

**ATTACHMENT 3A**

**Exception Request**

**JULIETTE P. BOHN**

Phone: (707) 845-1498

Email: [juliette@strategicsolutionsjbc.com](mailto:juliette@strategicsolutionsjbc.com)

Environmental Systems Consulting

1125 16<sup>TH</sup> Street, Suite 205; Arcata, CA 95521

April 5, 2022

Trevor Estlow  
Humboldt County Planning Division  
3015 H Street  
Eureka, CA 95501



RE: APN 306-293-031 Exception Request

Greetings Trevor,

Pursuant to Humboldt County Code Title III Division 2 Chapter 5 Section 325-9, the Applicant requests an exception from the requirement for curbs, sidewalks, and gutters as part of the subdivision of APN 306-293-031. The referenced section of the code lists three conditions that must be met in order for the Planning Commission to approve the exception. The conditions and the information pertaining to this request are as follows:

(1) That there are special circumstances or conditions affecting said property.

The Applicant has completed improvements to APN 306-293-031 that include a rainwater detention basin in front of the two existing residences on the parcel. These improvements were required as part of a previous subdivision application, and involved the removal of 732ft<sup>2</sup> of impervious surface area.

The property is located off of Dauber Lane, a dead-end road that backs into a 127-acre parcel at the urban / rural interface on the southern edge of the City of Eureka. Dauber Lane serves six parcels and receives very little foot traffic, if any. Dauber Lane is accessed via Summit Ridge Dr. which also does not have sidewalks. As such, a sidewalk along the parcel proposed for subdivision would create isolated, short sections of sidewalk that would add impermeable surface area, and negatively impact the otherwise rural feel of the Dauber Lane neighborhood.

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

This is a subdivision of a property that contains two existing homes. The land that would be used to create the sidewalks would be better utilized to preserve the existing natural yard frontage and rainwater infiltration potential for the residences. Further, these homes are located at the edge of the urban/rural interface, creating isolated strips of concrete sidewalk will detract from the aesthetic enjoyment of the quasi-natural setting.

(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.

There is very little pedestrian traffic on Dauber Lane, and thus no need for a sidewalk. Granting the exception to the curb, gutter, and sidewalk requirement will not result in impacts to public welfare or the other properties in the area as the subdivision will be unnoticeable without the addition of isolated sections of sidewalk. Further, granting this exception will not impact existing light conditions, air quality, public health, safety, or convenience. The neighboring properties will benefit from the preservation of the rural feel of Dauber Lane, and the retention of permeable surface area along the main access road.

Please let me know if you have any questions regarding this request.

Sincerely,

Juliette Bohn (Agent)