

SUPPLEMENTAL INFORMATION #1

Board of Supervisors
February 1, 2016

☐ Consent Agenda Item
☐ Continued Hearing
☒ Public Hearing Item
☐ Department Report
☐ Old Business

Re: Public Comments Received Since the December 14 2015 GPU Meeting.

Attached for the Board's record and review are comments received by the Department since the December 14, 2015 meeting:

- Letter dated January 8, 2016 from Scott Frazer objecting to the proposed UR/RL land use designation in Area 3 (North Blue Lake),
- Letter dated January 8, 2016 from Dierdre Clem (agent) requesting a land use designation change from RA20 to RA5 on behalf of Mr. William Murphy, Trinity Trust c/o Bronco LLC (client),
- Letter dated January 25, 2016 from Stephen and Rebecca Fisher objecting to the proposed UR/RL land use designation in Area 3 (North Blue Lake).

Mr. Michael Richardson, Senior Planner

Humboldt County at mrichardson@co.humboldt.ca.us

Jan. 8, 2016

Dear Mr. Richardson:

This letter is written in response to a Feb. first 2016 public meeting notice regarding land use designation changes proposed for our property and others located on the north side of Blue Lake Blvd. west of Buckley road.

A previous letter received from your Department in spring 2015 indicated that the changes to the General Plan intended to Maintain the Character of the current land use. This is a desirable goal and we did not comment at that time. The properties along Powers creek and west of Buckley road are single family homes located on parcels approximately one acre or larger size. Our parcel is about 0.95 acre.

The current proposal is problematic in the way it defines Residential Low Density ("Up to 7 Units per Acre") because 7 units per acre is high density, not low density in a single family residential neighborhood. We are opposed to your Proposing to change the Current Land Use Designation from Rural Estates. The only way that Humboldt County could "Maintain the Character " of the current land uses would be to retain the Residential Estates zoning "Land Use Designations" for all of the parcels between Powers creek and Blue Lake Blvd.

It is important that you not perceive this as a request from us for you to change our designation solely as was done for the landowners who expressed comments previously. We believe that all of the property west of Buckley road should be treated the same way. The worst outcome for us would be to find that while our neighbors to the west have already expressed a desire to remain at the low density of 0-2 units per acre, we could be allowed to join them and find that other property or properties adjacent are being allowed to build up to 7 units per acre.

In closing, I appreciated the time that you spent with me on the phone recently. I inquired with Blue Lake's Mayor Michelle McCall-Wallace and City staff about your understanding that the City of Blue Lake intends to annex our neighborhood at some future time. This appears to be very old, and not current, information. I was informed that a former City Manager, from 1998-2005 was interested in annexations. However, the conclusion to extensive investigations was that the City could not afford the costs associated with such pro-growth direction. The cost of maintaining Blue Lake Blvd. alone would make it unlikely that the City would annex our location. In fact the owner of a single parcel sought to annex some 6-8 years ago and found that the costs of seeking LAFCO approval to be cost prohibitive.

A significant number of current residents of Blue Lake who are active in community affairs have strong feelings that new, higher density developments are undesirable. Please help us by maintaining a consistent land use and zoning designations in our entire neighborhood at 0-2 units per acre.

Thank you for your consideration.

Sincerely,

Scott & Trude Frazer

P.O. Box 203

Blue Lake, CA 95525

Cc: Supervisor Ryan Sundberg: rsundberg@co.humboldt.ca.us

January 8, 2015

8406.00

County of Humboldt
Planning and Building Department
3015 H Street
Eureka, California 95501

Attention: Mr. Michael Richardson, Senior Planner

Subject: Request for Modification to General Plan Update for Property Located at
2876 Patrick's Point Drive, Trinidad, California
Assessor's Parcel Number (APN) 517-271-004

Dear Mr. Richardson:

On behalf of our client, Trinity Trust c/o Bronco LLC (Client), LACO Associates (LACO) is submitting this letter in regards to the proposed new land use designation under the County of Humboldt's (County) General Plan Update (GPU) for the property located at 2876 Patrick's Point Drive in Trinidad, California (APN 517-271-004) (Site). The Site is 39.2 acres in size (see Parcel Map 2819; Book 25 of Parcel Maps Page 106, attached).

