

BOARD OF SUPERVISORS MEETING
October 23, 2017

“Voluntary GPU Agenda Sign Up”

(Each Speaker Limited to 3 Minutes)

Voluntary Sign-In Sheet

1. John Williams ✓
2. Liz WEBB ✓
3. Jay WEBB ✓
4. Colin Fiske ✓
5. Steve Madrone ✓
6. Tina next ✓
7. Greg Compton
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

Debby
Tina
Dotti
Hollie?
Craig C

CLOSE

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Method and Timing	Compliance Verification		
			Initials	Date	Comments
<p>exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, the following mitigation is required. Amend Standard FR-S2 Forestland-Residential Interface (FRI), Section E to read as follows:</p> <p>FR-S2. Forestland-Residential Interface (FRI). Require new residential subdivisions adjacent to TPZ and public forestlands to include forested buffers and building setbacks between residential uses and adjacent timberlands to minimize use conflicts and safety hazards and, if necessary, require fire breaks around all or a portion of the development in consultation with CALFIRE.</p> <p>For residential development, require compliance with fire safe standards, and ongoing fire protection management programs developed by qualified experts.</p> <p>For residential development in high and very high fire severity zones, require <u>the establishment and maintenance of a fire breaks and open space adjacent to forestlands, consistent with CALFIRE recommendations, and ongoing fire protection management programs developed by qualified experts</u> to ensure defensible space.</p>		Ongoing			<p>We urge you to pass this as originally written, and delete the additions, stay with Calfire recommendations.</p>
HYDROLOGY AND WATER QUALITY					
<p>Mitigation Measure 3.10.3.1.a. The following policy shall be added to the Water Resources Element to lessen impacts resulting from erosion, sedimentation, and siltation:</p> <p>WR-Px. Continue to Implement Water Quality Regulations. Continue to implement Division 3, Building Regulations, Section 331-12, Grading, Excavation, Erosion, and Sedimentation Control Regulations, and Division 1, Planning Zoning Regulations</p>	Current Planning Building	Project Review Ongoing			

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Method and Timing	Compliance Verification		
			Initials	Date	Comments
<i>Chapter 6 - General Provisions and Exceptions Section 314-61.1 Streamside Management Area Ordinance.</i>					
<p>Mitigation Measure 3.10.3.1.b. The following policy shall be modified to apply to all development in order to improve water quality within watersheds subject to TMDL Controllable Sediment Discharge Inventories:</p> <p>WR-Px2. Mitigate Controllable Sediment Discharge Sites. <u>Proposed Discretionary development applications</u> involving a site identified as part of the TMDL Controllable Sediment Discharge Inventory shall be conditioned to reduce sediment discharge.</p>	<p>Long Range Planning</p> <p>Current Planning</p>	<p>WR-IMx1</p> <p>2 to 5 years</p> <p>Project Review</p> <p>Ongoing</p>			
<p>Mitigation Measure 3.10.3.2.a. The following policy shall be added to the Water Resources Element to improve groundwater recharge capacity:</p> <p>WR-Px. Enhance Groundwater Recharge Capacity. Encourage watershed management practices that enhance infiltration of rainfall into the groundwater.</p>	<p>Board of Supervisors</p> <p>Various County Departments</p>	<p>Core County Service and Project Review</p> <p>Ongoing</p>			
<p>Mitigation Measure 3.10.3.4.a. The following Safety Element implementation measure shall be added to require the County address new development in tsunami hazard areas:</p> <p>S-57. Tsunamis. New development below the level of the 100-year tsunami run-up elevation shall be limited to public access, boating, public recreation facilities, agriculture, wildlife management, habitat restoration, and ocean intakes, outfalls, pipelines, and dredge spoils disposal.</p>	<p>Current Planning</p>	<p>Project Review</p> <p>Ongoing</p>			<p><i>This should be revised. IT allows no development. IT is a taking. There is no point in proceeding to create a Community Services District in Fairhaven if this is in The General Plan</i></p>
LAND USE, HOUSING AND POPULATION					

