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CA LIC. NO. C68893

June 2, 2021

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

RE: Holgersen Subdivision
APN 015-152-028
Sidewalk, Curb & Gutter Exception

Dear Trevor,

Pursuant to Humboldt County Code Section 325-9, the Applicant is requesting an exception to the requirement for installation of a concrete sidewalk, curb and gutter along the proposed access road for this minor subdivision. The Code section referenced lists three conditions that all must be met in order for an exception to be granted, and are as follows:

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

The County's Land Use Division has already recommended the installation of a Category II road to serve the properties within this minor subdivision. A Category II road has no requirement for a sidewalk, curb and gutter. Furthermore, the subdivision Owner is attempting to build to a "Net-Zero" energy standard, with minimal petroleum products (paving) and maximum green space for runoff and infiltration.

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

The added cost of the sidewalk, curb and gutter are significant and could make the development of the minor subdivision infeasible. The current design of the subdivision is similar to that of a flag lot, with one access road branching off to driveways at each of the proposed lots. Normally a sidewalk is located within the street right-of-way and is not required for access to flag lots. The Owner is also trying to avoid unnecessary hardscapes within the subdivision in an effort to build in a "green"/environmentally friendly manner.

- (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.

As part of the proposal, the Applicant is going to construct a new sidewalk, curb and gutter along the frontage of the subdivision at Edgewood Road, which will improve the general welfare of the area and connect to an existing sidewalk to the east. Adding a sidewalk along the access road does not improve connectivity within the larger neighborhood, as this sidewalk would never connect to any other sidewalks or streets beyond the access road. There are currently multiple subdivision roads within close proximity of the proposed subdivision, such as Teal Lane and Bass Lane, that do not have sidewalk, curb and gutter. Furthermore, the requirement of additional hardscapes would increase the amount of stormwater runoff and possible flooding, which is already a concern of the neighboring properties to the north.

Based on the above, it is our belief that the three criteria for an exception have been appropriately met. Feel free to give me a call with any questions or if you require additional information.

Sincerely,

Michael Taylor, Principal