

From: [N Leveille](#)
To: [Alberts, Chris](#); [Planning Clerk](#)
Cc: [N A LEVEILLE](#)
Subject: The Apartment, LLC, Miranda area; Case Number PLN-2020-1677; Hearing on October 7, 2021
Date: Monday, October 04, 2021 4:23:45 PM

The Leveille Family Partnership, Ltd. owns the property, APN 211 363 015 purchased in 2008 but now for sale, that is located to the south and west of the southern portion of the property where The Apartment, LLC seeks a Special Permit.

We applaud our neighbor for bringing jobs to the area and the Humboldt County Planning Commission for their documented due diligence. However, we have additional concerns as owners of neighboring property. We ask that you add further conditions to the Permit to address:

a) Our property deed states that we have ingress and egress through Barnum Road. How will our rights, and those of other neighbors with property along Barnum Road, be preserved?

The submitted proposal includes a security gate between Dyerville Loop Road and Barnum Road. The only way to access our property to the west of the waters that course over boulders down the hillside into Fish Creek is through Barnum Road. In addition, such a gate presents a fire safety concern in that anyone, ourselves and other neighbors, to the west of the gate would be trapped and unable to exit to safety. Is The Apartment, LLC comfortable with everyone with ingress/egress rights and the Fire Department getting keys? Would their security concerns be better addressed by a separate private access road(s)? They presently have fencing for their property on either side of Dyerville Loop Road and no security fence is proposed to eliminate access, could fencing of their two pieces separated by Barnum Road be a solution?

b) Currently the properties with ingress/egress are assessed to maintain Barnum Road. How would the proposal in its current form make future assessments fair so that others are not paying for improvements required only because of increased usage by The Apartment, LLC?

Thank you for your consideration. We look forward to your reply addressing our concerns.

N. Leveille, Secretary

Leveille Family Partnership, Ltd.