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Method and Timing	Compliance Verification		
			Initials	Date	Comments
<p>Mitigation Measure 3.1.3.2.c. Add a map identifying the Unincorporated Legacy Communities within the County as well as the following policy to the Community Infrastructure and Services Element to reduce potential impacts related to conflict between the General Plan Update and state General Plan law:</p> <p>Appendix F: Map Book. Add a map of Humboldt County showing the location of Unincorporated Legacy Communities.</p> <p>Policy IS-PX3, Unincorporated Legacy Communities. On or before the due date for each subsequent revision of its Housing Element, the County shall review, and if necessary amend, the General Plan to update the analysis of unincorporated legacy communities.</p>	<p>Long Range Planning</p> <p>Long Range Planning</p>	<p>Plan Map Revision 30 days from GPU adoption</p> <p>Plan Amend. Housing Element Update</p>			
MINERAL AND ENERGY RESOURCES					
None					
NOISE					
<p>Mitigation Measure 3.6.3.2.a. Amend Implementation Measure N-IM7x., Noise Control Ordinance, to the Noise Element to require that construction noise parameters for discretionary projects be specified.</p> <p>N-IM7x. Noise Control Ordinance. Prepare and consider a noise control ordinance to regulate noise and vibration sources in order to protect persons from existing or future excessive levels of noise and/or vibration which interfere with sleep, communication, relaxation, health or legally permitted use of property. The ordinance shall define excessive levels of noise for construction activities to be incorporated as permit requirements and other noise sources and may exempt or</p>	<p>Long Range Planning</p>	<p>Zoning Regulations 5 years</p>	<p><i>We encourage you to leave this as it is, without the additions. These activities are temporary during construction. They will add to the cost of housing.</i></p>		

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Method and Timing	Compliance Verification		
			Initials	Date	Comments
<p>modify noise requirements for agricultural uses, construction activities, school functions, property maintenance, waste collection and other sources. The ordinance shall include responsibilities and procedures for enforcement, abatement and variances.</p>					
<p>Mitigation Measure 3.6.3.3.a. The following implementation measure shall be added to the Noise Element.</p> <p>N-IMx. Garberville Airport Noise Impact Combining Zone. Add a Noise Impact (N) Combining Zone to the areas surrounding the Garberville Airport that are subject to noise levels equal to or above 60 CNEL according to Figure 5B of the 2007 Garberville Airport Master Plan Report, or the most recent Garberville Airport Master Plan Report.</p>	Long Range Planning	Zoning Map Revision 1 to 2 years			<p>Question, is this a warning to potential buyers, or is it a prohibition against construction? If only a warning, <u>IT IS OK</u></p>
<p>PARKS AND RECREATION</p>					
<p>Mitigation 3.15.3.1.a. In order to protect existing parkland from deterioration that could result from development pursuant to the General Plan Update, the following Policies and Implementation Measures shall be added to the Community Infrastructure and Services Element:</p> <p>IS-Px. Parks Master Plan. In cooperation with other park service providers, the County shall establish and maintain a Parks Master Plan that would assess current facilities within each inland and coastal planning area, determine appropriate locations for new facilities, and identify funding options.</p> <p>IS-Sx. Interim Parks and Recreation Standards. Parks and recreation standards contained in the Government Code Section 66477 shall be used as the standard for parkland dedication in the review of divisions of land for which a</p>	Long Range Planning	Plan or Study 2 to 5 years			<p>what is source of funds for Master Plan? Gov Code 66477 is the Quimby Act, IT is optional for Counties to adopt it. Our General Plan states that 20% of Humboldt is in Parks or is protected green space. We are imposing the maximum costs allowed by law on subdivisions, which makes housing more expensive. We should consider either eliminating it, or reducing the cost</p>
<p>IS-Sx. Interim Parks and Recreation Standards. Parks and recreation standards contained in the Government Code Section 66477 shall be used as the standard for parkland dedication in the review of divisions of land for which a</p>	Current Planning	Project Review Ongoing			

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Method and Timing	Compliance Verification		
			Initials	Date	Comments
tentative map is required pursuant to Section 66426, until such time that the County has established parks and recreation standards for new development that differentiate between urban and rural settings; specify acreage of park land of 3 acres per 1,000 residents; and specify land dedication, in-lieu fee, or other mechanisms to fund park and recreation improvements and funding for operation and maintenance.					
PUBLIC SERVICES					
None					
SCENIC RESOURCES					
<p>Mitigation 3.16.3.1.a. Standard SR-SXXX, Scenic Highway Map, shall be added to the General Plan Update to reduce potential adverse impacts to scenic highways that could be caused by ministerial projects until SR-IM1, Mapping of Scenic Areas and Scenic Highways, is implemented:</p> <p>SR-SXXX. Scenic Highway Map. Until such time as a General Plan Scenic Highway Roadway Map is prepared and adopted, Humboldt County Highways listed in Sections 263.1 through 263.8 of the California Streets and Highways Code shall be considered to be Scenic Highways pursuant to Policy SR-P3, Scenic Highway Protection, and the County shall address the potential for significant impacts to scenic resources during ministerial and discretionary permit review.</p>	Current Planning	Project Review Ongoing	<p><i>The code sections listed include all of Hwy's 36, 96, and 101 in Humboldt, and also Hwy 299 from 101 to 96.</i></p> <p><i>There is no reason to create a General Plan Scenic Hwy Roadway Map unless there is a plan to designate additional scenic roads. Scenic Highways are determined by CalTrans.</i></p> <p><i>Any plan to designate county roads as scenic is unnecessary and may not be the purview of the County. IT would also add to the cost of doing business, discourage new business, and make housing more expensive and difficult</i></p>		
<p>Mitigation 3.16.3.2.a. The following policy shall be added to the Biological Resources section of the Conservation and Open Space Element to lessen potential impacts to natural amenities that are important to visual character:</p>	Long Range Planning	Plan or Study 2 to 5 years	<p><i>Scenic is unnecessary and may not be the purview of the County. IT would also add to the cost of doing business, discourage new business, and make housing more expensive and difficult</i></p>		

