

SUPPLEMENTAL INFORMATION #1

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 Proposed Consent Land Use Corrections and Requests (page 3)
2. Proposed Consent Land Use Corrections and Requests Summaries and Letters (pages 5-22)
3. Table of Additional Specific Land Use Requests for Discussion (pages 23-31)
4. Specific Additional Land Use Request Summaries and Letters (pages 33-143)

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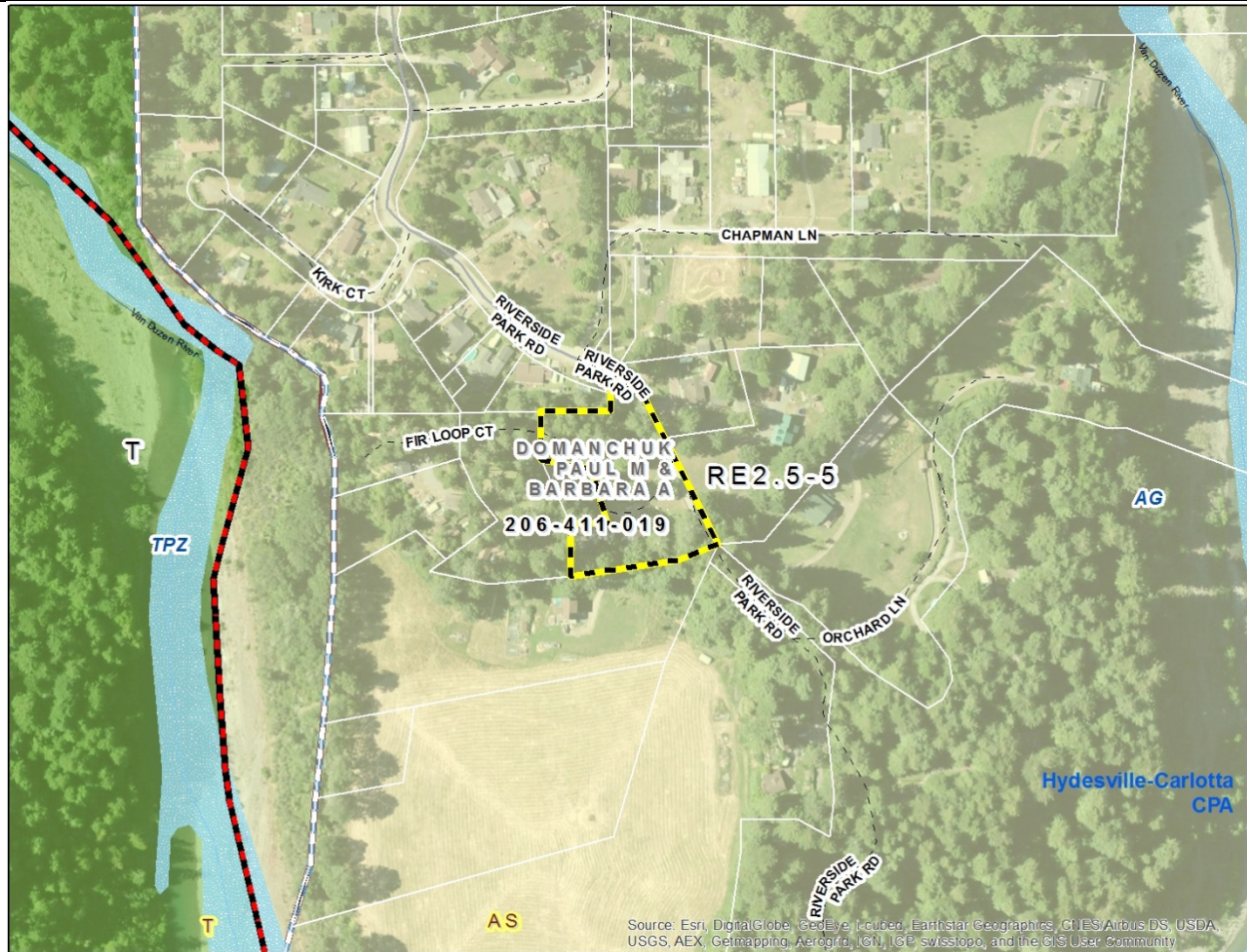
Land Use Mapping - Proposed Consent Land Use Corrections and Requests (Supplemental 1)

Individual Land Use Requests							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Carlotta	5	206-411-019	DOMANCHUK PAUL M & BARBARA A	Concern regarding new housing and proximity to waterways	AS (CHCP)	RE2.5-5	
Redway	11	222-222-003	MBM DEVELOPMENT	Make entire R-4-P zoned area RL	AR5-20;RL (GRBAP)	CS/RL/RA5- 20	
Central	12	106-131-010	RENNER DEBRA J	Boundary error, follow Price Creek Rd	T;AG (FRWK)	AG/T	
Southern	17	104-311-016	HUMBOLDT COUNTY OF	County owned AW Way Park. Should be PF	AL20;T;AG (FRWK)	RA20	
Southern	18	107-102-004	ETTER MARY V	Retain T, no AE	T (FRWK)	T	
Southern	18	107-102-005	ETTER MARY	Retain T, no AE	T;AG (FRWK)	T	
Southern	18	107-103-012	ETTER MARY	Retain T/AG, no AE	T;AG (FRWK)	AG/T	

Land Use Mapping - Proposed Consent Land Use Corrections and Requests (Supplemental 1)

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DOMANCHUK PAUL M & BARBARA A	206-411-019	Carlotta
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Name	DOMANCHUK PAUL M & BARBARA A	Community	Carlotta
Parcel	206-411-019	Parcel Size	1.66 acres
Request	concern re. new housing and proximity to waterways	Water/Sewer	None
		Provider	On Site
Current General Plan	AS (CHCP)	Plan Area	Hydesville Carlotta CPA
Proposed General Plan	RE2.5-5	Zoning	AG

From: Fennell, Estelle
Sent: Thursday, August 27, 2015 4:58 PM
To: 'Barbara A. Domanchuk'
Cc: Hamblin, Kevin; Miller, John
Subject: RE: Carlotta Resident, More regulations No Re Designation

Dear Barbara and Paul,

I am forwarding this communication to our Planning Department so that they are aware of your concerns and may have some information for you by Monday.

Please know that this request came in too late to be included in the agenda packet but I will be sure to have a copy and to include you at the appropriate time.

That being said, I looked up your APN and the change in Land Use Designation is pretty minimal, in my view. It results in the same density as the current designation. That is;

Current – AS 2.5 – 5 Acres

Proposed RE- 2.5 – 5 Acres

AS From the Framework Plan (existing) is described as : Agricultural Suburban - Adjacent to urban areas or rural community centers and may eventually require urban services; Single family residence, cottage industries, educational and religious activities and agriculture allowing intensive management opportunities; One dwelling unit per 2.5 to 5.0 acres.

RE – 2.5 – 5.0 Proposed in the GPU:

Residential Estates (RE)

This designation is used for lands adjacent to urban areas or rural communities with limited public services but suitable for single-family residential use. It is also intended as a transition from urban development to rural lands. Clustering policies are suggested to assist in buffering adjacent resource production or open space uses and to retain contiguous open space. This classification is commonly used in water-only service areas.

I hope this helps,

Estelle Fennell
Second District Supervisor
Chair of the Board

Humboldt County Board of Supervisors
825 5th Street
Eureka, CA 95501

(707) 476 2392
Efennell@co.humboldt.ca.us

From: Barbara A. Domanchuk [<mailto:bad@humboldt1.com>]
Sent: Thursday, August 27, 2015 9:14 AM
To: Fennell, Estelle
Cc: paul m. domanchuk
Subject: Re: Carlotta Resident, More regulations No Re Designation

Dear Estelle:

I am interested in attending the Supervisor's meeting on Monday, August 31. To help determine whether Land Use Re-Designation is something we want or need to have happen in Carlotta. Our parcel # 206-411-019 is small, 1.73 acres, but is adjacent to a large Van Duzen River floodplain meadow of 20+ acres that has just been sold twice and fenced into three parcels 206-411-020; 206-411-021; 206-411-025.

Here is an image of our property 35 feet above three others properties that are located in this floodplain meadow below and to the south. Note the wind comes from the south. So the smoke from the chimneys will come from the south. Also, adjacent to the river what will water quality be if the properties are developed for homes? I am not trying to be offensive to these property owners. This is just one example in Carlotta.

There should be general plan rules about new housing and proximity to waterways.

Click Satellite for a more real view of the locations.

<https://maps.google.com/maps?oe=utf-8&rls=org.mozilla:en-US:official&client=firefox-a&um=1&ie=UTF-8&fb=1&gl=us&ftid=0x54d473cb4c5b6f79:0xd2030ac9a8a3b58c&q=790+Riverside+Park+Rd,+Carlotta,+CA+95528&sa=X&ei=1cPvVKLsDNjXoASEm4DgCA&ved=0CCEQ8gEwAA&output=classic&dg=brw>

For our health and well being, as well as the health of the natural world, we are NOT interested in Carlotta being developed for more houses.

Thank you for your consideration.

Sincerely,
Barbara Domanchuk

On Aug 26, 2015, at 12:36 PM, Fennell, Estelle wrote:

Hi Barbara and Paul,

I just got off the phone with Barbara and have confirmed that Carlotta is included in the Central region for Land Use Designation discussions.

This means that if you have a specific request with regard to your parcel/s it would be heard this coming Monday, August 31st. Our hearing will be held at the Supervisors' Chambers from 1:30 – 6:00 PM.

I look forward to your email with specific information about the property in question (APN etc.)

Thank you,

Estelle

Estelle Fennell
Second District Supervisor
Chair of the Board

Humboldt County Board of Supervisors
825 5th Street
Eureka, CA 95501

(707) 476 2392
Efennell@co.humboldt.ca.us

From: Barbara A. Domanchuk [<mailto:bad@humboldt1.com>]
Sent: Tuesday, August 25, 2015 5:47 PM
To: Fennell, Estelle
Cc: paul m. domanchuk
Subject: Carlotta Resident

Dear Estelle:

I am interested in learning more about how the rescheduling of property in my town of Carlotta will effect how I can use my property. Can you send me information that will explain what the changes may or may not be and how I can comment on possible changes. I look forward to seeing the document(s) you send before any deadline for public comment..

By the way, on your web page the town of Carlotta is not even listed. <http://humboldt.gov/465/2nd-District> An oversight that will be corrected I am sure.

If you have any questions please call me.

Thank you.

Sincerely,

Barbara

Barbara A Domanchuk Media
790 Riverside Park Road
Carlotta CA 95528
707.768.1738
bad@humboldt1.com

Art & Science for Kids interested in Media & Education (A.S.K. M.E.)
www.TheYoungMediaMakers.org
The Young MediaMakers annual Big Screen Showcase (since 2000)
TYMM Work Project (2006)
The Ecology & Art Education Program (2004) <https://www.facebook.com/outdoorclasses>

Humboldt County Supervisors
Humboldt County General Plan Commissioners

August 28, 2015

RE: Volume 2, Communities Carlotta/ Hydesville

As a key planning document for the future development of Humboldt County, the General Plan must strike a strategic balance between residential development and the protection of natural resources for industry and wildlife. According to the Major Policies of the Framework Plan section 9 emphasizes: "Identification of areas of special consideration (i.e., sensitive habitats, cultural resources, landslides, flood, etc.).

Major plan proposals and underlying principles of the Carlotta/Hydesville Area Community Plan section 3: Precludes and/or limit the extent of additional residential development in high hazard areas (flooding and geologic fault rupture corridors).

In Carlotta on Riverside Park Road, there are several areas known to flood. There are also numerous sections that have erosive banks. The field that was formerly 20 + acres that abuts the Van Duzen River is now divided into three parcels. Parcel # 206-411-025-000, #206-411-020-000, and #2006-411-021-000. Past history shows that this field has been known to flood, with river water going up to 6 feet in height on the south facing bluff. Flood events are great for agricultural land, as we know flooding is helpful for bringing fresh nutrient rich soil to fields for growing crops and enhancing grazing animals. However this is not a very good place for more homes, more septic systems and more wells.

Also accessed by Riverside Park Road, the East and South areas now known as Riverside Acres and Runeberg Park also abut the Van Duzen River with some properties including the public waterway in the old deeds. The Riverside Acres area adjacent to the river is a known spawning area for the steelhead and chinook salmon. Runeberg Park, owner Humboldt Redwood Co., borders the Van Duzen with a natural, but seriously eroding bluff face. Its deep holes house chinook salmon in its annual migration.

In the respected Kelsey Report, a sediment budget and analysis of geomorphic process in the Van Duzen River basin 1941-1975 Summary, he quotes the study by Judson and Ritter 1964; Brown and Ritter, 1971: "The Coast Range of Northern California are the most rapidly eroding section of comparable size in the United States." This includes the Van Duzen River basin.

In conclusion, the General Plan does not adequately address the impact of building in flood plains and close to the main stem Van Duzen and her tributaries. In addition the effects of climate change, the California drought, and the dramatic impact of current landowners in Carlotta diverting precious water from the river for cultivation, has left the Van Duzen Watershed significantly impaired in the summer of 2015. Adding an additional 170 residential sites and 426 people to Carlotta may further jeopardize the recovery of the watershed; increased water usage in the summers may escalate the dangerous blue algae proliferation; and may cause a reversal of the recent recovery over the past three years of the precious salmon run. Biological resources need to be protected as an extremely high priority.

Friends of the Van Duzen has been studying the main stem and tributaries of the Van Duzen for the past 20 years and is dedicated to the preservation and survival of aquatic species. In this updated report from the Planning Department, studies regarding Wolverton Gulch in Hydesville are cited but no studies over the rest of the Hydesville/Carlotta basin are mentioned.

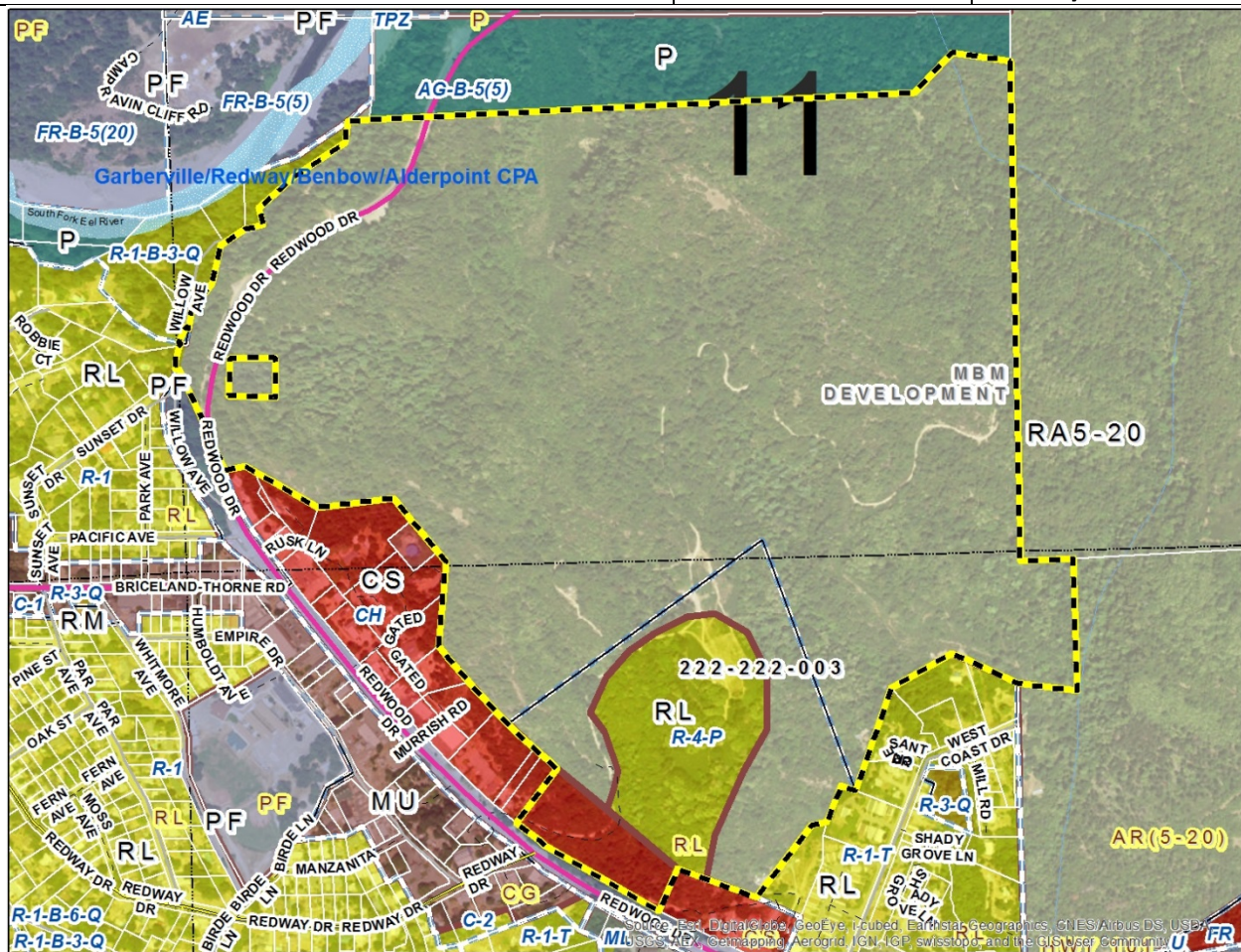
Thank you for your attention to these important matters.

Sal Steinberg, Community Coordinator Friends of the Van Duzen and resident of Riverside Park Road, Carlotta.

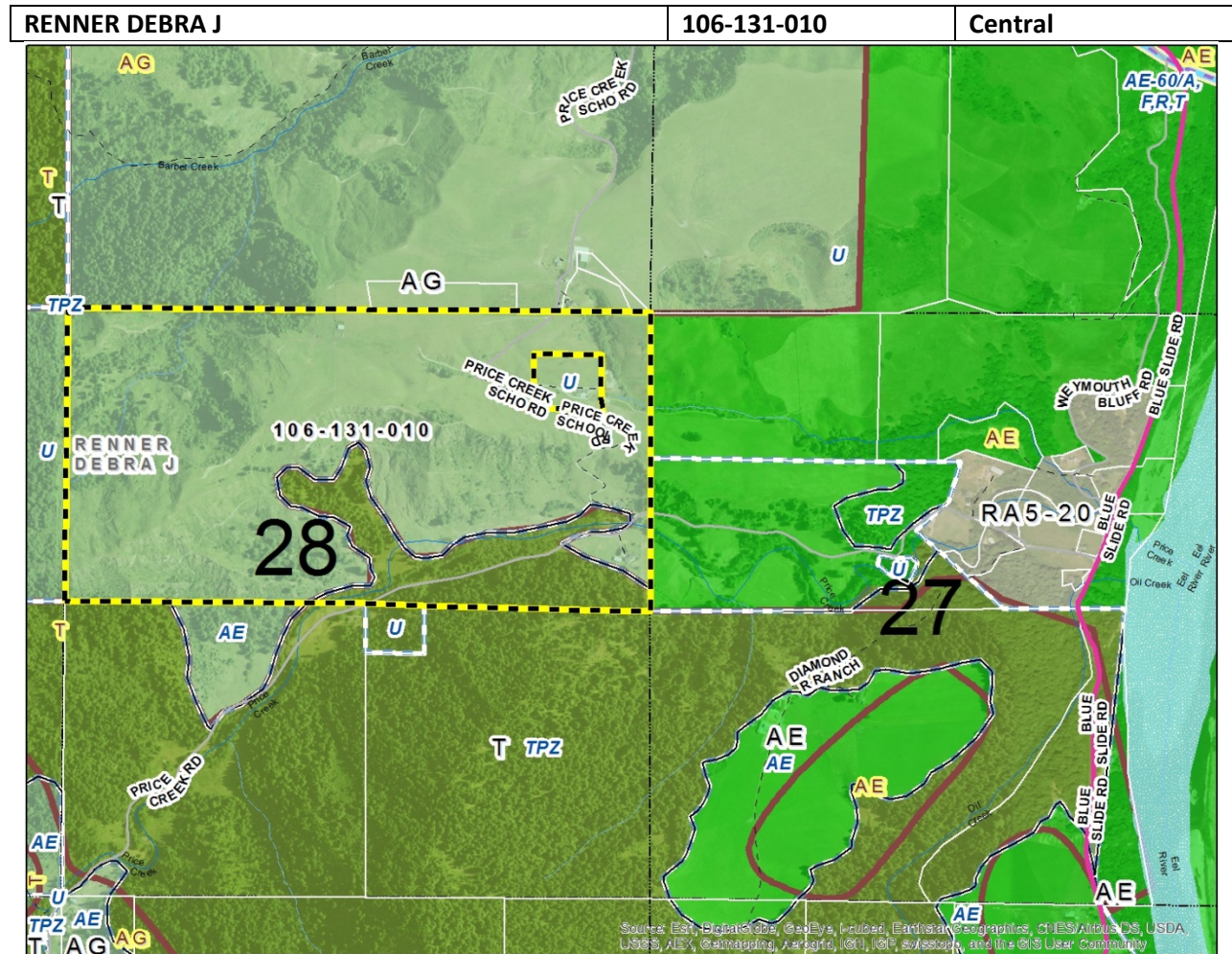
Barbara Domanchuk, Education Coordinator Friends of the Van Duzen and resident of Riverside Park Road, Carlotta.



MBM DEVELOPMENT	222-222-003	Redway
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Name	MBM DEVELOPMENT	Community	Redway
Parcel	222-222-003	Parcel Size	262.51 acres
Request	Make entire R-4-P zone area RL	Water/Sewer	Water/Sewer
		Provider	Redway CSD
Current General Plan	AR5-20;RL (GRBAP)	Plan Area	GRBA CPA
Proposed General Plan	CS/RL/RA5-20	Zoning	AG-B-5(5);R-4-P



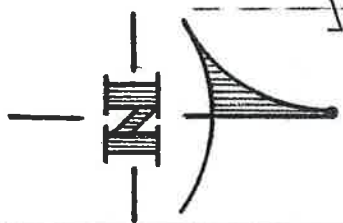
Name	RENNER DEBRA J	Community	Ferndale
Parcel	106-131-010	Parcel Size	311.87 acres
Request	Boundary error, follow Price Creek Rd	Water/Sewer	None
		Provider	On site
Current General Plan	T;AG (FRWK)	Plan Area	
Proposed General Plan	AG/T	Zoning	AE

Boundary between AG and T should follow Price Creek Rd/lot line adjustment boundary as likely originally intended.

From: Ashton, Mary Jane
Sent: Wednesday, September 16, 2015 3:29 PM
To: Miller, John
Subject: Renner LLA (TPZ/AE zone boundary/ GP boundary)

John,
Attached is the portion of the Renner LLA Plat we talked about. I will send you the proposed legal description prepared by surveyor Dale Roper as soon as I get it from Jason of PW.

Mary-Jane Ashton
Senior Planner/Project Facilitator
Humboldt County Planning & Building Department
Development Assistance Division
3015 H Street
Eureka, CA 9501
(707) 268-3724



of 1 Sheets

EXHIBIT A

PROPERTY DESCRIPTION

All that real property situated in the County of Humboldt, State of California, described as follows:

PARCEL A:

Being the North ½ of Section 28, Township 2 North, Range 1 West, Humboldt Base and Meridian:

Also being all of Parcels 1 and 2 as shown on that certain map entitled Parcel Map No. 538, recorded in Book 5 of Parcel Maps at Page 2, Humboldt County Records.

Excepting therefrom the following:

Commencing at a 1" iron pipe tagged LS 3431 marking the East ¼ corner between Sections 27 and 28 as shown on that certain map recorded in Book 55 of Surveys at Page 122, Humboldt County Records, thence northerly along the East line of said Section 28 North 0° 06' 39" East 80.00 feet to the TRUE POINT OF BEGINNING.

Thence from said TRUE POINT OF BEGINNING, continuing northerly along said East line of Section 28, North 0° 06' 39" East 754.44 feet to a point on the centerline of Price Creek Road as shown in said Book 55 of Surveys at Page 122 (County Road 3G075).

Thence along said centerline of Price Creek Road, along a curve to the left, concave to the southeast, from a tangent bearing of South 67° 57' 28" West, having a radius of 196.85 feet, through a central angle of 28° 09' 50" an arc length of 96.76 feet;

thence South 39° 47' 38" West 62.15 feet;

thence along a tangent curve to the right, concave to the northwest, having a radius of 262.47 feet, through a central angle of 54° 47' 47" an arc length of 251.01 feet to a 2 ½ inch brass cap stamped "LS 5963" in a monument well as shown on said record of survey;

thence North 85° 24' 35" West 54.84 feet to a 2 ½ inch brass cap stamped "LS 5963" in a monument well as shown on said record of survey;

thence leaving said centerline of Price Creek Road, at a right angle thereto, South 4° 35' 25" West 30.00 feet to a point on the southerly right of way of Price Creek Road;

thence leaving said right of way South 77° 58' 33" West 259.34 feet;

thence South 53° 41' 10" East 805.52 feet to the TRUE POINT OF BEGINNING.

Containing 315 acres, more or less

Prepared by:

Dale Allen Roper

Dale Allen Roper, LS 5504

Expires: 9/30/16



The basis of bearings of this description is Book 55 of Surveys, Page 122, Humboldt County Records.

PARCEL B:

Being a portion of the North $\frac{1}{2}$ of Section 28, Township 2 North, Range 1 West, Humboldt Base and Meridian, whose location is more particularly described as follows:

Commencing at a 1" iron pipe tagged LS 3431 marking the East $\frac{1}{4}$ corner between Sections 27 and 28 as shown on that certain map recorded in Book 55 of Surveys at Page 122, Humboldt County Records, thence northerly along the East line of said Section 28 North $0^{\circ} 06' 39''$ East 80.00 feet to the TRUE POINT OF BEGINNING.

Thence from said TRUE POINT OF BEGINNING, continuing northerly along said East line of Section 28, North $0^{\circ} 06' 39''$ East 754.44 feet to a point on the centerline of Price Creek Road (County Road 3G075), as shown on said Book 55 of Surveys, Page 122;

Thence along said centerline of Price Creek Road, along a curve to the left, concave to the southeast, from a tangent bearing of South $67^{\circ} 57' 28''$ West, having a radius of 196.85 feet, through a central angle of $28^{\circ} 09' 50''$ an arc length of 96.76 feet;

thence South $39^{\circ} 47' 38''$ West 62.15 feet;

thence along a tangent curve to the right, concave to the northwest, having a radius of 262.47 feet, through a central angle of $54^{\circ} 47' 47''$ an arc length of 251.01 feet to a 2 $\frac{1}{2}$ inch brass cap stamped "LS 5963" in a monument well, as shown on said record of survey;

thence North $85^{\circ} 24' 35''$ West 54.84 feet to a 2 $\frac{1}{2}$ inch brass cap stamped "LS 5963" in a monument well, as shown on said record of survey;

thence leaving said centerline of Price Creek Road, at a right angle thereto, South $4^{\circ} 35' 25''$ West 30.00 feet to a point on the southerly right of way of Price Creek Road;

thence leaving said right of way South $77^{\circ} 58' 33''$ West 259.34 feet;

thence South $53^{\circ} 41' 10''$ East 805.52 feet to the TRUE POINT OF BEGINNING.

Containing: 4.99 acres, more or less.