The Site is located within the County's coastal zone and is currently designated as Rural Residential, 2 Acre Density (RRA-2) under the County's current Trinidad Area Local Coastal Plan (TAP). The Site is currently zoned Rural Residential Agriculture with a 2-acre minimum parcel size with combining zones for manufactured homes, design review, offshore rocks and rocky intertidal areas, and streams and riparian corridors protection (RA-2-M/D,O,R) (see attached County GIS Portal maps).

Per correspondence received by our client from the County, the County has included the Site in the GPU process, and the Planning Commission has recommended the Site's land use designation be modified to Residential Agriculture, 20 Acre Density (RA20) (see attached map showing proposed GPU designation), from its current land use designation of RRA2. The corresponding zoning for the property is assumed to be Rural Residential Agriculture with a 20-acre minimum parcel size (RA-20). Table 1, below, illustrates the current and proposed General Plan land use and zoning designations for the subject site.

Table 1. Current and Proposed General Plan Land Use and Zoning Designations

	General Plan Land Use Designation	Zoning Designation
Current	RRA2 (TAP)	RA-2-M/D,O,R
Proposed under GPU	RA20	RA-20
Proposed by Owner	RA5	RA-5

At this time, our client is requesting the proposed new land use designation for the Site be modified to Residential Agriculture, 5 Acre Density (RA5), with a corresponding zoning of Rural Residential Agriculture (RA-5). This modified land use designation proposed by our Client is more comparable to

21 W. 4th Street, Eureka, California 95501 707 443-5054 Fax 707 443-0553
311 S. Main Street, Ukiah, California 95482 707 462-0222 Fax 707 462-0223
3450 Regional Parkway, Suite B2, Santa Rosa, California 95403 707 525-1222

the Site's current land use designation than what is proposed by the County. The RA-20 land use designation proposed under the GPU would severely limit our Client's future use of the property. A land use designation of RA5 would allow for greater utilization by our Client, but would still limit the maximum allowable density of the property, limiting the Site to five acres per unit, instead of its current allowable density of two acres per unit.

Based on our preliminary review of the County's GIS portal, there appear to be portions of the Site potentially suitable for future development. A land use designation of RA5 would be suitable for the Site, in that five to ten acre lots would generally fit with the average parcel sizes found both to the north and south of the Site, and would be generally consistent with the neighborhood along Patrick's Point Drive as currently built.

Please let me know if you have any questions regarding this information. I can be reached at (707)443-5054 or clemd@lacoassociates.com.

