



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING DIVISION

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

February 14, 2025

Omsberg & Preston  
Attn: Kimberley Clark  
402 E Street  
Eureka, CA 95501

RE: Parcel Map Subdivision of APNs 500-141-045 and 500-201-003, 1933 Golf Course Rd., Bayside

Dear Ms. Clark:

Thank you for the application submittal for a Parcel Map Subdivision on the above-referenced parcel. As we discussed in our Application Assistance meeting and in consultation with Director Ford, we agreed to accept the incomplete application and present it to the Planning Commission with a recommendation for denial, as it is inconsistent with several General Plan policies. Additionally, we agreed to not require certain information at this time until a decision is made by the Planning Commission. Should the Planning Commission provide a path forward, we would then require additional information including but not limited to a Tentative Map, septic soils testing information, water production testing information and a biological assessment. In addition, referral fees would be required for the Building Division, Department of Environmental Health and the Department of Public Works.

Please let me know if you have a different understanding of this path moving forward. You can reach me at directly at (707) 268-3740 or email at [testlow@co.humboldt.ca.us](mailto:testlow@co.humboldt.ca.us).

Sincerely,

Trevor Estlow, Senior Planner  
Humboldt County Planning and Building Department

cc: Larry Henderson, 1933 Golf Course Rd., Bayside, CA 95521



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

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

March 10, 2025

Omsberg & Preston  
Attn: Kimberley Clark  
402 E Street  
Eureka, CA 95501

RE: Parcel Map Subdivision of APNs 500-141-045 and 500-201-003, 1933 Golf Course Road, Bayside, Record No. PLN-2025-19178

Dear Ms. Clark:

I wanted to follow up on our meeting last week on March 6, 2025. After the meeting, Director Ford, Cliff Johnson and I discussed the approach moving forward. We feel that moving forward with just a portion of the site suitability requirements (wet-weather septic testing) would not provide us with sufficient information to make any sort of recommendation to the Planning Commission. As you appear committed to complete the site suitability requirements, we would propose to separately have staff move forward to the Planning Commission with a recommendation to “refine the density limitations while also protecting water quality in the area” within the Jacoby Creek Planning Area as directed in the Board of Supervisors Resolution No. 20-78, provided you commit to completing all site suitability requirements.

Your subdivision application would then be placed in “suspense” while we pursue refining the density limitations in the Jacoby Creek Community Plan and you complete all site suitability requirements. This would include wet-weather septic testing, dry-weather water production testing, biological assessment, etc., as well as the accompanying referral fees. A complete list of submittal requirements is attached to this letter. If this approach is amenable to you, please let me know. Also, note that the previous option identified in my letter dated February 14, 2025 is still available.

Please note that as the parcel is currently approximately 4.6 acres in size, the minimum parcel size requirement still poses a problem and a Variance would

be required. This requires submittal of the Variance findings outlined in Section 312-17.2 of Humboldt County Code and included in the attached list of submittal requirements.

If you have any questions, please contact me at (707) 268-3740 or email at [testlow@co.humboldt.ca.us](mailto:testlow@co.humboldt.ca.us).

Sincerely,

A handwritten signature in black ink, appearing to read 'Trevor Estlow', with a stylized flourish at the end.

Trevor Estlow, Senior Planner  
Humboldt County Planning and Building Department

Attachment

cc: Larry Henderson, 1933 Golf Course Road, Bayside, CA 95521

### Submittal Requirements:

- Tentative Parcel Map
- Preliminary Title Report
- Copy of Current Deed
- Wet-weather soils testing for septic suitability
- Dry-weather water production testing information
- Biological Assessment including seasonally appropriate botanical surveys
- Variance Findings
- CALFIRE Exception Request if Golf Course Road is not Category 4 (previous subdivisions in the area identified Golf Course Road averaging 16-feet wide
- Note that additional referral fees will also be required. Currently, the fees are as follows: Building - \$242; Environmental Health - \$560; County Counsel - \$806; Public Works - \$2,500; NWIC - \$75; Three \$30 checks payable to: Bear River Band THPO Department, Blue Lake Rancheria THPO and Wiyot Tribe Cultural Department

