

SUPPLEMENTAL INFORMATION #2

Board of Supervisors
July 27, 2015

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

Re: Land Use Requests – General Plan Update Land Use Maps, Central Area

The Board Report included a Supplemental Table of Land Use Requests. Attached for the Board's record and review are the related Specific Land Use Request Summaries and Letters.

Central Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Indianola/ Myrtletown	15	016-141-003	Stone Gary	correct mapping error	RM (HBAP)	CG\RM	
Indianola/ Myrtletown	15	016-141-010	Kramer Investment Corp	correct mapping error	RM (ECP);RM (HBAP)	CG\RM	
Indianola/ Myrtletown	15	016-141-012	Phillips Michael R & Judy M Tr	correct mapping error	RM (HBAP)	CG	
Indianola/ Myrtletown	1415	016-141-014	Phillips Michael R & Judy M Tr	correct mapping error	RM (HBAP);RL (ECP)	CG\RM	
Indianola/ Myrtletown	15	016-261-001	Eureka Aster Place Lp	correct mapping error	RM (HBAP);RM (ECP)	CG\RM	
Indianola/ Myrtletown	15	016-261-002	Redwood Meat Co Inc	correct mapping error	RM (HBAP);RM (ECP)	CG\RM	
Ferndale	20	101-051-007	Polasek Darrel C & Carole A Tr	Want to subdivide for one or two children	AG (FRWK)	AG	
Ferndale	22	101-051-008	Del Oro Water Co	PF for Public Util water system	AG	AG	
Central	23	101-081-004	Del Oro Water Co	PF for Public Util water system	AG	AG	
Rohnerville/ Hydesville	26	202-321-001	Montgomery John A & Jean C Tr	RE2.5-5	AS	RE2.5-5	

Central Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Rohnerville/ Hydesville	26	202-321-002	Montgomery John A & Jean C Tr	RE2.5-5	AE	AE/RE2.5-5	
Scotia/Rio Dell	30	205-031-001	Christensen Chris	Do not change land use designation	CON-T-R- 2.5 (SHGP)	T	
Scotia/Rio Dell	30	205-031-002	Christensen Paul S Tr	Want to be able to have 2nd DU	CON-T-R- 2.5 (SHGP)	T	
Carlotta	32	206-291-022	Bjork Shelley C	retain ag/RA like others in the Carlotta area	AL/AS	AE/RE2.5-5	
Central	35	207-013-005	Fort Baker Ranch Co	Do not change current land use designations	T	T	
Central	36	207-031-010	Fort Baker Ranch Co	Do not change current land use designations	AG	T	
Central	37	207-031-014	Fort Baker Ranch Co	Do not change current land use designations	T/AG	T	

Central Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Central	38	207-064-003	Fort Baker Ranch Co	Do not change current land use designations	AG	AG/T	
Central	39	208-042-006	Forthuber Harry D Jr & Paula M Tr	T	AL40 (FRWK)	RA40	
Central	40	208-102-003	Cottrell C Graham & Gloria B Tr	little if any of this land used for grazing	T (FRWK)	T/AG	
Central	40	208-104-012	Cottrell C Graham & Gloria B Cotr	Request that the land use be T parcel is timbered	AG (FRWK)	RA40	
Central	40	210-011-011	Cottrell C Graham & Gloria B Tr	parcel is all timber and has not grazing	T;AG (FRWK)	AG	
South Eureka	43	300-011-017	Humboldt Community Services Dist	Property owned by HCSD & part of existing facility	RL	RL1-7/OS	
South Eureka	45	304-021-001	Slack & Winzler Properties	Remove OS, OS to be part of dev plan	RL (ECP)	RL1-7 (240 MAX)	

Central Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Fields Landing	48	306-022-001	Kramer Investment Corp	Ensure that MF will be remain allowable	RL (HBAP)	RL/RM	
Fields Landing	52	306-041-009	Provolt Debbie & Monte	RE2.5-5	RR (HBAP)	RA5-20	
Fields Landing	52	306-201-084	Provolt Debbie & Monte	RE2.5-5	RR (HBAP)	RA5-20	
Fields Landing	54	306-201-044	Rosenberg Stephen J Trust	Higher density than 5 acre	RR (HBAP)	RA5-20	
Fields Landing	58	306-381-048	Humboldt Community Services Dist	PF is water tank	RL	RL1-7	
Blue Lake/ Glendale	60	312-043-017	Dickerson Robert E & Margaret F Tr	RE2.5-5 like our uses and similar parcels	TIMBER	RA5-20	
Blue Lake/ Glendale	62	312-043-018	Sawatzky Jasper J & Rose Tr	RE2.5-5 like similar parcels	TIMBER (NHGP)	RA5-20	
Blue Lake/ Glendale	66	312-043-003	Ribar, Fred J Sr Tr & Cox Gay R Grdn	T & RE1-5	T(FRWK);TIMBER;GRAZING (NHGP)	RR5/T	
Blue Lake/ Glendale	66	312-051-046	Ribar-Cox Timberlands Lp	RE2.5-5	TIMBER	RR5/T	
Blue Lake/ Glendale	69	312-071-019	Landis William F Jr & Lisa C Tr	Leave current Disp Houses designation	DISP HOUSES (NHGP)	RE2.5-5	