Sincerely,
LACO Associates

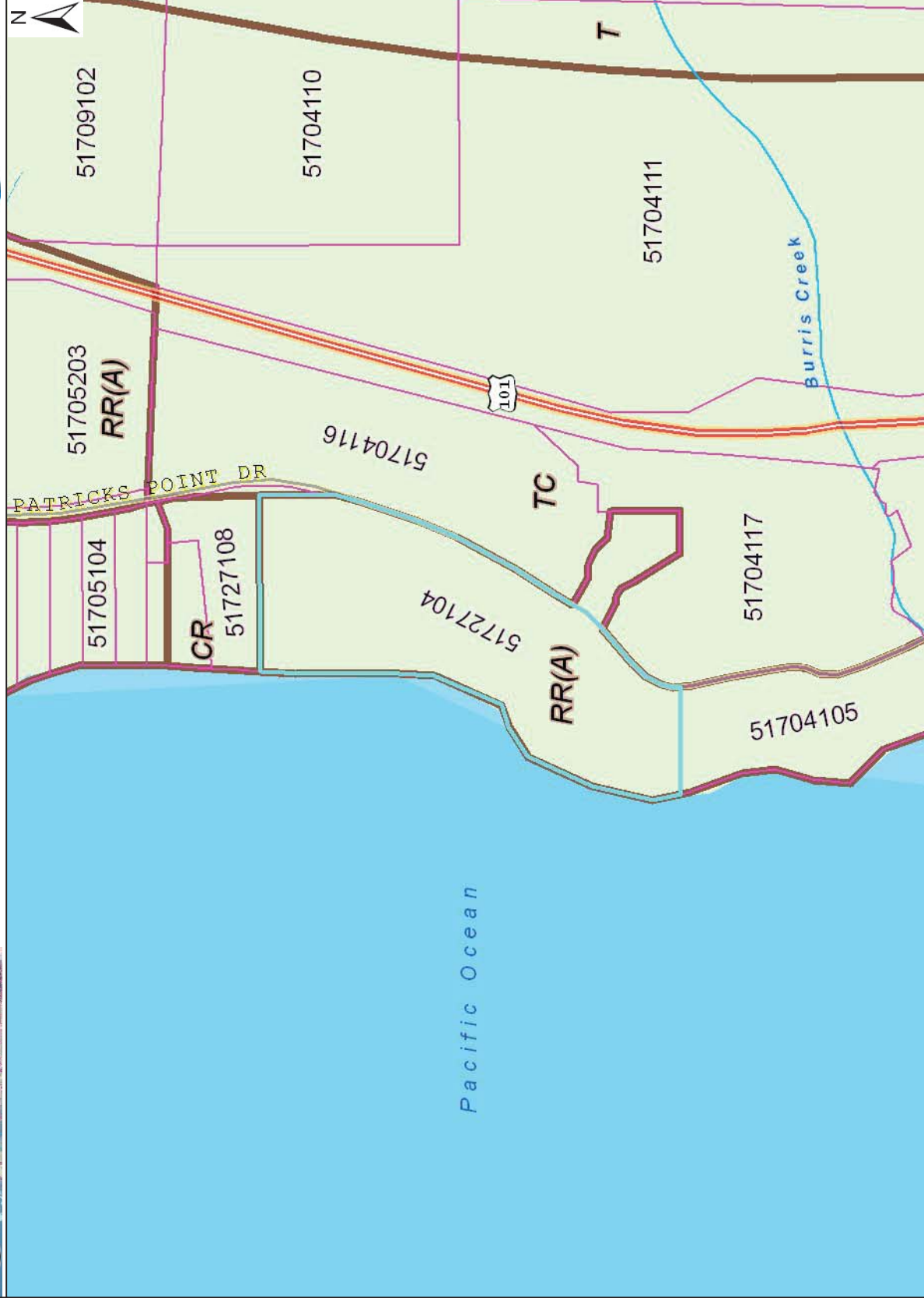


Deirdre Clem
Senior Planner

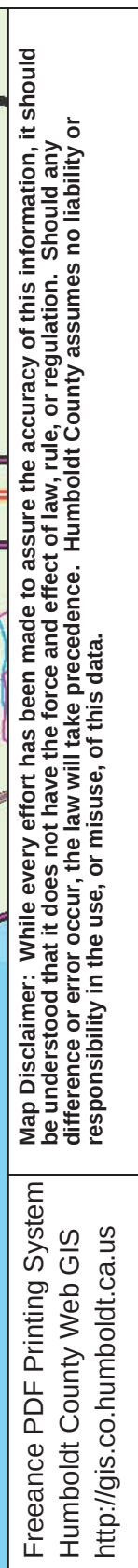
MMM:
Enclosures

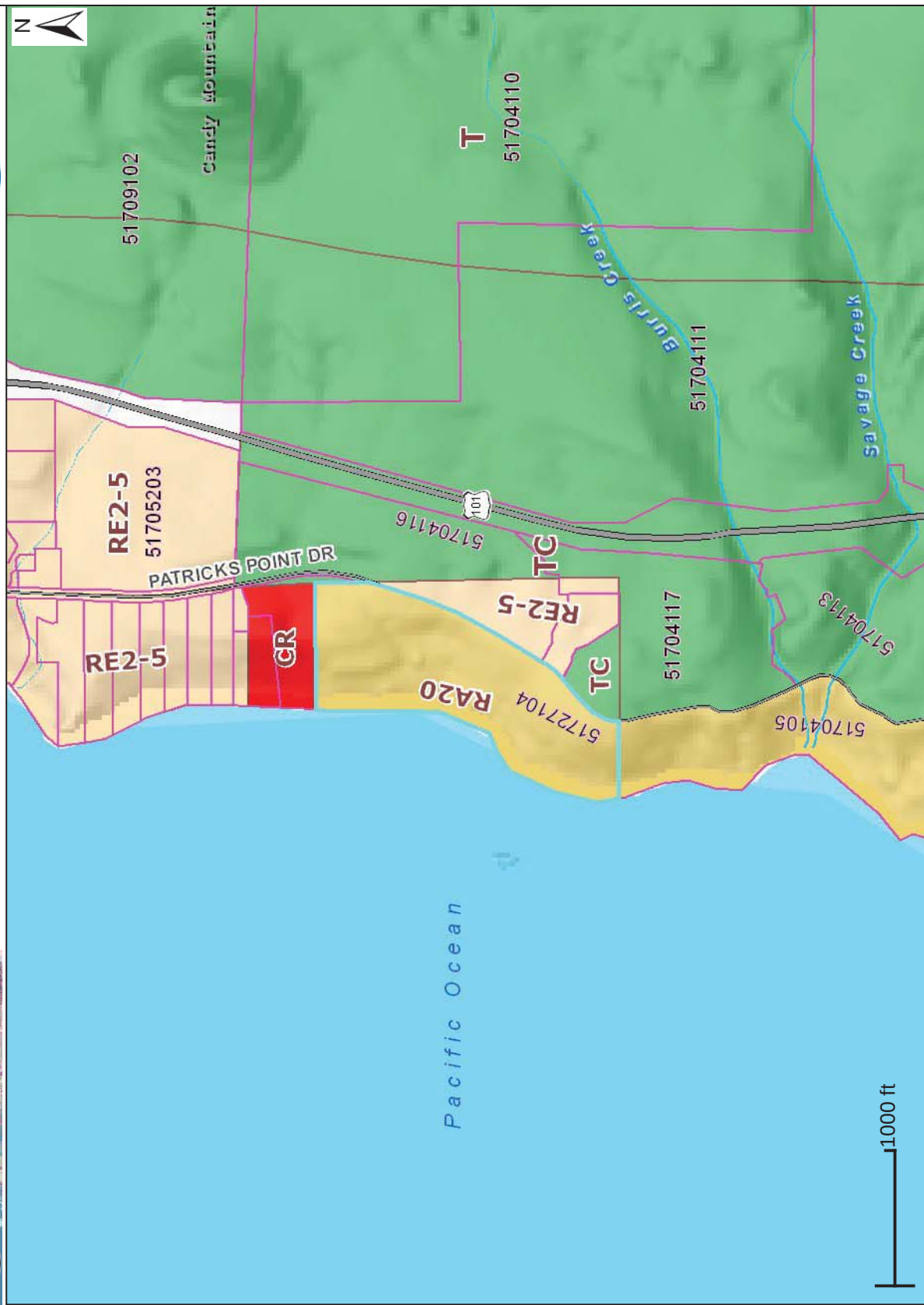
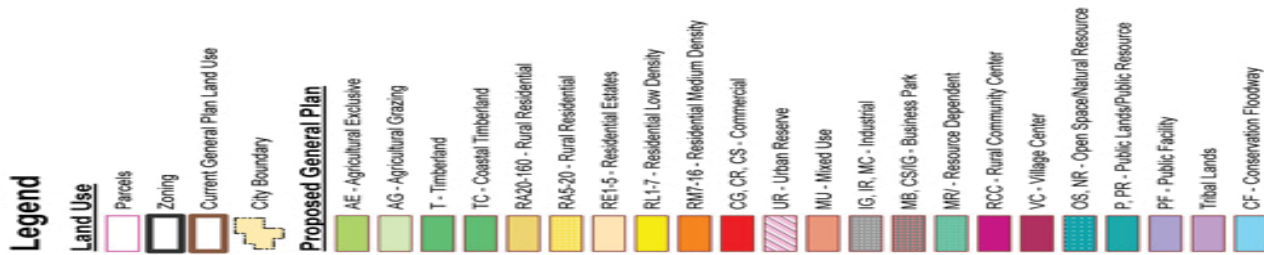
cc: Mr. William Murphy, Trinity Trust c/o Bronco LLC

