundate the easement use.

Issac Ct has 30' of driveable space for ingress and egress, a total of 10' of sidewalks, and a traffic turnaround that supplies approximately 13 homes. This proposal is squeezing the ingress and egress of 11 homes into a 30'x 240' easement that allows parking but has no turnaround options, unless trespassing on existing private property is used.

Gravel roads mean an increased dust level that will exacerbate allergies and other health issues.

Increasing the residence use of the 30' x 240' easement from 3 families to a total of 11 will create more: intense maintenance of the gravel easement due to increased vehicular travel, an increased congestion level, an increased noise level, and an increased safety issue when walking to get the mail.

**We also have major concerns with sheet water run-off and water drainage.**

Please consider these negative impacts!!

Sincerely,

Ted and Joan Romo