Prepared by:

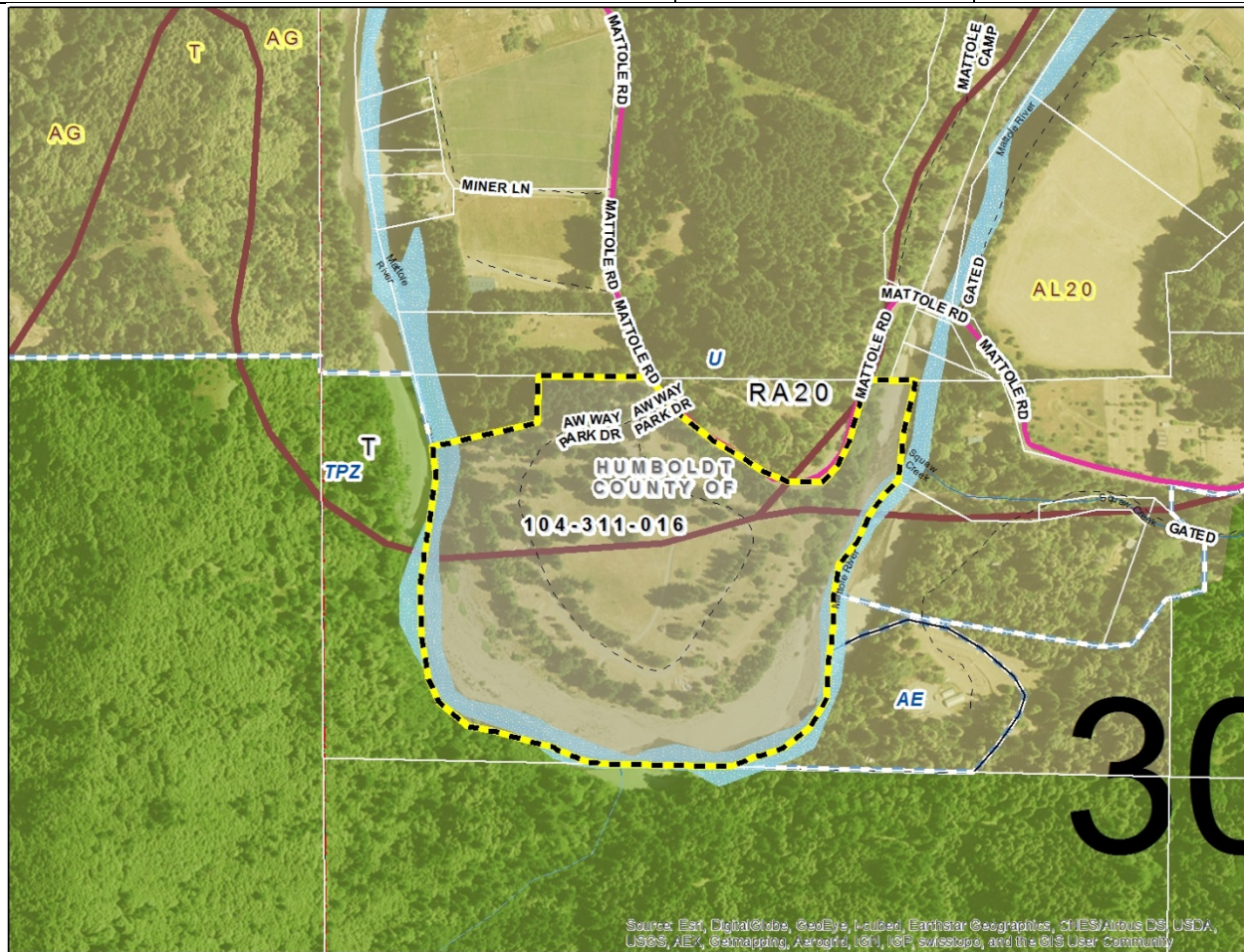
Dale Allen Roper

Dale Allen Roper, L.S. 5504
Expires: 9/30/16



The basis of bearings of this description is Book 55 of Surveys, Page 122, Humboldt County Records.

HUMBOLDT COUNTY OF	104-311-016	Southern
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Name	HUMBOLDT COUNTY OF	Community	Petrolia
Parcel	104-311-016	Parcel Size	34.02 acres
Request	Plan as PF; County owned AW Way Park	Water/Sewer	None
		Provider	On Site
Current General Plan	AL20;T;AG (FRWK)	Plan Area	
Proposed General Plan	RA20	Zoning	U

ETTER MARY V			107-102-004		Southern	
Name	ETTER MARY V		Community	Honeydew		
Parcel	107-102-004		Parcel Size	6.40 acres		
Request	Retain T, no AE		Water/Sewer	None		
			Provider	On Site		
Current General Plan		T (FRWK)	Plan Area			
Proposed General Plan		T	Zoning	AE;TPZ		
ETTER MARY			107-102-005		Southern	
Name	ETTER MARY		Community	Honeydew		
Parcel	107-102-005		Parcel Size	29.54 acres		
Request	Retain T, no AE		Water/Sewer	None		
			Provider	On Site		
Current General Plan		T;AG (FRWK)	Plan Area			
Proposed General Plan		T	Zoning	AE;TPZ		
ETTER MARY			107-103-012		Southern	
Name	ETTER MARY		Community	Honeydew		
Parcel	107-103-012		Parcel Size	229.90 acres		
Request	Retain T/AG, no AE		Water/Sewer	None		
			Provider	On Site		
Current General Plan		T;AG (FRWK)	Plan Area			
Proposed General Plan		AG/T	Zoning	AE;TPZ		



107-103-12 AE → AG
107 102-05 AE → AG
107 102-04 AE → AG

Requested

Mary V. Etter

9/21/2015

Bas: All
 CC: SCRUDD
 RECEIVED
 BOARD OF SUPERVISORS

AUG 17 2015

AM 7, 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6 PM

County of Humboldt
 Planning Division
 3015 Street
 Eureka, CA 95501

Supervisor Lohr

August 11, 2015

Hi Rep

Thanks in advance for considering the following:

1. We would like residential density to remain 20-160 on parcels 107-143-003 & 107-065-008
 FWK = T/AG BOS = T
 T/160
 I strongly object the use designation of parcel 107-102-001 being "Timberland". It may have been designated in error. Part should have an "AG" use.

2. I request a partial change in zoning on parcel 107-103-012 F
 I would like the use designation along the river on parcels 107-103-012 & 107-102-005 to permit recreational uses, such as cabins, camping, fishing, swimming, etc.
3. The permitted removal of timber along the river on these parcels is very limited due to regulations.

Would a CR request be in order?
 If so, how does it proceed?

ON CONSENT
 107-065-008
 107-143-003
 REQ = AG
 Density to remain
 20-160
 NOT ON 11/1
 107-102-004 (?)
 FWK = T BOS = T
 AG/T Zoned RPZ
 allow Ag/Timber
 related recreation,
 + visitor serving,
 resource related
 recreation,
 cabins (?)

appears to be allowable under proposed plan

Like much ranch property, little income is derived
to off set the expenses. Not knowing the appraised
value of this river front property, I am attempting
to find ways to generate money for estate tax as
well as the yearly property taxes. I do hope to
pass this property on to the next generation (nieces &
nephews) and not be forced to sell.

Every community needs zoning to fill the needs of
the community. I think the development of this property
along the river fills that bill.

Thanks again.

Mary V. Etter

P.O. Box 27

Honeydew, CA. 95545

707-627-3359

Cc: Humboldt County Planning Division

Miller, John

From: Bohn, Rex
Sent: Thursday, July 02, 2015 11:33 AM
To: Wall, Robert; Miller, John
Subject: RE: Etters Rock Pit

From: Mary Etter [<mailto:metter90@hotmail.com>]
Sent: Thursday, July 02, 2015 11:04 AM
To: Bohn, Rex
Subject: Etters Rock Pit

Hi Rex,

We are concerned about the re-zoning of parcel 107-282-004. This parcel is an active permitted rock quarry called the Hindley Pit CA ID# 91-12-0041. Parcel is approximately 15 acres just off the Mattole Rd, just above the Honeydew Bridge, I am sure you have seen it.

I believe the notice states that the property is not changing at this time, but could in the future. Is this correct?

Sincerely,

Raymond (Mike) Etter and Mary S Etter

Land Use Mapping - Individual Land Use Requests (Supplemental 1)

Individual Land Use Requests							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Westhaven/ Trinidad	33	515-172-002	MERCER FRASER CO	RE to align with future develop- ment	RES ESTATES (NHGP)	T/RE2-5	
Westhaven/ Trinidad	33	515-172-003	MERCER FRASER CO	RE to align with future develop- ment	RES ESTATES (NHGP)	T	
Westhaven/ Trinidad	33	515-172-004	MERCER FRASER CO	RE to align with future develop- ment	TIMBER; GRAZING (NHGP)	T	
Westhaven/ Trinidad	33	515-172-005	MERCER FRASER CO	RE to align with future develop- ment	RES ESTATES (NHGP)	T	
Westhaven/ Trinidad	37	515-192-010	HALLOCK DIANNE	RE2.5-5 would make property nonconfor ming	RES ESTATES (NHGP)	RE2.5-5	
McKinley- ville	45	508-251-055	L & A ENTERPRISES LLC	Lose a few primary uses with MU Land Use designation	CS (MCCP)	RM/MU	
McKinley- ville	45	510-132-031	L & A ENTERPRISES LLC	Lose a few primary uses with MU Land Use designation	CS;RM (MCCP)	RM/MU/PR /CS	

Land Use Mapping - Individual Land Use Requests (Supplemental 1)

Individual Land Use Requests							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
McKinley-ville	45	510-133-013	L & A ENTERPRISES LLC	Lose a few primary uses with MU Land Use designation	CS (MCCP)	MU	
Arcata-Bottoms	48	505-151-006	BUTLER SHIRLEY E TR	Do not change land use designation	MEDIUM DENSITY (ARC66)	AE	
Arcata-Bottoms	55	507-141-032	GRAHAM DONALD R	Plan portion within SOI CG	EXCL AGRI (ARC66); AE (HBAP)	AE/CF	
Arcata-East	62	507-051-022	MACHADO RICHARD J & KATHLEEN E TR	RA5-20 does not fit parcels are 2.5 acres	OPEN (ARC66)	RA5-20	
Arcata-East	62	507-051-023	MACHADO RICHARD J & KATHLEEN E TR	RA5-20 does not fit parcels are 2.5 acres	OPEN (ARC66)	RA5-20	
Arcata-East	64	516-371-032	COX NANCY LC TR	Do not change land use designation	DISPERSED HOUSES (NHGP)	RA5-20	
Arcata-East	64	516-371-033	COX MICHAEL E & JANNA K	Do not change land use designation	DISPERSED HOUSES (NHGP)	RA5-20	
Arcata-East	64	516-371-040	COX NANCY L TR	Do not change land use designation	DISPERSED HOUSES (NHGP)	RA5-20	

Land Use Mapping - Individual Land Use Requests (Supplemental 1)

Individual Land Use Requests							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Blue Lake/ Glendale	72	312-071-019	LANDIS WILLIAM F JR & LISA C TR	Leave current Dispersed Houses designation	DISP HOUSES (NHGP)	RE2.5-5	
Blue Lake/ Glendale	72	312-071-020	LANDIS WILLIAM F JR & LISA C TR	Leave current Dispersed Houses designation	DISPERSED HOUSES (NHGP)	RE2.5-5	
Blue Lake/ Glendale	75	312-071-034	SAWATZKY JASPER J & ROSE TR	Would like to keep one acre residential	DISP HOUSES (NHGP)	RE2.5-5	
Blue Lake/ Glendale	75	312-071-035	SAWATZKY JASPER J & ROSE TR	Would like to keep one acre residential	DISP HOUSES (NHGP)	RE2.5-5	
Blue Lake/ Glendale	75	312-081-001	SAWATZKY JASPER J & ROSE TR	Would like to keep one acre residential	DISPERSED HOUSES (NHGP)	RE2.5-5	
Blue Lake/ Glendale	76	312-081-002	CHRISTIE ALFRED W JR & SHERRY	Wants no change to existing land use designation	DISPERSED HOUSES (NHGP)	RE2.5-5	
Blue Lake/ Glendale	76	312-082-005	CHRISTIE ALFRED W	Wants no change to existing land use designation	DISPERSED HOUSES (NHGP)	RE2.5-5	

Land Use Mapping - Individual Land Use Requests (Supplemental 1)

Individual Land Use Requests							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Blue Lake/ Glendale	76	312-082-014	CHRISTIE ALFRED W	Wants no change to existing land use designation	SUBURBAN (NHGP)	AE/RE2.5-5	
Blue Lake/ Glendale	76	312-091-002	CHRISTIE ALFRED W	Wants no change to existing land use designation	SUBURBAN (NHGP)	AE/RE2.5-5	
Blue Lake/ Glendale	76	312-091-017	CHRISTIE ALFRED W JR & SHERRY	Wants no change to existing land use designation	DISP HS;TIMBER (NHGP)	AE	
Blue Lake/ Glendale	76	312-101-010	CHRISTIE ALFRED W SUC TR	Wants no change to existing land use designation	SUBURBAN; GRAZING (NHGP)	AE	
Blue Lake/ Glendale	81	312-131-037	CHARLEY THOMAS G & PATRICIA S	RE1-5	RES ESTATES (NHGP)	UR	
Blue Lake/ Glendale	83	312-141-006	ADDISON KENNY L	Do not want change	LOW DENSITY (NHGP)	UR	
Blue Lake/ Glendale	84	312-201-001	LANDIS WILLIAM F JR & LISA C TR	Leave current Dispersed Houses designation	DISP HS; TIMBER (NHGP)	T	

Land Use Mapping - Individual Land Use Requests (Supplemental 1)

Individual Land Use Requests							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Blue Lake/ Glendale	84	312-201-002	LANDIS WILLIAM F & LISA C TR	Leave current Dispersed Houses designation	DISP HS; TIMBER (NHGP)	T	
Blue Lake/ Glendale	86	516-131-010	JOHANSEN JARL J & LINDA G	Leave our property Dispersed Houses-1 acre	DISPERSED HOUSES (NHGP)	AE	
Blue Lake/ Glendale	88	516-141-017	BEDROCK INVESTMENTS LLC	Would like to keep one acre residential	DISPERSED HOUSES (NHGP)	IG	
Blue Lake/ Glendale	89	516-151-005	WOLF LINDY L & MARY A LE	Keep property single family residential	DISPERSED HOUSES (NHGP)	MU	
Blue Lake/ Glendale	91	516-171-005	CHRISTIE ALFRED W	Wants no change to existing land use designation	GRAZING (NHGP)	CF	
Blue Lake/ Glendale	91	516-171-006	CHRISTIE ALFRED W	Wants no change to existing land use designation	GRAZING (NHGP)	CF/AE	
Blue Lake/ Glendale	91	516-171-007	CHRISTIE ALFRED W	Wants no change to existing land use designation	GRAZING (NHGP)	CF\AE	

Land Use Mapping - Individual Land Use Requests (Supplemental 1)

Individual Land Use Requests							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Blue Lake/ Glendale	91	516-171-008	CHRISTIE ALFRED W	Wants no change to existing land use designation	DISP HS; GRAZING (NHGP)	AE	
Blue Lake/ Glendale	91	516-171-009	CHRISTIE ALFRED W	Wants no change to existing land use designation	DISP HS; GRAZING (NHGP)	AE	
Blue Lake/ Glendale	91	516-191-008	CHRISTIE ALFRED W	Wants no change to existing land use designation	DISPERSED HOUSES (NHGP)	AE	
Blue Lake/ Glendale	92	516-181-005	CHRISTIE MICHAEL	Wants no change to existing land use designation	DISP HS; GRAZING (NHGP)	AE	
Blue Lake/ Glendale	92	516-181-009	CHRISTIE MICHAEL	Wants no change to existing land use designation	DISP HS; GRAZING (NHGP)	AE	
Blue Lake/ Glendale	92	516-181-010	CHRISTIE MICHAEL	Wants no change to existing land use designation	GRAZING (NHGP)	AE	
Manila/Sam oa/Fairhave n	97	506-071-025	BECKERMAN ALAN	natural resource/ low density housing	RL (HBAP)	RL	

Land Use Mapping - Individual Land Use Requests (Supplemental 1)

Individual Land Use Requests							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Bayside	102	500-131-011	FRANK LISA A TR	Retain Urban Expansion	URBAN EXPANSION (JCCP)	RE5	
Bayside	104	501-111-014	GAST THOMAS G & ULRIKE	RE1 along Jacoby Creek Road & RA5 for remainder	RS;RR (JCCP)	AE	
Bayside	106	501-261-009	KONICKE RONALD G	would like CS instead if CR	CR (HBAP)	CR	
Upper Jacoby Creek	108	404-131-002	LAPOTRE PHILIPPE & AMELIA TR	Wants to be able to have avg. parcels of 5 ac	AR(FRWK);R R(JCCP)	PF/RA5-20	
Upper Jacoby Creek	110	404-131-013	FIELDS PAUL M & LAURA L	RA5-20, same as our neighboring properties	T (JCCP)	RA5-20	
Indianola/ Myrtle town	112	501-091-004	RODONI ROGER M & JOHANNA M	Should be AE - farmed wetlands	NR;RR (HBAP)	NR/RR	
Fields Landing	114	306-201-044	ROSENBERG STEPHEN J TRUST	Higher density than 5 acre	RR (HBAP)	RA5-20	
Rohnerville/ Hydenville	117	204-081-002	NYBERG PHILIP & MELINDA	parcel in size	AE (CHCP)	AE	
Rohnerville/ Hydenville	117	204-081-006	NYBERG PHILIP & MELINDA	parcel in size	AR (FACP)	RA5-20	
Rohnerville/ Hydenville	117	204-171-045	NYBERG PHILIP & MELINDA	allowing for a 1-5 acre	AR (FACP)	RA5-20	

Land Use Mapping - Individual Land Use Requests (Supplemental 1)

Individual Land Use Requests							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Rohnerville/ Hydesville	121	204-360-001	HILL DANIEL E & SHERREL E	Leave residential density the same, make T AG	AR;T (CHCP)	T/RA2-20	
Rohnerville/ Hydesville	123	204-391-017	CUSHMAN GARY A CO-TR & LESLIE CO-TR	Want RA5- 20, on well water zoning limits	AS (CHCP)	RE2.5-5	
Petrolia	125	105-151-001	MOORE ALEX	Currently RCC, changed by PC to AG	AG;RCC(FR WK)	AG	
Petrolia	125	105-151-002	MATTOLE UNION SCHOOL DISTRICT	Currently RCC, changed by PC to AG	RCC (FRWK)	AG	
Petrolia	125	105-151-003	SWAFFORD JAMES H & LESLIE A	Keep RCC	RCC (FRWK)	AG	
Petrolia	125	105-151-004	CHRISTE BARBARA A	Currently RCC, changed by PC to AG	RCC (FRWK)	AG	
Petrolia	125	105-151-005	HOSKISON GAYLE A	Currently RCC, changed by PC to AG	RCC (FRWK)	AG	

Land Use Mapping - Individual Land Use Requests (Supplemental 1)

Individual Land Use Requests							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Garberville/ Benbow	130	222-091-011	MCKEE ROBERT C TR	Land use designation should allow four parcels on this 81 acres	AL20 (GRBAP)	RA20-160	
Southern	133	215-241-064	MCKEE ROBERT C TR	Industrial sawmill, would like to keep industrial	IG (FRWK)	RCC	
Southern	135	220-092-002	BRICELAND CORPORATION	Plan the same as similar adjacent parcels	T (FRWK)	RA40	

Land Use Mapping - Individual Land Use Requests (Supplemental 1)

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MERCER FRASER CO		515-172-002	Westhaven/Trinidad
Name	MERCER FRASER CO	Community	Westhaven
Parcel	515-172-002	Parcel Size	15.07 acres
Request	RE to align with future development	Water/Sewer	None
		Provider	On Site
Current General Plan	RES ESTATES (NHGP)	Plan Area	Trinidad-Westhaven CPA/Trinidad AP
Proposed General Plan	T/RE2-5	Zoning	RS;U
MERCER FRASER CO		515-172-003	Westhaven/Trinidad
Name	MERCER FRASER CO	Community	Westhaven
Parcel	515-172-003	Parcel Size	7.38 acres
Request	RE to align with future development	Water/Sewer	None
		Provider	On Site
Current General Plan	RES ESTATES (NHGP)	Plan Area	Trinidad-Westhaven CPA
Proposed General Plan	T	Zoning	U
MERCER FRASER CO		515-172-004	Westhaven/Trinidad
Name	MERCER FRASER CO	Community	Westhaven
Parcel	515-172-004	Parcel Size	40.67 acres
Request	RE to align with future development	Water/Sewer	None
		Provider	On Site
Current General Plan	TIMBER;GRAZING (NHGP)	Plan Area	Trinidad-Westhaven CPA
Proposed General Plan	T	Zoning	AE;TPZ
MERCER FRASER CO		515-172-005	Westhaven/Trinidad
Name	MERCER FRASER CO	Community	Westhaven
Parcel	515-172-005	Parcel Size	4.47 acres
Request	RE to align with future development	Water/Sewer	None
		Provider	On Site
Current General Plan	RES ESTATES (NHGP)	Plan Area	Trinidad-Westhaven CPA
Proposed General Plan	T	Zoning	U



Bass, Virginia

From: Mark Benzinger <mbenzinger@mercerfraser.com>
Sent: Monday, June 22, 2015 5:40 PM
To: Bass, Virginia
Subject: Mercer-Fraser Comments

June 22, 2015

VIA ELECTRONIC & U.S. MAIL

Honorable Estelle Fennell, Chairperson
Board of Supervisors
County of Humboldt
825 5th Street
Eureka, CA 95501

**Re: *Mercer Fraser Company/ General Plan Land Use Designations
Trinidad Site (APN 515-17-202; 515-17-203, 515-17-204; 515-17-205)***

Honorable Chair Fennell:

Mercer-Fraser Company ("Mercer-Fraser") appreciates the opportunity to provide comments on the Draft General Plan land use designations being considered at the Board's June 22, 2015 Board Meeting.

As the Board is aware, Mercer-Fraser owns an existing mining operation east of the City of Trinidad in unincorporated Humboldt County. The currently proposed General Plan land use designation for the site is timberland (T).

Given the site's proximity to the City, however, Mercer-Fraser would request that the Board designate the site as residential estates (RE) to align the site's future development with the other RE designated areas identified to the west and south in the currently proposed General Plan. (**Exhibit 1.**)

Thank you, in advance, for your attention to this very important matter.

Very truly yours,
HARRISON, TEMBLADOR,
HUNGERFORD & JOHNSON LLP

By

David P. Temblador

DPT/III
Enclosures

cc: Humboldt County Board of Supervisors
Justin Zabel, Mercer-Fraser Company

Mark Benzinger
Project Manager
Mercer-Fraser Co.
office (707)443-6371
fax (707)443-0277
cell (707)599-6371

HALLOCK DIANNE	515-192-010	Westhave/Trinidad
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Name	HALLOCK DIANNE	Community	Trinidad
Parcel	515-192-010	Parcel Size	2.03 acres
Request	RE2.5-5 would make property nonconforming	Water/Sewer	None
		Provider	On Site
Current General Plan	RES ESTATES(NHGP)	Plan Area	Trinidad-Westhaven CPA
Proposed General Plan	RE2.5-5	Zoning	U

LAND USE INQUIRY/REQUEST

Name: Dianne Marshall aka
Dianne Halluck

Meeting Date 9/14/15

Parcel Number: 515-192-10

Address: 103 Stumptown Road Trinidad CA 95570

Current Land Use: 1 acre minimum

Proposed Land Use: 2 1/2 acre minimum



LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)

The proposed change will make my 2.002 acre parcel and the parcels of the majority of my neighbors non compliant parcels.

I am writing in protest of the proposed zoning change for my parcel. It is definitely going to reduce the value of my property, & the properties of the majority of my neighbors. I could not determine what 38 parcels were used by the planners in the TAP rural "Stumptown Road" $2\frac{1}{2}$ acre designation.



I used the parcels abutting and adjoining Stumptown Rd. I have 18 parcel numbers and one of those parcels 515-192-29 is now three parcels so my total is 20 parcels. I have included the TAP map and the old planning department map (this has TRINIDAD printed in upper right area) and I wrote out every address and parcel number going up and down my road and I included a letter to me from the assessor for two reasons #1 The assessor uses Himalaya Drive (planned for 2 houses per acre) is a comparable and to demonstrate that I have been paying taxes on two homes for 30 years. With my figures

At a one acre minimum there is one non-conforming parcel
At a two acre minimum there are 9 non-conforming parcels
At a $2\frac{1}{2}$ acre minimum there are 11 non-conforming parcels
At the planned designation more than $\frac{1}{2}$ of the parcels are non-conforming.

Starting up Stumptown Rd (East) from the Frontage Road On the left:

33 Stumptown Rd Parcel # 515-192-28

9.484 acres - 2 houses 4 accessory buildings

69 Stumptown Rd Parcel # 515-192-39

1.438 acres - Assessor has 2 homes Actually, ~~two~~ home
+ three trailers that are occupied one trailer
(I think) is vacant

This parcel also has the address of
87 Stumptown Rd in some records and 125 Stumptown Rd
Behind this parcel is a newly Certified parcel (I think)

93 Stumptown Rd Parcel # 515-192-40

2.433 acres - Two homes both build without prior planning
department approval Did not pay property taxes
on huge home - for years

103 Stumptown Rd Parcel # 515-192-10

2.002 acres - Two homes - one vacant two accessory buildings

135 Stumptown Rd - This parcel has two sides adjacent to
Stumptown Rd, it is where the road goes from
a general W → E to STN direction

1.898 acres

Parcel # 515-192-24

According to the Assessor, this parcel has one residence and three
accessory buildings

273 Stumptown Rd

Parcel # 515-192-25

1.198 acres

One residence one accessory building

321 Stumptown Rd

Parcel 515-192-8

5.37 acres

Parcel has one home according to assessor but
actually parcel has two homes, both
accessible by Stumptown Rd and Woodlee Rd

379 Stumptown

Parcel # 515-192-07 - one home

1.8247 acres

385 Stumptown

Parcel # 515-192-21

386 Stumptown

2 homes legally built
on parcel separate addresses

about an acre see #4

401 Stumptown

Parcel # 515-192-20

about an acre

One home

Heading back (southish) on Stumptown Rd, still counting structures to the left.

348 Stumptown Rd Parcel # 515-192-18 One residence. The property is for sale and the realtors promotional handout states the land amount is .75 to .99 acre

290 Stumptown Rd 20 acres, two homes one behind the (now) locked gate to the 20 acre cash track
515-192-06

190 Stumptown Rd
and
178 Stumptown Rd } Parcel # 515-192-47 Has ~~two~~ legal homes
one home

3.5049?? acres
this is what the tenants say is the acreage
Same owner of adjoining parcels 515-19-12 which is 2.5 acres and 515-192-46 which is tiny, well and has no buildings under one acre and has no buildings

140 Stumptown Rd One, newer modular home 515-192-13

7.5 acres
and the last parcel(s) on Stumptown are three, used to be one parcel with 2 mobiles and one house ± 10.75 acres now three parcels. One home on almost 4 acres, the mobile home on another parcel and the remaining land has two new homes used to be 515-192-29
Now 515-192-29 and 515-192-30 and 515-192-??