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Method and Timing	Compliance Verification		
			Initials	Date	Comments
<p>BR-Px. Landmark Trees. Establish a program to identify and protect landmark trees, including trees that exhibit notable characteristics in terms of their size, age, rarity, shape or location.</p>					<p><i>This should either be deleted or limited to trees on public lands. If applied to private property it restricts the right of a landowner, and could present hazards, and make building sites unusable or otherwise limit use of property</i></p>
<p>Mitigation 3.16.3.3.a. In order to minimize light trespass, light pollution, and glare, new development and projects that would make significant parking lot improvements or add new lighting would be required to prepare a lighting plan. The following new program would need to be added to the Scenic Resources Chapter of the Conservation and Open Space Element:</p> <p>SR-IMX Lighting Design Guidelines. Amend the Zoning Regulations to include lighting design guidelines for discretionary projects. Require new development and projects that would make significant parking lot improvements or add new exterior lighting to submit a lighting plan consistent with these guidelines. Lighting design guidelines should address:</p> <p>A. Intensity – Acceptable standards shall be defined for various land uses and development types specifying the maximum allowable total lumens per acre.</p> <p>B. Directional Control – Standards shall be developed to minimize the upward transmission and intensity of light at various distances from its source through the use of full-cutoff lighting, downward casting, shielding, visors etc.</p> <p>C. Signage – Standards with respect to illuminated signs shall be developed that prohibit or limit the size, spacing, design, upward transmission of light, and hours of operation. In addition, signs should be white or light colored lettering on dark backgrounds.</p> <p>D. Night Lighting – Hours of operation for various uses shall be specified in order to prohibit all night lighting except when warranted for public safety reasons. On demand lighting</p>	<p>Long Range Planning</p>	<p>Zoning Regulations</p> <p>2 to 5 years</p>			<p><i>These restrictions should only be applied to residential areas. They should not be applied to commercial developments except to protect residential development</i></p>

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Method and Timing	Compliance Verification		
			Initials	Date	Comments
<p><i>shall be encouraged.</i></p> <p>E. <i>Incentives – The County shall develop incentives for residents and businesses encouraging the conversion of existing lighting sources to compliant ones.</i></p> <p>F. <i>Enforcement – These standards shall be incorporated into the County Development Code and design review process for new development.</i></p>					
TRANSPORTATION					

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Method and Timing	Compliance Verification		
			Initials	Date	Comments
<p>Mitigation 3.5.3.1.a. The following policies shall be added to the Circulation Element and would require the implementation of transportation demand management programs with <u>new larger scale development</u> in the unincorporated area.</p>					Define larger scale development
<p>C-P3. Consideration of Transportation Impacts in Land Use Decision Making. Decisions to change or expand the land use of a particular area shall include an analysis of the impacts to existing and proposed transportation facilities and services so as to minimize or avoid significant operational, environmental, economic, and health-related consequences.</p>	Long Range Planning	Plan Amend. As needed			
<p>C-Px9. Regional Transportation Demand Management Funding. Encourage HCAOG to seek funding to support transportation demand management planning and to promote strategies that can lower the demands made on the road and highway system, reduce energy consumption, and improve air quality.</p>	Board of Supervisors	Core County Service Ongoing			<p>The only way to reduce demands on roads, is to increase use of public transit and bicycles. Public transit might be used more with better schedules, which is not controlled by those developing businesses and homes. These mandates will increase the cost of housing, and increase the cost of commercial development. We need jobs. We should not discourage new business by making it more expensive and difficult to build and operate a business</p>
<p>C-Px10. Transportation Demand Management Programs. Require residential subdivisions and multifamily development that would result in fifteen or more dwelling units, and non-residential development that would employ greater than ten persons, and that require a discretionary permit, to comply with County transportation demand management programs.</p>	Current Planning Public Works Land Use	Project Review Ongoing			
<p>C-IMX6. Transportation Demand Management. Amend the Zoning Regulations to include criteria for the development and implementation of transportation demand management programs as required by this Plan.</p>	Long Range Planning	Zoning Regulations 2 to 5 years			
<p>Mitigation Measure 3.5.3.2.a. Add the following implementation measure and policy to the Circulation Element that establishes a</p>					

