

## SUPPLEMENTAL INFORMATION #2

Board of Supervisors  
September 28, 2015

- Consent Agenda Item
- Continued Hearing
- Public Hearing Item
- Department
- Report Old

### **Re: General Plan Update Land Use Maps**

Attached for the Board's record and review are the following additional supplementary information item(s):

1. Table of Additional Specific Land Use Requests for Discussion (page 3)
2. Specific Additional Land Use Request Summaries and Letters (pages 5-12)

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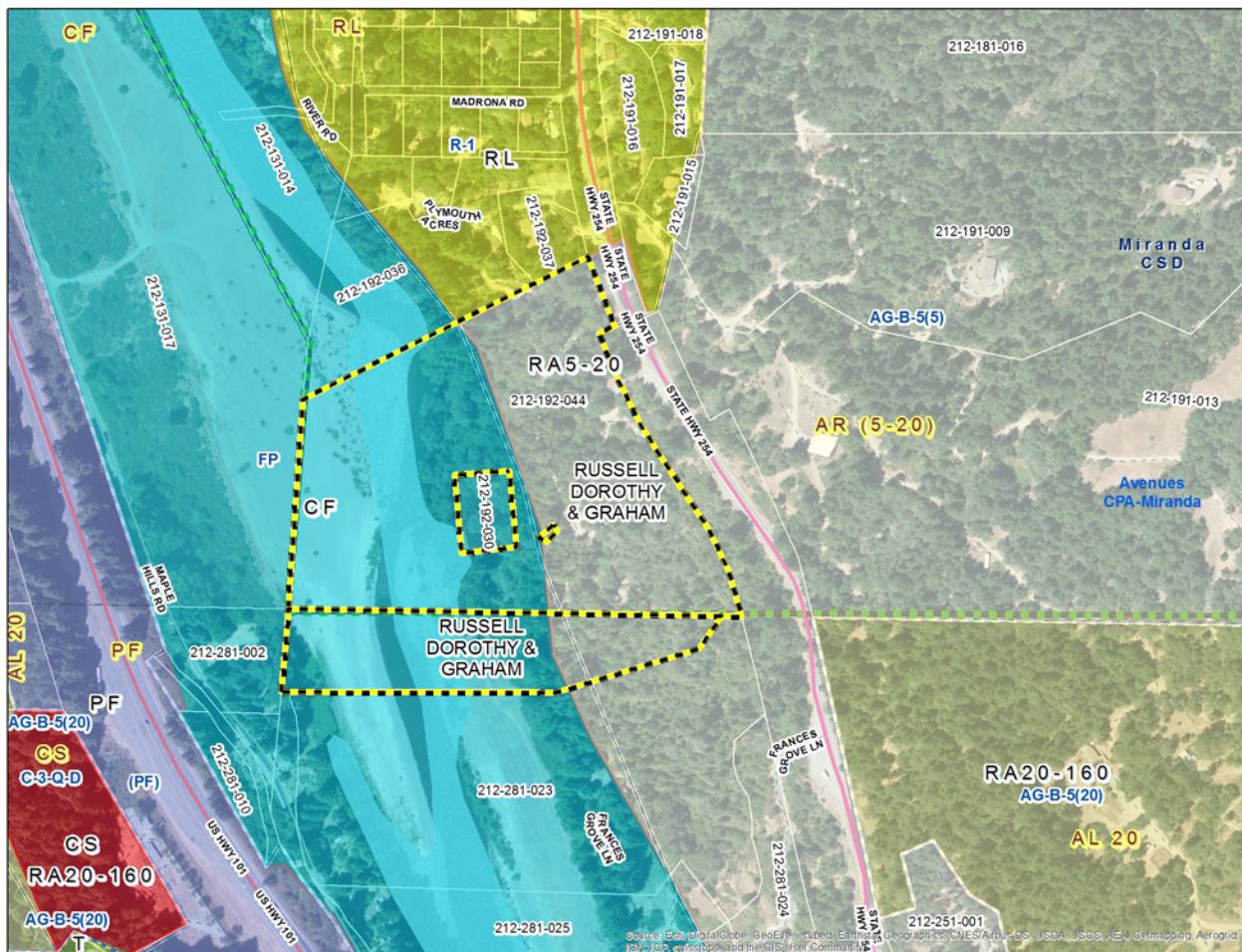
## Land Use Mapping - Individual Land Requests (Supplemental 2)