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

Certified copy of portion of proceedings, Meeting of September 1, 2020

**RESOLUTION NO. 20-78**

**RESOLUTION NO. 20-78 OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING FINDINGS OF FACT, AND APPROVING INLAND GENERAL PLAN AMENDMENTS ASSOCIATED WITH THE ADU ORDINANCE.**

**WHEREAS**, California Government Code Section 65850, et seq. authorizes counties to regulate land use, and to adopt and amend general plans and zoning and building ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

**WHEREAS**, changes to California Government Code Sections 65852.2 and 65852.22 in 2017 and 2019 superseded the County's Second Unit Ordinance; and

**WHEREAS**, under Government Code Section 65852.2 a local agency may, by ordinance, regulate the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use, provided its regulations are no more restrictive than set forth in that section; and

**WHEREAS**, Humboldt County's General Plan 2019 Housing Element Update directs the County to develop an Accessory Dwelling Unit Ordinance as set forth in H-P29 and H-IM41; allow tiny houses and moveable tiny houses as residences as set forth in H-P30, H-IM30, H-IM38, and H-IM39; and support alternative owner- built residences as low-cost housing as set forth in H-P15; and

**WHEREAS**, the proposed inland regulations and related General Plan and Building Code amendments were developed to achieve consistency with the requirements of Government Code Section 65852.2, to meet the needs of County residents as determined through workshops and comments, and

**WHEREAS**, the proposed ADU Ordinance and related General Plan amendments that apply to the inland areas of the County outside of the coastal zone may be approved if all the required findings can be made as specified in the General Plan, Zoning Ordinance and state law; and

**WHEREAS**, the proposed ADU Ordinance and related General Plan Amendments have been reviewed by appropriate county departments, state agencies and local tribes and their input has been collected and considered; and

**WHEREAS**, a series of public hearings was held on the matter before the Humboldt County Planning Commission on May 21<sup>st</sup>, June 4<sup>th</sup>, July 18<sup>th</sup>, July 9<sup>th</sup>, and July 23<sup>rd</sup> of 2020, during which the Planning Commission reviewed, took public comments, and recommended changes to the draft ordinance and General Plan amendment attached as Exhibit A of this Resolution; and

**WHEREAS**, the Planning Commission, in response to public comments and as a result of its review recommended the Board of Supervisors 1) approve the Accessory Dwelling Unit Ordinance, related General Plan amendments and Building Code changes and 2) direct the Planning Department to update the Jacoby Creek Community Plan to refine the residential density limitations while also protecting water quality in the area; and



**WHEREAS**, on September 1, 2020 the Board of Supervisors held a public hearing on the proposed ordinance and related General Plan and Building Code amendments, and received public comments, reviewed and considered all public testimony and evidence and presented at the hearing;

**Now, THEREFORE BE IT RESOLVED**, that the Board of Supervisors makes all the following findings:

**CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

**1. FINDING:** The proposed Inland ADU Ordinance and General Plan amendments are exempt from environmental review.

**EVIDENCE:** a) Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h) exempt from environmental review adoption of an ordinance regulating Accessory Dwelling Units in areas zoned to allow single-family or multifamily dwelling residential use by a city or county.

**CONSISTENCY WITH THE GENERAL PLAN.**

**2. FINDING:** Humboldt County General Plan G-P8 states the General Plan may be amended if base information or physical conditions have changed. The base information underlying the General Plan has changed.

**EVIDENCE:** a) In 2017 with the passage of Senate Bill 1069 the State declared that allowing ADU's in single-family or multifamily residential zones provides additional rental housing stock, and these units are an essential component of housing supply in California. In response, several laws were enacted removing regulatory barriers for development of ADU's, including Gov. Code Secs. 65852.2 and 65852.22, enacted in 2017 and 2019 respectively. These state laws nullified the County's Second Unit Ordinance and imposed State standards in its place. The proposed ADU Ordinance will re-establish local regulation of ADU's to maximize its relevance and responsiveness to local conditions. References in the General Plan to "Secondary Dwelling Units" or "Second Units" are proposed to be amended to "Accessory Dwelling Units" to harmonize the General Plan with the ADU Ordinance.

b) The 2019 Housing Element of the General Plan highlighted the inability to produce housing affordable to lower income households in the County. It included an implementation measure to amend the Zoning Ordinance to encourage development ADU's as an important component of the County's strategy to develop more housing affordable to lower income households (Implementation Measure **HE-IM41 Allowance for Accessory Dwelling Units**). The proposed General Plan Amendments are necessary to harmonize the General Plan with the ADU Ordinance in accordance with the recent changes to state laws and to provide clear and consistent regulations for ADU's.