TABLE IV-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Implementation Method and Timing	Compliance Verification		
			Initials	Date	Comments
<p>multi-faceted program to lessen impacts relating to traffic congestion:</p> <p>C-IMX7. Congestion Relief Planning and Implementation Program. The County shall utilize the best available traffic information, including the Humboldt County Travel Demand Model, other models and plans, and transportation impact analyses to identify roads that are currently capacity constrained or projected to become capacity constrained at some point as a result of General Plan implementation, and shall work cooperatively with HCAOG, Caltrans, applicable cities, HTA, or other agencies to implement a coordinated traffic management strategy to plan and prioritize transportation demand measures and roadway improvements to reduce roadway congestion along such roadways.</p> <p>The County shall use state and federal transportation improvement funds available directly to the County or through HCAOG, other grant funds, project related exactions, other available County funds, and impact fees to fund congestion relief improvements.</p> <p>The following steps shall be taken to address specific capacity limitations:</p> <ol style="list-style-type: none"> A. Monitor vehicle trips and other modes of travel at regular intervals. B. Solicit public involvement in transportation improvement planning prior to implementing any improvements. C. Identify transportation demand management measures that could be applied to the areas served by the specific roadway(s) to reduce peak-hour vehicle trips and congestion, such as: <ol style="list-style-type: none"> 1. Coordinate with school districts to expand school bus operations, create a "walking school bus" program, 	<p>Public Works Land Use</p> <p>Board of Supervisors</p>	<p>Project Review and Transportation Planning</p> <p>Ongoing</p>			<p><i>This program is designed for highly populated areas. IT requires a lot of grant funding, as well as impact fees. This is Humboldt county, and our citizens drive. Residences, jobs and places people shop as well as medical providers and schools are too widespread to make this type of program work. People need to drive to accomplish ordinary tasks of daily life. This program also adds to the cost of building commercial facilities and to the cost of operating a business.</i></p>

We need more businesses and jobs, and should not discourage them

Graham&Dotti

From: Graham&Dotti <gd@dotti.com>
Sent: Monday, October 23, 2017 7:32 AM
To: 'mrichardson@co.humboldt.ca.us'; 'jford@co.humboldt.ca.us'
Subject: Public Comment for meeting today, GPU- lot 214-081-019

Hi Michael, John

This lot currently has a residence but is on Avenue of the Giants frontage. It should be designated MU like the neighboring lot, 214-081-004.

Thanks
Graham & Dotti Russell

CR

Graham&Dotti

From: Graham&Dotti <gd@dotti.com>
Sent: Monday, October 23, 2017 7:37 AM
To: 'mrichardson@co.humboldt.ca.us'; 'jford@co.humboldt.ca.us'
Subject: Public comment for GPU meeting today - lot ~~077-081-019~~

077-181-001

Hi John, Michael

This looks like a mistake.

This lot is split between MU and RM. However, the portion of the lot adjoining Briceland Road should be MU, and the back portion should be RM. The GPU designation has these reversed.

Thanks

Graham and Dotti Russell

7
1

Graham&Dotti

From: Graham&Dotti <gd@dotti.com>
Sent: Monday, October 23, 2017 7:41 AM
To: 'mrichardson@co.humboldt.ca.us'; 'jford@co.humboldt.ca.us'
Subject: Public Comment for GPU meeting today - lots 214-041-028 and 214-041-029

Hi John, Michael

We cannot live with the down-zoning of these two lots to disallow a seasonal campground. We will be at the meeting today to discuss this issue.

Thanks
Graham & Dotti Russell

*Attachment 2
- Change included*



Humboldt County Planning and Building Department
3015 H Street
Eureka, CA. 85501
Attn: Michael Richardson

P.O. Box 624. Fortuna, CA. 95540

Directors:

Dave Feral
Feral Family Farm

Paul Giuntoli
Warren Creek Farm

Portia Bramble

John Gary
Organic Matters Ranch

Clif Clendenen
Clendenen's Cider Works

Kevin & Melanie Cunningham
Shakefork Community Farm

Erin Derden-Little

Jacque and Amy Newkom
Newkom Family Farm

Mel Krebs
Flood Plain Produce

Martha Spencer MS
Natural Resource Planner

Jared Zystro PhD
Plant Breeder and Geneticist

John LaBoyteaux
Camp Grant Family Farm

RE: GPU—RDEIR

Dear Michael:

This group of local industry experts and representatives believes that Humboldt County planning policies, both past and present, have never recognized the unique and diverse agricultural productivity of inland regions of the County as compared to the well known dairy lands around Humboldt Bay.

A mountainous and forested county, Humboldt has multiple agricultural districts, with excellent agricultural soils where much of the regions' food production is currently taking place. These areas are different from the well known dairy lands around Humboldt Bay. These inland areas have a longer growing season, support a wide diversity of crops, and have developed their own transportation systems and market opportunities.