Individual Land Use Requests							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Miranda	5	212-192-044	RUSSELL DOROTHY & GRAHAM	MU, beautiful for tent, want to use Air B&B	AR (5-20);CF (AVES)	CF/RA5-20	
Miranda	5	212-281-022	RUSSELL DOROTHY & GRAHAM	MU, beautiful for tent, want to use Air B&B	AR (5-20);CF (AVES)	CF/RA5-20	
Phillipsville	7	214-041-011	RUSSELL DOROTHY A	Request reconsideration for MU	CFR (AVES)	RA5-20	
Phillipsville	7	214-041-028	RUSSELL GRAHAM E & DOROTHY A	Request reconsideration for MU	CFR;CR (AVES)	CR/RA5-20	
Phillipsville	7	214-041-029	RUSSELL GRAHAM E & DOROTHY A	Request reconsideration for MU	CFR (AVES)	RA5-20	
Phillipsville	7	214-061-002	RUSSELL DOROTHY A & GRAHAM E	MU, used for multiple rentals for over 30 years	CFR (AVES)	RE1-5/CF	
Phillipsville	7	214-081-011	RUSSELL DOROTHY	MU, has multiple dwellings, survived '64 flood	CFR (AVES)	RE1-5/CF	

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Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Phillipsville	7	214-081-012	RUSSELL GRAHAM & DOROTHY	MU for residence and vacation rental	CFR (AVES)	RE1-5	
Phillipsville	8	214-081-021	RUSSELL DOROTHY	MU, has multiple dwellings, survived '64 flood	CFR (AVES)	RE1-5/CF	
Phillipsville	8	214-081-023	RUSSELL GRAHAM & DOROTHY	MU for residence and vacation rental	CFR (AVES)	RE1-5	
Redway	11	077-181-001	RUSSELL DOROTHY A	MU, Needed for housing in Redway. Commercial frontage is appropriate due to the high volume of traffic created by the feed store across the street	CG (GRBAP)	RM	

<b>RUSSELL DOROTHY &amp; GRAHAM</b>			<b>212-192-044</b>	<b>Miranda</b>
Name	RUSSELL DOROTHY & GRAHAM		Community	Miranda
Parcel	212-192-044		Parcel Size	17.43 acres
Request	MU, beautiful for tent, want to use for Air B&B		Water/Sewer	Water/Sewer
			Provider	Miranda CSD
Current General Plan	AR (5-20);CF (AVES)		Plan Area	Avenues CPA-Miranda
Proposed General Plan	CF/RA5-20		Zoning	AG-B-5(5);FP
<b>RUSSELL DOROTHY &amp; GRAHAM</b>			<b>212-281-022</b>	<b>Miranda</b>
Name	RUSSELL DOROTHY & GRAHAM		Community	Miranda
Parcel	212-281-022		Parcel Size	5.17 acres
Request	MU, beautiful for tent, want to use for Air B&B		Water/Sewer	None
			Provider	On Site
Current General Plan	AR (5-20);CF (AVES)		Plan Area	Avenues CPA-Miranda
Proposed General Plan	CF/RA5-20		Zoning	AG-B-5(5);FP



**From:** Graham Russell [<mailto:graham@dotti.com>]  
**Sent:** Wednesday, September 23, 2015 10:32 AM  
**To:** Wall, Robert  
**Subject:** RE: Land use in Phillipsville

Hi Rob

RE 212-281-022 and 212-192-044

We request Mixed Use on both these parcels.