30 Stumptown Rd
50 Stumptown Rd } I'll just use 4 homes/with 10.74 acres which gives you the 2.67 acre per home or, in reality since it has only 3 parcels at 3.58 acres 515-192-29 + 515-192-30

So, counting the homes existing per acre, you get this average. 2.64 houses per acre

And counting no homes, just parcels with existing housing. 3.535 acres per parcel

At a one acre minimum there is one non-conforming parcel

At a 2 acre minimum there are 9 non conforming parcels

At a 2½ acre minimum there are 11 non conforming parcels

More than ½ of the parcels non conforming

Trinidad Area Plan

Land Use Designations

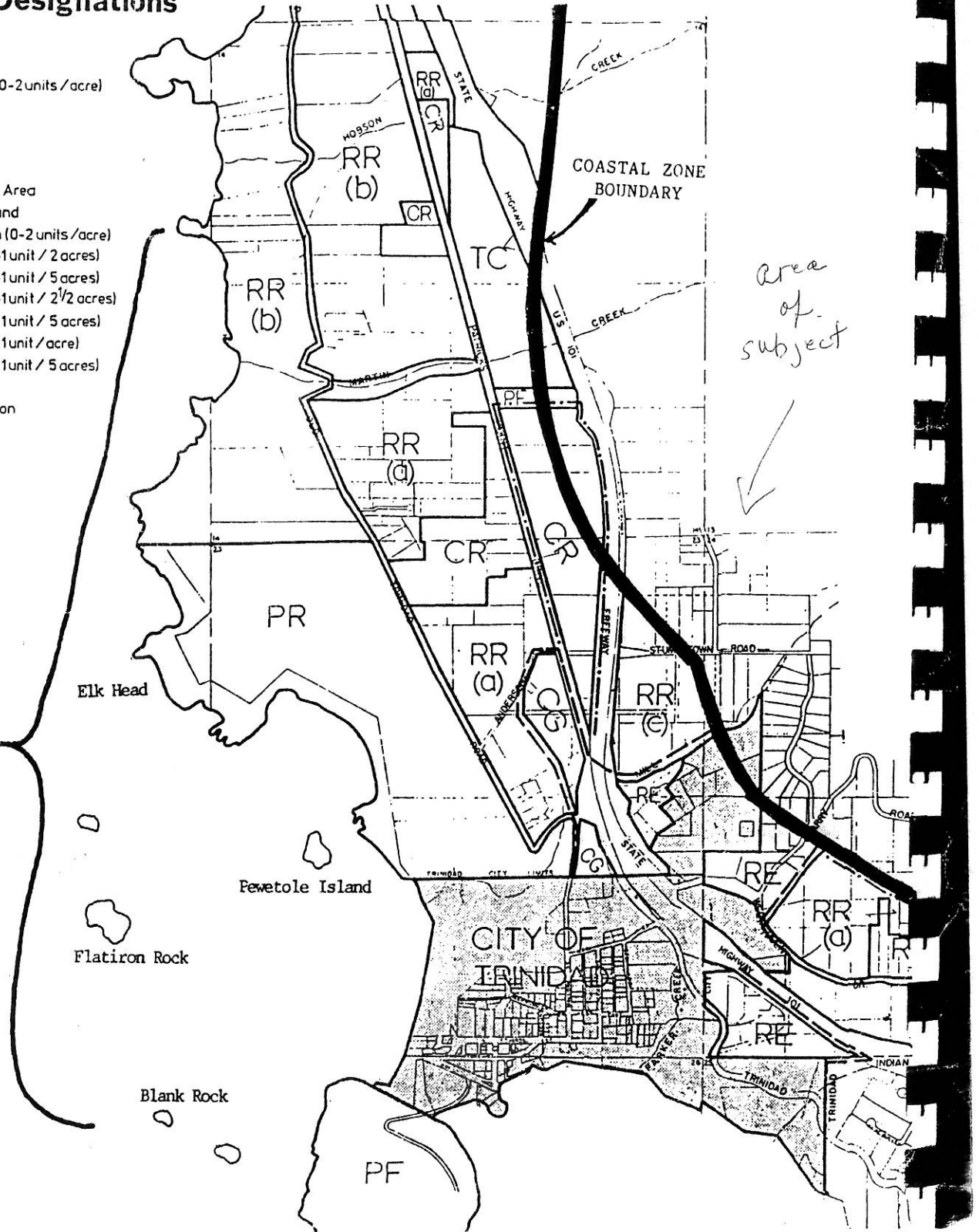
Urban

- Urban Limit Line
- RE Residential Estates (0-2 units/acre)
- CG Commercial General

Rural

- City Service Area
- Westhaven Service Area
- TC Commercial Timberland
- RX Residential Ex Urban (0-2 units/acre)
- RR(a) Rural Residential (0-1 unit/2 acres)
- RR(b) " " (0-1 unit/5 acres)
- RR(c) " " (0-1 unit/2 1/2 acres)
- RR(d) " " (0-1 unit/5 acres)
- RR(e) " " (0-1 unit/acre)
- RR(f) " " (0-1 unit/5 acres)
- RV Rural Village
- CR Commercial Recreation
- PR Public Recreation
- PF Public Facility
- NR Natural Resources

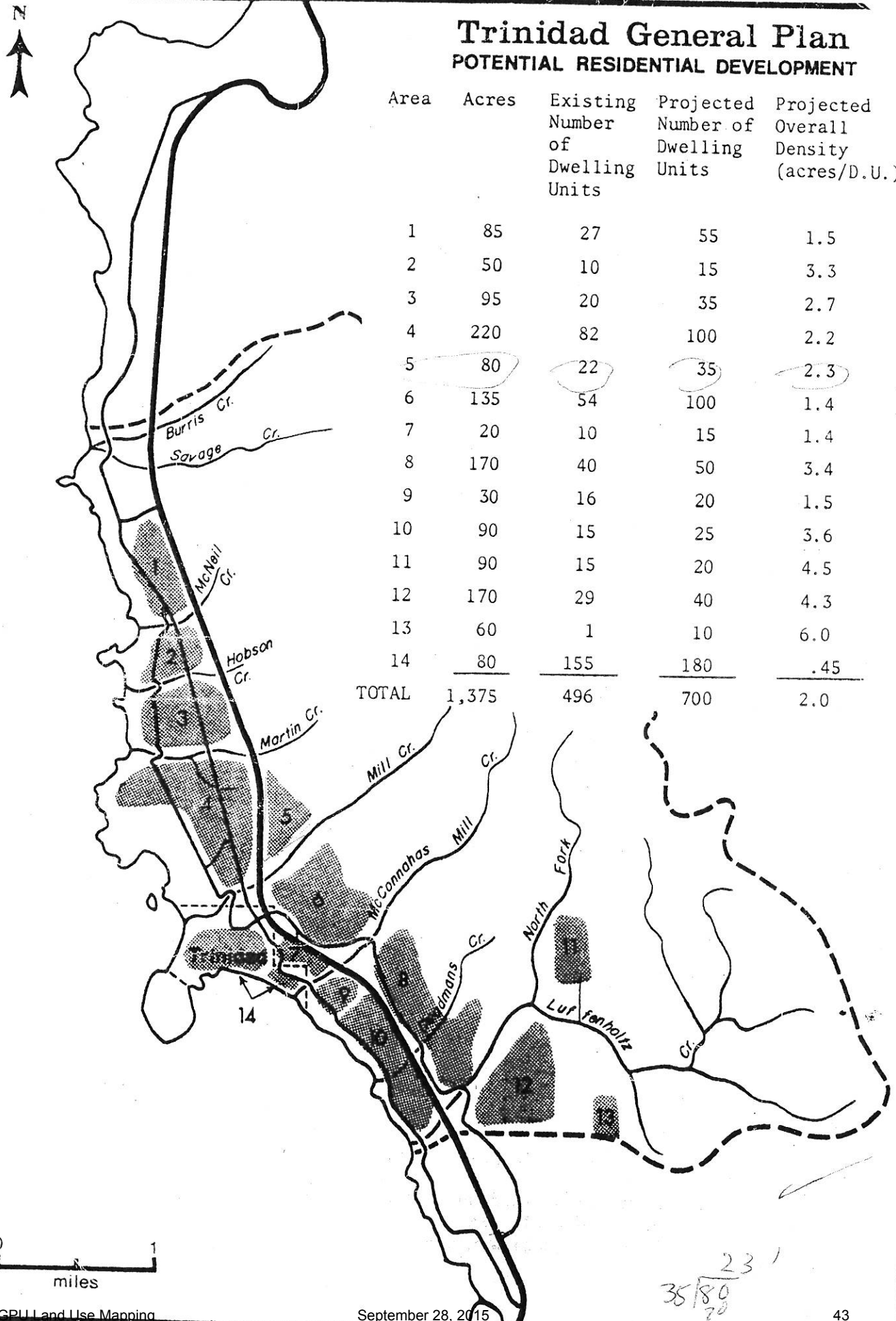
SEE MAPS 4 & 5
FOR ENLARGEMENT
OF THIS AREA.



Trinidad General Plan

POTENTIAL RESIDENTIAL DEVELOPMENT

Area	Acres	Existing Number of Dwelling Units	Projected Number of Dwelling Units	Projected Overall Density (acres/D.U.)
1	85	27	55	1.5
2	50	10	15	3.3
3	95	20	35	2.7
4	220	82	100	2.2
5	80	22	35	2.3
6	135	54	100	1.4
7	20	10	15	1.4
8	170	40	50	3.4
9	30	16	20	1.5
10	90	15	25	3.6
11	90	15	20	4.5
12	170	29	40	4.3
13	60	1	10	6.0
14	80	155	180	.45
TOTAL	1,375	496	700	2.0



23
3580
70
45.0



COUNTY ASSESSOR
COUNTY OF HUMBOLDT

825 5TH STREET
EUREKA, CALIFORNIA 95501 PHONE (707) 445-7276

April 16, 1998

original

Dianne Marshall
103 Stumptown Road
Trinidad, CA 95570

Dear Ms. Marshall,

Thank you for your letter of April 10, 1998, requesting a review of the value of your property. Recent sales in your area indicate that your property is assessed at considerably below current market values. Here are some recent sales values:

- .65 acre Himalaya Drive - \$65,000
- 1.68 acre off Himalaya Drive - \$128,000
- .73 acre and 1.11 acre - Himalaya Drive - \$90,000
- .46 acre Himalaya Drive - \$40,000
- 1.5 ac., 1 ac., 1.5 ac., remainder strip - Berry Road - \$113,000
- 1983 sq. ft. house, built 1977, 3 bedrooms, 2 baths on .49 acre - \$198,000-Himalaya Drive
- Licensed mobile home, 768 sq. ft. detached garage, 2 sheds, carport on 7.5 acres- \$145,000- Frontage Road

Your property consists of a 2 acre parcel which is assessed at \$20, 162, and a 665 sq. ft. residence, a 384 sq. ft. residence, 520 sq. ft. detached garage, and an 64 sq. ft. storage building- Assessed at \$34,566. You also have a homeowner's exemption, so you are being taxed on an assessed value of \$47,729.

All of the evidence from the market indicates that you are not being overassessed. If you do not agree, please feel free to call me to discuss the matter further. You can obtain an assessment appeals form from the Clerk of the Board, Room 111 in the Courthouse, 445-7529.

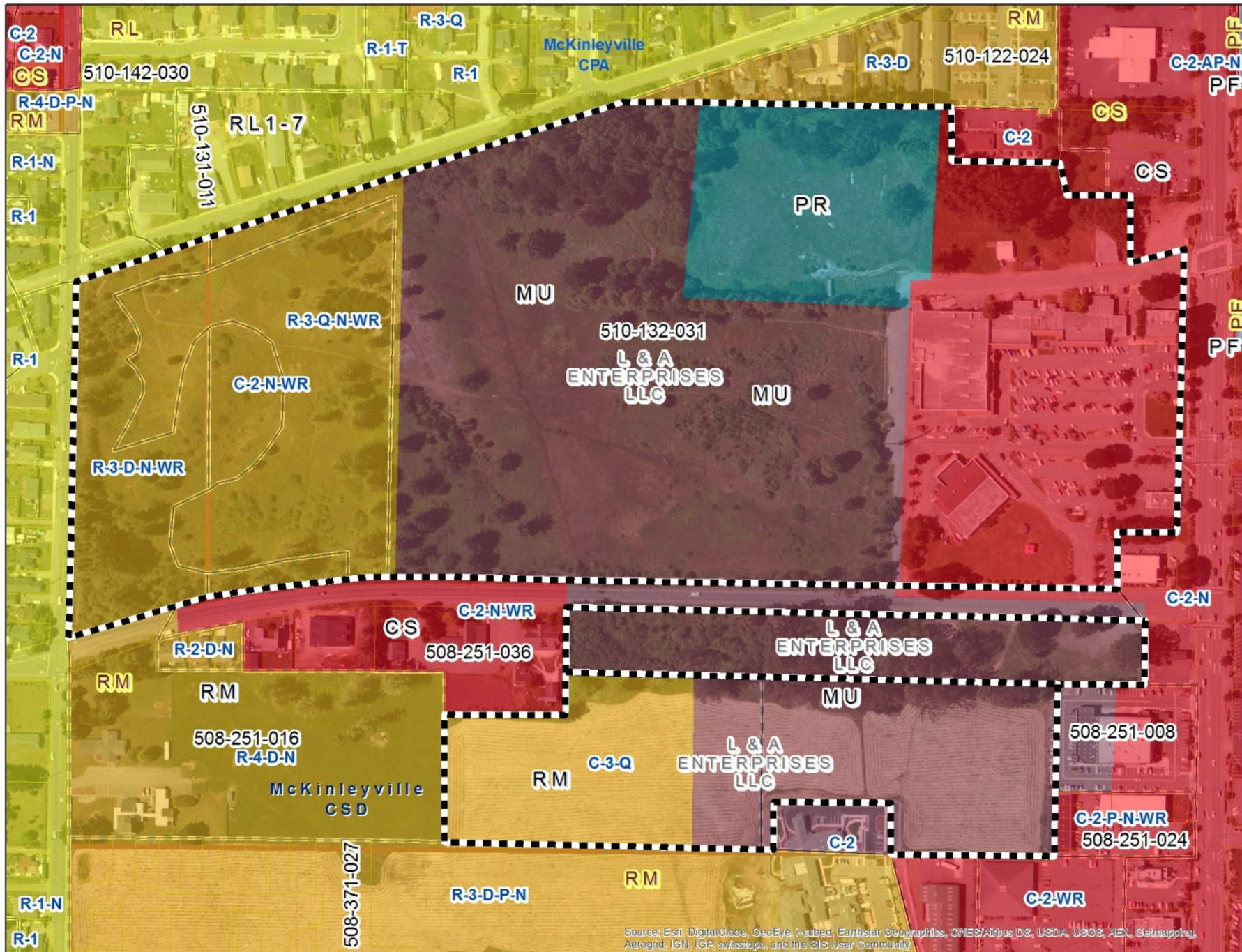
Sincerely,

RAYMOND L. JERLAND, ASSESSOR

Jacqueline M. Turner

Jacqueline M. Turner
Real Property Appraiser

L & A ENTERPRISES LLC			508-251-055		Mckinleyville	
Name	L & A ENTERPRISES LLC		Community	Mckinleyville		
Parcel	508-251-055		Parcel Size	11.73 acres		
Request	Lose a few primary uses with MU Land Use Desig		Water/Sewer	Sewer/Water		
			Provider	McKinleyville CSD		
Current General Plan		CS (MCCP)	Plan Area	McKinleyville CPA		
Proposed General Plan		RM/MU	Zoning	C-2;R-3-Q		
L & A ENTERPRISES LLC			510-132-031		Mckinleyville	
Name	L & A ENTERPRISES LLC		Community	Mckinleyville		
Parcel	510-132-031		Parcel Size	57.44 acres		
Request	Lose a few primary uses with MU Land Use Desig		Water/Sewer	Sewer/Water		
			Provider	McKinleyville CSD		
Current General Plan		CS;RM (MCCP)	Plan Area	McKinleyville CPA		
Proposed General Plan		RM/MU/PR/CS	Zoning	R-3-Q-D-N-WR;C-2-N-W		
L & A ENTERPRISES LLC			510-133-013		Mckinleyville	
Name	L & A ENTERPRISES LLC		Community	Mckinleyville		
Parcel	510-133-013		Parcel Size	4.67 acres		
Request	Lose a few primary uses with MU Land Use Desig		Water/Sewer	Sewer/Water		
			Provider	McKinleyville CSD		
Current General Plan		CS (MCCP)	Plan Area	McKinleyville CPA		
Proposed General Plan		MU	Zoning	C-2-N-WR		



June 22, 2015

Mr. Kevin Hamblin, Planning & Building Director
Mr. Rob Wall, Planning Supervisor
County of Humboldt
3015 H Street
Eureka, CA 95501

RE: Proposed Land Use Changes – McKinleyville CA
APN: 510-132-031; 510-133-13; 508-251-055

Dear Mr. Hamblin and Mr. Wall

I would like to express some concern regarding the proposed General Plan designation changes for the above parcels. They are being changed from CS and RM to MU. Essentially, this combines the two existing designations (the RM is to the West of the 510-132-031 parcel) and spreads it throughout the property. This would help with the intended vision for the property, being Town Center, but in the process we lose a few primary uses that we feel we need, either now or in the future.

We would lose the following uses:

- Auto Sales, Service and Repair – Service and repair could be rather broadly defined and we would want to retain that capability. Auto Sales may be an on-line function someday, not the used car lot we have today, so we want that ability as well.
- Heavy Commercial – I assume that is Big Box. While we are not interested in that currently, who knows what the future holds and it would be nice to retain that option.
- Warehouse, Storage and Distribution
- Civic – Administrative – I believe this is part of Town Center, so if it is not allowed in the MU designation, will it still be possible or does the TC overlay cover that?
- Civic – Health Care Services – Same comment as above.

We would like to add the following uses:

- Visitor Serving Facilities – This currently is not in CS but should be in MU and we would like to have that as a primary use.

We are concerned about the following uses:

- Emergency Shelter – We do not want our property to be designated as an Emergency Shelter if the term relates the County homeless problem, such as winter housing. We spent roughly \$100,000 last year dealing with security, transient camps and cleaning up their refuse on these properties and we can't afford to encourage more of that activity. If the term is solely related to natural disaster relief, of course we would do our part to help our community.
- Transitional Housing – We would like further information about what this use would allow so we can assess how it might impact the value to our existing and proposed property investments.

We would like to discuss with you both, the above concerns prior to Supervisor action on these properties.

Sincerely,

A handwritten signature in blue ink that reads 'Greg Pierson'.

Gregory E. Pierson

CC: Supervisor Ryan Sundberg

BUTLER SHIRLEY E TR	505-151-006	Arcata-Bottoms
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Name	BUTLER SHIRLEY E TR	Community	Arcata
Parcel	505-151-006	Parcel Size	12.35 acres
Request	Do not change land use designation	Water/Sewer	None
		Provider	On Site
Current General Plan	MEDIUM DENSITY (ARC66)	Plan Area	Arcata CPA
Proposed General Plan	AE	Zoning	AE;AG

*Bos: All
cc: Gaudet
Paul: no*

FLOYD LAW FIRM

A California Partnership
819 Seventh Street
Eureka, California 95501
Telephone: (707) 445-9754
Facsimile: (707) 445-5915
E-mail: bcfloyd@floydlawfirm.net

Attorneys:

Bradford C Floyd
Carlton D. Floyd

OFF OF SUPERVISOR
JUL 15 2015

July 13, 2015

Estelle Fennell, Chairperson
Rex Bohn
Mark Lovelace
Virginia Bass
✓ Ryan Sundberg
Humboldt County Board of Supervisors
825 Fifth Street
Eureka, CA 95501

RE: General Plan Update; Parcel 505-151-006

Dear Chairperson Fennell, Supervisor Bohn, Supervisor Lovelace, Supervisor Bass, and Supervisor Sundberg:

This letter is to inform you that I represent Shirley Butler as Trustee of the Butler Trust. The Trust owns property referred to as APN 505-151-006. Enclosed with this letter is a letter from the Planning and Building Department indicating that in the draft General Plan update the above-described property, currently designated Medium Density is going to be redesignated as Agricultural Exclusive. This parcel of property, plus or minus 13 acres, should not have its current land use designation changed. Also enclosed with this letter are letters from my client, Shirley Butler, dated November 4, 2011, December 6, 2011, and June 18, 2012.

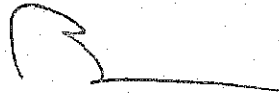
In each of these letters, Ms. Butler has vehemently objected to any use designation change on this property.

This letter is to once again inform you that Ms. Butler is still adamantly opposed to the currently land use of her property being changed, any or at all. This is investment property that she or her property intend to develop in the near future.

Humboldt County Board of Supervisors
July 13, 2015
Page Two

We appreciate your consideration in this matter of my client's property rights as well as her wishes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bradford C Floyd', with a stylized initial 'B' and a long horizontal stroke.

Bradford C Floyd

BCF/am

Enclosures

cc: Robert M. Wall, Supervising Planner, County of Humboldt Planning Division
Shirley Butler

Notice of Humboldt County Board of Supervisors Public Hearings and Workshops

RETURN SERVICE REQUESTED

For the Humboldt County Draft General Plan Update
 Land Use Designation Mapping



BUTLER SHIRLEY E TR
 886 SPRING ST
 ARCATA CA 95521-6027

Dear Property Owner:

The land use designation for the parcel listed below is proposed to change as part of Humboldt County's General Plan update. The table on this page describes the current and proposed designations. This flyer has more information about the land use designation changes and scheduled public workshops and hearings.

Parcel	Address
505-151-006	(No Address Assigned)

Current Land Use Designation

MEDIUM DENSITY - Medium Density Residential

Residential Density: 5 - 7 units/acre

Purpose: Single family and small apartments uses are allowed.



Proposed New Land Use Designation

AE - Agricultural Exclusive

Residential Density: 20 - 160 acres/unit

Purpose: This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character.

Common Planning Terms

General Plan: The General Plan is the County's long-term blueprint for the community's vision of future growth

Land Use Designations: Land Use Designations are used to describe specific areas on Land Use Maps. Land Use Designations describe how land may be used (residential, commercial, etc.). They also describe the maximum allowable residential density or non-residential development intensity. This information about density and intensity then shows up on Land Use Maps.

Land Use Maps: Land Use Maps are maps that show the Land Use Designations.

Residential Density: The maximum number of houses allowed per acre.

Zoning: The Zoning Ordinance implements general plan policies with detailed development regulations. State law requires that zoning be consistent with maps and policies in the General Plan.

November 4, 2011

Humboldt Co. Planning Commission

Re: Parcel 50515106

I do not want my parcel #50515106 zoned AE. It's approximately 12 acres and I cannot lease it for enough to pay taxes, lane maintenance, fence, electricity, pump and liability insurance. At the present time the property is zoned 2½ acre parcels. If I or my children had an opportunity to sell for a school or other development, it would be tax dollars for the county and income for me. If it is zoned AE I would not be able to get the true value of the property because of its proximity to Arcata.

Thank you for your consideration.



COUNTY OF HUMBOLDT
COMMUNITY DEVELOPMENT SERVICES
PLANNING DIVISION: (707) 445-7541

THOMAS J. HOFWEBER
SUPERVISING PLANNER

VOICE: (707) 268-3738
Fax (707) 445-7446
thofweber@co.humboldt.ca.us

3015 'H' STREET
EUREKA, CA 95501

Shirley Butler

Shirley Butler
886 Spring St.
Arcata, CA 95521
Ph. 822-2934



COUNTY OF HUMBOLDT
COMMUNITY DEVELOPMENT SERVICES
PLANNING DIVISION: (707) 445-7541

MARTHA SPENCER
Senior Planner

Voice: (707) 268-3704
Fax: (707) 445-7446

3015 "H" Street
Eureka, CA 95501
mspencer@co.humboldt.ca.us



COUNTY OF HUMBOLDT
COMMUNITY DEVELOPMENT SERVICES
PLANNING DIVISION: (707) 445-7541

MICHAEL RICHARDSON
Senior Planner

Voice: (707) 268-3723
Fax: (707) 445-7446

GPU Land Use Mapping
3015 H Street
Eureka, CA 95501
mrichardson@co.humboldt.ca.us

September 28, 2015

December 6, 2011

To Whom it May Concern:

I previously wrote you stating that I do not want my property, known as parcel number 505-151-06, zoned AE. It borders the bulb farm on the West and Danco Properties on the East, and I would be stuck in between. When you border a housing development it is very hard to run animals.

A gas transmission line runs down the West side of the property and water is available across Foster Road joining the Mad River pipeline.

If it was your property, I'm sure you wouldn't want to be told, "Sorry even though your family paid taxes on this property for over 100 years, you can't do with it what you want." This is equivalent to eminent domain. Again, I do not want the property tied up so I or my children wouldn't be able to sell or develop if the occasion occurred.

If the County, despite my objections, reclassifies my property, I am prepared to take whatever legal actions are necessary to protect my rights.

Sincerely,


Shirley Butler

June 18, 2012

Humboldt Co. Board of Supervisors

Good Afternoon: My name is Shirley Butler. I own parcel #505-151-06 located at Foster & Janes Road, Arcata. It is approximately 12 acres and is presently zoned AG (2½ acres). The Planning Commission has voted to rezone it AE (AG exclusive) designated 20 acres minimum, 60 acres maximum, which would decrease the value of my property. I would then lose a lot of money on my investment.

This property has been in my family since 1862, which originally included Westwood Village. Part of my property was sold to the Arcata Elementary School District and more recently purchased by the City of Arcata. I didn't know cities were supposed to be in the real estate business. The City of Arcata is anti-growth and anti-development. They believe in infill, which has ruined the City. My father developed Sunset addition and many more properties. My cousin developed Westwood Village. It's a good thing they weren't of the same mindset.

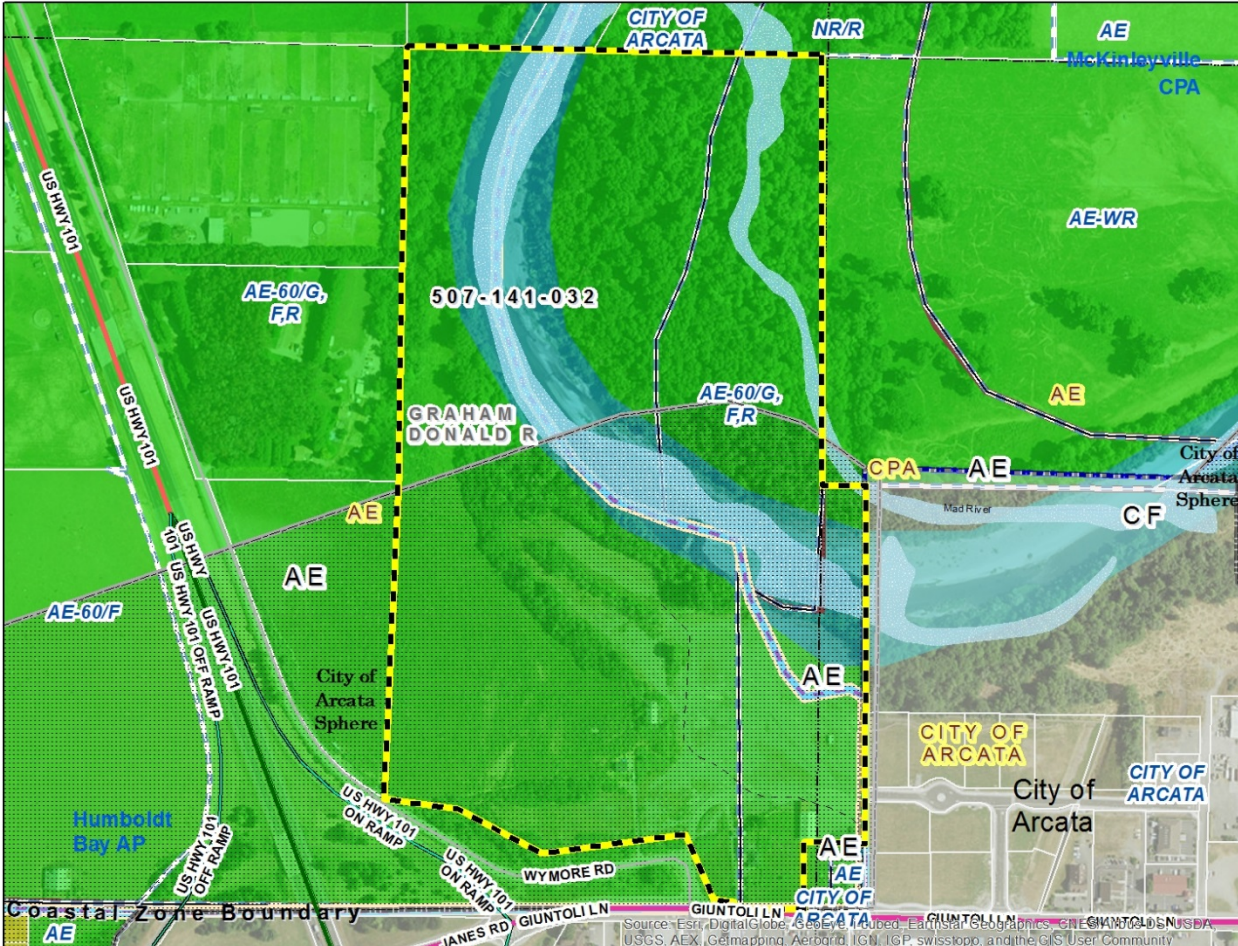
I am asking that my parcel remain AG (2½ acres) so if I or my children or grandchildren has an opportunity to sell or develop, we would be able to do so. Sewer and water is across the road and a gas transmission line running on the west side of the property.

Planning Commissioner, Mary Gearhart suggested I give my property to the City. Apparently it is easy to give away other people's property. We know the city doesn't like the bulb farm or goats, so what to do? It is interesting that the recommendation is AG exclusive. It is my understanding that the Cypress Grove Chevre were trying to purchase property AG exclusive to facilitate their business. However, the residential neighbors made such a fuss that Cypress Grove Chevre bought property elsewhere. Are all the residential neighbors to my property going to prevent me from selling my property as well if it gets zoned AG exclusive?

At one time the county had plans to connect James Road with Pacific Union, which would pass by my property. I don't know if that's still on the drawing board. Again, I would ask that you leave my property zoned AG (2½ acres).

Thank you.

Arcata-Bottoms



Name	GRAHAM DONALD R		Community	Arcata
Parcel	507-141-032		Parcel Size	75.62 acres
Request	Plan portion within SOI CG		Water/Sewer	None
			Provider	On Site
Current General Plan		EXCL AGRI (ARC66);AE (HBAP)	Plan Area	HBAP/Arcata CPA
Proposed General Plan		AE/CE	Zoning	AE-AE-60/G E R

From: Carol Graham [<mailto:hsudzalum@sbcglobal.net>]
Sent: Tuesday, September 15, 2015 4:40 PM
To: Wall, Robert
Subject: Change of zoning for Giuntoli Lane Property AP 507-141-032

Robert

After talking with the City of Arcata, we are asking for the county to change our proposed zoning on AP 507-141-032 from Industrial to commercial to conform with the preplanned zoning in the City of Arcata's 2020 General Plan.

Thank You

Carol Graham

Humboldt County Board of Supervisors

July 26, 2015

Att: Mark Lovelace

825 Fifth Street

Eureka, Ca 95501

Humboldt County Board of Supervisors

My husband Donald Graham and I received a notification that our property at 1706 Giuntoli Ln, Arcata was being proposed for a new land use designation. We feel that the proposed AE Agricultural Exclusive zoning is the correct zoning for a portion of our property, but that the most southern 25 plus or minus acres should be zone either Commercial or Industrial.

Back Ground. My husband's family has owned this property for about 65 years. There are a total of 80 plus or minus acres in the parcel. The location is on the north side of Giuntoli Lane. The 80 acres extend across the Mad River. The property has a mixed use: about 25 acres are industrial, 10 acres are grazing and there are two residents on the property. One is our home and the other is a rental.

The southern 25 acres are in the City of Arcata's sphere of influence. This acreage is in the shape of a triangle, with the base of the triangle on the north side of Giuntoli Lane (I'm including a map of the City of Arcata urban services boundary. This boundary is the same size and shape as the sphere of influence). We are pre-planned to be Commercial in the City of Arcata's 20/20 General Plan. When the county first started to update their general plan, we submitted a letter asking to be rezoned commercial the same as our pre-planned zoning, in the City of Arcata 20/20 General Plan. At that time we were told by the county that the county was not planning for individual properties. I don't know if you have a copy of that letter in your file. I thought I had a copy, but have not been able to locate it. During the most recent 20/20 plan update and one other previous update the City of Arcata Agricultural Committee has recommended that the our property should not be zoned AE.