Walk down the line at multiple farmers markets throughout the County and note where the farms are located. Orleans, Willow Creek, Blue Lake, Jacoby Creek, Carlotta, the Van Duzen, Mid-Eel, and Mattole Valleys, Ettersburg, Phillipsville, Garberville and more. The fertile lands in these areas are sought by the farmers raising the wide variety of crops that support a vibrant local food system. Some farmers in these areas also export crops to out of County markets.

Focused mostly on timber, dairy and cattle, neither the 1984 Framework Plan nor the GPU recognizes these areas for their unique and important agricultural contribution to the County. While the 60 acre minimum parcel for AE lands is universally supported by Humboldt agriculture, most all of the agricultural conversions, through land use designation changes in the GPU, are located in these more inland agricultural districts.

The new "Residential Agriculture" designation, like its predecessors "Agricultural Rural" and "Agriculture Suburban" is a residential designation. These designations are intended to provide first for residential development and do not recognize the unique value and productivity of prime agricultural soils. Retaining those soils in units large enough to sustainably support a wide range of agricultural crops, is not the purpose of these designations.

On existing smaller parcels of prime soil, allowing two residential units by right within a three acre curtilage may remove agriculture from the parcel entirely. Agricultural parcels cannot be equated with TPZ parcels which are generally larger overall.

Food, Fiber and Flowers requests, as an implementation measure in the GPU, that the County identify and inventory prime agricultural soil parcels within the agricultural districts listed above and any other unique locations throughout the County.

Thank you.

John LaBoyteaux

New

To: Humboldt County Board of Supervisors:
Re: Draft EIR for the GPU
Date: 10-23-17

We are all ready for the GP to be done. I offer this suggestion to help make it possible for this to be the case. It would seem that an oversight has occurred. This oversight occurred back in 2015 during the June and July Final Public Hearings for parcel changes in the Planning Commission(PC) recommendations for the GPU.

The oversight was a failure by the BOS to notify adjacent landowners of parcel changes that occurred at the 2015 hearings in June and July. Many parcel designation changes occurred at these hearings at the request of the landowner, but their neighbors were never notified of these changes then, or since. This seems odd when in fact it was the Humboldt CPR that requested that all property owners be notified prior to the 2015 June and July hearings for changes that had been recommended by the PC. So to then not notify adjacent landowners after the changes at the 2015 hearings seems a big oversight. Especially as the majority of these density changes were from the leaders of the Humboldt CPR.

This creates the appearance of a conflict of interest as these same folks were actively engaged in campaigning for the majority of supervisors that then approved higher densities for their parcels. Add this to the fact that more time was given to landowners than to adjacent landowners and others to speak at the public hearings and this potential Brown Act violation increases the appearance of a conflict of interest.

So here is my recommendation.

1. Change all 57 parcel designations that were made at the 2015 June and July Hearings that did not involve notifications of the adjacent neighbors back to the previous PC recommendations.

or

2. Delay the final decision of the GP and the EIR till a hearing is held on these recommended parcel density changes and all adjacent landowners have been notified and have a chance to speak at a public hearing.

Another reason to remove these changes or to hold another hearing is that all these 57 parcels are recommended to change from T to AE, AG, or RA all which allow Cannabis production and those affects were never considered. Again the adjacent landowners were never notified of the potential land use changes. These changes are concentrated in a few areas of the county where the cumulative impact of these changes also were not considered.

I am sure that if a change in density or use was proposed to a parcel next to your home you would want to be notified first. I believe that all landowners deserve the same respect and notification and I am sure you feel the same. We all have oversights. Luckily, this one is easily corrected. This is your one chance to do that. Consider carefully the message that your decision here today will send. Be a good leader. Notify the neighbors.

Thank you.

Steve Madrone

Letter C8 Steven S. Madrone

To: Planning Director and Humboldt County Board of Supervisors
From: Stephen Sungnome Madrone, Parcel #515-291-12
Date: 6-30-17
RE: Public Comment on Draft EIR on GPU

Dear Director, Chair and members of the Board:

I have several comments.

The county has illegally recommended a GP Designation of RA 5-20 for parcels 515-291-047, 515-291-048, 515-291-049, and 515-291-050. The zoning for these parcels is 20 acre AE. The current GP designation is 1 acre dispersed housing, but that is old and from the 1970's. The new recommendation from the Planning Commission in 2014 was 20-acre minimums but the Board of Supervisors changed this at its June 25th, 2015 public hearing.

This public hearing notified parcel owners of any changes proposed for their zoning and it gave adjacent parcel owners a chance to offer public comment. What the public was not notified of was the fact that at this June 25th hearing changes were made in the GP Designation for these 4 parcels listed above.