**3. FINDING:** Humboldt County General Plan Section 3.3 stipulates the General Plan Amendment must not be appropriate for the next scheduled update. The proposed General Plan Amendment is not appropriate for the next scheduled update.

**EVIDENCE:** a) Housing Element Implementation Measure HE-IM41 specifies the timeframe for adoption of an ADU Ordinance is December 31, 2019, nearly nine months ago. The proposed General Plan Amendment is necessary to make the General Plan consistent with the ADU Ordinance and to carry out the ADU Ordinance. References in the General Plan to "Secondary Dwelling Units" or "Second Units" are proposed to be amended to "Accessory Dwelling Units" to be consistent with the ADU Ordinance. It would not be appropriate to delay making the Zoning Ordinance and General Plan consistent with each other so the General Plan Amendment coincides with the next scheduled update of the General Plan.

**4. FINDING:** Humboldt County General Plan Section 3.3 stipulates the General Plan Amendment must be in the public interest. The proposed General Plan Amendment is in the public interest.

**EVIDENCE:** a) The 2019 Housing Element included an implementation measure to amend the Zoning Ordinance to encourage development ADU's. The proposed General Plan Amendment harmonizes the allowed uses in the General Plan with those in the ADU Ordinance and is necessary to carry out the ADU Ordinance. Implementing the 2019 Housing Element is in the public interest.

b) The purpose of the proposed General Plan Amendments is to ensure consistency of terminology between the General Plan and Zoning Regulations. For the sake of consistency, references in the General Plan to Secondary Dwelling Units or Second Units are amended to Accessory Dwelling Units. Eliminating multiple terms for the same object, and removing confusing terminology promotes better understanding of the regulations, and is therefore in the public interest.

#### **CONSISTENCY WITH STATE GENERAL PLAN LAW.**

**5. FINDING:** Government Code Section 65302.8 requires any General Plan Amendment that operates to limit the number of housing units which may be constructed on an annual basis to contain findings which justify reducing the housing opportunities of the region. The proposed General Plan Amendment does not limit the number of housing units which may be constructed on an annual basis.

**EVIDENCE:** a) The proposed General Plan Amendment changes references in the General Plan from "Secondary Dwelling Units" or "Second Units" to "Accessory Dwelling Units" to harmonize the General Plan with the ADU Ordinance. The intent of these changes is to encourage development of ADU's which will expand the number of housing units which may be constructed on an annual basis.



## **CONSISTENCY WITH THE ZONING ORDINANCE.**

**6. FINDING:** Section 312-50.3.1 of the Zoning Ordinance requires changes to the Zoning Ordinance to be in the public interest. The proposed ADU Ordinance is in the public interest.

**EVIDENCE:**

- a) The 2019 Housing Element of the General Plan highlighted the inability to produce housing affordable to lower income households in the County, and included an implementation measure (H-IM41) to amend the Zoning Ordinance to encourage development ADU's as an important component of the County's strategy to develop more housing affordable to lower income households. The proposed ADU Ordinance implements H-IM41 and is intended to help meet identified housing needs of lower income households in the County.
- b) The proposed ADU Ordinance will re-establish local regulation of ADU's to maximize its relevance and responsiveness to local conditions.
- c) In enacting the ADU statutes, the state legislature identified these other ways zoning ordinances incentivizing ADUs are in the public interest: (1) availability of housing is of vital statewide importance; (2) decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order; and (3) providing housing affordable to low- and moderate-income households requires the cooperation of all levels of government. The proposed ADU Ordinance advances each of these goals.

**7. FINDING:** Section 312-50.3.2 of the Zoning Ordinance requires changes to the Zoning Ordinance to be consistent with the General Plan. The proposed ADU Ordinance is consistent with the General Plan.

**EVIDENCE:**

- a) The proposed ADU Ordinance implements H-IM41 of the 2019 Housing Element of the General Plan.
- b) The proposed ADU Ordinance provisions establishing standards and allowances for Tiny Houses and Moveable Tiny Houses implement Housing Element Policies H-P30, and H-P31, and Implementation Measures H-IM38 and H-IM39 which call for allowing and encouraging tiny houses and moveable tiny houses as permanent dwellings.