The southern 25 acres is zoned AG, but they have been used as industrial since 1950. The most recent Property Detail from Mari Wilson, Assessor list the Use Description for the total 80 acre property as Industrial. The 1992 Reclamation Plan for this property (bate stamped page 58) also states that #6 "....Being that the parcel is zoned Industrial the plant site will be reclaimed to an industrial use". For the last 5-6 years Granite Construction with county over site has be reclaiming the property to Industrial Use.

Since this 25 acre portion of the property has been used for industrial uses for the last 65 years, is neither Prime or grade 1 agricultural soil, and it would not support an agriculture use, we ask that at least the 25 acre sphere of influence portion of our property be zoned commercial as pre-planned by the City of Arcata or Industrial to recognize its historic use.

If you have any question please call us at 822-1060.

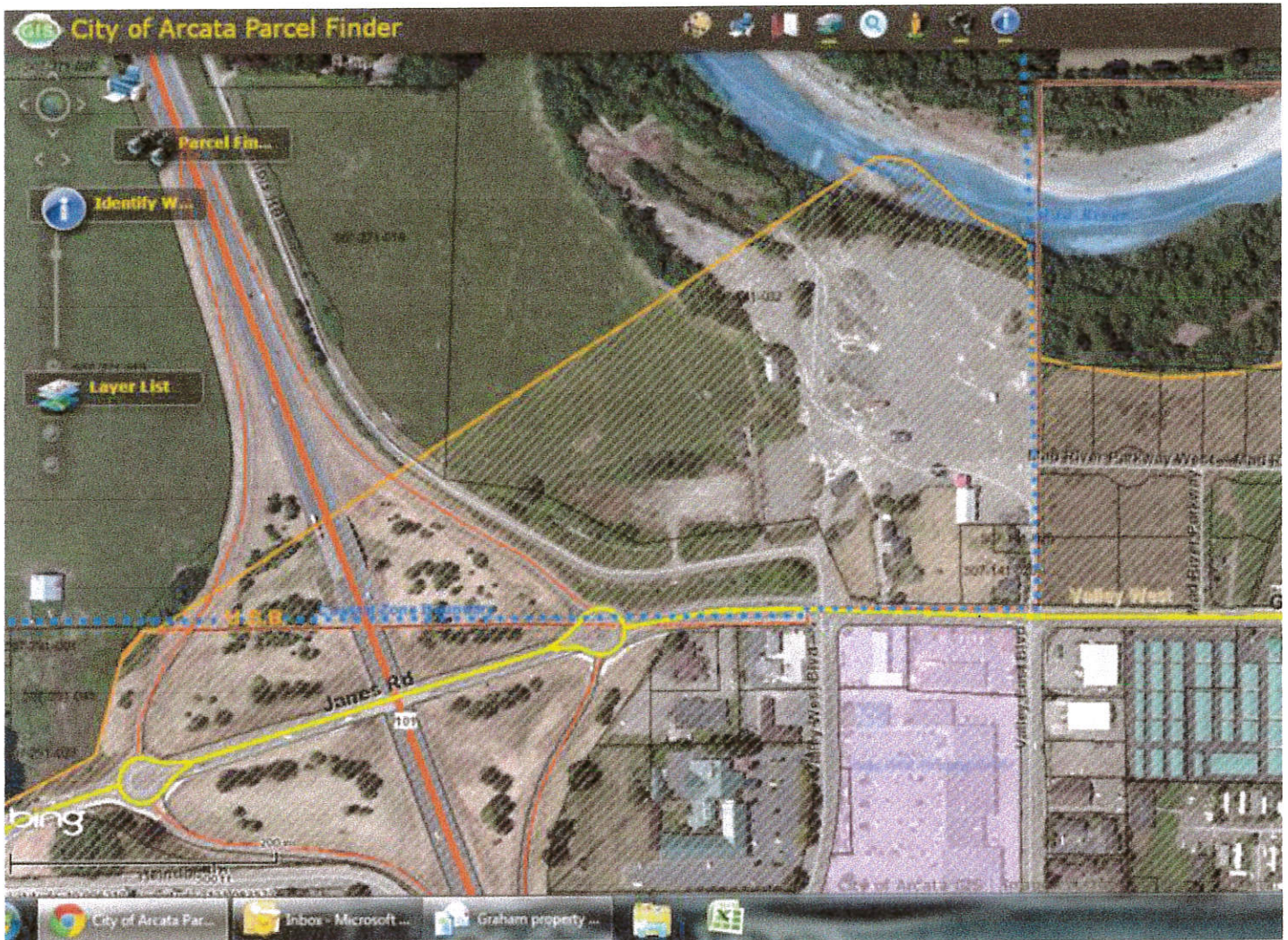
Thank You

A handwritten signature in cursive script, reading "Carol Graham". The signature is written in dark ink and is positioned above the printed name.

Carol Graham

1706 Giuntoli Lane

Arcata, Ca.



Alyson Hunter, Senior Planner
City of Arcata, Community Development Dept.
736 F Street
Arcata, CA 95521
707-825-2040

Notice of Humboldt County Board of Supervisors Public Hearings and Workshops

RETURN SERVICE REQUESTED

For the Humboldt County Draft General Plan Update Land Use Designation Mapping



GRAHAM DONALD R
 1706 GIUNTOLI LN
 ARCATA CA 95521-4422

Dear Property Owner:

The land use designation for the parcel listed below is proposed to change as part of Humboldt County's General Plan update. More than one land use designation applies to this property. The table on this page describes the current and proposed designations. This flyer has more information about the land use designation changes and scheduled public workshops and hearings.

Parcel	Address
507-141-032	1706 Guintoli Ln, Arcata

Current Land Use Designation

EXCL AG - Exclusive Agriculture

Residential Density: 20 acres/unit

Purpose: Areas of grade 1 agricultural soil.

AE - Agriculture Exclusive

Residential Density: 20 - 160 acres/unit

Purpose: Agricultural Exclusive includes prime agricultural lands.



Proposed New Land Use Designations

AE - Agricultural Exclusive

Residential Density: 20 - 160 acres/unit

Purpose: This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character.

CF - Conservation Floodway

Residential Density: Not specified

Purpose: Applied to the channels of river and streams, including the areas which carry normal flood waters.

Common Planning Terms

General Plan: The General Plan is the County's long-term blueprint for the community's vision of future growth

Land Use Designations: Land Use Designations are used to describe specific areas on Land Use Maps. Land Use Designations describe how land may be used (residential, commercial, etc.). They also describe the maximum allowable residential density or non-residential development intensity. This information about density and intensity then shows up on Land Use Maps.

Land Use Maps: Land Use Maps are maps that show the Land Use Designations.

Residential Density: The maximum number of houses allowed per acre.

Zoning: The Zoning Ordinance implements general plan policies with detailed development regulations. State law requires that zoning maps be consistent with maps and policies in the General Plan.

Property Detail

Humboldt, CA MARI WILSON, ASSESSOR

Parcel # (APN): **507-141-032-000**Use Description: **INDUSTRIAL**Parcel Status: **ACTIVE**Owner Name: **GRAHAM DONALD R**Mailing Address: **1706 GIUNTOLI LN ARCATA CA 95521**Situation Address: **1706 GIUNTOLI LN ARCATA CA 95521-4422 C014**

Legal

Description:

ASSESSMENT

Total Value:	Use Code: 9941	Zoning:
Land Value:	Tax Rate Area: 103001	Census Tract: 12.00/3
Impr Value:	Year Assd: 2014	Improve Type:
Other Value:	Property Tax:	Price/SqFt:
% Improved 26%	Delinquent Yr	
Exempt Amt: \$7,000	HO Exempt?: Y	

SALES HISTORY

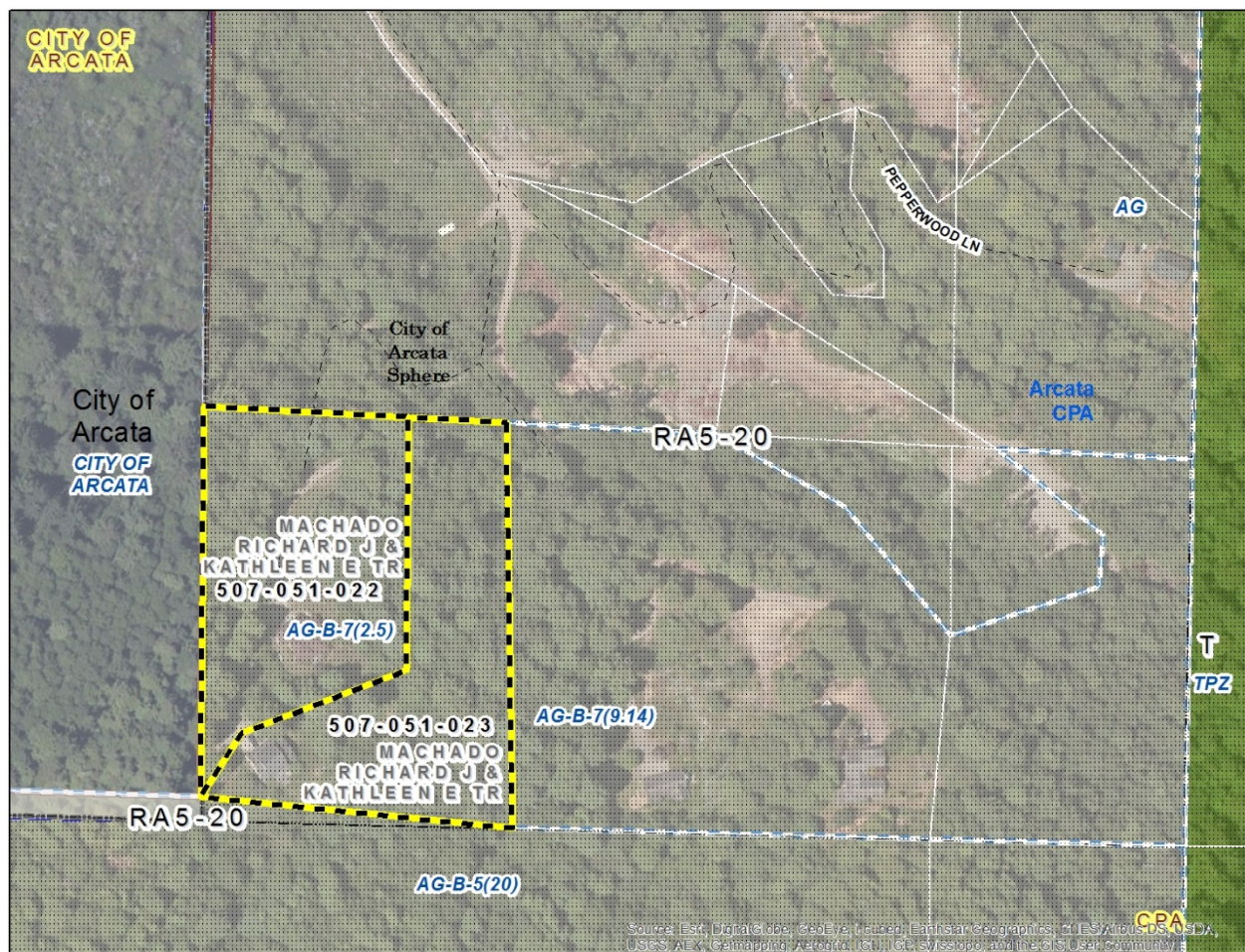
	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:				10/10/1991
Recorded Doc #:				1991R023520
Recorded Doc Type:				
Transfer Amount:				
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

PROPERTY CHARACTERISTICS

Lot Acres:	Year Built:	Fireplace:
Lot SqFt:	Effective Yr:	A/C:
Bldg/Liv Area:		Heating:
Units:	Total Rooms:	Pool:
Buildings:	Bedrooms:	
Stories:	Baths (Full):	Park Type:
Style:	Baths (Half):	Spaces:
Construct:		Site Infince:
Quality:	Garage SqFt:	
Building Class:		Timber Preserve:
Condition:		Ag Preserve:
Other Rooms:		

** The information provided here is deemed reliable, but is not guaranteed.

MACHADO RICHARD J & KATHLEEN E TR		507-051-022	Arcata-East
Name	MACHADO RICHARD J & KATHLEEN E TR	Community	Arcata
Parcel	507-051-022	Parcel Size	2.43 acres
Request	RA5-20 deos not fit parcels are 2.5 acres	Water/Sewer	None
		Provider	On Site
Current General Plan	OPEN (ARC66)	Plan Area	Arcata CPA
Proposed General Plan	RA5-20	Zoning	AG-B-7(2.5)
MACHADO RICHARD J & KATHLEEN E TR		507-051-023	Arcata-East
Name	MACHADO RICHARD J & KATHLEEN E TR	Community	Arcata
Parcel	507-051-023	Parcel Size	2.36 acres
Request	RA5-20 deos not fit parcels are 2.5 acres	Water/Sewer	None
		Provider	On Site
Current General Plan	OPEN (ARC66)	Plan Area	Arcata CPA
Proposed General Plan	RA5-20	Zoning	AG-B-7(2.5)



-----Original Message-----

From: Richard Machado [mailto:rmachado@jps.net]

Sent: Friday, July 10, 2015 2:33 PM

To: Lovelace, Mark; Miller, John

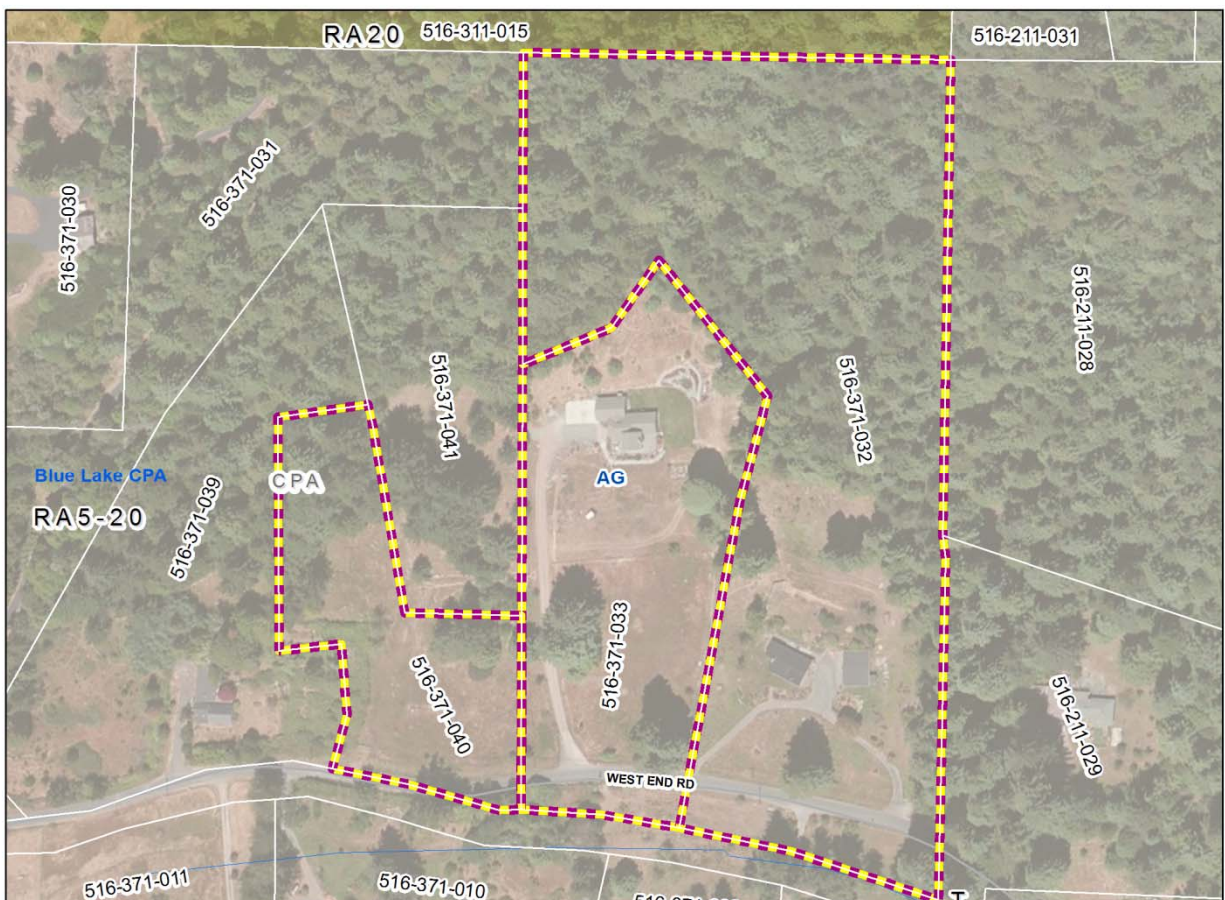
Subject: Proposed New Land Use Designations

Hello Supervisor Lovelace,

I am a resident of Arcata and am the owner of parcel 507-051-022 (132 Pepperwood Lane) and parcel 507-051-023 (122 Pepperwood Lane). I received notices for both properties regarding the proposed new land use designations. The proposed new use is RA5-20 for both parcels, however each parcel is only 2.5 acres so the proposed use does not seem to fit. The current zoning for the parcels is AG-B-7 (2.5). Each parcel has a home built on the property. I am requesting that the land use and zoning not be changed. I discussed this issue with Mr. Miller and he suggested I contact your office by email. I can be contacted at 822-2360, 132 Pepperwood Lane, Arcata, or by email at rmachado@jps.net.

Richard Machado

COX NANCY LC TR		516-371-032	Arcata-East
Name	COX NANCY LC TR	Community	Arcata
Parcel	516-371-032	Parcel Size	9.14 acres
Request	Do not change land use designation	Water/Sewer	None
		Provider	On Site
Current General Plan	DISPERSED HOUSES (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	RA5-20	Zoning	AG
COX MICHAEL E & JANNA K		516-371-033	Arcata-East
Name	COX MICHAEL E & JANNA K	Community	Arcata
Parcel	516-371-033	Parcel Size	3.95 acres
Request	Do not change land use designation	Water/Sewer	None
		Provider	On Site
Current General Plan	DISPERSED HOUSES (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	RA5-20	Zoning	AG
COX NANCY L TR		516-371-040	Arcata-East
Name	COX NANCY L TR	Community	Arcata
Parcel	516-371-040	Parcel Size	2.2 acres
Request	Do not change land use designation	Water/Sewer	None
		Provider	On Site
Current General Plan	DISPERSED HOUSES (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	RA5-20	Zoning	AG



LAND USE INQUIRY/REQUEST

Meeting Date 7/20/15

Name: Nancy R. Cox

Parcel Number: 516-371-032 +
516-371-040

Address: 11414 W. End Rd Arcata, Ca

Current Land Use: Ag
2 1/2 ac

Proposed Land Use: Residential
5-20 ac

(To be completed by Planner) Current Zoning: _____

LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)

Request this property acreage remain
the same

Notice of Humboldt County Board of Supervisors Public Hearings and Workshops

RETURN SERVICE REQUESTED

For the Humboldt County Draft General Plan Update
 Land Use Designation Mapping



COX NANCY L TR
 11414 WEST END RD
 ARCATA CA 95521-8950

CLERK OF SUPERVISOR

JUL 08 2015

Supervisor Rutledge

Dear Property Owner:

The land use designation for the parcel listed below is proposed to change as part of Humboldt County's General Plan update. The table on this page describes the current and proposed designations. This flyer has more information about the land use designation changes and scheduled public workshops and hearings.

Parcel	Address
516-371-0 <i>2152</i>	(No Address Assigned)

Current Land Use Designation

DISPERSED HOUSES - Dispersed Housing

Residential Density: 1 acre/unit

Purpose: Single family uses and second homes are allowed.

Proposed New Land Use Designation

RA5-20 - Residential Agriculture; 5 - 20 Acre Density

Residential Density: 5 - 20 acres/unit

Purpose: This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems.



since when??

It's a shock to see that planning after so long doesn't know our area is zoned for 2 1/2 acres!

It's a shock to see that planning after so long doesn't know our area is zoned for 2 1/2 acres!

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Land Use Maps: Land Use Maps are maps that show the Land Use Designations.

Residential Density: The maximum number of houses allowed per acre.

Zoning: The Zoning Ordinance implements general plan policies with detailed development regulations. State law requires that zoning be consistent with maps and policies in the General Plan.

7.6.15

Supervisor Lovelace,

Since we talked to planning I'm writing again about West End acreage change.

I now find that the 9 acres (516-371-032) I have on which my house sits cannot be divided if the 5 acre plan goes through. My trust leaves this acreage to my 2 grand children.

Also there is a parcel shown on a planning map that allows $2\frac{1}{2}$ to 5 acres. Why not our section? Mr. Miller couldn't answer that and referred me again to you.

By the way does the full board share our letters of concern or should I be writing to others as well?

Thank you
Nancy Cost

LAND USE INQUIRY/REQUEST

Meeting Date 7/20/15

Name: Mike Cox

Parcel Number: 516 - 371 - 033

Address: 11300 West End Rd Arcata CA 95521

Current Land Use: AG 2.5

Proposed Land Use: RA 5-20 A15

(To be completed by Planner) Current Zoning: _____

LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)

Stay the same!

516-371-033

June 1, 2015

N 03 201

Supervisor Trulace,

Thank you for returning my call.
I'm writing in regards to my concerns about
changing the $2\frac{1}{2}$ acre parcels to 5 acres along
our section of West End Rd.

My address is 11414 W End. The $2\frac{1}{2}$
acres of concern is 516-371-90 inherited from
my mother's trust of 10 acres which had to be
sub-divided into 3 parcels, driveway, a well
dug, and septic areas designated. If it becomes
one dwelling for 5 acres this property becomes
an island and becomes impossible to sell for
my own or handicapped daughters future care.

Mother also left 5 acres to two grandsons
to be divided into $2\frac{1}{2}$ acres. How county plan
would leave one grandson unable to build or
sell. They are financially unable to buy back
other out.

Surely we are not the only family with
trusts or wells following in good faith
what planning ruled in the past. Hopefully
your group will not change acreage amounts.
Your group will not change acreage amounts
per dwelling along West End Rd or have a
way to grandfather these areas ok for future use.

Thank you again,
Nancy Cox

LAND USE INQUIRY/REQUEST

Meeting Date 7/20/15

Name: Nancy R. Cox

Parcel Number: 516-371-032 +
516-371-040

Address: 11414 W. End Rd Arcata, Ca

Current Land Use: Ag 2 1/2 ac

Proposed Land Use: Residential by 5-20 ac

(To be completed by Planner) Current Zoning: _____

LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)

Request this property acreage remain
the same

Notice of Humboldt County Board of Supervisors Public Hearings and Workshops

RETURN SERVICE REQUESTED

For the Humboldt County Draft General Plan Update
 Land Use Designation Mapping



COX NANCY L TR
 11414 WEST END RD
 ARCATA CA 95521-8950

CLERK OF SUPERVISORS

JUL 08 2015

Supervisor Rutledge

Dear Property Owner:

The land use designation for the parcel listed below is proposed to change as part of Humboldt County's General Plan update. The table on this page describes the current and proposed designations. This flyer has more information about the land use designation changes and scheduled public workshops and hearings.

Parcel	Address
516-371-02152	(No Address Assigned)

Current Land Use Designation

DISPERSED HOUSES - Dispersed Housing

Residential Density: 1 acre/unit

Purpose: Single family uses and second homes are allowed.



Proposed New Land Use Designation

RA5-20 - Residential Agriculture; 5 - 20 Acre Density

Residential Density: 5 - 20 acres/unit

Purpose: This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems.

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Residential Density: The maximum number of houses allowed per acre.

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7.6.15

Supervisor Lovelace,

Since we talked to planning I'm writing again about West End acreage change.

I now find that the 9 acres (516-371-032) I have on which my house sits cannot be divided if the 5 acre plan goes through. My trust leaves this acreage to my 2 grand children.

Also there is a parcel shown on a planning map that allows $2\frac{1}{2}$ to 5 acres. Why not our section? Mr. Miller couldn't answer that and referred me again to you.

By the way does the full board share our letters of concern or should I be writing to others as well?

Thank you
Nancy Cost

LANDIS WILLIAM F JR & LISA C TR		312-071-019	Blue Lake/Glendale
Name	LANDIS WILLIAM F JR & LISA C TR	Community	Blue Lake
Parcel	312-071-019	Parcel Size	2.21 acres
Request	Leave current Dsip Houses designation	Water/Sewer	None
		Provider	On Site
Current General Plan	DISP HOUSES (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	RE2.5-5	Zoning	U
LANDIS WILLIAM F JR & LISA C TR		312-071-020	Blue Lake/Glendale
Name	LANDIS WILLIAM F JR & LISA C TR	Community	Blue Lake
Parcel	312-071-020	Parcel Size	3.26 acres
Request	Leave current Dsip Houses designation	Water/Sewer	None
		Provider	On Site
Current General Plan	DISPERSED HOUSES (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	RE2.5-5	Zoning	U



To: Rob Wall
Humboldt Co. Planning Dept.
3015 H St., Eureka, CA. 95501



From: William F Landis Jr
Lisa C Landis
70 Riverview Lane, McKinleyville, CA 95519

Re: Proposed New Land Use Designation

Parcels:	312-071-019	70 Riverview Lane, Glendale (1.5 acres + -)
	312-071-020	67 Riverview Lane, Glendale (2.5 acres + -)

Mr Wall,

I am writing to you after discussing this new proposal with Ryan Sundberg, and he advised me to contact you. I strongly object to this new proposal that would change our land use designation.

These parcels are located off Glendale Rd on Liscom Hill Road. It takes about 10 minutes to drive to Arcata. We have city water, and of the seven parcels on Riverview Lane, only two do not have public water.

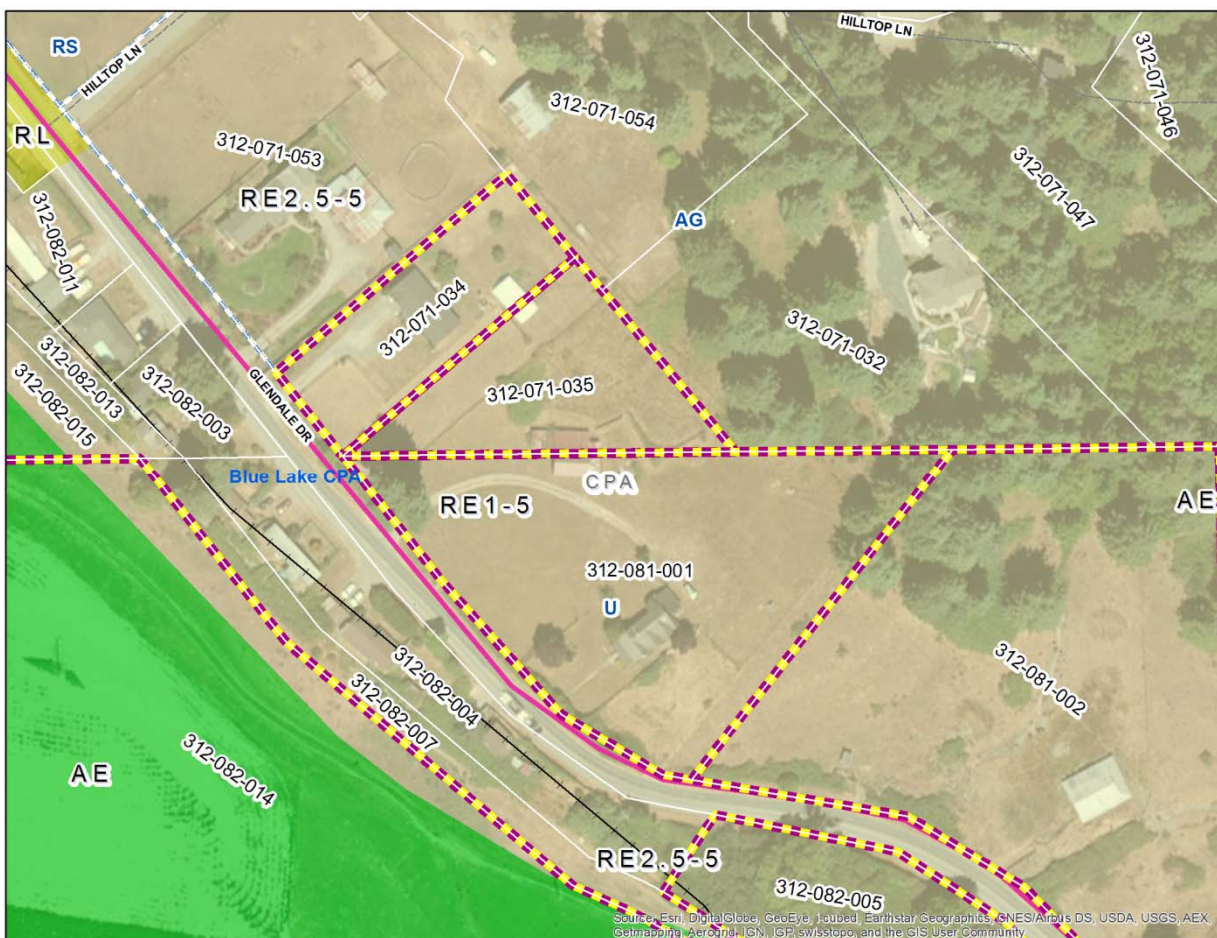
Please leave these properties with current land use designation: Dispersed Houses.