Without any public notice of a possible change, The Board of Supervisors (BOS) agreed to re-designate these parcels as 5-20 acre minimums. There was opposition to this from the City of Trinidad, and several local residents, but the BOS overruled that input from a Referral Agency (the City). When the BOS Chair asked the County Planner why the Planning Commission had recommended such low densities, the planner said it was because of water supply and fisheries issues and that "there were no overriding considerations for recommending higher densities". The BOS then proceeded to approve higher densities simply by asking the BOS rep from that district what his preference was. Supervisor Sundberg recommended higher densities without stating any "overriding considerations". This is illegal and a violation of CEQA.

The EIR should stay with the earlier planning commission recommendation of 20-80 acre minimums. The reasons for this are well documented in the files for the subdivision of these parcels as part of the Moss Minor Subdivision.

Please change these designations.

Thank you for this opportunity to comment.

Sincerely,

Stephen S. Madrone
1521 Fox Farm Road
Trinidad, Ca. 95570

C8-1

Response to Steven S. Madrone - Letter C8

Comment C8-1: The commenter objects to the land use designations tentatively approved by the Board of Supervisors on a set of parcels in the Foxfarm Road neighborhood in Westhaven, and requests the land use designations recommended by the Planning Commission for these properties be applied instead.

Response to Comment C8-1: Comment noted. The land use designation tentatively approved by the Board of Supervisors will result in lower densities than what is currently allowed by the General Plan, and it is consistent with the existing zoning that applies to the property. The comment does not address the RDEIR text. No changes to the RDEIR are needed to respond to this comment.

How is RA5-20 acre designations consistent with AE20 acre minimum zoning? It is not so the statement by the county above in response to my comments is incorrect.

October 19, 2017

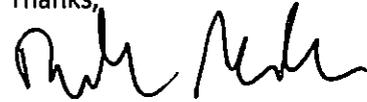
Dear Commissioner Sundberg,

RE: APN 312-071-51 (Revised Plan Designation)

I have a parcel (per above) off Glendale Drive that appears to be an oversight for re-classification from Residential Estates 1-5 acres (RE) to RE (2.5 acres) in the proposed General Plan. There are numerous parcels surrounding the subject parcel that have the same density (see attached) with a designation of RE (1-5 acres). In addition, the subject parcel has public water and sewer with the Fieldbrook Community Services District.

I'm requesting the Board approve this request to maintain APN 312-071-51 with an RE (1-5 acres) designation in the new General Plan.

Thanks,



Richard Mullen, CE

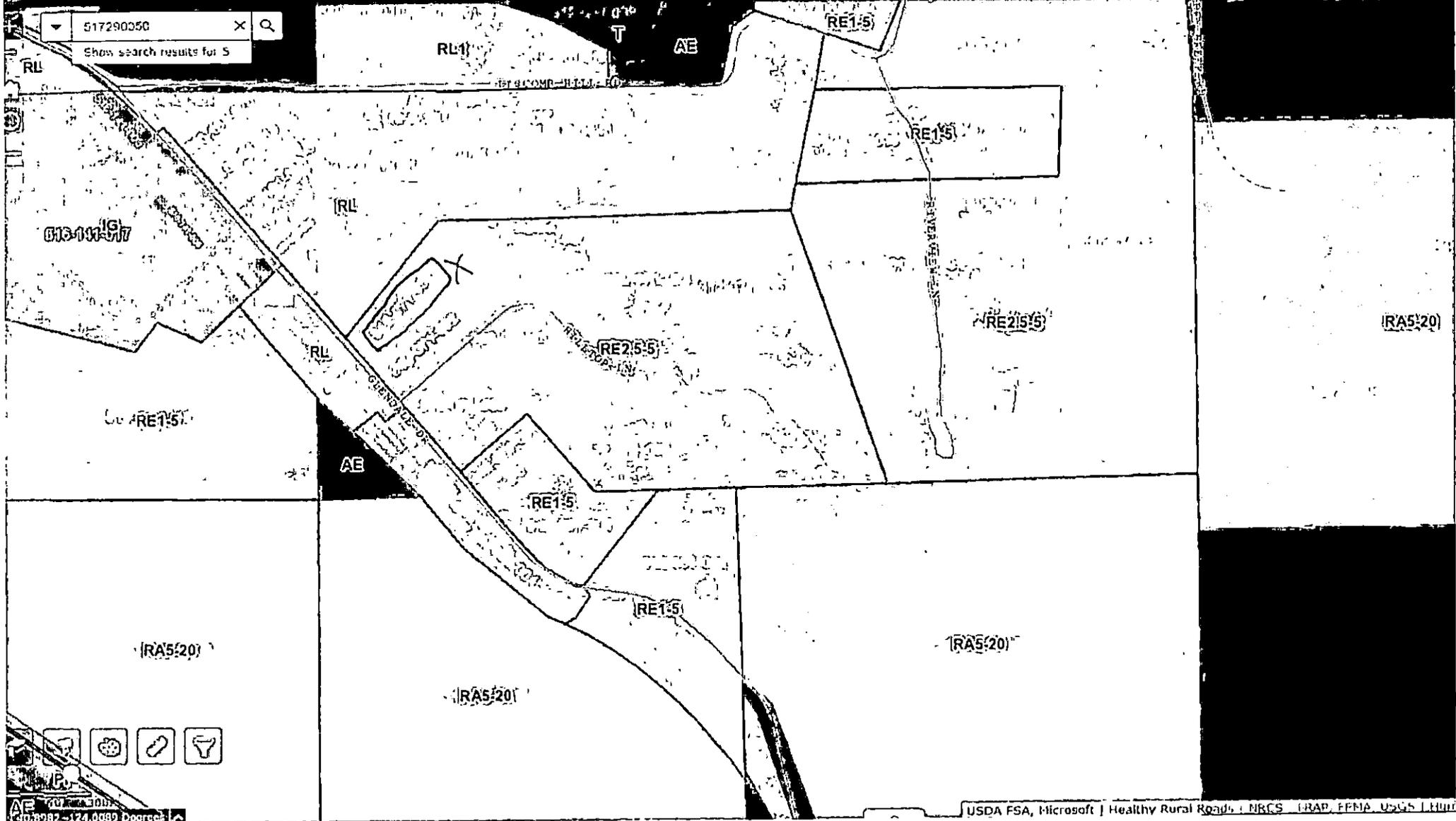
2425 Glendale Drive, McKinleyville, CA 95519