**8. FINDING:** Section 312-50.3.4 of the Zoning Ordinance requires changes to the Zoning Ordinance to not reduce the residential density for any parcel below that utilized by the State Department of Housing and Community Development (HCD) in determining compliance with housing element law.

**EVIDENCE:**

- a) The proposed ordinance involves parcels which are included in the residential land inventory used by HCD in determining compliance with housing element law. The ADU Ordinance supports increased residential densities rather than decreased densities on these parcels. Therefore, it would not reduce the residential density for any parcel below that used by HCD in determining compliance with housing element law.



**NOW THEREFORE**, be it resolved that the Board of Supervisors hereby:

1. Adopts the findings contained herein;
2. Adopts the General Plan Amendments as shown in Exhibit A of this Resolution;
3. Directs Planning Department staff to update the Jacoby Creek Community Plan Policy JCCP-P26. Residential Densities, to refine the residential density limitations while also protecting water quality in the area;
4. Finds the project exempt from the California Environmental Quality Act and directs Planning Department staff to prepare and file a Notice of Exemption with the County Clerk and Office of Planning and Research; and
5. Directs the Clerk of the Board to give notice of the decision to any interested party.

The foregoing Resolution is hereby passed and adopted by the Board of Supervisors on September 1, 2020 by the following vote:

Dated: September 1, 2020

  
\_\_\_\_\_  
Estelle Fennell, Chair  
Humboldt County Board of Supervisors

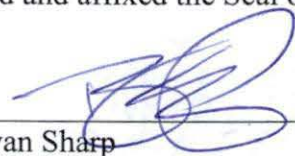
Adopted on motion by Supervisor Madrone, seconded by Supervisor Wilson, and the following vote:

AYES:	Supervisors	Bohn, Bass, Fennell, Madrone
NAYS:	Supervisors	Wilson
ABSENT:	Supervisors	--
ABSTAIN:	Supervisors	--

STATE OF CALIFORNIA    )  
County of Humboldt     )

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

  
\_\_\_\_\_  
Ryan Sharp  
Deputy Clerk of the Board of Supervisors of the  
County of Humboldt, State of California

## EXHIBIT A

### Chapter 4 – Land Use Element

**FR-P10. Secondary Residential Construction on TPZ Zoned Parcels.** ~~Second residential units~~ Accessory Dwelling Units may be allowed on TPZ parcels greater than 160 acres, and on parcels less than 160 acres only in the area already converted, intended to be converted, or that does not meet the definition of timberlands. ~~Second units~~ Accessory Dwelling Units may be allowed on TPZ parcels of less than 40 acres within Community Planning Areas.

**FR-P18. Transfer of Development Rights (TDR) Program.** Research and develop, if feasible, a voluntary Transfer of Development Rights program as a method of protecting larger tracts of resource lands based on community input. The density credit would not count ~~second units~~ Accessory Dwelling Units in the calculation.

**Table 4-B Residential Land Use Designations**

Allowable Use Types	RM	RL	RE	RA
<b>Residential</b>				
Single Family	X	X	X	X
<del>Second Residential Unit</del>				
<u>Accessory Dwelling Unit</u>	X	X	X	X
Multi-Family Residential	X	X		
Manufactured Home	X	X		
Parks		X	X	X
Guest House	X			
Group Residential	X	X	X	X
Planned Developments	X			
Emergency Shelter	X			
Transitional Housing	X	X	X	X
Residential Accessory				
Uses <sup>1</sup>				
<b>Other</b>				
Cottage Industry	X	X	X	X
Bed & Breakfast Inns	X	X	X	X
Community Assembly	X	X	X	X
Neighborhood	X	X	X	X
Commercial	X	X	X	X
Non-Commercial	X			
Recreation	X	X	X	
Office and Professional			X	X
Private Institution			X	X
General Agriculture			X	X
Intensive Agriculture			X	X
Stables & Kennels	X	X	X	X
Timber Production	X	X	X	X
Fish & Wildlife	X	X	X	X
Management				
Essential Services				

Allowable Use Types	RM	RL	RE	RA
Similar Compatible Uses				
<b>Development Standards</b>				
Density Range	7 to 30 units per acre, as specified on map	1-8 units per acre, as specified on map	1 to 5 acres per unit, as specified on map	5 to 160 acres per unit, as specified on map
Max. Floor Area Ratio	1.00	0.40	0.20	0.10
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Residential Accessory Uses include Community Care Facilities, Family Day Care Center, and Family Day Care Home.

