

**From:** [Leiloni Shine](#)  
**To:** [Planning Clerk](#)  
**Subject:** RE: Holgersen minor subdivision at 3409 Edgewood Rd in Eureka ca  
**Date:** Thursday, May 5, 2022 1:16:05 PM  
**Attachments:** [image001.png](#)

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Received, thank you.

*Leiloni Shine*  
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(707)671-6928

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**From:** Planning Clerk <[planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us)>  
**Sent:** Thursday, May 5, 2022 1:14 PM  
**To:** Leiloni Shine <[leiloni@landlogistics.com](mailto:leiloni@landlogistics.com)>  
**Subject:** FW: Holgersen minor subdivision at 3409 Edgewood Rd in Eureka ca

Looks like a typo in your email address, looping you in.



**Laura McClenagan**

Executive Secretary  
Humboldt County Planning and Building Department  
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**From:** Loretta Kennemer MacDonald <[lorijkm59@gmail.com](mailto:lorijkm59@gmail.com)>  
**Sent:** Thursday, May 05, 2022 12:29 PM  
**To:** [Leiloni@landlegistics.com](mailto:Leiloni@landlegistics.com)  
**Cc:** Planning Clerk <[planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us)>  
**Subject:** Holgersen minor subdivision at 3409 Edgewood Rd in Eureka ca

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To the planning commission and others whom it concerns in the decision making process for this requested permit for the Holgersen minor subdivision @ 3409 Edgewood Rd Eureka ca #015-152-028 Pln# 2018-15039,

My family and I are owners of the 2 homes and three lots totaling one and half acres to the west of this proposed subdivision. Our properties run south to north 340 ft parallel to this proposed project. I wish to state my opposition to this project based on several issues. Here are just a couple of

those :

#1. the drainage issue which went from trying to get the neighbors to sale a section of their land for access for drains over to circle drive ,where there is also no storm drains just as on Edgewood, to what has been continually worded with interchangeable terms with similar purpose , yet not the same in design, being "retention basin" and " detention basin" and most recently a swale. The public should know which it is and have clarification on all the reports so we can properly address questions and concerns. At this time , Coastal reports, phone calls to public works , planning commission documents from atlas engineering etc are using terms "retention basin" and "detention basin" interchangeably . Although similar purposes, they are not the same , and Both have big issues for all of us whose properties run behind or parallel to these proposed buildings with bare minimal ,very limited setbacks from our properties. I've yet to see an actual perc test for rate of absorption, over an assumed rate based on data collection, plot maps and the owner s say so, as sited in the Atlas engineering 2020 report. As a long term resident here i can assure you of the large amount of clay back there and the slower than usual absorption rates in this area during times of heavy rainfall. I am requesting an official perc test be done . Public works gentleman tried to tell me all the roofs and pavement drainage would all go to a "retention" basin and fill with a storm and then go out to sheet flow if a second storm came along. I would like to know where you think that sheet flow is going to go when you have that crammed in between all of the neighbors' setbacks ? I was also told it would do just like the sheet flow in my own back field would. Well im sorry but a basin ( large open hole as it was described to me as by the public works gentleman , Bob? ( apologies if incorrect name) catching storm water flow from paved drives and roof lines, is going to fill up in a basin much quicker than sheet flow into my well spread out pasture field with some low spots that can flow over into other areas of the field and drain down appropriately. Im sure any engineer will back this statement that storm water coming off of paved driveways and rooftops is much faster than storm water flowing down on natural open fields . We neighbors have yet to hear just where you think that sheet flow will go after it spills over ? if your piping it under ground from the basin proposed, Where are you piping it to? Do we have sinkholes in our future? Can you tell us who is going to be the responsible party for maintaining said basins?

#2. Holgersen is requesting special exemptions from paving the existing narrow ,single lane driveway he wishes to use as an access road , and is a deeded access drive to the neighbors on the north east side ,whose family own/reside in both those lots and use this as their only in/out drive. I have read in the reports where it stated if he paved that drive it would cause flooding off of it on to the nearby neighbors. yet it is being presented as some kind of green building thing . far stretch and a bit deceiving i'd say.

He is also asking to be allowed to have this access drive be exempt from the required sidewalks and curbs . This is an ADA access violation for all new buildings , which do require an on ramp with grade specifications and sidewalk from the road , in this case Edgewood , to the apt./duplex homes being proposed. Those sidewalks are required to be a minimum of 3 feet wide and if under 5 feet wide, must have a passing space every 200 feet of at least 60 inches on all sides. This is also listed in the ca. top priorities for the accessibility section of building codes as code 11B-206.2.2.1 , which states " site arrival point must have an accessible route from the parking,passenger loading zones, public streets, and sidewalks to the building entrance. This is just barely touching on the access issues for the outside only . The curb ramps must have a slope of less than 1:12 and be at least 36 inches

wide as well . Mr Holgersen is already requesting special exemption from the proper access road width as well, from 40 ft to 30 ft. , which would be even more narrow if he were to follow required code for ADA accessibility and fire code , making this entire access drive use a very poor design for more than one reason , including but not exclusively, safety, drainage /flooding issues , ADA access etc. Therefore, granting his proposed exemption requests would not only be rather discriminatory, but also be illegal since it goes against state law as well as county and state codes.

#3 . Some questions:

Why has there not been a submitted request in to Humboldt bay fire, who services this area ,for a report for this proposed site, as is required by law? Yet you state you are going to be making your decisions next Thursday on this subdivision?

Why is the coastal report you signed off on stating there is "none" when asked if any controversy from any agency or public? Right

from the beginning , the public within 300 feet of this proposed subdivision , who got the notification , began making many phone calls and letters expressing opposition and concern over this and were received by you .

Why are the current filed reports you've signed off on still misusing the terms ADU ( accessory dwelling units) when it is now well established that these proposed buildings are no such thing, and are in fact four two story units that are mirrored duplex/ apts. with minimum set backs and will be overlooking our previously private yards we pay taxes on. Violating our privacy and blocking our previous view of the lovely mourning mountain range sun and moon rises , with an ugly wall. These constant change up of terms not interchangeable being signed off on is very concerning.

It would seem many steps are being skipped here ,or people are signing off on things without actually taking the time to become knowledgeable to the issues at hand.

There is much more I will be addressing in my opposition to this minor subdivision plan, but wanted to get this in on time before this week's meeting and our meeting on the tenth at the proposed site so you can have time to prepare your answers to these questions and concerns listed here.

Thank you for your time  
Loretta J Kennemer M.