Thank you for your time and consideration,

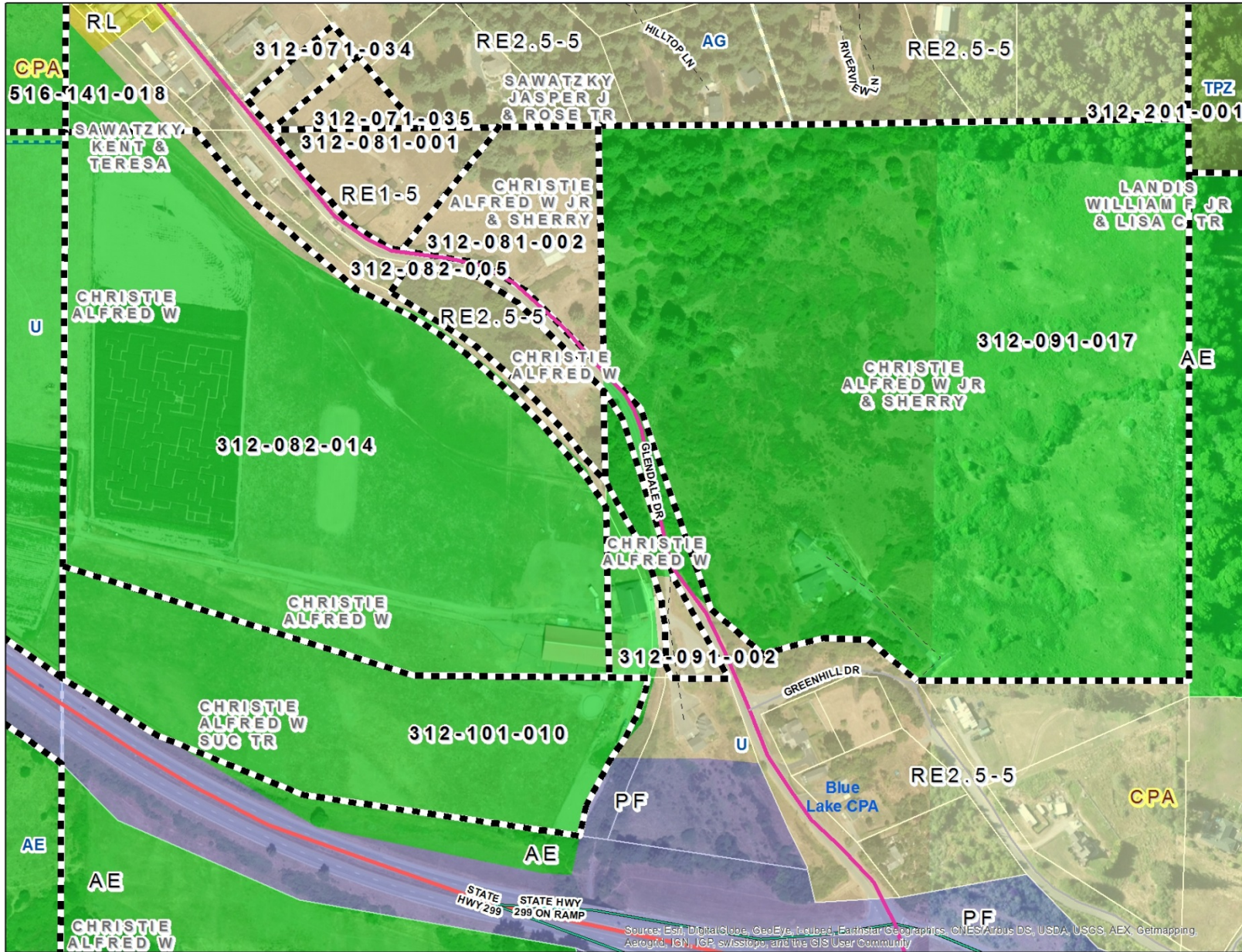
William F Landis Jr
7/16/15

William F Landis Jr

SAWATZKY JASPER J & ROSE TR		312-071-034	Blue Lake/Glendale
Name	SAWATZKY JASPER J & ROSE TR	Community	Blue Lake
Parcel	312-071-034	Parcel Size	0.63 acres
Request	Would like to keep one acre residential	Water/Sewer	Water (Blue Lake)
		Provider	On Site
Current General Plan	DISP HOUSES (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	RE2.5-5	Zoning	U
SAWATZKY JASPER J & ROSE TR		312-071-035	Blue Lake/Glendale
Name	SAWATZKY JASPER J & ROSE TR	Community	Blue Lake
Parcel	312-071-035	Parcel Size	0.75 acres
Request	Would like to keep one acre residential	Water/Sewer	None
		Provider	On Site
Current General Plan	DISP HOUSES (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	RE2.5-5	Zoning	U
SAWATZKY JASPER J & ROSE TR		312-081-001	Blue Lake/Glendale
Name	SAWATZKY JASPER J & ROSE TR	Community	Blue Lake
Parcel	312-081-001	Parcel Size	2.15 acres
Request	Would like to keep one acre residential	Water/Sewer	None
		Provider	On Site
Current General Plan	DISPERSED HOUSES (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	RE2.5-5	Zoning	U



CHRISTIE ALFRED W JR & SHERRY		312-081-002	Blue Lake/Glendale
Name	CHRISTIE ALFRED W JR & SHERRY	Community	Blue Lake
Parcel	312-081-002	Parcel Size	3.66 acres
Request	Wants no change to existing land use designation	Water/Sewer	None
		Provider	On Site
Current General Plan	DISPERSED HOUSES (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	RE2.5-5	Zoning	U
CHRISTIE ALFRED W		312-082-005	Blue Lake/Glendale
Name	CHRISTIE ALFRED W	Community	Blue Lake
Parcel	312-082-005	Parcel Size	2.01 acres
Request	Wants no change to existing land use designation	Water/Sewer	None
		Provider	On Site
Current General Plan	DISPERSED HOUSES (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	RE2.5-5	Zoning	U
CHRISTIE ALFRED W		312-082-014	Blue Lake/Glendale
Name	CHRISTIE ALFRED W	Community	Blue Lake
Parcel	312-082-014	Parcel Size	28.06 acres
Request	Wants no change to existing land use designation	Water/Sewer	None
		Provider	On Site
Current General Plan	SUBURBAN (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	AE/RE2.5-5	Zoning	U
CHRISTIE ALFRED W		312-091-002	Blue Lake/Glendale
Name	CHRISTIE ALFRED W	Community	Blue Lake
Parcel	312-091-002	Parcel Size	1.16 acres
Request	Wants no change to existing land use designation	Water/Sewer	None
		Provider	On Site
Current General Plan	SUBURBAN (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	AE/RE2.5-5	Zoning	U
CHRISTIE ALFRED W JR & SHERRY		312-091-017	Blue Lake/Glendale
Name	CHRISTIE ALFRED W JR & SHERRY	Community	Blue Lake
Parcel	312-091-017	Parcel Size	41.37 acres
Request	Wants no change to existing land use designation	Water/Sewer	None
		Provider	On Site
Current General Plan	DISP HS;TIMBER (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	AE	Zoning	U
CHRISTIE ALFRED W SUC TR		312-101-010	Blue Lake/Glendale
Name	CHRISTIE ALFRED W SUC TR	Community	Blue Lake
Parcel	312-101-010	Parcel Size	11.04 acres
Request	Wants no change to existing land use designation	Water/Sewer	None
		Provider	On Site
Current General Plan	SUBURBAN;GRAZING (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	AE	Zoning	U



1305: all

Al Christie
P.O. Box 213
Blue Lake, CA 95525
(707) 498-4170

EL
SUPERVISOR

JN 19 2015

June 18, 2015

Humboldt County
Board of Supervisors
c/o Supervisor Ryan Sundberg
825 5th Street
Eureka, CA 95501

Re: June 22, 2015, Board of Supervisor's Agenda Item C
Public Hearings re Planning and Building Department
Continued Board Review of the Planning Commission
Approved Draft General Plan - Deliberations on the Land
Use Maps for the Northern Area.

Dear Supervisor Sundberg:

I am the owner of agricultural and gravel real property in Blue Lake, California, and do not want any land use changes made with respect to my property.

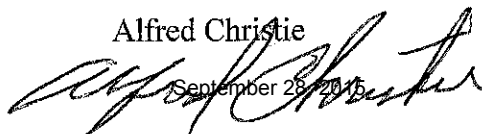
The real property for which I do not want any land use changes to be made are referred to by the Humboldt County Assessor's Office as bearing the following parcel numbers:

312-081-002	515-141-002
312-082-005	516-171-005
312-082-006	516-171-006
312-082-014	516-171-007
	516-171-008
312-091-002	516-171-009
312-091-017	
	516-191-008
312-101-010	

If you have any questions, please call me at the above telephone number.

Thank you,

Alfred Christie



THE CHRISTIES WISH
TO RETAIN THEIR
CURRENT RIGHTS
REQUEST A CHANGE
IN NAME ONLY
CURRENT ENTIREMENT

August 20, 2012

Lands of Christie, Alfred

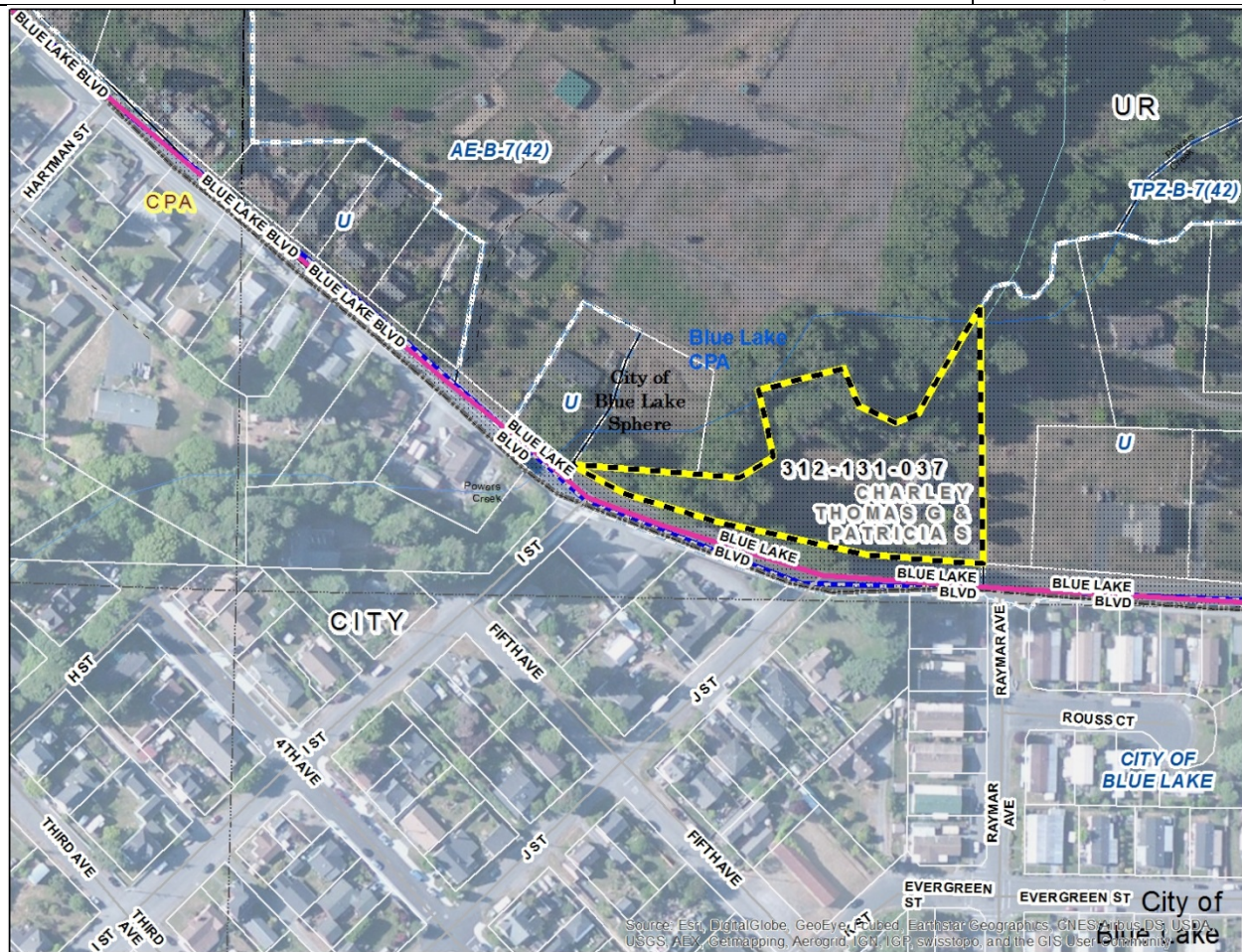
Analysis of 17 separate Assessor Parcel numbers in the Glendale/Brad River/Blue Lake area shows that Mr. Christie appears to be being downgraded in his Land Use designations on each parcel, here is a parcel by parcel explanation:

- | Parcel # | |
|---------------|--|
| 1. 312-081-02 | 3.65 GIS acres
Currently: Dispersed Housing at 1/acre minimum = 3 potential units
PC Recommended: RE 2.5-5 acre minimum parcel size = 1 unit
A taking of 2 units |
| 2. 312-082-05 | 2.00 GIS acres
Currently: Dispersed Housing at 1/acre minimum = 2 potential units
PC Recommended: RE 2.5-5 acre minimum parcel size = 1 unit
A taking of 1, unit and the creation of a substandard size parcel, so no accessory dwelling unit (ADU) potential without conditional use permit process = \$\$\$ |
| 3. 312-082-06 | 33 GIS acres
Currently: Suburban at 6 units/acre = 198 potential units
PC Recommended: AG = 1 unit (AG 20 acre minimum parcel size pg 4-59 of GPU Draft dated 3/19/2012)
A taking of 196 units |
| 4. 312-091-02 | 1.74 GIS acres
Currently: Suburban at 6 units/acre = 10 potential units
PC Recommended: AG & RE 2.5-5 = 1 unit
A taking of 9 units and the creation of a substandard size parcel, so no ADU potential without conditional use permit process, and potentially proving the residence is necessary to the agricultural operation. |
| 5. 312-091-17 | 41.38 GIS acres
Currently: Dispersed housing at 1/acre & Timber = 41 potential units
PC Recommended: AE = 1 unit (AE 60 acre minimum parcel size pg 4-59 of GPU Draft dated 3/19/2012)
A taking of 41 units and the creation of a substandard size parcel |
| 6. 312-091-20 | 1.42 GIS acres
Currently: Suburban at 6 units/acre = 8 potential units
PC Recommended: RE 2.5-5 = 1 unit
A taking of 7 units and the creation of a substandard size parcel, so no ADU potential without conditional use permit process. |
| 7. 312-101-10 | 7.09 GIS acres
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8. 516-171-05 2.86 GIS acres
Currently: Grazing AE
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A taking, 1 potential residence, additionally CF is more restrictive than AE, see GPU Draft dated 3/19/2012 pages 4-57 through 4-59. AE allows for all of the uses in CF, plus more agricultural related uses.
9. 516-171-06 78 GIS acres
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Currently: Dispersed Housing 1 unit/acre; Grazing
PC Recommended: AE (Residence incidental to Ag Use)
A taking, 48 units and making it potentially unbuildable if residence isn't for Ag use
11. 516-171-09 29 GIS acres
Currently: Dispersed Housing 1 unit/acre; Grazing
PC Recommended: AE
A taking, 29 units and making it potentially unbuildable
12. 516-181-05 40 GIS acres
Currently: Dispersed Housing 1 unit/acre; Grazing
PC Recommended: AE
A taking, 40 units and making it potentially unbuildable
13. 516-181-09 94 GIS acres
Currently: Dispersed Housing 1 unit/acre; Grazing
PC Recommended: AE & CF
A taking, 94 units and making it potentially unbuildable
14. 516-181-10 56 GIS acres
Currently: Grazing
PC Recommended: CF
A downward designation, AE would be more similar to Grazing
15. 516-191-08 11.21 GIS acres
Currently: Dispersed Housing 1 unit/acre; AE
PC Recommended: AE
A taking, 11 units and making it potentially unbuildable

The total potential subdivision potential that is lost as a result of the Planning Commission Recommended version is 521 units, because of changes to Mr. Christie's land use designations.

CHARLEY THOMAS G & PATRICIA S	312-131-037	Blue Lake/Glendale
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Name	CHARLEY THOMAS G & PATRICIA S	Community	Blue Lake
Parcel	312-131-037	Parcel Size	1.68 acres
Request	RE1-5	Water/Sewer	None
		Provider	On Stie
Current General Plan	RES ESTATES (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	UR	Zoning	AE-B-7(2)

LAND USE INQUIRY/REQUEST

Meeting Date 7/20/15

Name: PATRICIA CHARLEY

Parcel Number: 312 131 037 &

Address: PO Box 1117 BLUE LAKE

312-131-0461

Current Land Use: _____

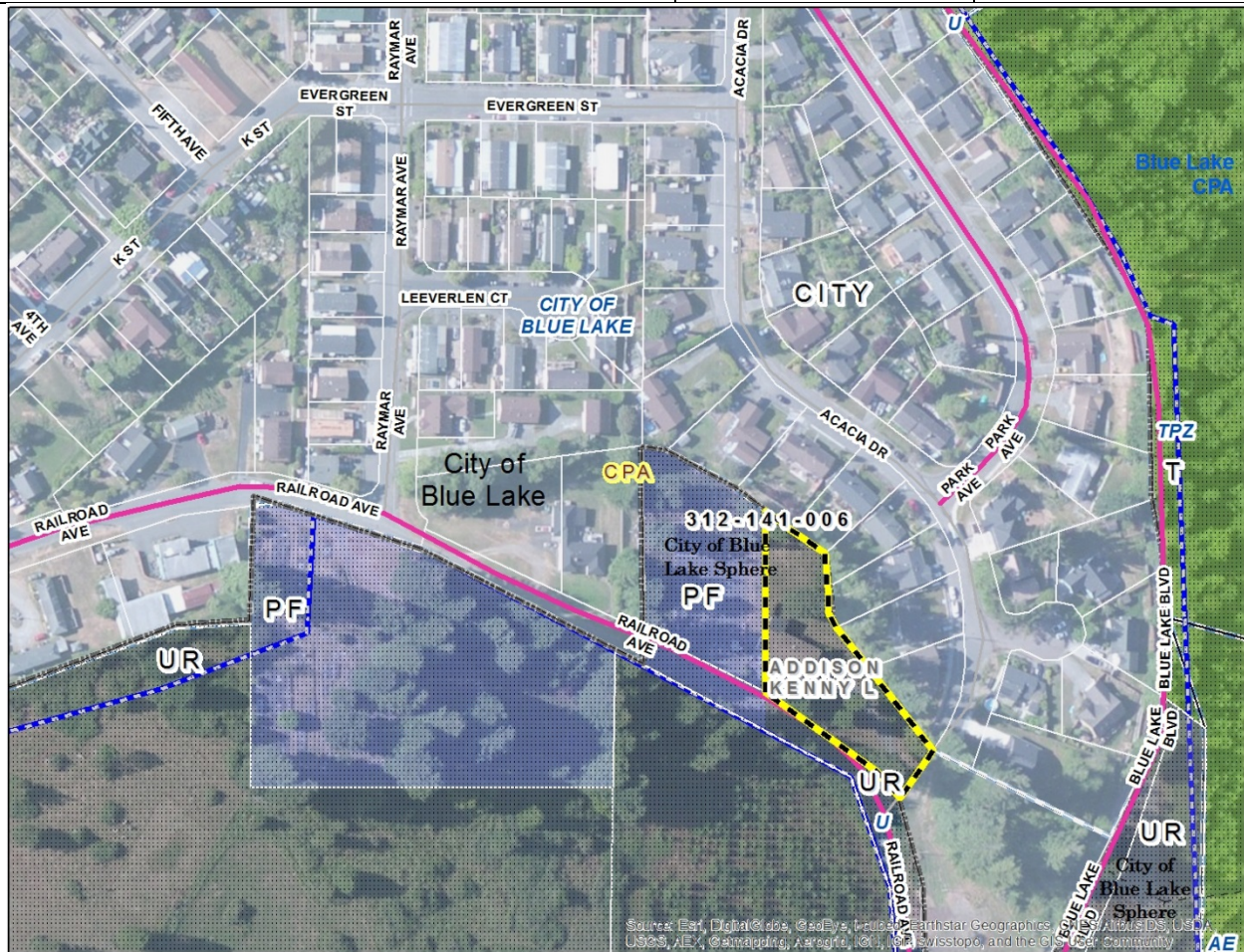
Proposed Land Use: _____

(To be completed by Planner) Current Zoning: _____

LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)

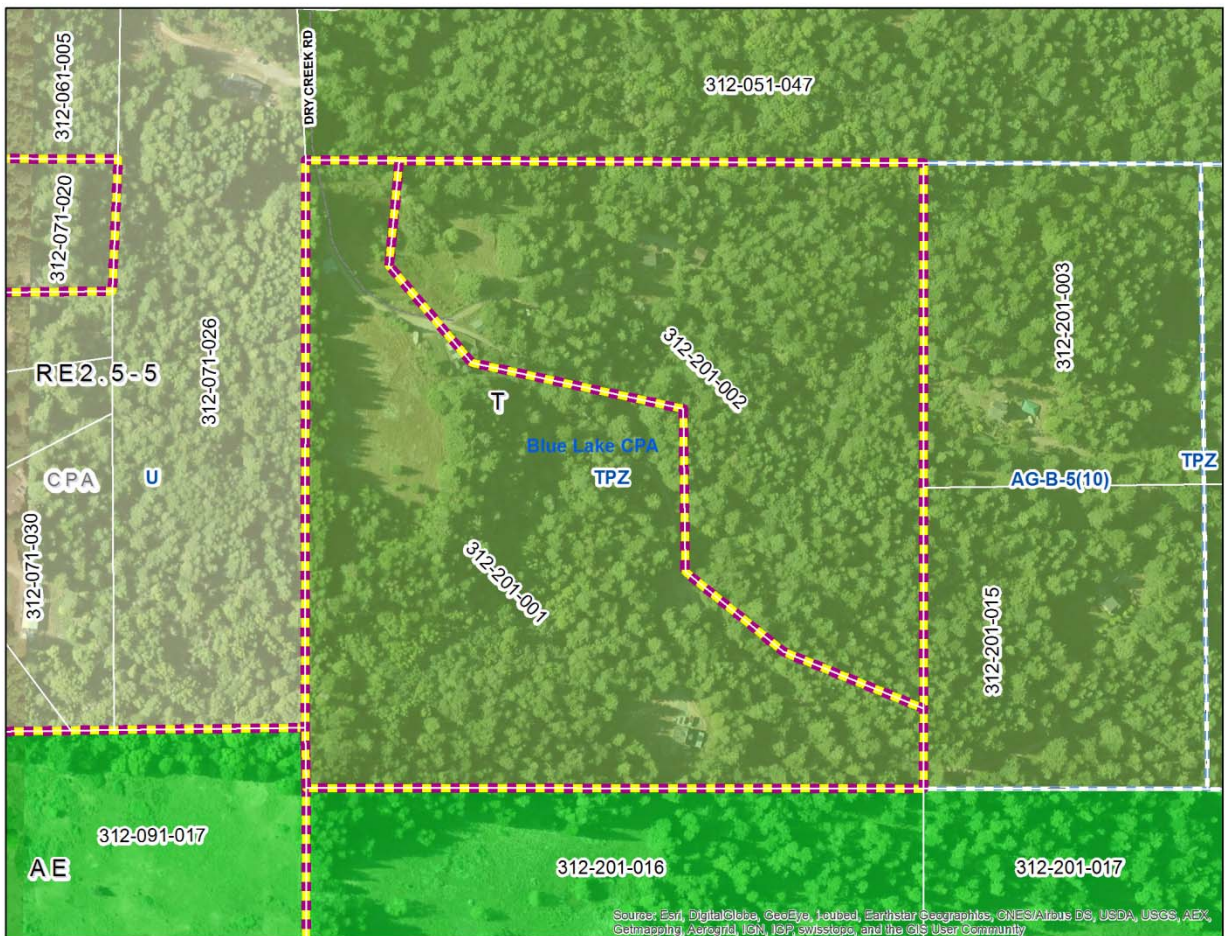
Urban Reserve needs to be changed to
Residential Estate 1 acre

ADDISON KENNY L	312-141-006	Blue Lake/Glendale
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Name	ADDISON KENNY L	Community	Blue Lake
Parcel	312-141-006	Parcel Size	0.78 acres
Request	Do not want change	Water/Sewer	None
		Provider	On Site
Current General Plan	LOW DENSITY (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	UR	Zoning	U

LANDIS WILLIAM F JR & LISA C TR		312-201-001	Blue Lake/Glendale
Name	LANDIS WILLIAM F JR & LISA C TR	Community	Blue Lake
Parcel	312-201-001	Parcel Size	23.47 acres
Request	Leave current Dsip Houses designation	Water/Sewer	None
		Provider	On Site
Current General Plan	DISP HS;TIMBER (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	T	Zoning	TPZ
LANDIS WILLIAM F & LISA C TR		312-201-002	Blue Lake/Glendale
Name	LANDIS WILLIAM F & LISA C TR	Community	Blue Lake
Parcel	312-201-002	Parcel Size	19.73 acres
Request	Leave current Dsip Houses designation	Water/Sewer	None
		Provider	On Site
Current General Plan	DISP HS;TIMBER (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	T	Zoning	TPZ



To: Rob Wall
Humboldt Planning Dept.
3015 H Street
Eureka, Ca. 95501



From: William F Landis Jr
Lisa C Landis
70 Riverview Ln.
Mckinleyville, Ca, 95519

Re: Proposed New Land Use Designation

Parcel No. 312- 201- 002 255 Dry Creek Ln. Arcata, (19.5 acres)
 312- 201- 001 150 Dry Creek Ln. Arcata, (20.5 acres)

Mr. Wall,

I am concerned about the proposal to change the land use designations on these properties, and I strongly object to this change. I have talked to Supervisor Sundberg regarding this matter, and he advised me to contact you.

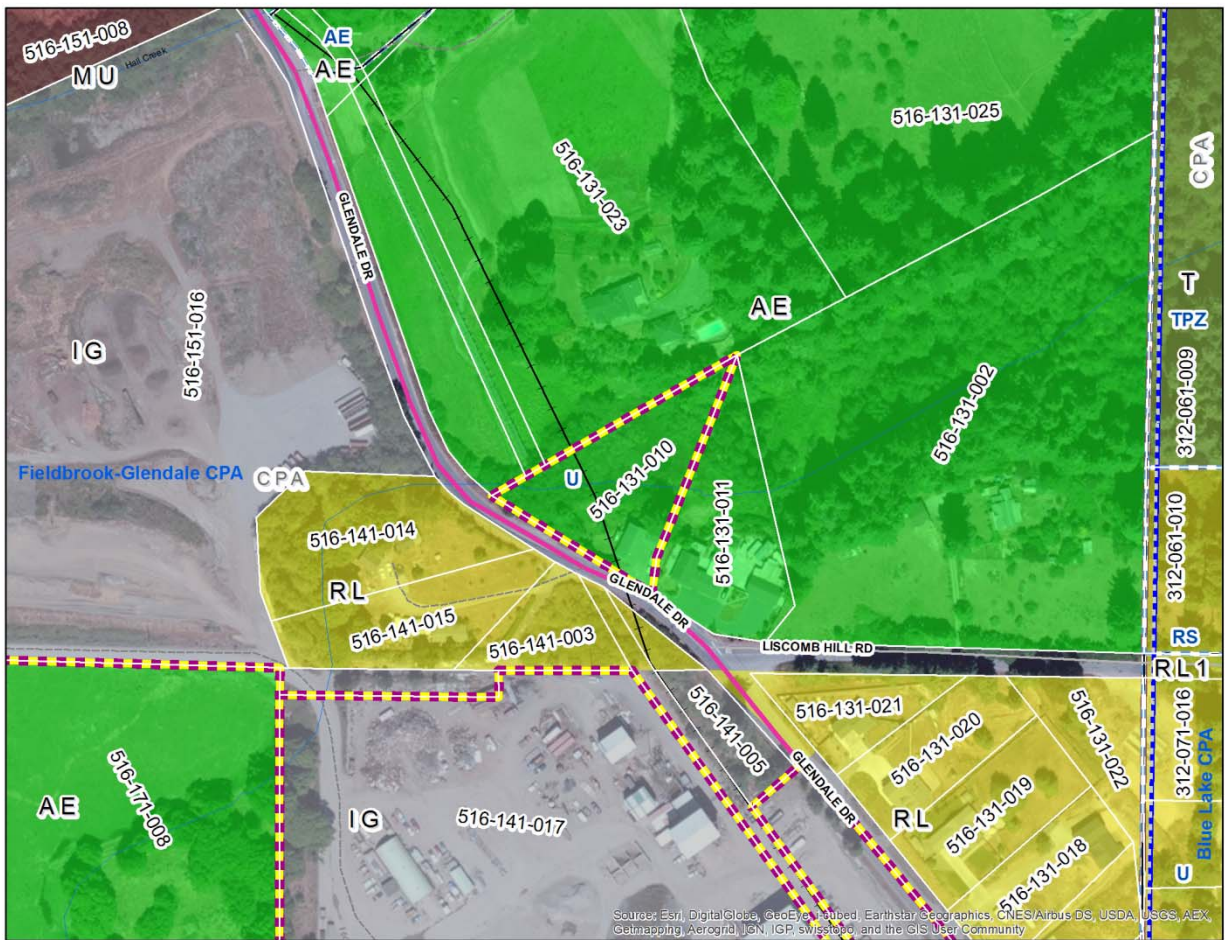
These parcels are off Liscom Hill Rd., on Dry Creek Lane. There are six parcels on Dry Creek Lane: four parcels are 10 acres, and our two are 19.5 and 20.5 acres. It takes 10 minutes to drive to Arcata. The idea that these parcels are only suitable for timber production is not feasible. We would have to cut most of the trees just to pay for at the Timber Harvest Plan.