2. Coastal:

- The coastal RE & RL designations allow neighborhood commercial, private institution, private recreation
- The coastal RM designation allows duplexes, guest houses, hotels & motels, private institution

**Table 4-D Mixed Use Land Use Designations**

Allowable Use Types	MU	VC	RCC	UR/ <sup>1</sup>
<b>Residential</b>				
Single Family Residential	X	X	X	X
Second Residential Unit				
Accessory Dwelling Unit	X	X	X	
Multi-Family Residential	X	X	X	
Manufactured Home Parks		X	X	
Group Residential	X	X	X	
Planned Developments	X	X	X	
Emergency Shelter	X	X	X	
Transitional Housing	X	X	X	
Residential Accessory Uses <sup>1</sup>	X	X	X	
<b>Commercial</b>				
Bed & Breakfast Inn	X	X	X	
Commercial Recreation	X	X	X	
Heavy Commercial		X	X	
Neighborhood Commercial	X	X	X	
Office & Professional	X	X	X	
Private Recreation	X	X	X	
Retail Sales	X	X	X	
Retail Services	X	X	X	
Transient Habitation	X	X	X	



Allowable Use Types	MU	VC	RCC	UR/ <sup>1</sup>
<b>Other</b>				
Cottage Industry	X	X	X	X
Community Assembly	X	X	X	
Non-Commercial Recreation	X	X	X	
General Agriculture		X	X	X
Stables & Kennels		X	X	
Timber Production		X	X	X
Fish & Wildlife Management	X	X	X	X
Essential Services	X	X	X	
Similar Compatible Uses	X	X	X	X
<b>Development Standards</b>				
Max. Floor Area Ratio	3	2	2	
Maximum Structure Height and other development standards	per zoning	per zoning	per zoning	per zoning

1. Uses listed are allowed interim uses prior to services being available to the parcel; no subdivision is allowed. Once services are available, allowed uses and densities are defined by the land use designation following the "/", such as UR/RL which indicates that when services are available, the area may be developed according to the RL designation.
2. Family day care centers are considered an accessory commercial use.

**Table 4-G Resource Production Land Use Designations**

Allowable Use Types	T	AE	AG
<b>Agricultural</b>			
Agriculture-Related Recreation		X	X
Feed Lot/Slaughter House		X	X
General Agriculture	X	X	X
Hog Farming		X	X
Intensive Agriculture		X	X
Stables & Kennels		X	X
<b>Timber</b>			
Timber Production	X	X	X
Timber-Related Recreation	X		X
<b>Commercial</b>			
Agriculture-Related Visitor-Serving <sup>1</sup>	X	X	X
Timber-Related Visitor-Serving <sup>2</sup>			X
<b>Industrial/Extractive</b>			
Agriculture & Timber Products Processing	X	X	X
Aquaculture	X	X	X
Oil & Gas Drilling & Processing	X		X
Metallic Mining	X	X	X
Surface Mining			
<b>Natural Resource</b>			
Fish & Wildlife Habitat Mgt	X	X	X
Public Access Facilities	X	X	X
Resource-Related Recreational	X	X	X
Watershed Management	X	X	X
Wetland Restoration	X	X	X
<b>Other</b>			
Cottage Industry		X	X
Farm Employee Housing		X	X
Labor Camps	X	X	X
Public Recreation	X	X	X
Second Agriculture Residence		X	X
Utilities & Energy Facilities <sup>3</sup>	X	X	X
Single Family Residence	X	X	X
Second Residential Unit			
<u>Accessory Dwelling Unit</u>	X	X <sup>4</sup>	X <sup>4</sup>
Similar Compatible Uses	X	X	X
<b>Development Standards</b>			
Minimum Parcel Size	40-160 acres	60 acres	20-160 acres
Ground Coverage		2 acres max.	2 acres max.
Additional Provisions	per zoning	per zoning	per zoning

<sup>1</sup> Agriculture-Related Visitor-Serving: cheese factories and sales rooms, wineries and wine tasting and sales rooms, produce sales, etc. which do not change the character of the principal use.

