



**COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
ADVANCE PLANNING DIVISION**

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3015 H Street Eureka CA 95501  
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: April 7, 2016

To: Humboldt County Planning Commission

From: Rob Wall, Interim Director of Planning and Building Department

Subject: **Board of Supervisors referral to the Planning Commission of a Request for a Modification to the General Plan Update (GPU) Land Use Map for Assessor's Parcel Number 212-033-004**  
Miranda area

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Please contact Michael Richardson, Acting Supervising Planner, at 268-3723 or by email at [mrichardson@co.humboldt.ca.us](mailto:mrichardson@co.humboldt.ca.us) if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

<b>Hearing Date</b> April 7, 2016	<b>Subject</b> Referral of Proposed Modification to the GPU Land Use Map to the Planning Commission for review	<b>Contact</b> Michael Richardson
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**Project:** Referral of Proposed Modification to the GPU Land Use Map for Assessor's Parcel Number 212-033-004 (Miranda) to the Planning Commission for review.

**Project Location:** The property is in the east half of the southeast quarter of Section 7, Township 3 South, Range 3 East, Humboldt Bay Meridian, otherwise known as within the 1100 block of Thomas Road in Miranda.

**Present Plan Designation:** T - Timber Production

**Proposed Plan Designations:** T - Timber Production (22 acres), Residential Agriculture with a 5 - 20 acre minimum parcel size (18 acres)

**Present Zoning:** TPZ - Timber Production Zone

**Assessor Parcel Number:** 212-033-004

**Applicant**  
N/A

**Owner**  
William Rolff  
PO Box 2093  
Redway, CA 95560

**Agent**  
Kevin Caldwell  
Real Property Solutions  
Miranda, CA 95503

**Environmental Review:** A Draft General Plan Update Environmental Impact Report was prepared for the Planning Commission Approved Draft.

**Major Issues:** Potential conversion of approximately 18 acres of timberland to Residential Agricultural use

**State Appeal Status:** N/A

**Recommended Commission Action**

1. Open the Public Hearing;
2. Receive a staff report;
3. Make a recommendation to the Board of Supervisors on the proposed modification to the land use maps for APN 212-033-004.

**Discussion:** On March 1, 2016, the Board of Supervisors directed staff to present to the Planning Commission a request for a modification to the land use map submitted by Kevin Caldwell on behalf of his client, William Rolf for APN 212-033-004. The request was made in a letter addressed to the Planning Commission on March 5, 2010, but that letter was inadvertently not presented to the Planning Commission, nor the Board of Supervisors during their review of the land use maps for the General Plan Update.

The 2012 Planning Commission recommendation for the parcel is a "T - Timber Production" designation. The alternative land use maps considered by the Planning Commission all contained that same designation.

In his letter in Attachment 2, the applicant requested the north 18 acres of the property be designated "RR 5-20" (Rural Residential with a 5 - 20 acre minimum parcel size). However the Board of Supervisors replaced the RR designation with the RA - Residential Agriculture designation as shown on the map on the second page of Attachment 1.

The impacts of the proposed land use request are minimal given the size of the area changing from one designation to another in relation to the land use maps for the County as a whole. It is noteworthy that under the requested new plan designation, a subdivision would become more feasible. The underlying TPZ - Timber Production Zone designation would need to be modified as well before a subdivision application could be submitted.

**ATTACHMENT 1**

**Letter from Kevin Caldwell on behalf of his client, William Rolf for APN 212-033-004  
and a Land Use Map Showing the Request**

**Real Property Solutions**

P.O. Box 220 ♦ Miranda ♦ CA. 95553

707 943-1900 ♦ FAX 707 943-1626

March 5, 2010

John Miller  
 County of Humboldt  
 3015 "H" Street  
 Eureka, CA. 96501

**Subject: General Plan Update**  
 APN 212-033-004; 2045 Thomas Road; Miranda Area

Dear John:

At the request of the property owner, William F. Roff, we hereby respectfully request that APN 212-033-004 be redesignated from Timberland and TPZ to Rural Residential 5-20 and Rural Residential 40 as part of the General Plan Update. That portion of the parcel that fronts on Thomas Road is developed with an existing single family residence and associated accessory structures.

The parcel is approximately 98 acres. We request that the northern 18+/- acres of the parcel, which again fronts on Thomas Road be redesignated to Rural Residential, 5-20 acres per dwelling unit. This is consistent with the GPU recommendations for the parcels immediately east of Mr. Roff's parcel. We request that the remaining 80+/- acres be redesignated to Rural Residential, 40 acres per dwelling unit. This is consistent with the recommended GPU designations for parcels to the west and south of Mr. Roff's parcel.

Please add our request to the list. Also, please notify us when the Department schedules the public hearings for consideration of the requested land use changes. Again, I assume the Planning Commission will be holding hearings in the Southern Humboldt area to consider all the requests made in the area. Mr. Roff's mailing information is below.

If you have any questions or need additional information please, don't hesitate to call me. We look forward to hearing from you.

Sincerely,

*Kevin Caldwell*

Kevin Caldwell

William F. Roff  
 P.O. Box 2093  
 Redway, CA. 95560

Copy:  
 GPU File  
 William F. Roff

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♦ Land Use Consulting ♦ Natural Hazard Disclosures ♦ Environmental Assessments ♦

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Request: make approximately 18 acres in the north of the property RA5-20