Also, a significant part of each parcel is open meadows. I had hoped that someday my children could live there.

Please leave these properties with their current Land Use Designation: Dispersed Housing. Thank you for your consideration of this matter,

William F Landis Jr

William F Landis Jr
2/14/15



Name	JOHANSEN JARL J & LINDA G	Community	Blue Lake
Parcel	516-131-010	Parcel Size	1.11 acres
Request	Leave our property Disp Hse 1 acre	Water/Sewer	Water, Sewer
		Provider	Fieldbrook-Glendale CSD
Current General Plan	DISPERSED HOUSES (NHGP)	Plan Area	Fieldbrook-Glendale CPA
Proposed General Plan	AE	Zoning	U

From: Sundberg, Ryan
Sent: Wednesday, July 22, 2015 9:56 PM
To: Wall, Robert
Subject: FW: Parcel Land use designation change

One more ☺

Ryan Sundberg
HC 5th District Supervisor
707-476-2395

-----Original Message-----

From: Jarl Johansen [jarlj@suddenlink.net]
Sent: Wednesday, July 22, 2015 08:17 PM Pacific Standard Time
To: GPU, Planning & Building
Cc: Sundberg, Ryan
Subject: Parcel Land use designation change

Our parcel #516-131-010 at 2161 Glendale Drive is an approximate 1 acre parcel. The proposed change is to make it AE- Agricultural Exclusive with a residential density of 20-160 acres a unit. The current designation which we consider to be appropriate for this parcel is Dispersed Houses-1 acre/unit.

What is the purpose for a change to our parcel? We are concerned that this will have an effect on property value and possibly other things that we may want to do with our property in the future. Please change the proposal and leave our property as what it is, a Dispersed Houses- 1 acre/unit designation. Thank you

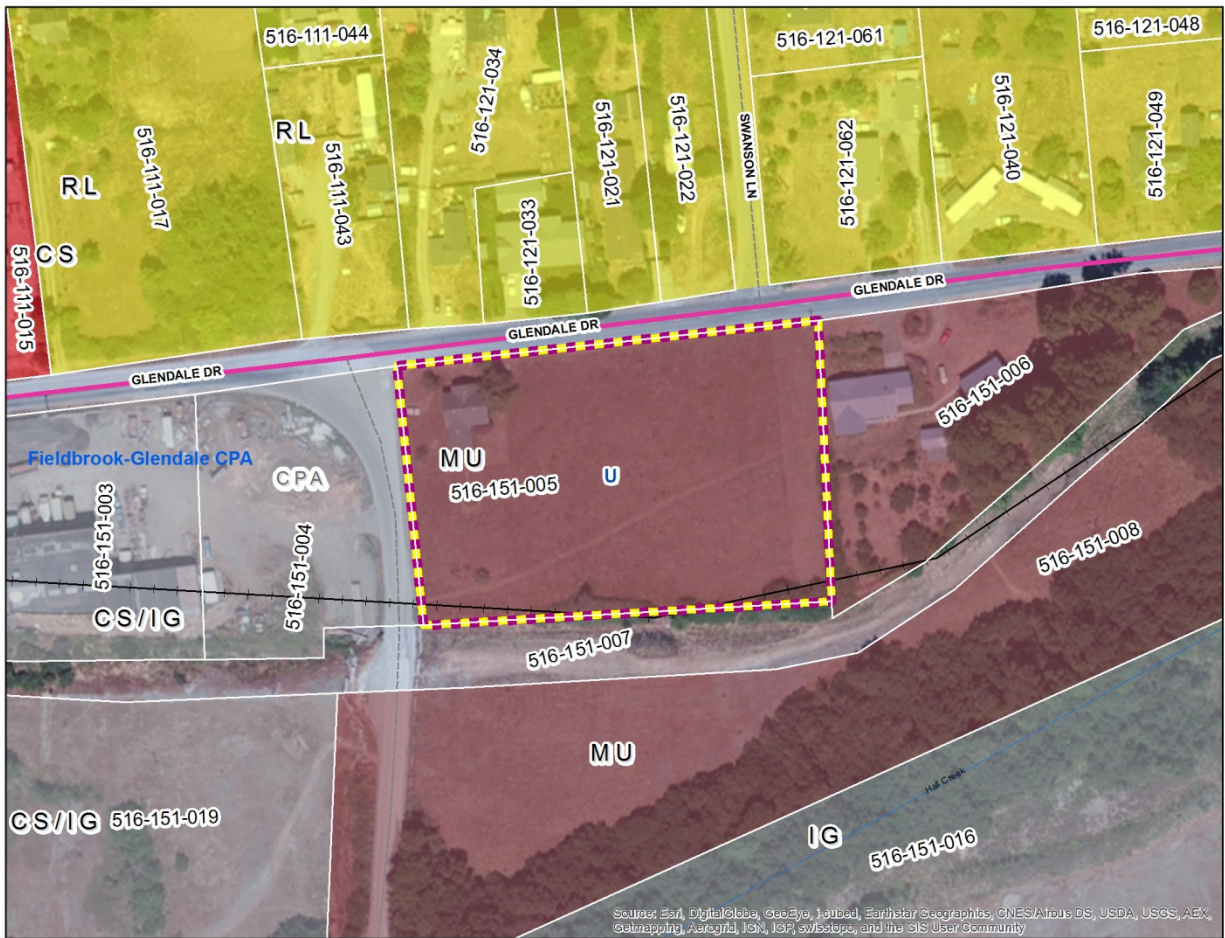
Jarl and Linda Johansen
2161 Glendale Drive
McKinleyville, CA 95519
707-822-4553

BEDROCK INVESTMENTS LLC	516-141-017	Blue Lake/Glendale
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Name	BEDROCK INVESTMENTS LLC	Community	Blue Lake
Parcel	516-141-017	Parcel Size	14.92 acres
Request	Would like to keep one acre residential	Water/Sewer	Water, Sewer
		Provider	Fieldbrook-Glendale CSD
Current General Plan	DISPERSED HOUSES (NHGP)	Plan Area	Fieldbrook-Glendale CPA
Proposed General Plan	IG	Zoning	U

WOLF LINDY L & MARY A LE	516-151-005	Blue Lake/Glendale
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Name	WOLF LINDY L & MARY A LE	Community	Glendale
Parcel	516-151-005	Parcel Size	2.18 acres
Request	Keep property single family residential	Water/Sewer	Water, Sewer
		Provider	Fieldbrook-Glendale CSD
Current General Plan	DISPERSED HOUSES (NHGP)	Plan Area	Fieldbrook-Glendale CPA
Proposed General Plan	MU	Zoning	U

605: All
cc: scanned
Planning
SUPERVISOR

JL 06 2015

1772 Glendale Dr.
McKinleyville, CA 95519

Dear Supervisor Sundberg,

516-151-005

I don't want the property zoning change on my property at 1772 Glendale Drive. My family has lived here since 1935, and I lived there until I was in the military service in 1950, when my brother and dad remained living in the house. I have raised my younger two kids in this house as well, as I have continued living here since 1982.

We have seen many changes over the years, and one of the best things about living here is the peaceful area, as I love to watch the birds. This is not a central area nor is it an urban community. The area from my property north towards Blue Lake should remain single family residential, and I want to keep my house as a single family residential, and remain dispersed.

The trucks going over to pick up gravel across the Mad River have not improved my quality of living, and I can't imagine how a mixed-use land use designation will make it any better.

I can't drive any longer, so I cannot attend the meetings in Scotia, Eureka, nor Redway.

Thank you for your cooperation.

Yours truly,

Lindy Wolf

Lindy Wolf

P.S. Please make copies for the other supervisors to review my General Plan request as well. Thank you.

CHRISTIE ALFRED W		516-171-005	Blue Lake/Glendale
Name	CHRISTIE ALFRED W	Community	Blue Lake
Parcel	516-171-005	Parcel Size	2.86 acres
Request	Wants no change to existing land use designation	Water/Sewer	Water, Sewer
		Provider	Fieldbrook-Glendale CSD
Current General Plan	GRAZING (NHGP)	Plan Area	Fieldbrook-Glendale CPA
Proposed General Plan	CF	Zoning	AE
CHRISTIE ALFRED W		516-171-006	Blue Lake/Glendale
Name	CHRISTIE ALFRED W	Community	Blue Lake
Parcel	516-171-006	Parcel Size	78.89 acres
Request	Wants no change to existing land use designation	Water/Sewer	None
		Provider	On Site
Current General Plan	GRAZING (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	CF/AE	Zoning	AE
CHRISTIE ALFRED W		516-171-007	Blue Lake/Glendale
Name	CHRISTIE ALFRED W	Community	Blue Lake
Parcel	516-171-007	Parcel Size	19.56 acres
Request	Wants no change to existing land use designation	Water/Sewer	Water, Sewer
		Provider	Fieldbrook-Glendale CSD
Current General Plan	GRAZING (NHGP)	Plan Area	Fieldbrook-Glendale CPA
Proposed General Plan	CF\AE	Zoning	AE
CHRISTIE ALFRED W		516-171-008	Blue Lake/Glendale
Name	CHRISTIE ALFRED W	Community	Blue Lake
Parcel	516-171-008	Parcel Size	48.56 acres
Request	Wants no change to existing land use designation	Water/Sewer	Water, Sewer
		Provider	Fieldbrook-Glendale CSD
Current General Plan	DISP HS;GRAZING (NHGP)	Plan Area	Fieldbrook-Glendale CPA
Proposed General Plan	AE	Zoning	U
CHRISTIE ALFRED W		516-171-009	Blue Lake/Glendale
Name	CHRISTIE ALFRED W	Community	Blue Lake
Parcel	516-171-009	Parcel Size	29.63 acres
Request	Wants no change to existing land use designation	Water/Sewer	None
		Provider	On Site
Current General Plan	DISP HS;GRAZING (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	AE	Zoning	U
CHRISTIE ALFRED W		516-191-008	Blue Lake/Glendale
Name	CHRISTIE ALFRED W	Community	Blue Lake
Parcel	516-191-008	Parcel Size	11.21 acres
Request	Wants no change to existing land use designation	Water/Sewer	None
		Provider	On Site
Current General Plan	DISPERSED HOUSES (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	AE	Zoning	AE

CHRISTIE MICHAEL			516-181-005		Blue Lake/Glendale	
Name	CHRISTIE MICHAEL		Community	Blue Lake		
Parcel	516-181-005		Parcel Size	40.42 acres		
Request	Wants no change to existing land use designation		Water/Sewer	None		
			Provider	On Site		
Current General Plan	DISP HS;GRAZING (NHGP)		Plan Area	Blue Lake CPA		
Proposed General Plan	AE		Zoning	AE		
CHRISTIE MICHAEL			516-181-009		Blue Lake/Glendale	
Name	CHRISTIE MICHAEL		Community	Blue Lake		
Parcel	516-181-009		Parcel Size	94.7 acres		
Request	Wants no change to existing land use designation		Water/Sewer	None		
			Provider	On Site		
Current General Plan	DISP HS;GRAZING (NHGP)		Plan Area	Blue Lake CPA		
Proposed General Plan	AE		Zoning	AE		
CHRISTIE MICHAEL			516-181-010		Blue Lake/Glendale	
Name	CHRISTIE MICHAEL		Community	Blue Lake		
Parcel	516-181-010		Parcel Size	56.56 acres		
Request	Wants no change to existing land use designation		Water/Sewer	None		
			Provider	On Site		
Current General Plan	GRAZING (NHGP)		Plan Area	Blue Lake CPA		
Proposed General Plan	AE		Zoning	AE		

1305: all

Al Christie
P.O. Box 213
Blue Lake, CA 95525
(707) 498-4170

EL
SUPERVISOR

JN 19 2015

June 18, 2015

Humboldt County
Board of Supervisors
c/o Supervisor Ryan Sundberg
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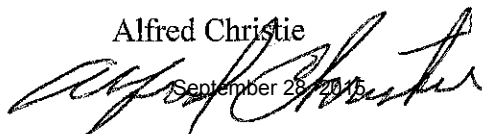
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312-091-017	
	516-191-008
312-101-010	

If you have any questions, please call me at the above telephone number.

Thank you,

Alfred Christie



THE CHRISTIES WISH
TO RETAIN THEIR
CURRENT RIGHTS
REQUEST A CHANGE
IN NAME ONLY
CURRENT ENTIREMENT

August 20, 2012

Lands of Christie, Alfred

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A taking of 2 units |
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A taking, 11 units and making it potentially unbuildable

The total potential subdivision potential that is lost as a result of the Planning Commission Recommended version is 521 units, because of changes to Mr. Christie's land use designations.

BECKERMAN ALAN	506-071-025	Manila/Samoa/Fairhaven
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Name	BECKERMAN ALAN	Community	Manila
Parcel	506-071-025	Parcel Size	2.97 acres
Request	natural resource/low density housing	Water/Sewer	Water/sewer
		Provider	Manila CSD
Current General Plan	RL (HBAP)	Plan Area	Humboldt Bay AP
Proposed General Plan	RL	Zoning	RS-5-M

From: Alan Beckerman [mailto:abeckerman@shaw.ca]
Sent: Wednesday, September 23, 2015 1:03 AM
To: Wall, Robert
Cc: Miller, John; mlovelace@co.humboldt.us; carol@friendsofthedunes.org; nelson@fws.gov
Subject: Re: Monday planning meeting

Dear Rob,
Thanks for the update.

Nevertheless...even though there is no current activity suggesting that it needs to be designated as a part of the Mah'lel Dune's...I believe that the prior long term inactivity of any consideration of change, due to its use as a mobile home park, has contributed to a lack of contemplation into this property's potential as an asset to Humboldt County, to Mah'lel Dunes and to the potential of future visitor facilities to service not only the park, but also the outside public appreciation of the natural resources that other nearby natural county assets such as the bird sanctuary, Humboldt Bay, and the slough offer to visitors from out of the area...individuals and groups who currently are very limited in their ability to find nature based accommodations in the area, as a part of their outdoor Humboldt ,wildlife and nature experience.

There of course is the possibility that the USFWS and BLM will not have access to timely resources to acquire the property in the near term...if in fact they decide that it would be an asset to their current or future plans. But the possibility of a private party with similar interests, developing an asset that would enhance the Mah'lel Dunes experience...such as the campground concept...a welcoming center, an outfitter and tour guide center..which are only a few suggestions...would be greatly enhanced by the addition of the 'rl' designation.

Should I find myself needing to relinquish ownership of the property to someone with housing development interests...this opportunity to serve a greater public interest...will be forever lost. And I would very much like to attract an alternative party with compatible interests.

Therefore...in the alternative to USFWS acquisition....should they not be able to avail themselves of the opportunity, I would like to be able to promote in the real estate marketplace...the idea that this property has significant potential to serve the public good and that the county would be an asset to helping them...in a development from this perspective...in that the addition of the 'rl' designation would present less of a hurdle for them to face, when Coastal Commission concerns and limitations would also need to be undertaken.

The current land use...which I am sorry to say...I was unable to significantly improve in my lifetime...I do not believe...is the best use of the area...The future enhancement of the natural beauty of this asset in Humboldt County...and promotion of broader hospitality to citizens from outside the area...is in the interest of everyone...and a greater generosity of spirit that our county has the opportunity to offer to the outside world.

Welcoming everyone...I believe is who we really are....

Sincerely,

Alan Beckerman

PS Would someone be kind enough to forward this letter to Eric Nelson...as we cannot access his web address from Canada...thanks

From: [Alan Beckerman](#)
Sent: Friday, August 28, 2015 5:16 PM
To: mlovelace@co.humboldt.ca.us
Subject: re: Monday planning meeting

Dear Mark Lovelace, Supervisor, and Ron Wall and Johnny Miller. County Planners,

My name is Alan Beckerman, I am the owner of the north side of Young Lane from Arcata Samoa Blvd west to the entrance to Mah'lel Dunes...and north to the mill.
The APN's are 506-72-23Y and 506-071-22Y.

I have owned this property for a long time. It has been....and is currently, a very popular rental location because its proximity to Mah'lel Dunes. It has seven old mobile home and cottage units each serviced by MCSD.

I am long, long retired and living in Canada and at my current age, needing to transfer ownership of this property.

I believe the Dunes is currently a very significant natural habitat and landmark and will continue to be...well into the future. It could easily become an international tourist destination boosting all of Northern Humboldt County's natural beauty.

I think that it would be sound foresight for the county, the Wildlife Service, BLM, a public advocate group for the park...or any appropriate government agency, to secure my property as well as the single home property which consumes the whole of the opposite side of the block. This would allow Young Lane to become exclusively a public asset, enhancing the attraction of and ultimately the public use of Mah'lel Dunes.

To that effect, I am contacting every agency that I can think of that might be able to purchase the property from me and develop this area as some kind of welcoming and information center....possibly a camp ground...(in an area of badly need tourist services.) There are many possible uses of Young Lane to enhance the park goers experience and concessions could offer park tours, rent horses, surfboards, kayaks, canoes...binoculars...a snack bar....etc. I have made some progress, as some of those agencies, are currently in discussion with each other including consideration of it...as a campground.

The lady living on the opposite side of the street, is quite a bit older than me...(if she is still alive) and would probably love to have someone purchase her property as well.

I think that '*Midway Court*'....as my property is called, has as its best use *into the future*...an asset to enhance the enjoyment and experience of Mah'lel Park and to be of service to the community and future adventurers who when better tourist facilities are available, will learn about Mah'lel Dunes existence and ultimately enjoy and treasure their experience there.

I understand that in the *planning designation of properties meeting*, beginning on Monday...my property use designation will be one the ones considered.

Though I would be happy to receive and consider the advice of this planning commission, it seems to me that natural resource/low density housing...would allow me to pursue my hopes of a public agency transfer as referenced above....but if unsuccessful at that....would still be able to put the property into the real estate market.

With thanks for your consideration. Please call me if you have any inquiries regarding this designation request.

Sincerely,

Alan Beckerman
250 746-6977

Dear Mark,

Ideally, it would be wise for us to keep the low density housing designation and just add natural resource as a possible use 'rl/nr'. There is always the possibility that our aspirations will not be able to be fulfilled in the near term...and then we would have to explore...some other conscientious use that will not be a deterrent to the future public enjoyment of the Dunes.

If I were to change the designation to purely 'nr' ...*then* in the future, if a public agency does not acquire it, it would be difficult for us to find anyone who would be interested in acquiring the property...unless it remained a run down mobile home park. Though I have tried my best to keep it up, the old residences currently there....detract from what I believe, would be a much more robust public attraction to the use of the Dunes. The current development has been there for so long, it has become the status quo reality that has prevented anyone from seeing what a future development change might look like. I feel like we have been standing in the way of that progress for a long time...not intentionally, but because we needed the income that the property produces for the past number of years, to support both my wife and I.

Sincerely,
Al Beckerman

From: [Lovelace, Mark](#)

Sent: Wednesday, September 02, 2015 1:10 PM

To: ['Alan Beckerman'](#)

Cc: [Miller, John](#) ; [Wall, Robert](#) ; mailto:Eric_T_Nelson@fws.gov ; carol@friendsofthedunes.org

Subject: RE: Monday planning meeting

Hi, Alan. I'm following up from our phone call, as discussed. I am forwarding your e-mail to Rob Wall and John Miller of our planning staff, as well as to Eric Nelson of the US Fish and Wildlife Service and Carol VanderMeer of Friends of the Dunes. As I understand your request, you are looking for a land use classification that would facilitate the potential sale of this property into either private or public lands as something compatible with the neighboring Mah'lel Dunes, while continuing to allow for the existing residential use in the interim. Is that correct?

We will be discussing land use classifications in the central Humboldt area again on September 28th. I will try to work with staff between now and then to try to come up with something that might work for this situation.

Mark

Mark Lovelace
3rd District Supervisor
County of Humboldt
825 5th Street
Eureka, CA 95501
(707) 476-2393

FRANK LISA A TR	500-131-011	Bayside
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Name	FRANK LISA A TR	Community	Arcata
Parcel	500-131-011	Parcel Size	0.35 acres
Request	Retain Urban Expainsion	Water/Sewer	None
		Provider	On Site
Current General Plan	URBAN EXPANSION (JCCP)	Plan Area	Jacoby Creek CPA
Proposed General Plan	RE5	Zoning	U

Lisa Frank

4151 Lucas Court
Sacramento, CA 95822
415.728.5441

July 17, 2015

Mr. Mark Lovelace, Supervisor
Planning Division, County of Humboldt
3015 H Street
Eureka, CA 95501

Via email: mlovelace@co.humboldt.ca.us

Re: Proposed New Land Use Designation: Parcels 500-131-011

Dear Mr. Lovelace,

Regarding the above referenced parcel at 1781 Buttermilk Lane, Arcata, I inherited this property four years ago upon the death of my parents. The proposed increase in lot size severely impacts my future use of the property.

Therefore, I object to the proposed new land use zoning classification of RE5.

I request that the current designation of URBAN EXPANSION be maintained.

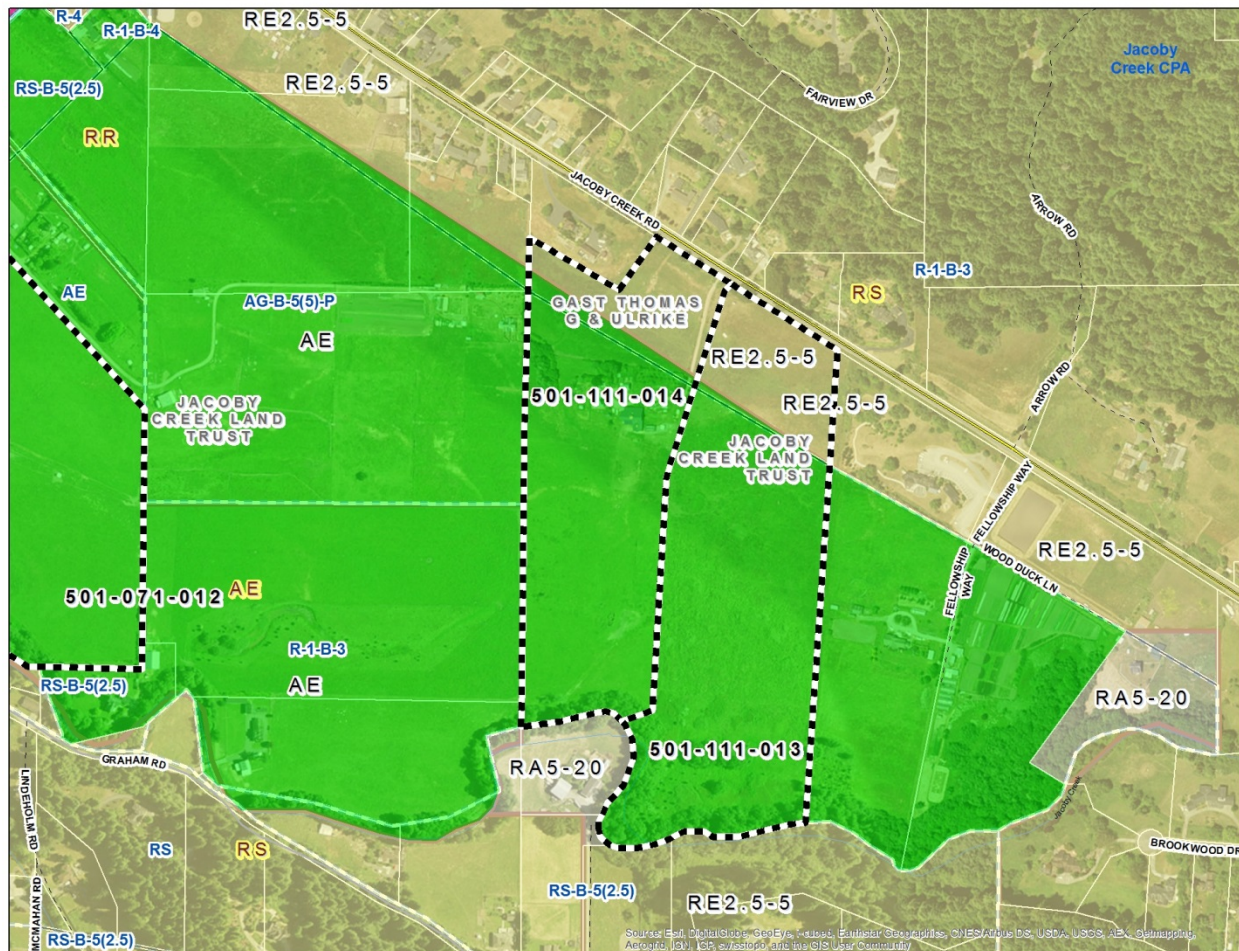
Please let me know if you have any questions.

Thank you,

A handwritten signature in black ink that reads "Lisa Frank". The signature is written in a cursive, flowing style.

Lisa Frank

GAST THOMAS G & ULRIKE	501-111-014	Bayside
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Name	GAST THOMAS G & ULRIKE	Community	Jacoby Creek
Parcel	501-111-014	Parcel Size	19.41 acres
Request	RE1 along Jacoby Creek Road & RA5 for remainder	Water/Sewer	Water
		Provider	Jacoby Creek CWD
Current General Plan	RS;RR (JCCP)	Plan Area	Jacoby Creek CPA
Proposed General Plan	AE	Zoning	R-1-B-3;AG-B-5(5)-P

Land Use Request

Parcel 501-111-014

2975 Jacoby Creek Road about 20 acres

Current Use

Residential and grazing.

Background

The parcel includes 2 land use designations. The current zoning allows a minimum five acre lot size in the AG-B portion of the property. The current residence is located in that zone and is served by city water. The current zoning allows 20,000 ft² (about 0.5 acre) minimum lot size along Jacoby Creek Road.

Between Old Arcata Road and Parcel 501-111-014, the median lot size of those lots adjacent to Jacoby Creek Road is 1 acre. The proposed change to RE2.5-5 would increase the minimum lot size by 5 times and be 2.5 times the current median lot size.

The current median lot size in the entire Proposed AE Zone is 10.1 acres. The proposed land use designation will increase the current 5 acre minimum lot size in that zone by 4 times to 20 acres and be twice the size of the existing median lot size. Most of the undeveloped parcels in that zone are controlled by the Land Trust.

Implications of Proposed Land Use Designation

Any subdivision of the property would be precluded because it would produce a lot size less than the 20 acre minimum in the AE zone. No additional units could be built because the unit density would exceed 1 unit per 20 acres. This represents a substantial reduction in potential subdivision from the current zoning and consequent reduction in property value.

Proposal

RE 1 acre/unit along Jacoby Creek Road (current R-1-B-3)

RA 5 acre/unit in the remainder of the property (current AG-B-5(5)P)

KONICKE RONALD G	501-261-009	Bayside
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Name	KONICKE RONALD G	Community	Bayside
Parcel	501-261-009	Parcel Size	5.96 acres
Request	would like CS instead if CR	Water/Sewer	None
		Provider	On Site
Current General Plan	CR (HBAP)	Plan Area	Humboldt Bay AP
Proposed General Plan	CR	Zoning	CR/A

Miller, John

From: Wall, Robert
Sent: Tuesday, July 21, 2015 10:34 AM
To: Miller, John
Cc: Mushrush, Paula
Subject: Land Use Request

John, Rex involved me in a request regarding 501-261-09. The property owner, Ron Konicke, would like CS instead of CR. It apparently has been discussed with local Coastal Commission staff. According to the land owner, local CC staff don't have serious concerns about the change. John, I am interested in the processing of these requests if it helps alleviate some of the workload on you. Let me know.