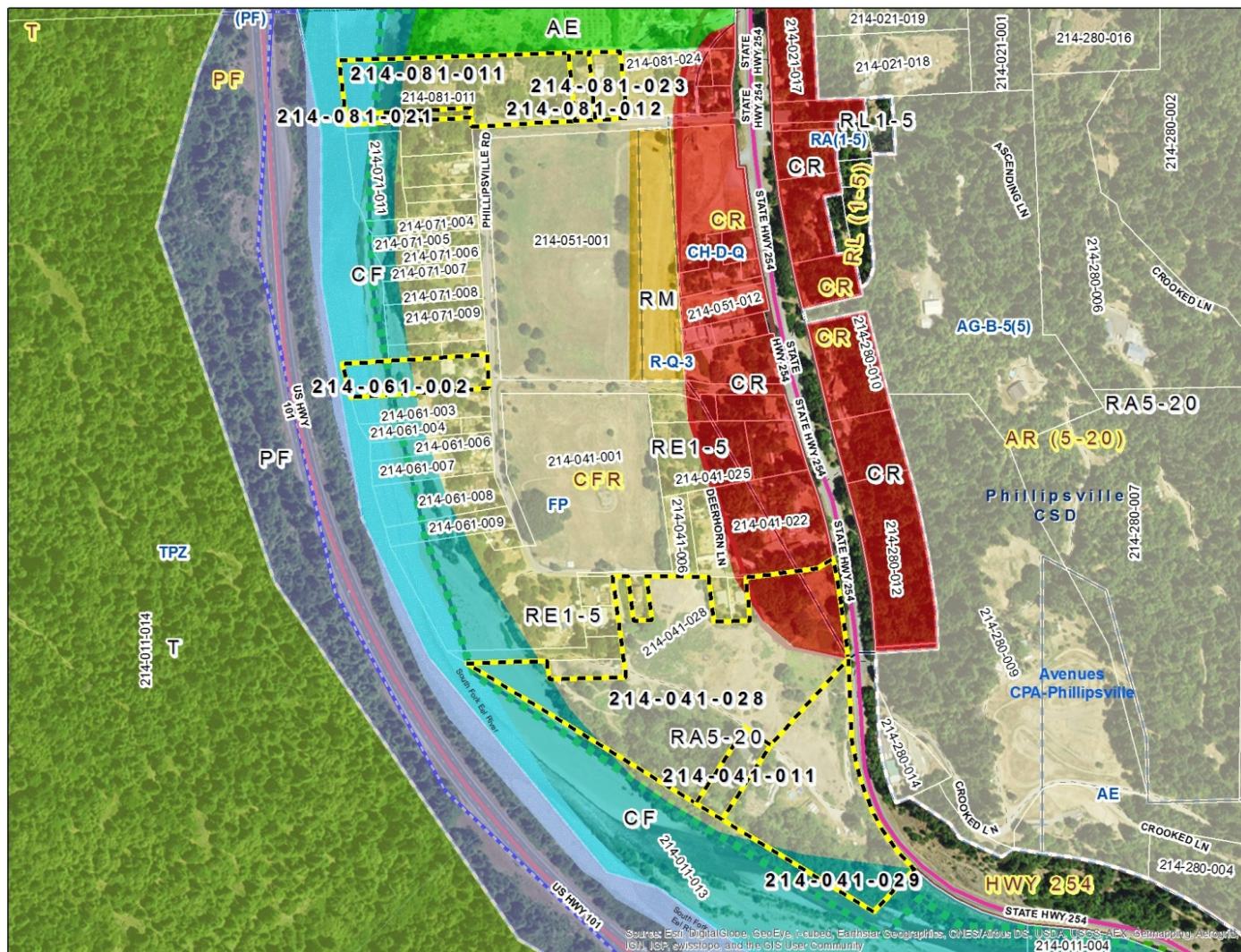
Our friends love to come visit and pitch a tent. The most difficult time we have is getting them to leave. It is beautiful and we would like to share this on AirBNB. There would be zero impact on our neighbors because the parcels combined are over 20 acres.

Thanks

Dotti and Graham Russell

<b>RUSSELL DOROTHY A</b>			<b>214-041-011</b>	<b>Phillipsville</b>
Name	RUSSELL DOROTHY A		Community	Phillipsville
Parcel	214-041-011		Parcel Size	0.67 acres
Request	Request reconsideration for MU		Water/Sewer	Water
			Provider	Phillipsville CSD
Current General Plan	CFR (AVES)		Plan Area	Avenue of the Giants CPA
Proposed General Plan	RA5-20		Zoning	FP
<b>RUSSELL GRAHAM E &amp; DOROTHY A</b>			<b>214-041-028</b>	<b>Phillipsville</b>
Name	RUSSELL GRAHAM E & DOROTHY A		Community	Phillipsville
Parcel	214-041-028		Parcel Size	10.29 acres
Request	Request reconsideration for MU		Water/Sewer	Water
			Provider	Phillipsville CSD
Current General Plan	CFR;CR (AVES)		Plan Area	Avenue of the Giants CPA
Proposed General Plan	CR/RA5-20		Zoning	CH-D-Q;FP
<b>RUSSELL GRAHAM E &amp; DOROTHY A</b>			<b>214-041-029</b>	<b>Phillipsville</b>
Name	RUSSELL GRAHAM E & DOROTHY A		Community	Phillipsville
Parcel	214-041-029		Parcel Size	5.1 acres
Request	Request reconsideration for MU		Water/Sewer	Water
			Provider	Phillipsville CSD
Current General Plan	CFR (AVES)		Plan Area	Avenue of the Giants CPA
Proposed General Plan	RA5-20		Zoning	FP
<b>RUSSELL DOROTHY A &amp; GRAHAM E</b>			<b>214-061-002</b>	<b>Phillipsville</b>
Name	RUSSELL DOROTHY A & GRAHAM E		Community	Phillipsville
Parcel	214-061-002		Parcel Size	1.17 acres
Request	MU, used for multiple rentals for over 30 years		Water/Sewer	Water
			Provider	Phillipsville CSD
Current General Plan	CFR (AVES)		Plan Area	Avenues CPA-Phillipsville
Proposed General Plan	RE1-5/CF		Zoning	FP
<b>RUSSELL DOROTHY</b>			<b>214-081-011</b>	<b>Phillipsville</b>
Name	RUSSELL DOROTHY		Community	Phillipsville
Parcel	214-081-011		Parcel Size	3.35 acres
Request	MU, has multiple dwellings, survived '64 flood		Water/Sewer	Water
			Provider	Phillipsville CSD
Current General Plan	CFR (AVES)		Plan Area	Avenues CPA-Phillipsville
Proposed General Plan	RE1-5/CF		Zoning	FP
<b>RUSSELL GRAHAM &amp; DOROTHY</b>			<b>214-081-012</b>	<b>Phillipsville</b>
Name	RUSSELL GRAHAM & DOROTHY		Community	Phillipsville
Parcel	214-081-012		Parcel Size	0.33 acres
Request	MU for residence and vacation rental		Water/Sewer	Water
			Provider	Phillipsville CSD
Current General Plan	CFR (AVES)		Plan Area	Avenues CPA-Phillipsville
Proposed General Plan	RE1-5		Zoning	FP

