

**Exhibit 3A**

**325-9 Exception Request submitted by Applicant**

July 14, 2023  
Steve Lazar, Senior Planner  
Planning & Building Department  
3015 H Street  
Eureka, Ca 95501



RE: 325-9 Exception Request  
PLN-2022-17900 PMS CDP  
Parking Lane Paving And Extension Of Existing Access Road

This lot split does not include any new construction or development. There are already two dwellings on the site, one built in 1987 and the second in 1994 as a second unit with it's own driveway. The north access road was paved in 1987 and is 40 feet long and in good condition. The approximately 170 feet of parking lane along Peninsula Drive was made with compacted gravel.

For a petition for exception to be approved, the following conditions must exist:

- (1) there are special circumstances or conditions affecting said property.
- (2) the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
- (3) 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.

We are requesting exceptions to the standard subdivision requirements for the following reasons:

1. This is a fully developed parcel and no new construction is planned, and there are no deficiencies in either the access road or the long parking lane.
2. The estimates to pave those areas are too large for our budget and would prevent us from completing the lot split and selling the first house to our long-term tenants that raised their family in that house.
3. These exceptions will not be detrimental to the public or the neighbors as the access road is already paved for forty feet and is adequate for the three properties that use it. The parking lane is now about 170 feet long and graveled and has never been a problem. In fact, our street has had a flooding problem about 100 feet to the north. In heavy rains the street floods and the county has not been able to fix it. Adding another 1700 square feet of impervious paving would add to the problem.
4. We do agree to repair and pave the Taylor Court access road which will cost us about twelve thousand dollars. The estimates to comply with the standard requirements would cost an unaffordable twenty-eight thousand dollars!

Sincerely,

A handwritten signature in blue ink that reads "Michael Fennell".

Michael Fennell



# Proposal

General Engineering Contractor

License # 663866

707-839-1291

3445 Central Avenue, McKinleyville, CA 95519

**Proposal #:** 4194

**Date:** 5/5/2023

<b>To:</b> Michael fennell Attn: Michael Fennell 1480 Peninsula Dr Arcata, CA 95521	<b>Project:</b> Michael Fennell-Paving 1480 Peninsula Dr Arcata, CA 95521
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<b>Estimator</b> Kalyne Hannah	<b>SBA # 1262920</b> This proposal is valid for 15 days	<b>DIR # 1000013619</b> Please sign to schedule work
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**Scope of Work**

Per county recommendations grade roadway and pave 2.5" thick of type a or b asphalt, 12 foot wide travel lane and an 8 foot wide parking lane on the east side of Peninsula Drive.

Remove existing asphalt at the entrance of Taylor Court, place down new base rock, compact and pave 2.5" type a or b asphalt approx 1,100 sq.ft. +/- Keeping roadway 20' wide and going down Taylor Court 55 l.ft. +/-

**Exclusions**

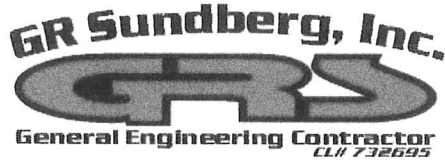
- Excavation, removal or disposal of any contaminated material encountered on site or created by wet weather
- Any work in wet weather or saturated conditions
- Compaction testing, surveying and construction staking (if required)
- Concrete curbs, gutters, or flatwork
- Hydroseeding
- Maintenance of Erosion control
- Permits, permit fees, and inspection fees
- Pressure sewer pumps, lines, electrical connections
- Relocation of any unknown underground utilities or other underground conflicts
- Sidewalk, or sidewalk prep, or repairs
- Storm water monitoring, inspections, or reporting
- Any Excavation, removal, replacement and/or disposal of any unsuitable / hazardous materials encountered on site
- Street light conduits, poles, hardware, or boxes
- Traffic control or pilot cars

Reference	Description	Quantity	UOM	Unit Price	Extended Price
01	Grade	3,100.00	SF	1.90	<b>5,901.38</b>
02	Pave	3,100.00	SF	4.21	<b>13,053.82</b>
03	Grade, prep and pave Taylor Court	1,100.00	SF	8.70	<b>9,570.82</b>