<sup>2</sup> Timber-Related Visitor-Serving: burl shops, timber museums, interpretive centers, etc. which do not change the character of the principal use.

<sup>3</sup> Utilities & Energy Facilities: The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.

<sup>4</sup> Principally permitted ~~Second Residential~~ Accessory Dwelling Units shall be within the same contiguous two (2) acre building envelope containing the primary residence.

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NOTE FOR ALL LAND USE TABLES: Where Development Standards are not specified, see applicable zoning regulations.

## Chapter 5 – Community Services and Infrastructure Element

**IS-P3. Requirements for Discretionary Development.** The adequacy of public infrastructure and services for discretionary development greater than a single family residence and/or ~~second unit~~ Accessory Dwelling Unit shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Such discretionary development may be approved if it can be found that:

- A. Existing services are adequate; or
- B. Adequacy will be attained concurrent with project implementation through project conditions; or
- C. Adequacy will be obtained over a finite time period through the implementation of a defined capital improvement or service development plan; or
- D. Evidence in the record supports a finding that approval will not adversely impact health, welfare, and safety or plans to provide infrastructure or services to the community.

**IS-S1. Adequate Public Infrastructure and Services Ordinance.** Adequate public infrastructure and services standards shall be used to determine the level of infrastructure and services necessary for discretionary development greater than a single family residence and/or ~~second unit~~ Accessory Dwelling Unit or minor subdivision. Standards shall be specified by ordinance for County provided services. County standards shall be consistent with Plan policies. Standards for non-County services should be consistent with levels of service adopted by local service providers or, if standards have not been adopted, the County shall work in coordination with the local service providers to identify generally accepted standards.

## Appendix B. Glossary and Definitions

### RESIDENTIAL USE TYPES

**~~Second Residential Unit (Second/Secondary Dwelling Unit)~~ Accessory Dwelling Unit.** The ~~Second Residential~~ Accessory Dwelling Unit Use Type refers to a fully equipped dwelling unit which is ancillary and subordinate to a principal dwelling unit located on the same lot for occupancy by individuals or a family.



## Appendix C. Community Plans

### Avenue of the Giants Community Plan

Policy 4500-1. Plan density ranges are contingent on adequate service capacities. Current systems should be upgraded to be able to provide consistent, reliable water for domestic and emergency uses. Additional development (subdivisions, ~~second units~~ Accessory Dwelling Units, caretaker facilities, etc.) or improvements to existing uses will not be approved without proof of adequate service capacities.

### Eureka Community Plan

#### **3604 ~~Secondary~~ Accessory Dwelling Units**

~~Secondary~~ Accessory Dwelling Units shall not be allowed on any parcel utilizing the density bonus, or on any parcel within a determined "bench" area.

## Santos, Steven A

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**From:** Estlow, Trevor  
**Sent:** Monday, March 17, 2025 12:56 PM  
**To:** Kim Preston  
**Cc:** Larry Henderson; Kimberley Clark; Larry Henderson; Johnson, Cliff  
**Subject:** RE: Henderson Subdivision

Hi Kim-

I discussed this with Rodney, who then discussed it with Director Ford. They reviewed the information provided, and while we appreciate the identification of the Board Resolution directing staff to update the Jacoby Creek Community Plan Policy JCCP-P26, it does not address the further limitation of subdivision on lands designated as Residential Estates under JCCP-P39 (see below).

**JCCP-P39. Subdivision of Land Designated Residential Estates.** No new subdivision or minor subdivision which creates parcels of less than five acres shall be approved on lands designated as Residential Estates until a public water system is available to such lands. .

Acting on P26 alone will not solve the problem. Given that staff was not directed to address P39, we will still have a very clear policy that prohibits the creation of parcels less than five acres in size with a Residential Estates land use designation. Therefore, our direction will be to move forward to the Planning Commission with a recommendation of denial as outlined in my first letter dated February 14, 2025.

Please let me know if you have any questions, or have additional information.

Thanks.