RUSSELL DOROTHY		214-081-021		Phillipsville
Name	RUSSELL DOROTHY		Community	Phillipsville
Parcel	214-081-021		Parcel Size	0.3 acres
Request	MU, has multiple dwellings, survived '64 flood		Water/Sewer	Water
			Provider	Phillipsville CSD
Current General Plan	CFR (AVES)		Plan Area	Avenues CPA-Phillipsville
Proposed General Plan	RE1-5/CF		Zoning	FP
RUSSELL GRAHAM & DOROTHY		214-081-023		Phillipsville
Name	RUSSELL GRAHAM & DOROTHY		Community	Phillipsville
Parcel	214-081-023		Parcel Size	0.52 acres
Request	MU for residence and vacation rental		Water/Sewer	Water
			Provider	Phillipsville CSD
Current General Plan	CFR (AVES)		Plan Area	Avenues CPA-Phillipsville
Proposed General Plan	RE1-5		Zoning	FP



**From:** Graham Russell [mailto:[graham@dotti.com](mailto:graham@dotti.com)]  
**Sent:** Wednesday, September 23, 2015 10:12 AM  
**To:** Wall, Robert  
**Subject:** RE: Land use in Phillipsville

Hi Rob,

RE 214-081-011 and 214-081-021

We request Mixed Use on these two parcels.  
Over 3 acres, currently has two permitted houses, a manufactured home, a two story guest house (which survived the 1964 flood), a trailer, a private well, and a connection to the public water system.

Thank you  
Dotti and Graham Russell

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**From:** Graham Russell [mailto:[graham@dotti.com](mailto:graham@dotti.com)]  
**Sent:** Wednesday, September 23, 2015 10:02 AM  
**To:** Wall, Robert  
**Subject:** RE: Land use in Phillipsville

Hi Rob,

RE 214-081-012 and 214-081-023

We request Mixed Use on these parcels for use as a residence and vacation rental.

Thank you  
Dotti and Graham Russell

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**From:** Graham Russell [mailto:[graham@dotti.com](mailto:graham@dotti.com)]  
**Sent:** Wednesday, September 23, 2015 10:01 AM  
**To:** Wall, Robert  
**Subject:** RE: Land use in Phillipsville

Hi Rob,

RE 214-061-002:

We request Mixed Use on this parcel. This has been used for multiple rentals for over 30 years.

Thank you  
Dotti and Graham Russell

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**From:** Graham Russell [mailto:[graham@dotti.com](mailto:graham@dotti.com)]  
**Sent:** Wednesday, September 23, 2015 9:59 AM  
**To:** Wall, Robert  
**Subject:** RE: Land use in Phillipsville