Central Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Blue Lake/ Glendale	69	312-071-020	Landis William F Jr & Lisa C Tr	Leave current Disp Houses designation	DISP HOUSES (NHGP)	RE2.5-5	
Blue Lake/ Glendale	71	312-071-034	Sawatzky Jasper J & Rose Tr	RE1-5	DISP HOUSES (NHGP)	RE2.5-5	
Blue Lake/ Glendale	71	312-071-035	Sawatzky Jasper J & Rose Tr	RE1-5	DISP HSE	RE2.5-5	
Blue Lake/ Glendale	71	312-081-001	Sawatzky Jasper J & Rose Tr	RE1-5	RE1-5	RE2.5-5	
Blue Lake/ Glendale	72	312-081-002	Christie Alfred W Jr & Sherry	Wants no change to existing land use designation	DISPERSED HOUSES	RE2.5-5	
Blue Lake/ Glendale	72	312-082-005	Christie Alfred W	Wants no change to existing land use designation	DISPERSED HOUSES	RE2.5-5	
Blue Lake/ Glendale	73	312-082-014	Christie Alfred W	Wants no change to existing land use designation	SUBURBAN	AE/RE2.5-5	

Central Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Blue Lake/ Glendale	73	312-091-002	Christie Alfred W	Wants no change to existing land use designation	SUBURBAN	AE/RE2.5-5	
Blue Lake/ Glendale	77	312-091-012	Plevin Stephen R & Sherry K	Request RE1-5 to ensure density will allow 2 units	DISPERSED HOUSES	RE2.5-5	
Blue Lake/ Glendale	79	312-091-017	Christie Alfred W Jr & Sherry	Wants no change to existing land use designation	DISP HS;TIMBER	AE	
Blue Lake/ Glendale	79	312-101-010	Christie Alfred W Suc Tr	Wants no change to existing land use designation	SUBURBAN; GRAZING	AE	
Blue Lake/ Glendale	79	312-141-006	Addison Kenny L		LOW DENSITY (NHGP)	UR	
Blue Lake/ Glendale	81	312-181-001	Dickerson Robert E & Margaret F Tr	RE2.5-5 like our uses and similar parcels	TIMBER	RA5-20	
Blue Lake/ Glendale	83	312-190-005	Shumard Roy L & Barbara A	RE2.5-5 consistent with similar parcels	TIMBER	RA5-20	

Central Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Blue Lake/ Glendale	85	312-190-006	Likos Deborah	RE2.5-5 to be consistent with surrounding	TIMBER/GR AZING	RA5-20	
Blue Lake/ Glendale	87	312-201-001	Landis William F Jr & Lisa C Tr	Leave current Disp Houses designation	DISP HS;TIMBER (NHGP)	T	
Blue Lake/ Glendale	87	312-201-002	Landis William F & Lisa C Tr	Leave current Disp Houses designation	DISP HS;TIMBER (NHGP)	T	
Central	89	314-151-008	Fulton Frank R	AG no airport on property	AG		
Central	91	314-233-006	Fort Baker Ranch Co	Do not change current land use designations	AG	T	
Central	91	314-256-002	Fort Baker Ranch Co	Do not change current land use designations	AG	T/AG	
Central	92	314-271-002	Fort Baker Ranch Corporation	Do not change current land use designations	AG	AE/AG	