**Proposal Total: 28,526.03**

<b>Acceptance</b>	
Accepted by:	_____
Title:	_____
Date:	_____

GRADING • PAVING • EXCAVATING • UNDERGROUND UTILITIES



PROPOSAL / AGREEMENT

Established 2008

D.I.R.#1000001216 / DBE #31060 / OR CCB#237486/ GOLD SHOVEL #13125

OWNER: Michael Fennell
PROJECT: 1500 Peninsula Drive
Email: mfennell51@gmail.com
CONTACT: Mike
Scope of Work: Paving Proposal

ADDRESS:
PHONE: 707/499-6314
DATE: 5/12/2023
ESTIMATE # 792

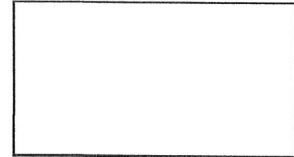


Table with 6 columns: ITEM, DESC., QTY, UNIT, UNIT PRICE, TOTAL. Contains 6 line items for paving and traffic control work, totaling \$32,890.00.

EXCLUSIONS & TERMS

- 1 Bonds, Engineering, staking, site water, compaction testing, permits, state and local tax or fees.
2 If applicable, prevailing wage rates and reports are included. (See specific line items)
3 Any item not specifically included is considered to be excluded.
4 Due to fluctuations in fuel / oil prices, Our proposal is void after 15 DAYS from above date.
5 This agreement must be made an attachment to any sub contract.
6 Unsuitable soil removal / replacement below proposed base rock section.
7 Reserved
8 Reserved
9 Reserved
10 Reserved

By signing this proposal, customer agrees to pay for all above described work Prior to completion. A Finance Charge at the rate of 1 1/2% per month may be charged on all past due accounts; this is equivalent to the annual rate of 18%. If referred to an attorney for collection, purchaser agrees to pay all legal fees and costs.

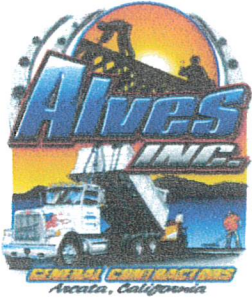
By: Randy Sundberg
Randy@grsinc.biz
Project Manager/Estimator

Accepted: \_\_\_\_\_

Date: \_\_\_\_\_

5211 Boyd Road, Arcata, CA 95521
(707) 825-6565 Fax (707) 825-6563

\*\*\* GR Sundberg is a certified DBE, UDBE, and Small Business \*\*\*



**ALVES INC.**

A, B, C39, & C61/D24 Contractor  
 4200 West End Road  
 Arcata, CA 95521  
 Phone 707-825-4725 \* Fax 707-825-4727  
 www.thinkalvesinc.com \* Lic. #739085

**PROPOSAL**

PAGE 1 of 1

TO:

Michael Fennell  
 mfennell51@gmail.com

CONTACT PHONE 707-499-6314	DATE 4/25/2023
JOB NAME & LOCATION 1500 Peninsula Drive, Arcata	
JOB NUMBER P-101-2023	JOB PHONE

We hereby submit specifications and estimates for the following: (may be continued on subsequent pages, see page numbering above)

- [ ] **Item 1A:**  
 Cut edge of Peninsula Drive for smooth tie-in.  
 Extend northbound lane by 10' wide by 170' long between Taylor Court and driveway to the north.  
 Extend or replace meter boxes if needed. \$13,480.00
  
- [ ] **Item 1B:**  
 Cut edge of Peninsula Drive for smooth tie-in.  
 Extend width of road by approx. 3'x170'.  
 Create 8' parking lane with compacted base rock. \$ 9,380.00
  
- [ ] **Item 2:**  
 Remove old driveway entrance/apron.  
 Add 6" thick base rock and compact.  
 Pave with 2.5" thick asphalt, approx. 1,650 sq. ft. \$11,930.00
  
- [ ] **Item 3:**  
 Extend north driveway, approx. 12'x12' with asphalt. \$ 2,880.00

**NOTE:** No other work is included if required by County.

**NOTE:** No compaction testing or surveying included.

Owner agrees to all stipulations of "Notice to Owner" (on reverse) and the enclosed Information Sheet.

**We Propose** hereby to furnish material and labor complete in accordance with the above specifications, for the sum of:

dollars (\$ \_\_\_\_\_ )

Payment to be made as follows:

**10% down payment (\$1,000 maximum) and the remainder due upon completion.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within 10 days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_