Hi Rob

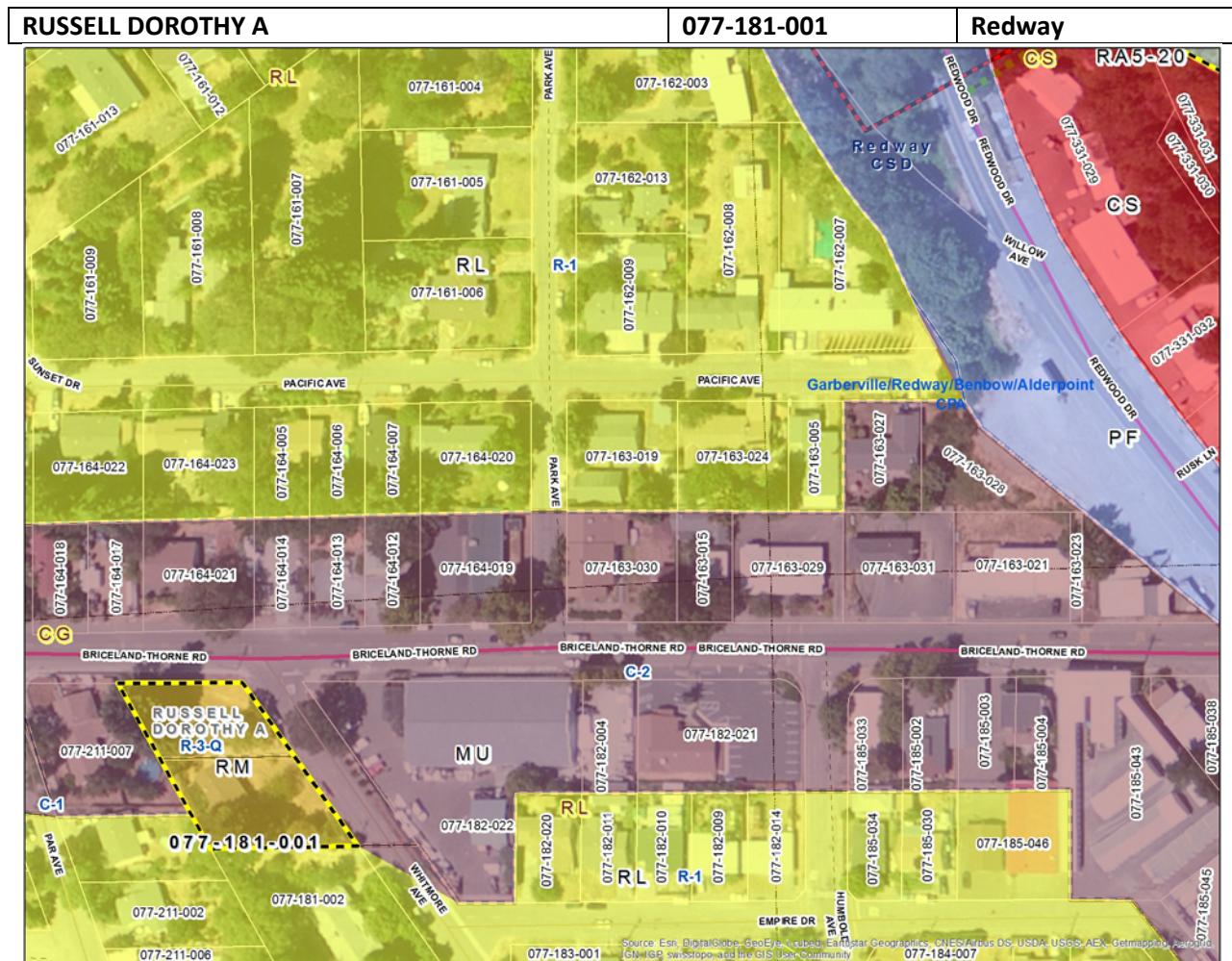
RE 214-041-028, -029 and -011:

We would like to reopen the discussion on these three parcels for Mixed Use.

We have new information that perhaps will lead to a better discussion.

Thank you.  
Dotti and Graham Russell

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Name	RUSSELL DOROTHY A		Community	Redway
Parcel	077-181-001		Parcel Size	0.42 acres
Request	MU, Needed for housing in Redway. Commercial frontage is appropriate due to the high volume of traffic created by the feed store across the street		Water/Sewer	Water/Sewer
			Provider	Redway CSD
Current General Plan	CG (GRBAP)		Plan Area	Garberville/Redway/Benbow/Alderpoint CPA
Proposed General Plan	RM		Zoning	C-2;R-3-Q

**From:** Graham Russell [mailto:[graham@dotti.com](mailto:graham@dotti.com)]  
**Sent:** Wednesday, September 23, 2015 10:14 AM  
**To:** Wall, Robert  
**Subject:** RE: Land use in Phillipsville

Hi Rob

RE 077-181-001

We request Mixed Use on this parcel.  
Needed for housing in Redway. Commercial frontage is appropriate due to the high volume of traffic created by the feed store across the street.

Thank you  
Dotti and Graham Russell