-Trevor

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**From:** Kim Preston <kpreston@omsberg.com>  
**Sent:** Wednesday, March 12, 2025 4:12 PM  
**To:** Estlow, Trevor <TEstlow@co.humboldt.ca.us>; Slocum, Sherry <sslocum@co.humboldt.ca.us>  
**Cc:** Larry Henderson <henderson95524@gmail.com>; Kimberley Clark <kclark@omsberg.com>; Larry Henderson <lhenderson@eurekaca.gov>; Johnson, Cliff <CJohnson@co.humboldt.ca.us>; Bronkall, Bob <BBronkall@co.humboldt.ca.us>  
**Subject:** RE: Henderson Subdivision

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Thank you, Trevor!

Sherry, I'm not sure if you're the right one to help, but can you please call me tomorrow so we can assess our calendars and schedule a meeting with Bob (or Kenny, who I believe is out of the office until sometime in April...or Erin)?

**Kimberly D. Preston, PE, PLS**

OMSBERG & PRESTON  
Surveyors - Planners - Engineers  
402 E Street  
Eureka, CA 95501  
(707) 443-8651  
(707) 499-3004 (cell)  
[kpreston@omsberg.com](mailto:kpreston@omsberg.com)

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Visit our website at [www.omsberg.com](http://www.omsberg.com)  
and add me on Linked In at [www.linkedin.com/in/omsbergandpreston](http://www.linkedin.com/in/omsbergandpreston)

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**From:** Estlow, Trevor <[TEstlow@co.humboldt.ca.us](mailto:TEstlow@co.humboldt.ca.us)>  
**Sent:** Wednesday, March 12, 2025 2:25 PM  
**To:** Kim Preston <[kpreston@omsberg.com](mailto:kpreston@omsberg.com)>  
**Cc:** Larry Henderson <[henderson95524@gmail.com](mailto:henderson95524@gmail.com)>; Kimberley Clark <[kclark@omsberg.com](mailto:kclark@omsberg.com)>; Larry Henderson <[lhenderson@eurekaca.gov](mailto:lhenderson@eurekaca.gov)>; Johnson, Cliff <[CJohnson@co.humboldt.ca.us](mailto:CJohnson@co.humboldt.ca.us)>  
**Subject:** RE: Henderson Subdivision

Hi Kim-

For the subdivision application, once we have a complete application, we will then send it out for referrals to gather any comments. Provided there are no substantial comments that cannot be addressed, we would then prepare the staff report and present it to the Planning Commission. Please note the submittal requirements listed on the attachment to my last letter dated 3/10/2025, specifically the Road Category 4 requirement. A previous subdivision approximately ¼ mile east of this site required a CALFIRE exception request and coordination with the Department of Public Works. I have attached those requirements from 2006.

For the density issue, Rodney still has to discuss the topic with Director Ford to determine where it falls in his workplan. Once that is ironed out, I can provide a better idea of the timeline. Let me know if you have any other questions.

Thanks.

-Trevor

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**From:** Kim Preston <[kpreston@omsberg.com](mailto:kpreston@omsberg.com)>  
**Sent:** Tuesday, March 11, 2025 5:32 PM  
**To:** Estlow, Trevor <[TEstlow@co.humboldt.ca.us](mailto:TEstlow@co.humboldt.ca.us)>  
**Cc:** Larry Henderson <[henderson95524@gmail.com](mailto:henderson95524@gmail.com)>; Kimberley Clark <[kclark@omsberg.com](mailto:kclark@omsberg.com)>; Larry Henderson <[lhenderson@eurekaca.gov](mailto:lhenderson@eurekaca.gov)>; Johnson, Cliff <[CJohnson@co.humboldt.ca.us](mailto:CJohnson@co.humboldt.ca.us)>  
**Subject:** RE: Henderson Subdivision

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Trevor:

Yes, Mr. Henderson is committed to gathering the rest of the docs needed to take this to Planning Commission.

What is your estimated timeline for taking this project to the Commission (from after you have a complete application package)? And when do you think the density issue will go to the Commission? While I know there is



no guarantee that the policy will change, I remain hopefully optimistic (please allow me something to believe in 😊) as the direction for this came from the Planning Commission and the BOS to County Staff in 2020.

Thanks for your speedy response, Trev, and we'll work to get you a complete package soon!