707-834-1618

Cc: Rex Bohn (1st Dist.), Estelle Fennel (2nd Dist.), Mike Wilson (3rd Dist.), Virginia Bass (4th Dist.), John Ford (County Planning Director)



517290050 X Q
Show search results for 5



AE 60
40:8982-124.0089 Doorech



736 F Street Arcata, California 95521

City Council
822-5953

City Manager
822-5953

Public Works
822-5957

Police
822-2428

Community Development
822-5955

Environmental Services
822-8184

A&MRTS
822-3775

Finance
822-5951

Recreation Division
822-7091

FAX
822-8018

October 18, 2017

County of Humboldt
Board of Supervisors
Chairperson Virginia Bass
825 5th Street, Room 111
Eureka, CA 95501

RE: Comments on the County of Humboldt General Plan Land Use Mapping Changes

Dear Chairperson Bass,

The City of Arcata would like to provide comments on the proposed Land Use mapping changes for the County General Plan update.

We have three areas that we request land use mapping changes:

1. City owned timberland in the Jacoby Creek watershed. The City owns several parcels in Jacoby Creek that are not part of the City limits. They are all collectively managed as the public Jacoby Creek Forest (JCF) that totals approximately 1,346 acres of which 575 acres are part of the City limits (APN 404-121-039 & 404-121-034). We noticed on the proposed Land Use maps that some of the City unincorporated timberland parcels are proposed to be changed from Timber (T) to Public (P), which is fine with the City but we request that all of them be changed to (P) for consistency. Included is a map that shows the locations of the publicly owned timberland, which includes the following APNs: 404-051-037; 404-121-030; 404-121-025; 406-041-006; 404-071-004; 404-121-015; 404-121-016; 404-071-001; 404-061-002; 404-061-001; 404-081-002; 404-081-001; 404-151-013; 404-151-012. 40 acre parcel 404-051-037 is currently zoned RR (JCCP).

At some point the City will likely merge some of the substandard sized TPZ parcels on this list to a larger parcel configuration.

2. Adjacent to the City's Jacoby Creek Forest there are two areas proposed to be changed from (T) to (RA) and (RE). We now understand the proposed mapping changes of the parcels at the end of Jacoby Creek Road that border the City's rock quarry and JCF are a mapping error. We would like to emphasize that land use change for that area from T to RE2.5-5 would not be appropriate given the adjacent resource lands, high quality of the timberland, lack of potable water, and road access issues. The City holds a log hauling easement through that area as well and they are best suited for a (T) designation. On the Greenwood Heights side of the watershed and again adjacent to the City's JCF, there is another proposed change from T- RA10-20 (APNs 404-061-30; 404-071-003; 404-051-009) and RR5-20 to RA10-20 (APN 404-061-031). We recommend all of these parcels of Greenwood Heights Road have a land use designation of Timber (T).

3. On Foster Avenue (APN 505-151-006) there is a proposed change from RM to RE 2.5 on a parcel that borders the City's Ennes Park. Attached is a map that highlights this area. We are aware that the proposed change lowers the density but we are requesting that this parcel have a new land use designation of AE for the following reasons:

- Designation as residential could, with time, encircle an area zoned AE including one parcel scheduled to have an Agricultural conservation easement, recorded as part of a development and annexation proposal called "Creekside Homes Development".