P:\8400\8406 Trinity Trust co Bronco LLC\8406.00 Patrick's Point Dr Planning Consultation\06 Planning\Letter to County Submittal\8406.00 Letter to County_GPU Modification 20160107.docx



Legend	
	Land Use
	Zoning
	General Plan Land Use
	Williamson AG Preserves
	CDF SRA
	SRA - State Responsibility Area
	FRA - Federal Responsibility Area
	Coastal Zone
	Coastal Zone Boundary
	Jurisdiction
	State
	Local
	Appeal
	Categorical Exclusion
	AG - Agricultural
	LLA - Lot Line Adjustment
	SFD - Single Family Dwelling
	SFD/LLA/AG
	Coastal Zone Access Points
	Coastal Zone Scenic Views
	Natural Resources
	Wetlands
	Intermittent Stream or River
	Subsurface
	Streamside Management Areas
	Coastal Wetland Areas
	Aquatic Plant Communities (APC)
	Coastal Commercial Timberland
	Dredged Spoils Reserve Area
	Dune Habitat
	Dune Hollow (Wetland)
	Estuarine Subtidal Mud
	Farmed Wetland
	Natural Resource
	Potential Dune Hollow Restoration
	Public Land/Public Recreation
	Riparian Forest
	Sand Bar/Gravel Bar
	Transitional Agriculture Land
	Wetland
	Prime Agricultural Soils
	Hazards
	Fire Rating (County)
	Extreme
	High
	Moderate
	Low
	Nil
	Fire Hazard Severity (SRA)
	Very High
	High
	Moderate
	FEMA Flood Zones
	A - 100 Year
	B - 500 Year
	ANI; C; CITY; D
	Special Floodway
	Slope Stability
	3 High Instability
	2 Moderate Instability
	1 Low Instability
	0 Relatively Stable
	Slope Instability/LIDAR
	1.5-3.0%
	3.0 - 5.0%
	4-5.0%
	Historic Lands
	Earthquake Fault
	Alquist Priolo Zone
	Jurisdictional Boundaries
	Incorporated City
	Fire Districts
	Supervisory Districts
	School Districts
	Community Service Districts
	Election Precincts
	General Map Themes
	City Boundary
	Highways and Roads
	Functional Class
	Principal Arterials
	Major Collectors
	Minor Collectors
	Local Roads
	Public Lands
	Private or Undesignated
	Public Lands
	Native American Reservation





Map Disclaimer: While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force and effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence. Humboldt County assumes no liability or responsibility in the use, or misuse, of this data.

Freeance PDF Printing System
Humboldt County Web GIS
<http://gis.co.humboldt.ca.us>

PLAN 2-233

January 25, 2016

Humboldt County Advanced Planning Division
Attn: Michael Richardson
3015 H St
Eureka CA 95501

Re: 789 Blue Lake Blvd, Blue Lake

Dear Mr. Richardson:

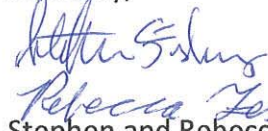
This letter is in response to the notification regarding possible zoning changes in our neighborhood. We purchased our property in the year 2000. Its zoning designation is Residential Estates, 0-2 units per acre. This designation was very appealing, knowing it would keep the area around us at a low density.

We are opposed to the proposed change in designation to Urban Reserve with up to 7 units per acre. The proposed designation would not maintain the ambiance and character of our neighborhood. 0-2 units per acre is indeed low density while 7 units per acre are not.

We understand (according to your map) that 2 parcels between Powers Creek and Buckley Road have been excluded from this proposal. We would like to see all of the properties east of Powers Creek to be excluded as well. We want to express our desire to have this area retain the current zoning thereby maintaining the current use and character. We do not want to see the parcels around us impacted with high density growth.

Please help us maintain the character of our neighborhood by not changing the use zoning. Your help and consideration will be greatly appreciated.

Sincerely,


Stephen and Rebecca Fisher
PO Box 998
Blue Lake CA 95525
707 668 4050

Cc: Ryan Sundberg