Thanks
Rob

Robert S. Wall, AICP

Supervising Planner
County of Humboldt
Planning and Building Department
3015 H Street, Eureka CA 95501
707.268.3725
rwall@co.humboldt.ca.us

LAND USE INQUIRY/REQUEST

Meeting Date 7/20/15

Name: PHILIPPE & AMY LAPORTE Parcel Number: 404-131-002

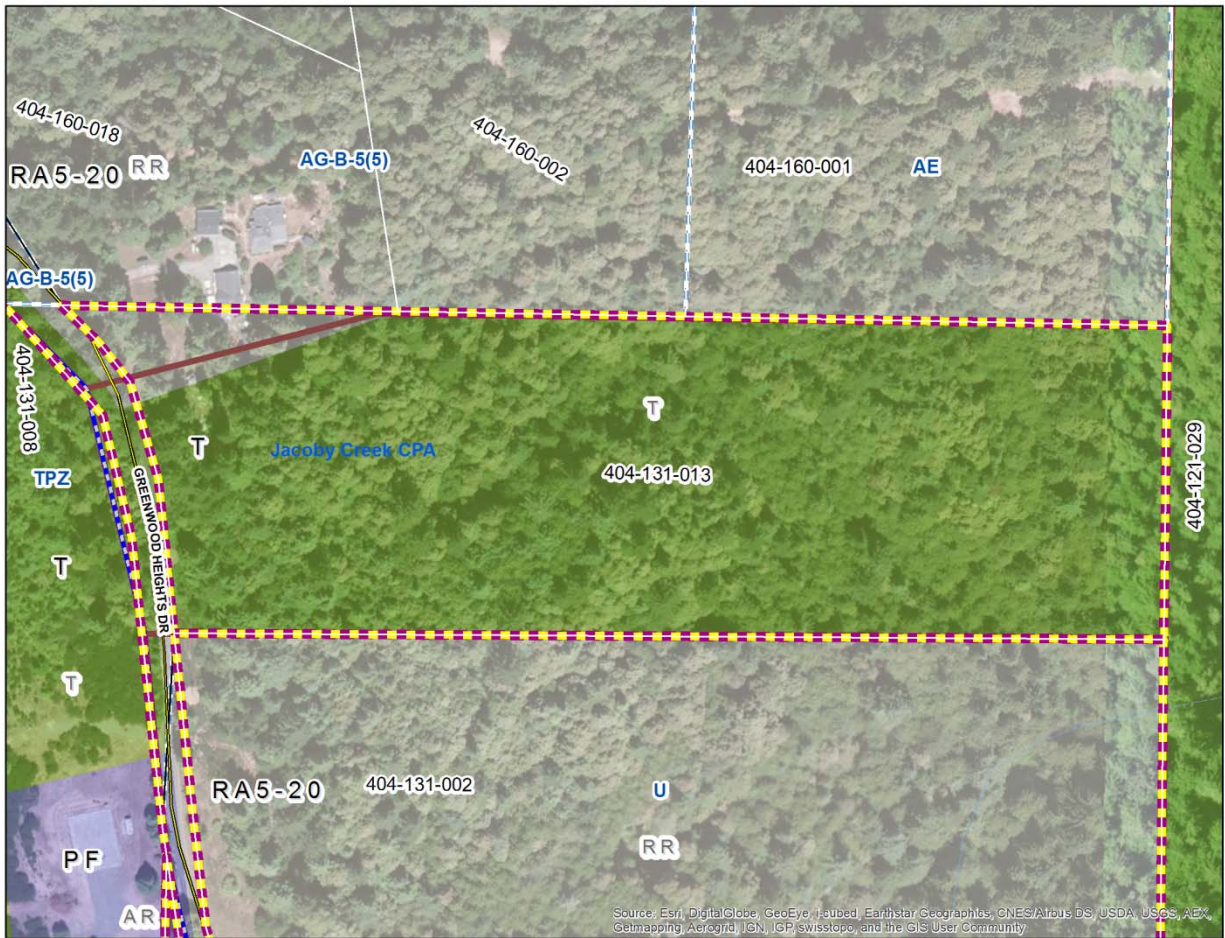
Address: 6286 GREENWOOD HTS DRIVE KNEELAND 95549

Current Land Use: UNDEFINED Proposed Land Use: PF-RAS-20

ASSIGNED AL - RR -
(To be completed by Planner) Current Zoning: _____

LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)

CURRENT LAND USE ALLOWS SUBDIVISION BASE ON
DENSITY. 20 ACRES PROPERTY IN A RR DENSITY 5.20
ALLOWS 4 PARCELS. PARCEL SIZE DOES NOT HAVE TO
BE 5 ACRES IN SIZE SO LONG AS A MAXIMUM OF 4
PARCELS ARE CREATED.
THIS ZONING CHANGE SEEMS TO INDICATE THAT
PARCEL SIZE WILL BE REQUIRE TO BE 5 AC - MINIMUM
THAT WOULD NOT ACCEPTABLE OR FEASIBLE ON OUR
PROPERTY WITHOUT CREATING VERY NARROW & LONG
PARCELS.
DENSITY NEEDS TO REMAIN THE COMPLIANT FACTOR
NOT PARCEL SIZE MINIMUM
THANK YOU -



Name	FIELDS PAUL M & LAURA L	Community	Jacoby Creek
Parcel	404-131-013	Parcel Size	14.01 acres
Request	RA5-20, same as our neighboring properties	Water/Sewer	None
		Provider	On Site
Current General Plan	T (JCCP)	Plan Area	Jacoby Creek CPA
Proposed General Plan	RA5-20	Zoning	TPZ

July 15, 2015

Kevin Hamblin, Director
Planning & Building Department
3015 H St.
Eureka, CA 95501

RE: GPU Designation for APN 404-131-13

Mr. Hamblin:

We own the property referenced above and are opposed to the GPU land-use designation proposed for the property. Please forward our opposition—and our reason for the opposition—to the Board of Supervisors for consideration during the Board’s review and adoption of the GPU land-use maps.

While the property has one APN, it is comprised of three legal parcels averaging 5 acres in size. The Planning Department has issued and recorded certificates of subdivision compliance for the three parcels (see your records re APN 404-131-13).

The property fronts directly onto Greenwood Heights Drive. The neighboring properties to the north and south along Greenwood Heights Drive are proposed with a land-use designation of RA. The proposed land-use designation for our property is Timber...to which our three 5-acre average parcels are substandard and non-conforming.

Our request is that our property be designated the same as our neighboring properties. When the certificates of subdivision compliance were issued, the update of the general plan either had started, or was going to start soon. We recall that we were told that the Timber land-use designation was not appropriate for the three parcels, and that to continue with the Timber designation would be equivalent to spot zoning. We do remember being told that the property’s land-use designation would be changed to match that of our neighbors.

Our three parcels are similar in size and consistent with the neighboring properties. It is not reasonable or rational to keep our property as an island of “T” designated parcels within the surrounding RA designated neighborhood. Further, it makes no sense to us that our three parcels might be regulated differently than our neighboring properties.

Please keep us informed as to when and how we can assure that the Board of Supervisors will consider our request. If additional information is needed, we will provide it on request.

Thank you for assisting us in this matter.

Respectfully,

Paul and Laura Fields
6102 Greenwood Heights Dr.
Kneeland, CA 95549



Name	RODONI ROGER M & JOHANNA M	Community	Bayside
Parcel	501-091-004	Parcel Size	18.2 acres
Request	Should be AE - farmed wetlands	Water/Sewer	Water
		Provider	Jacoby Creek CWD
Current General Plan	NR;RR (HBAP)	Plan Area	Humboldt Bay AP
Proposed General Plan	NR/RR	Zoning	RA-2.5-M/W;NR/W

LAND USE INQUIRY/REQUEST

Meeting Date 7/6/2015Name: Johnna RodoniParcel Number: 501-091-004Address: BaysideCurrent Land Use: NR/RRProposed Land Use: AE/RE 25-5

(To be completed by Planner) Current Zoning: _____

LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)

My husband and I purchased this 20 acre parcel in 1980. At that time, the entire parcel was AE. It came to my attention in 2014 that the land-use designation was changed in the mid-80's to NR/RR.

As you know, there are significant differences in uses from AE to NR. I have been grazing cattle on this property since we purchased it in 1980. We purchased this parcel for 2 reasons. 1- It adjoins a 90 acre parcel owned by family members. The 90 " " is zoned AE. 2- Potential increase in value. The change in land-use designation has the potential to significantly change the value of the property.

I am requesting that the land use designation be changed back to AE.

ROSENBERG STEPHEN J TRUST	306-201-044	Fields Landing
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Name	ROSENBERG STEPHEN J TRUST	Community	Humboldt Hill
Parcel	306-201-044	Parcel Size	5.77 acres
Request	Higher density than 5 acre	Water/Sewer	Sewer/Water
		Provider	Humboldt CSD
Current General Plan	RR (HBAP)	Plan Area	Humboldt Bay AP
Proposed General Plan	RA5-20	Zoning	RA-5/A

Bas: AL/
Sealed

CL
SUPERVISOR

JN 19 2015

Stephen Rosenberg
7160 London Drive
Eureka, CA.
(707) 445-1798
June 18, 2015

Answers
After Today
Thank
Ref

Rex Bohn
1st District Supervisor
Board of Supervisors
County of Humboldt
825 5th Street
Eureka, CA 95501

Subject: Proposed Change to RA5-20.
AP 306-201-44

Dear Supervisor Bohn,

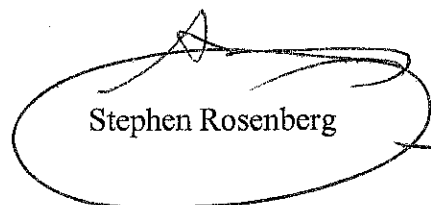
Following our discussion of Monday June 14, 2015, I was contacted by a junior and then a senior planner who passed the buck back to you advising me to send a letter. So here goes.

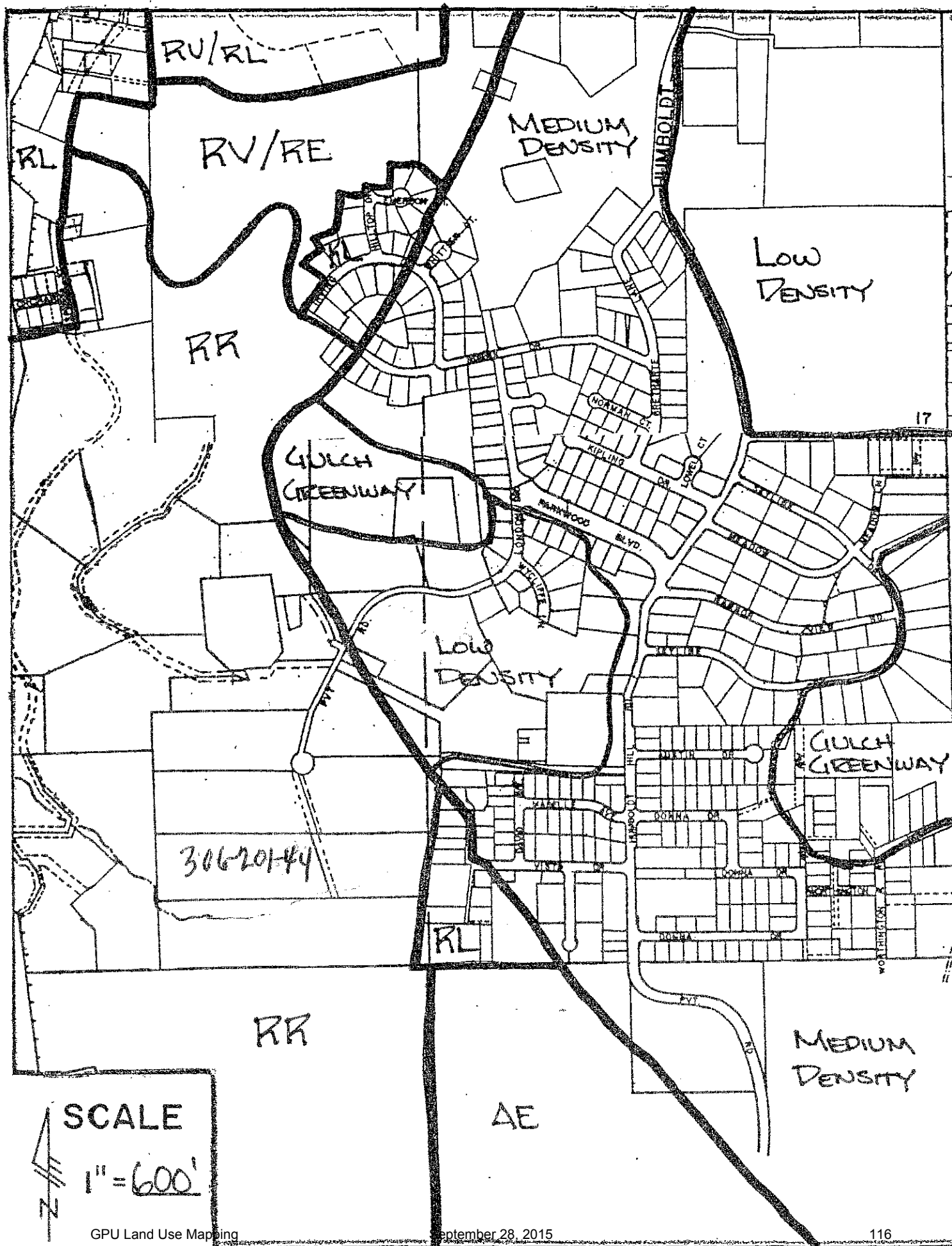
Circa 1975, Harold Reardon created 8 parcels via minor subdivision of a 40 acre parcel. I purchased a parcel in 1976. When I applied for a building permit there was a sewer moratorium. The county agreed I could build if I agreed not to further subdivide until sewer was available. Sewer became available about 2 years later. Community service district water has always been available. Despite the county's agreement, they later changed the zoning to 5 acre minimum rural residential (despite the fact that some parcels were under 5 acres). Now they are proposing a change to RA5-20 residential agricultural.

There is nothing agricultural about these parcels. They are in a transition zone from high to low density residential use. I am concerned this zoning change will defeat attempts to exclude our parcels from the recent Cal-Fire tax that has been imposed despite these parcels being served by the local fire district and having hydrants and nearby parcels being exempted.

The agricultural land starts to the south of these parcels and I believe that is where the RA5-20 is more appropriate. The existing parcels all have public sewer and water available and RR is the most appropriate zoning. I attach a map showing the parcels and existing zoning.

Thank you for your courtesy and attention,


Stephen Rosenberg
ATTORNEY



Notice of Humboldt County Board of Supervisors Public Hearings and Workshops

RETURN SERVICE REQUESTED

For the Humboldt County Draft General Plan Update Land Use Designation Mapping



ROSENBERG STEPHEN J TRUST
7160 LONDON DR
EUREKA CA 95503-7092

Dear Property Owner:

The land use designation for the parcel listed below is proposed to change as part of Humboldt County's General Plan update. The table on this page describes the current and proposed designations. This flyer has more information about the land use designation changes and scheduled public workshops and hearings.

Parcel	Address
306-201-044	7160 London Dr, Eureka

Current Land Use Designation

RR - Rural Residential

Residential Density: As specified on the Land Use map

Purpose: To protect from premature subdivision and development urban lands not now developed to urban densities or adequately provided with urban services but expected to develop to urban uses and densities when services are available



Proposed New Land Use Designation

RA5-20 - Residential Agriculture; 5 - 20 Acre Density

Residential Density: 5 - 20 acres/unit

Purpose: This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems.

Common Planning Terms

General Plan: The General Plan is the County's long-term blueprint for the community's vision of future growth

Land Use Designations: Land Use Designations are used to describe specific areas on Land Use Maps. Land Use Designations describe how land may be used (residential, commercial, etc.). They also describe the maximum allowable residential density or non-residential development intensity. This information about density and intensity then shows up on Land Use Maps.

Land Use Maps: Land Use Maps are maps that show the Land Use Designations.

Residential Density: The maximum number of houses allowed per acre.

Zoning: The Zoning Ordinance implements general plan policies with detailed development regulations. State law requires that zoning be consistent with maps and policies in the General Plan.

NYBERG PHILIP & MELINDA			204-081-002		Rohnerville/Hydesville	
Name	NYBERG PHILIP & MELINDA		Community	Alton		
Parcel	204-081-002		Parcel Size	68.01 acres		
Request	parcel in size		Water/Sewer	None		
			Provider	On Site		
Current General Plan		AE (CHCP)	Plan Area	Frotuna CPA		
Proposed General Plan		AE	Zoning	AE-B-5(160)		
NYBERG PHILIP & MELINDA			204-081-006		Rohnerville/Hydesville	
Name	NYBERG PHILIP & MELINDA		Community	Alton		
Parcel	204-081-006		Parcel Size	7.23 acres		
Request	parcel in size		Water/Sewer	None		
			Provider	On Site		
Current General Plan		AR (FACP)	Plan Area	Frotuna CPA		
Proposed General Plan		RA5-20	Zoning	AE-20		
NYBERG PHILIP & MELINDA			204-171-045		Rohnerville/Hydesville	
Name	NYBERG PHILIP & MELINDA		Community	Alton		
Parcel	204-171-045		Parcel Size	3.54 acres		
Request	allowing for a 1-5 acre		Water/Sewer	None		
			Provider	On Site		
Current General Plan		AR (FACP)	Plan Area	Frotuna CPA		
Proposed General Plan		RA5-20	Zoning	AE-20		



Hi Rex

Hi Estelle

Thanks for taking my call regarding my zoning issue.

Attached is the background data and info.

The several hundred acres of our property on River Bar Road is zoned AE in the flood plain with some AR above the Flood Plain. I am totally supportive of that. In fact, our trust involves an educational trust funded by The Ag land Income and prohibits its subdivision or sale. (Without the usual scam of selling development rights to a non-profit environmental group.)

However, there are 2 parcels that have a small isolated portion between Wolverton Creek and River Bar Road that cannot be viable agricultural units without unfettered creek crossing. We all know the ability to do that is dubious at best and will soon be impossible. The areas have water well access, road frontage, are not in the flood plain, and are bordered by parcels with developed housing.

The first parcel is the south east corner of AP# 204-081-102 between Wolverton Creek and River Bar Road, approximately 2 acres.

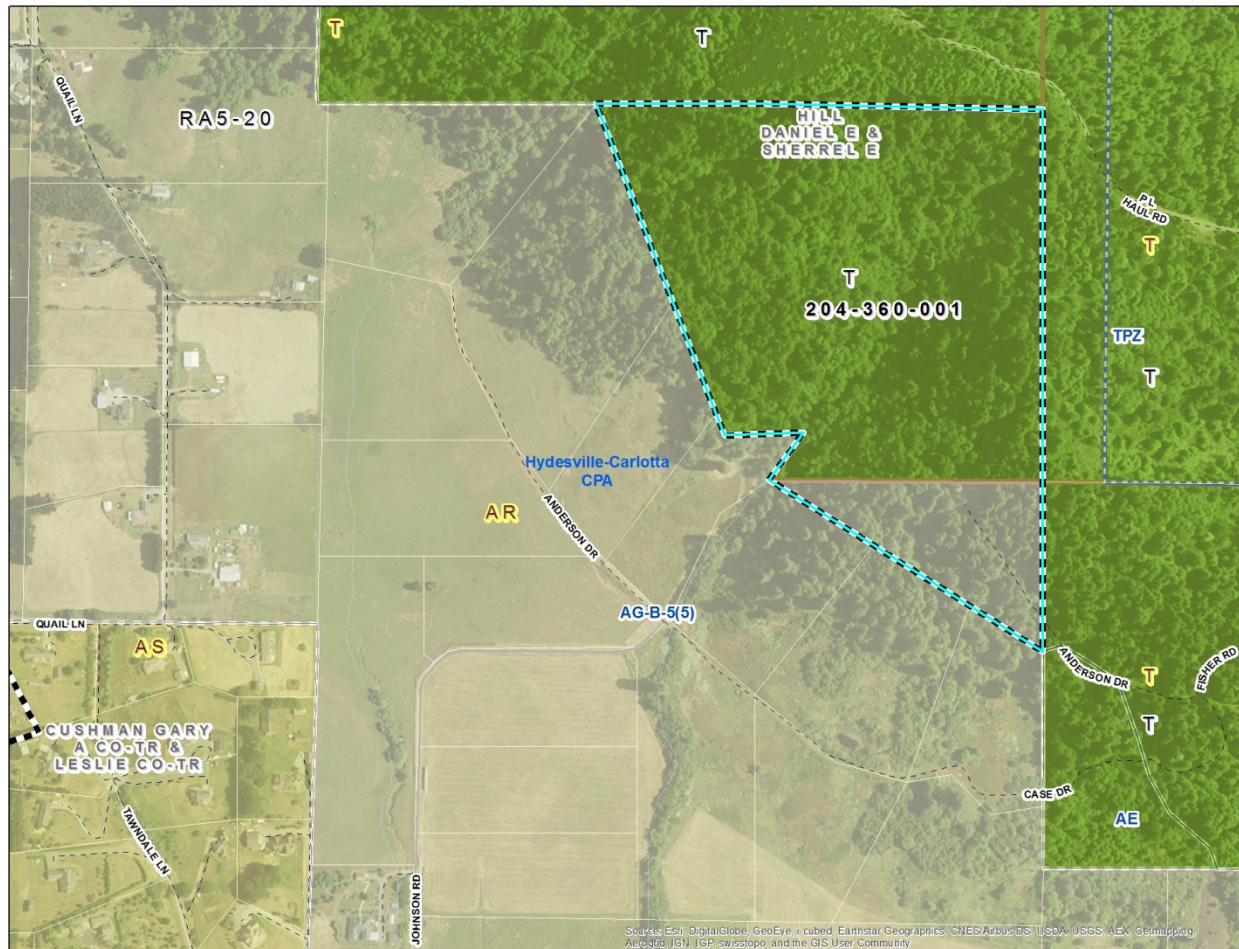
The second parcel is the Northeast corner of AP# 204-081-006 & AP# 204-171-045 between Wolverton Creek and River Bar Road, approximately 5 acres.

My request is that the above described portions be zoned Residential Estates allowing for a 1-5 acre parcel in size. The areas involved are shaded in orange. I'm not sure it is visible on the b&w scan.

Sincerely,

Phil

HILL DANIEL E & SHERREL E	204-360-001	Rohnerville/Hydesville
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Name	HILL DANIEL E & SHERREL E	Community	Hydesville
Parcel	204-360-001	Parcel Size	44.5 acres
Request	Leave residential density the same, make T AG	Water/Sewer	Water
		Provider	Hydesville CWD
Current General Plan	AR;T (CHCP)	Plan Area	Hydesville-Carlotta CPA
Proposed General Plan	T/RA2-20	Zoning	AG-B-5(5);TPZ

LAND USE INQUIRY/REQUEST

Meeting Date _____

Name: Dan Hill Parcel Number: 204-360-081Address: 51 Anderson Dr HydesvilleCurrent Land Use: AR/T Proposed Land Use: RAS-20/T**LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)**

To leave residential density the same
22'

CUSHMAN GARY A CO-TR & LESLIE CO-TR	204-391-017	Rohnerville/Hydesville
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Name	CUSHMAN GARY A CO-TR & LESLIE CO-TR	Community	Hydesville
Parcel	204-391-017	Parcel Size	3.19 acres
Request	Want RA5-20, on well water zoning limits	Water/Sewer	Water
		Provider	Hydesville CWD
Current General Plan	AS (CHCP)	Plan Area	Hydesville-Carlotta
Proposed General Plan	RE2.5-5	Zoning	AG

RECEIVED
BOARD OF SUPERVISORS

Meeting July 6, 2015

JUL 7 2015 PM
7 8 9 10 11 12 1 2 3 4 5 6

LAND USE INQUIRY/REQUEST

Name: Gary Cushman

Parcel Number: 2043911

Address: 2213 Quail Lane, Hydesville, CA 95547

Current Land Use: AG

Proposed Land Use: RE

(To be completed by Planner) Current Zoning: _____

LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)

I live on the extreme northwest corner of the Tawndale sub division at the intersection of Quail Hill Road and Quail Lane in Hydesville. We purchased the property for agricultural use during our retirement years. It has been recently proposed to change the General Plan designation from SA to RE.

Because:

- 1.) the Tawndale C.C. & R's would prohibit taking advantage of any possible rezoning advantages
- 2) the only county service available is Hydesville Water District (we have a well and do not use the district water), and
- 3.) of possible tax liabilities based on demographic variables for the area which may be linked to the use of county services defined by age, income and as yet undefined additional county services

I respectfully ask to be excluded from the RE General Plan designation.

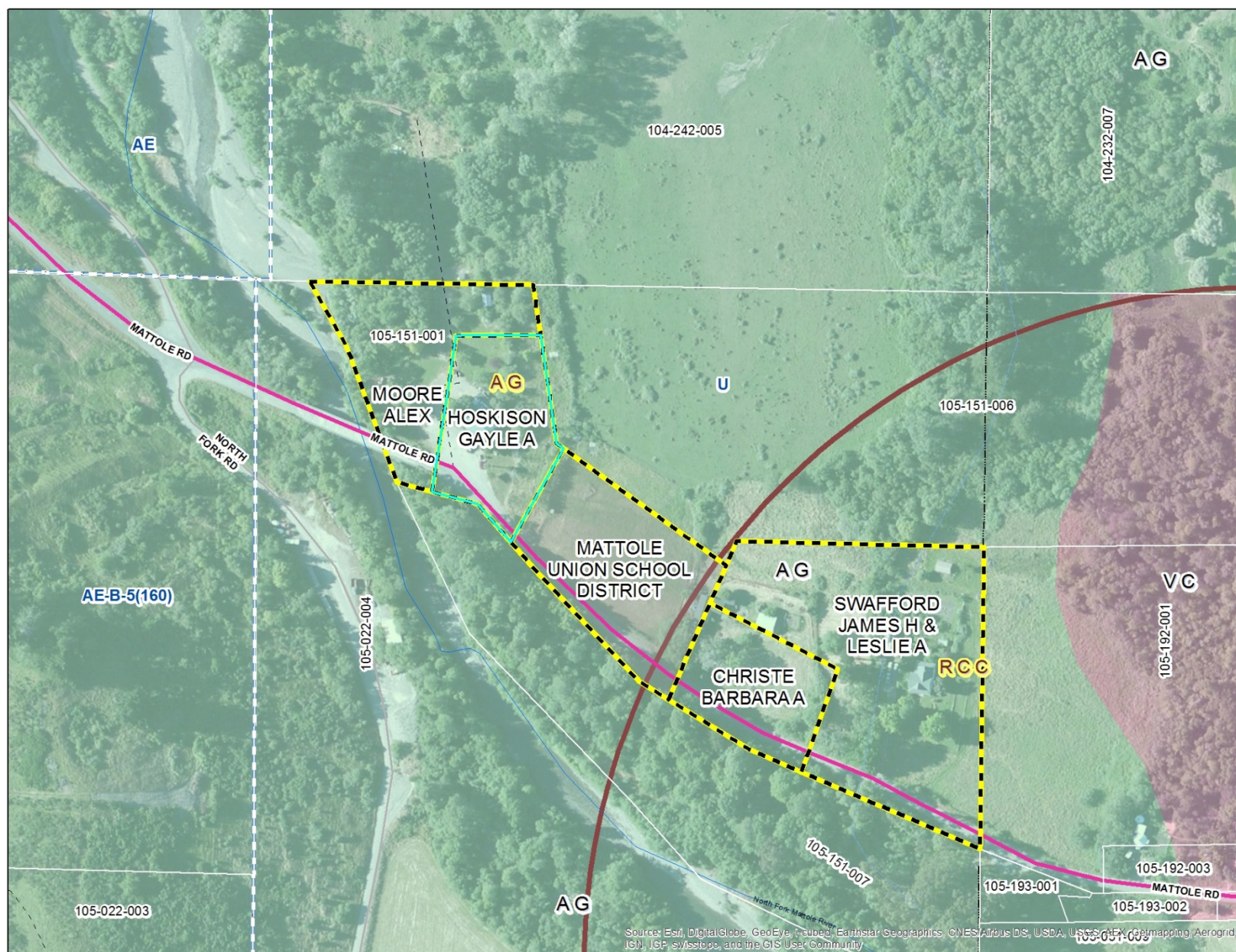
Most of our immediate neighbors will have the RA5-20 designation. Most are just across the street (some use Hydesville water). Our lot is only 3.2 acres but surely meets all other criteria for RA5-20.

Since our property is on the corner, it would only be a slight jog in the designation map rather than an island in the center of it.

Thank you for your thoughtful consideration of my request.