This parcel is also located in a mapped Arcata Western Greenbelt area. Keeping the parcel in AE would be consistent with the goals and intent of the City's General Plan policies including: *"Provide a greenbelt around the City's perimeter to: a) define the urban limit of Arcata; b) provide a physical separation between urban communities; c) protect important agricultural areas from urban uses and maintain agriculture as an economically viable activity. The rural and agricultural lands within the Planning Area are designated by the City as open space or greenbelt. The intent is that such lands shall not be developed with urban densities or uses and that land uses shall be limited to agricultural production and natural resources conservation".*

Thank you for your consideration of the City of Arcata's comments on the proposed Land Use mapping changes for the County General Plan update.

Sincerely,

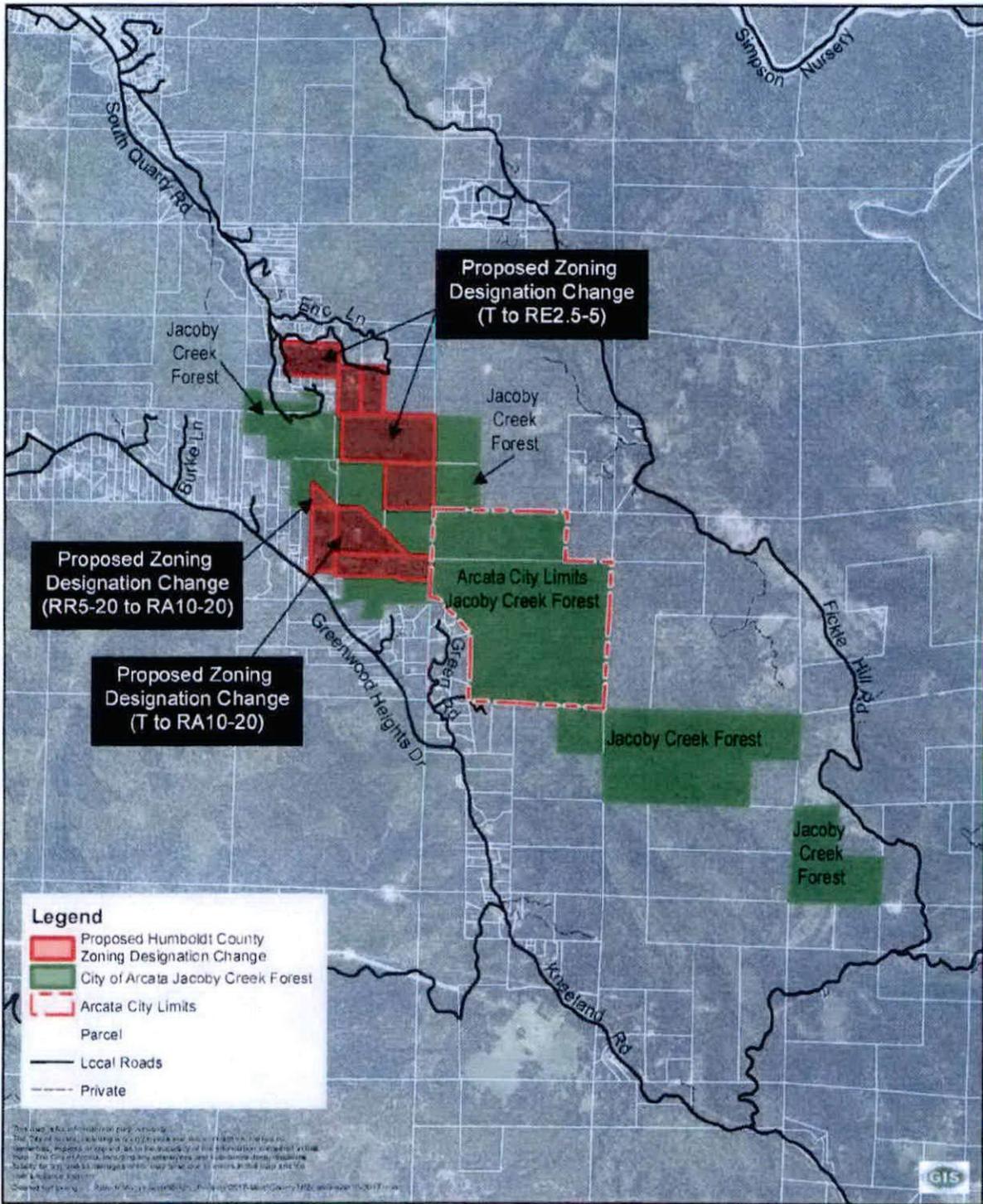


Susan Ornelas
Mayor

MA:da

Attachment:

- Map showing proposed Land Use changes of concern in Jacoby Creek
- Map showing proposed Land Use changes of concern west of Arcata



City of Arcata
Environmental Services

City of Arcata
Jacoby Creek Forest
10/3/2017