**Kimberly D. Preston, PE, PLS**

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Visit our website at [www.omsberg.com](http://www.omsberg.com)  
and add me on Linked In at [www.linkedin.com/in/omsbergandpreston](http://www.linkedin.com/in/omsbergandpreston)

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**From:** Estlow, Trevor <[TEstlow@co.humboldt.ca.us](mailto:TEstlow@co.humboldt.ca.us)>

**Sent:** Tuesday, March 11, 2025 2:19 PM

**To:** Kim Preston <[kpreston@omsberg.com](mailto:kpreston@omsberg.com)>

**Cc:** Larry Henderson <[henderson95524@gmail.com](mailto:henderson95524@gmail.com)>; Kimberley Clark <[kclark@omsberg.com](mailto:kclark@omsberg.com)>; Larry Henderson <[lhenderson@eurekaca.gov](mailto:lhenderson@eurekaca.gov)>; Johnson, Cliff <[CJohnson@co.humboldt.ca.us](mailto:CJohnson@co.humboldt.ca.us)>

**Subject:** RE: Henderson Subdivision

Hi Kim-

It sounds like your team is committed to providing the items spelled out in my letter. By suspense, I meant that we wouldn't be doing much work on the project until that information came in, since there really isn't anything for other agencies to review. If all of the required information and referral fees are submitted, we will then refer the project out as normal and continue our review. In the meantime, we will move forward to present the density issue to the Planning Commission. And please note that we cannot guarantee that the policy will change. That will be up to the Planning Commission and ultimately the Board of Supervisors. Let me know if you have any questions.

Thanks.

-Trevor

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**From:** Kim Preston <[kpreston@omsberg.com](mailto:kpreston@omsberg.com)>

**Sent:** Tuesday, March 11, 2025 1:07 PM

**To:** Estlow, Trevor <[TEstlow@co.humboldt.ca.us](mailto:TEstlow@co.humboldt.ca.us)>

**Cc:** Larry Henderson <[henderson95524@gmail.com](mailto:henderson95524@gmail.com)>; Kimberley Clark <[kclark@omsberg.com](mailto:kclark@omsberg.com)>; Larry Henderson <[lhenderson@eurekaca.gov](mailto:lhenderson@eurekaca.gov)>

**Subject:** RE: Henderson Subdivision

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hi Trevor:

Thank you for your correspondence dated March 10, 2025, outlining a path forward for Larry. I realized when reading it that we had a side conversation after the meeting, to which you are not privy. I just want to fill you in so we're all on the same page.

Wet weather septic testing is underway by my office as I type this email. Larry is also working with Hohman & Associates on getting the Biological investigated, and we have the dry weather water production testing report that was done when Larry first started looking at this subdivision. Larry will work getting an updated prelim and making the variance findings while my office prepares the Tentative Map. That, if I'm not mistaken, constitutes most of your list of submittal requirements. Sorry I didn't think to update you after our meeting, when we decided while standing in the parking lot that we should do more to move this project forward.

With the submittal of the above-referenced items, along with the applicable fees, I believe Larry is showing good faith that he's committed to this subdivision. With this additional information, would the project still have to be placed in "suspense" while the JCCP issues are ironed out? I, as Larry's agent, want to make sure we're proceeding in the most logical path forward, and not spending his money in a willy-nilly fashion. After you discuss this with the Director and Cliff, please update us so we make sure we're keeping on the right track.

Thank you!  
Kim

**Kimberly D. Preston, PE, PLS**

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Visit our website at [www.omsberg.com](http://www.omsberg.com)  
and add me on Linked In at [www.linkedin.com/in/omsbergandpreston](http://www.linkedin.com/in/omsbergandpreston)

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**From:** Estlow, Trevor <[TEstlow@co.humboldt.ca.us](mailto:TEstlow@co.humboldt.ca.us)>  
**Sent:** Monday, March 10, 2025 3:02 PM  
**To:** Kimberley Clark <[kclark@omsberg.com](mailto:kclark@omsberg.com)>  
**Cc:** Larry Henderson <[henderson95524@gmail.com](mailto:henderson95524@gmail.com)>  
**Subject:** Henderson Subdivision

Hi Kimberley-

Please see attached letter outlining our path forward. Let me know if you have any questions.

Thanks.



Trevor Estlow  
Senior Planner  
[Planning and Building Department](#)  
707.268.3740

*Effective July 1, 2024, the Humboldt County Planning and Building Department will reduce the in-person counter service hours. The **new hours of operation will be from 8:30 a.m. to 2:00 p.m., Monday through Thursday**, with the department closed on Fridays.*