MOORE ALEX		105-151-001	Petrolia
Name	MOORE ALEX	Community	Petrolia
Parcel	105-151-001	Parcel Size	1.56 acres
Request	Currently RCC, changed by PC to AG	Water/Sewer	None
		Provider	On Site
Current General Plan	AG;RCC(FRWK)	Plan Area	
Proposed General Plan	AG	Zoning	U
MATTOLE UNION SCHOOL DISTRICT		105-151-002	Petrolia
Name	MATTOLE UNION SCHOOL DISTRICT	Community	Petrolia
Parcel	105-151-002	Parcel Size	1.87 acres
Request	Currently RCC, changed by PC to AG	Water/Sewer	None
		Provider	On Site
Current General Plan	RCC (FRWK)	Plan Area	
Proposed General Plan	AG	Zoning	U
SWAFFORD JAMES H & LESLIE A		105-151-003	Petrolia
Name	SWAFFORD JAMES H & LESLIE A	Community	Petrolia
Parcel	105-151-003	Parcel Size	3.71 acres
Request	Keep RCC	Water/Sewer	None
		Provider	On Site
Current General Plan	RCC (FRWK)	Plan Area	
Proposed General Plan	AG	Zoning	U
CHRISTE BARBARA A		105-151-004	Petrolia
Name	CHRISTE BARBARA A	Community	Petrolia
Parcel	105-151-004	Parcel Size	1.13 acres
Request	Currently RCC, changed by PC to AG	Water/Sewer	None
		Provider	On Site
Current General Plan	RCC (FRWK)	Plan Area	
Proposed General Plan	AG	Zoning	U
HOSKISON GAYLE A		105-151-005	Petrolia
Name	HOSKISON GAYLE A	Community	Petrolia
Parcel	105-151-005	Parcel Size	1.3 acres
Request	Currently RCC, changed by PC to AG	Water/Sewer	None
		Provider	On Site
Current General Plan	RCC (FRWK)	Plan Area	
Proposed General Plan	AG	Zoning	U



July 5, 2015

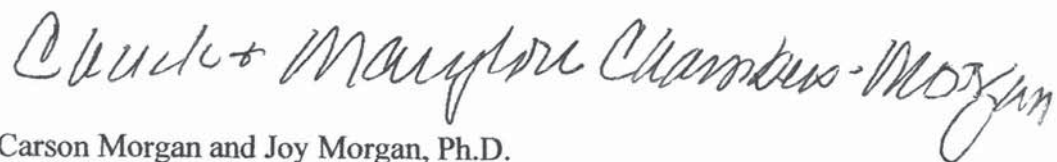
Mr. Rex Bohn
Humboldt County Supervisor
District One
825 5 St., Room 111
Eureka, CA 95501

Dear Mr. Bohn,

This letter is to inform you of our request regarding the re-zoning of property parcel 105-091-011. We would like to formally request approval to build a second in-law unit on this 5.9 acre parcel. The property sits 1400 feet from the current zoning boundary, which would allow multiple parcels on this lot. This particular piece of property has been family owned for the last four generations. Approval of this re-zoning would allow for ongoing monitoring of medical conditions by close family members who currently live on the property. Thank you in advance for your special consideration.

Respectfully,

Chuck and Mary Lou Chambers-Morgan

A handwritten signature in cursive script that reads "Chuck + Mary Lou Chambers-Morgan".

Carson Morgan and Joy Morgan, Ph.D.

A handwritten signature in cursive script that reads "Carson Morgan & Joy Morgan, PhD".

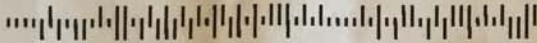
Planning and Building Department
Planning Division
COUNTY OF HUMBOLDT
3015 H Street
Eureka CA 95501

HUMBOLDT 21st CENTURY

Notice of Humboldt County Board of Supervisors Public Hearings and Workshops

RETURN SERVICE REQUESTED

For the Humboldt County Draft General Plan Update Land Use Designation Mapping



MORGAN MARY L
PO BOX 10
PETROLIA CA 95558-0010

Dear Property Owner:

The land use designation for the parcel listed below is proposed to change as part of Humboldt County's General Plan update. The table on this page describes the current and proposed designations. This flyer has more information about the land use designation changes and scheduled public workshops and hearings.

Parcel	Address
105-091-011	605 Conklin Creek Rd, Petrolia

Current Land Use Designation

AG - Agriculture Grazing

Residential Density: 20 - 160 acres/unit

Purpose: Agriculture Grazing includes lands which are not prime agricultural lands, but are in agricultural uses and planned for continued agricultural use.



Proposed New Land Use Designation

RA5-20 - Residential Agriculture; 5 - 20 Acre Density

Residential Density: 5 - 20 acres/unit

Purpose: This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems.

Common Planning Terms

General Plan: The General Plan is the County's long-term blueprint for the community's vision of future growth

Land Use Designations: Land Use Designations are used to describe specific areas on Land Use Maps. Land Use Designations describe how land may be used (residential, commercial, etc.). They also describe the maximum allowable residential density or non-residential development intensity. This information about density and intensity then shows up on Land Use Maps.

Land Use Maps: Land Use Maps are maps that show the Land Use Designations.

Residential Density: The maximum number of houses allowed per acre.

Zoning: The Zoning Ordinance implements general plan policies with detailed development regulations. State law requires that zoning be consistent with maps and policies in the General Plan.

The Humboldt County Board of Supervisors invites you to attend public hearings and workshops about the proposed General Plan Update Land Use Designation Mapping. Individual Board members and Planning staff will be available to listen to comments and answer questions from the Southern Area property owners at the workshops listed below. Information from the workshops will then be presented to the full Board of Supervisors for consideration at the public hearings described below.

Southern Area Workshops

Date	Time	Location
Monday, June 29, 2015	6:00 - 9:00 pm	Veterans Hall, 483 Conger St., Garberville
Monday, July 6, 2015	6:00 - 9:00 pm	Winema Theater, 125 Main Street, Scotia

Public Hearings

Date	Time	Location
Monday, June 22, 2015	11:00 am - 7:00 pm	Board of Supervisors' Chamber, 825 Fifth Street, Eureka
Monday, July 13, 2015	11:00 am - 7:00 pm	Mateel Community Center, 35 Rusk Lane, Redway
Monday, July 27, 2015	11:00 am - 7:00 pm	Board of Supervisor's Chamber, 825 Fifth Street, Eureka

LAND USE DESIGNATION AND MAPPING

Humboldt County is revising the General Plan which includes changes to land use designations and land use maps. The maps, together with General Plan policy, govern the types, locations, and intensities of land uses within the unincorporated areas of the County and **MAY CONTAIN POTENTIAL CHANGES TO YOUR PROPERTY'S DESIGNATION.**

The zoning for your property is not changing at this time, but could change in the future. Public review of Zoning Classifications and Zoning Maps will occur in the future after the General Plan is approved.

The land use designations and maps for the General Plan Update, Planning Commission Draft Plan, supporting documents and a schedule of the proposed hearing dates for the Draft Plan are available at the Humboldt County Planning Division's website at www.planupdate.org and at the Planning and Building Department, 3015 H Street, Eureka, California.

Learn more about proposed changes to your property or your neighborhood, including maps and land-use tables with allowable uses:

- Website: www.planupdate.org
- Telephone: (707) 268-3795
- E-mail questions: gpu@co.humboldt.ca.us

Supervisor Contact Information

Supervisor: Rex Bohn

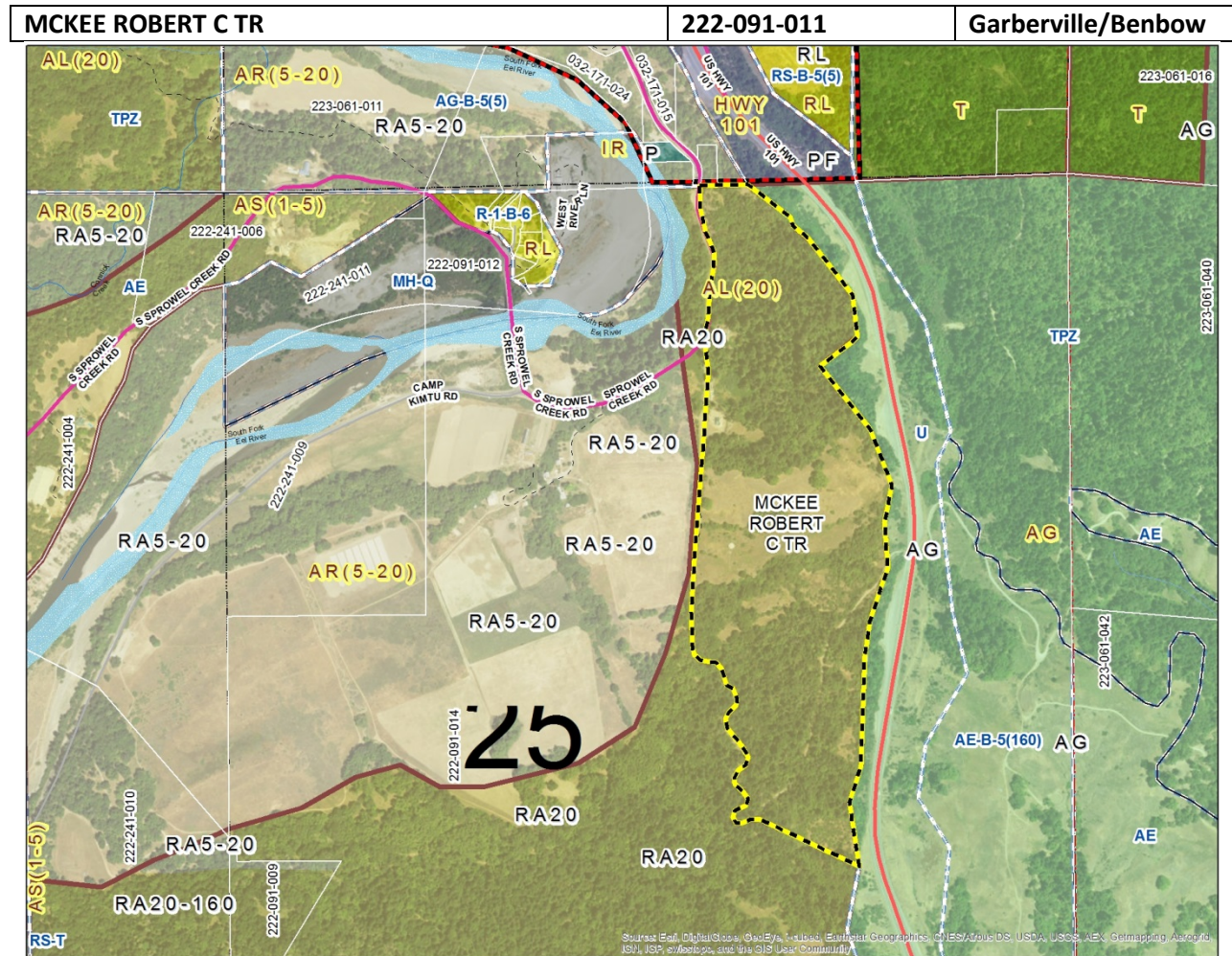
Phone #: (707) 476-2391

Email: rbohn@co.humboldt.ca.us

*part 4
info in
notice
what we
are currently
propose to be*

*Rob
Wall*

RWall



Name	MCKEE ROBERT C TR	Community	Garberville
Parcel	222-091-011	Parcel Size	86.67acres
Request	Land use designation should allow four parcels on this 81 acres	Water/Sewer	None
		Provider	On Site
Current General Plan	AL20 (GRBAP)	Plan Area	Garberville/ Redway/ Benbow/ Alderpoint CPA
Proposed General Plan	RA 20-160	Zoning	AE

-----Original Message-----

From: Fennell, Estelle

Sent: Tuesday, September 22, 2015 3:43 PM

To: Wall, Robert

Cc: Miller, John

Subject: FW: re-222-091011

Hi Rob,

Can you make sure that this is included in the packet for September 28th?

Thanks,

Estelle

Estelle Fennell

Second District Supervisor

Chair of the Board

Humboldt County Board of Supervisors

825 5th Street

Eureka, CA 95501

(707) 476 2392

Efennell@co.humboldt.ca.us

-----Original Message-----

From: RC Mckee [mailto:rcmckee@whitethornconstruction.com]

Sent: Monday, September 21, 2015 3:08 PM

To: Fennell, Estelle; Richardson, Michael

Subject: re-222-091011

It is my understanding that the current land use designation would allow four parcels on this 81 acres which now has one house. I would like the option to develop this property using average acreage- not all exactly 20 acres but four

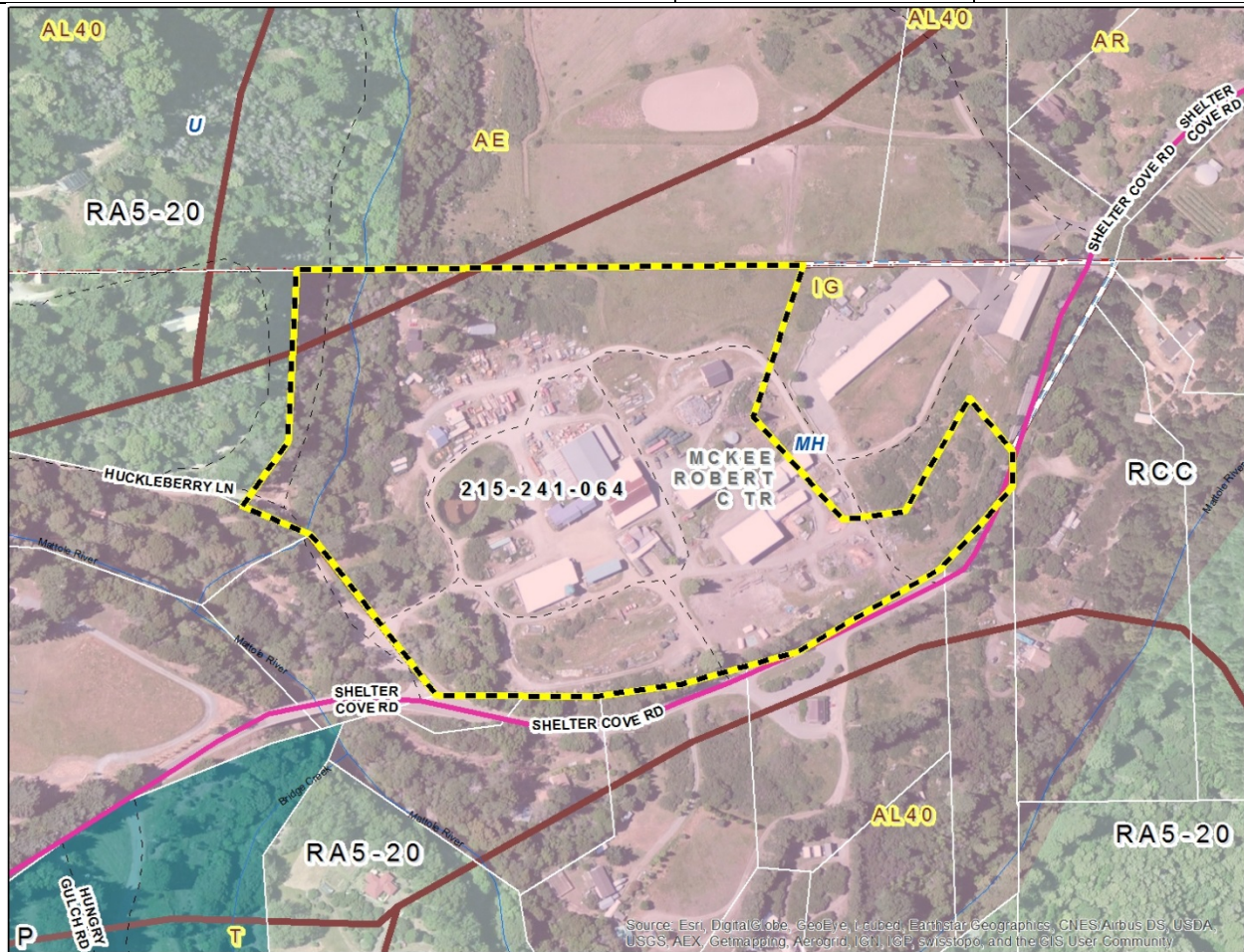
within the 81 acres. This would fit the overall vision of adding more residential units close to existing towns and services that the County plan is encouraging.

Current activity on this parcel includes a one acre with lease to the Garberville Services District for a water treatment plant which has been completed and an easement to the Community Park for 50,000 gallon water storage which is also completed.

I need clarification about the land use change - will it still be compatible with my vision for this property? If the answer is not, then we request you leave the land use designation as is.

Respectfully
Bob McKee

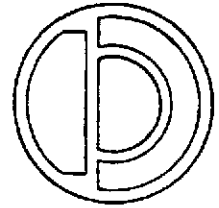
MCKEE ROBERT C TR	215-241-064	Southern
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Name	MCKEE ROBERT C TR	Community	Thorne Junction
Parcel	215-241-064	Parcel Size	19.59 acres
Request	Industrial sawmill, would like to keep industrial	Water/Sewer	None
		Provider	On Site
Current General Plan	IG (FRWK)	Plan Area	
Proposed General Plan	RCC	Zoning	MH

Retail Lumber and Building Supplies
Whitethorn Construction

P.O. Box 400 • 545 Shelter Cove Road • Whitethorn, CA 95589 • (707)986-7412 • Fax (707)986-7413



Board of Supervisors
Courthouse
Eureka CA 95501

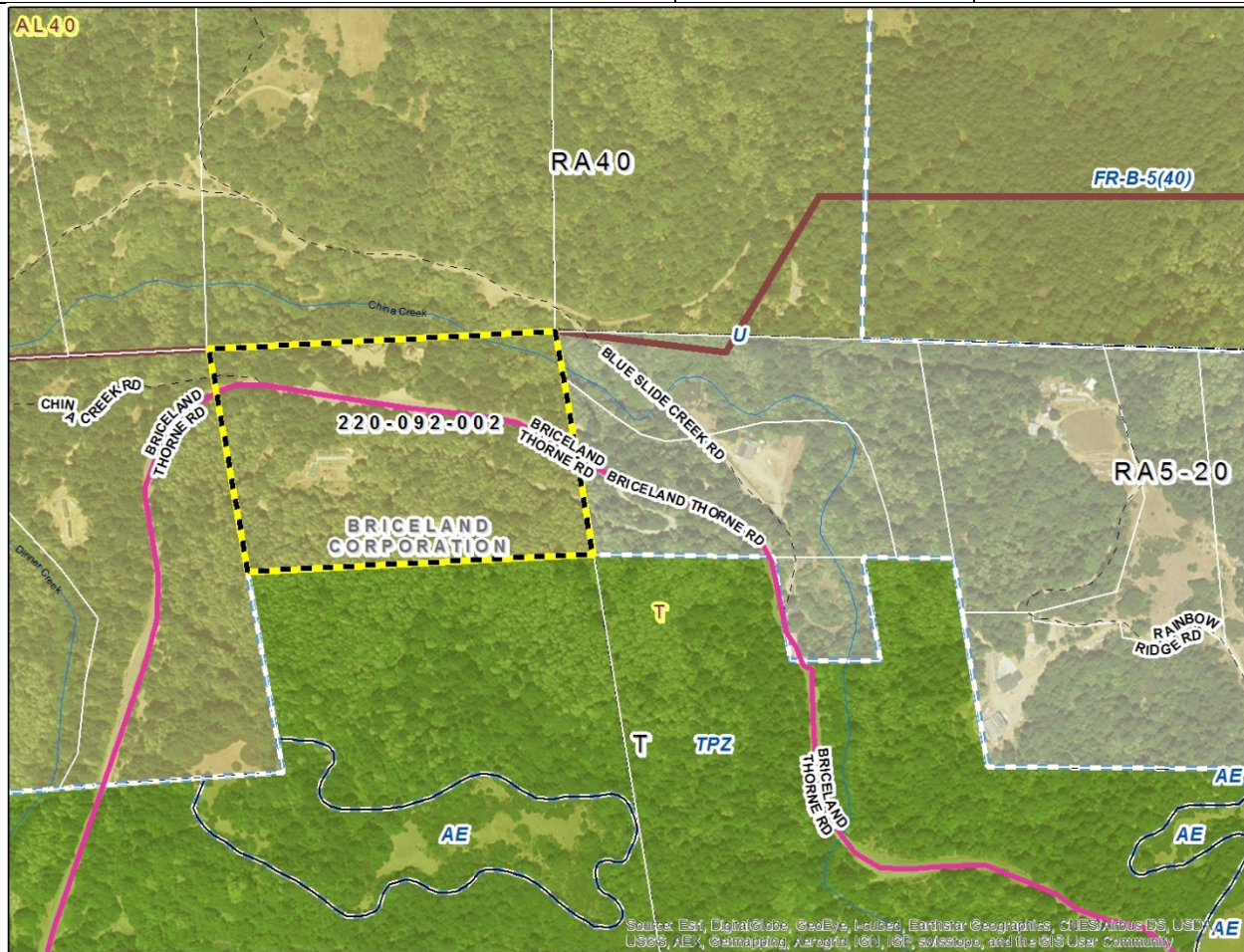
September 15, 2015

We want to keep Parcel # 215-241-64 zoned industrial because there is an industrial sawmill and hardwood manufacturing business on the parcel.

Thank you very much.


Robert C McKee
Owner

BRICELAND CORPORATION	220-092-002	Southern
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Name	BRICELAND CORPORATION	Community	Briceland
Parcel	220-092-002	Parcel Size	19.22 acres
Request	Plan the same as similar adjacent parcels	Water/Sewer	None
		Provider	On Site
Current General Plan	T (FRWK)	Plan Area	
Proposed General Plan	RA40	Zoning	U

I would like to request that 220-092-02 receive the same change as 220-061-002 and 220-061-003. It has been the planning departments opinion that 220-092-002 and 220-061-002 are one parcel. Parcel #220-061-003 is just under 2 acres and is about 30% taken up by the County road and China Creek road. None of 220-061-003 is west of the county road. The southwest corner is in the drainage ditch along the county road.

The location of the county road on the assessor's map is misleading especially on 220-092-02. I have located all of the corners on this property. The enclosed sketch is much more accurate. The southwest corner of 220-061-003 has been lost due to county road maintenance.

If all three of these assessor parcels received the same zoning it would be more sensible than 220-092-002 which is 20 acres being zoned a 40 acre minimum. In the near future I would like to approach the planning department with a plan to use the county road and China creek road as boundaries creating three parcels which would eliminate the under two acre parcel 220-061-003.

The resultant parcels would be something close to 16 acre, 14 acre, and 9 acre.

Respectfully Submitted, Robert McKee

See attached

HUMBOLDT^{21st}

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For the Humboldt County Draft General Plan Update Land Use Designation Mapping

Briceland Corporation
P O Box 400
Whitethorn, CA 95589

Dear Property Owner:

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Parcel	Address
220-061-002	7702 Briceland-Thorne Rd, Whitethorn

Current Land Use Designation

T - Timber Production

Residential Density: 20 - 160 acres/unit

Purpose: The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber.



Proposed New Land Use Designation

RA5-20 - Residential Agriculture;
5 - 20 Acre Density

Residential Density: 5 - 20 acres/unit

Purpose: This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems.

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Residential Density: The maximum number of houses allowed per acre.

Zoning: The Zoning Ordinance implements general plan policies with detailed development regulations. State law requires that zoning be consistent with maps and policies in the General Plan.

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Briceland Corporation
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Parcel	Address
220-061-003	1100 Blue Slide Creek Rd, Whitethorn

Current Land Use Designation

T - Timber Production

Residential Density: 20 - 160 acres/unit

Purpose: The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber.



Proposed New Land Use Designation

RA5-20 - Residential Agriculture;
5 - 20 Acre Density

Residential Density: 5 - 20 acres/unit

Purpose: This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems.

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Briceland Corporation
P O Box 400
Whitethorn, CA 95589

Dear Property Owner:

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Parcel	Address
220-092-002	7942 Briceland-Thorne Rd, Whitethorn

Current Land Use Designation

T - Timber Production

Residential Density: 20 - 160 acres/unit

Purpose: The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber.



Proposed New Land Use Designation

RA40 - Residential Agriculture,
40 Acre Density

Residential Density: 40 acres/unit

Purpose: This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems.

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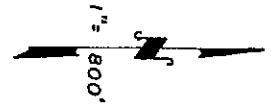
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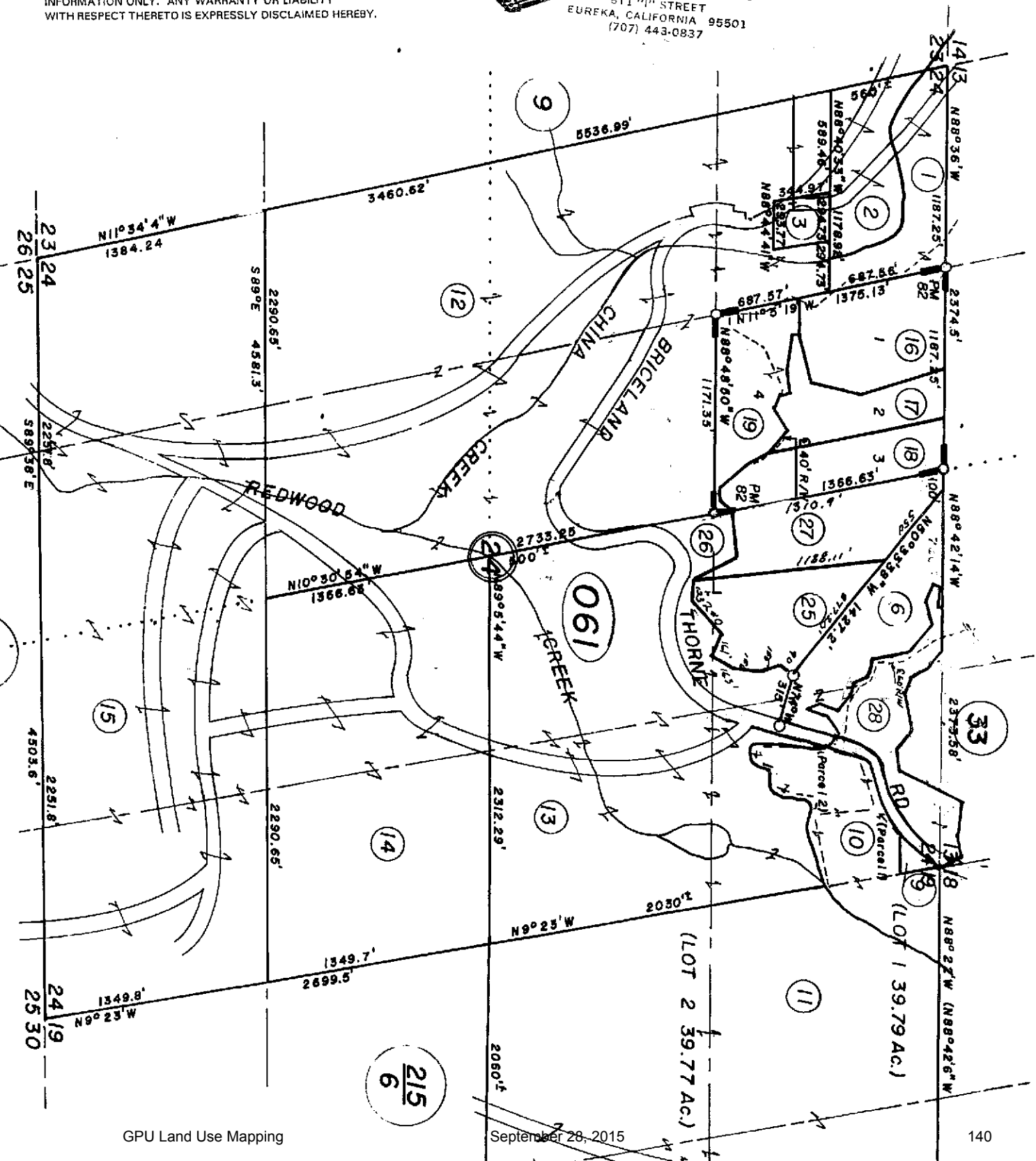
THIS IS A SKETCH AND NEITHER A SURVEY NOR NECESSARILY A TRUE REPRESENTATION OF THE LAND DESCRIBED IN, NOR IS IT A PART OF THE ATTACHED POLICY, PRELIMINARY REPORT OR OTHER EVIDENCE OF TITLE. IT IS COMPILED FOR GENERAL INFORMATION ONLY. ANY WARRANTY OR LIABILITY WITH RESPECT THERETO IS EXPRESSLY DISCLAIMED HEREBY.

HUMBOLDT
Land TITLE Co.
511 "I" STREET
EUREKA, CALIFORNIA 95501
(707) 443-0837



SEC. 24 T4S R2E & POR. SEC. 19 T4S R3E

220-06



SECS.22 & 23 T4S, R2E H.B.& M.

220-09

ASSESSOR'S PARCEL MAP
1. THIS MAP WAS PREPARED FOR
2. NO LIABILITY IS ASSUMED FOR
3. THE ACCURACY OF THE DATA SHOWN
ON THIS MAP IS NOT GUARANTEED
OR WILLING TO BE BOUND BY IT.

15. Bk. 12 of surveys, Pg. 28
 16. Bk. 12 of surveys, Pg. 148
 17. Bk. 12 of surveys, Pg. 148
 18. Bk. 22 of surveys, Pg. 74
 19. Bk. 22 of surveys, Pg. 74
 20. Bk. 22 of surveys, Pg. 120
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NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles.
 Assessor's Map Bk. 220, Pg. 09
 County of Humboldt, CA.

FEB 14 2008

200' 400' 800'
 4 Jan 9, 2008