Central Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Central	92	314-273-002	Fort Baker Ranch Co	Do not change current land use designations	AE/T	AG	
Central	93	317-166-003	Fort Baker Ranch Co	Do not change current land use designations	AG	AG/T	
Manila/ Samoa/ Fairhaven	94	401-031-056	Humboldt Bay Harbor Rec & Conv Dist	Want CR for THF portion of parcel	MC (HBAP)	CR	
Indianola/ Myrtle town	97	403-051-026	Humboldt Community Services Dist	Water tank site, HCSD wants it to be planned PF	RR	RE2.5-5	
Freshwater	99	403-081-023	Blair John C & Letha F Tr	Not to change keep RA5-20	AR5-20	RA40-160	
Freshwater	100	403-161-034	Humboldt Community Services Dist	Large water tank, should be PF	RR	RE2.5-5	
Bayside	101	404-011-012	Jacoby Creek Land Trust	T should not be able to subdivide	T	T	
Bayside	101	404-011-013	Jacoby Creek Land Trust	T should not be able to subdivide	T/RR	T/RA5-20	

Central Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Bayside	104	404-022-024	Cataldo Stuart & Quinn Bridget A	RA5-20	T (JCCP)	T	
Bayside	108	404-041-001	Ulansey Lee R & Catherine A Tr	RA5-20	T (FRWK)	T	
Bayside	108	404-041-008	Ulansey Lee R & Catherine A Tr	RA5-20	T (FRWK)	T	
Bayside	108	404-062-004	Ulansey Lee R & Catherine A Tr	T	T (FRWK)	T	
Upper Jacoby Creek	112	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	114	404-131-013	Fields Paul M & Laura L	RA5-21	T/RR	RA5-20	
Bayside	116	501-071-012	Jacoby Creek Land Trust	Ag/wetland should not be able to subdivide	RS/AE	RE2.5-5/AE	
Indianola/ Myrtle town	119	501-091-004	Rodoni Roger M & Johanna M	Should be AE - farmed wetlands	NR/RR	NR/RR	
Bayside	121	501-111-013	Jacoby Creek Land Trust	Ag/wetland should not be able to subdivide	RS/AE	RE2.5-5/AE	

Central Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Bayside	124	501-111-014	Gast Thomas G & Ulrike	RE1 along Jacoby Creek Road & RA5 for remainder	RS;RR (JCCP)	AE	
Indianola/ Myrtle town	128	501-201-025	Slack Family Llc	Plan a portion of parcel RE2.5	AE;RR (HBAP)	AE	
Indianola/ Myrtle town	128	501-261-039	Slack Family Llc	Plan a portion of parcel RE2.5	AE;RR (HBAP)	AE	
Indianola/ Myrtle town	131	501-291-014	Sharp Jeffrey R & Marjory C	RR5-20 for entire property	T	RA5-20/RA20	
Bayside	132	501-291-015	Wahlund Kenneth M & Kelly A	RR5-20 for entire property	T	RA20	
Bayside	138	502-031-065	Jacoby Creek Land Trust	T should not be able to subdivide	T/RR	T/RA5-20	
Arcata-Bottoms	141	505-151-006	Butler Shirley E Tr	No change	MEDIUM DENSITY (ARC66)	AE	
Arcata-East	148	507-051-022	Machado Richard J & Kathleen E Tr	RA5-20 deos not fit parcels are 2.5 acres	OPEN (ARC66)	RA5-20	
Arcata-East	148	507-051-023	Machado Richard J & Kathleen E Tr	RA5-20 deos not fit parcels are 2.5 acres	OPEN (ARC66)	RA5-20	

Central Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Blue Lake/ Glendale	150	516-091-051	Mcadams Lands Lp	T	TIMBER	AE	
Blue Lake/ Glendale	154	516-131-010	Johansen Jarl J & Linda G	Leave our property Disp Hse 1 acre	DISPERSED HOUSES (NHGP)	AE	
Blue Lake/ Glendale	156	516-141-017	Bedrock Investments Llc		DISPERSED HOUSES (NHGP)	IG	
Blue Lake/ Glendale	157	516-141-018	Sawatzky Kent & Teresa	RE1-5	DISP HSE	AE	
Blue Lake- Glendale	159	516-151-005	Wolf Lindy L & Mary A Le	RE1-6	DISPERSED HOUSES (NHGP)	MU	
Blue Lake/ Glendale	161	516-171-005	Christie Alfred W	Wants no change to existing land use designation	GRAZING	CF	
Blue Lake/ Glendale	161	516-171-006	Christie Alfred W	Wants no change to existing land use designation	GRAZING (NHGP)	CF/AE	
Blue Lake/ Glendale	161	516-171-007	Christie Alfred W	Wants no change to existing land use designation	GRAZING	CF\AE	

Central Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Blue Lake/ Glendale	161	516-171-008	Christie Alfred W	Wants no change to existing land use designation	DISP HS;GRAZIN G	AE	
Blue Lake/ Glendale	161	516-171-009	Christie Alfred W	Wants no change to existing land use designation	DISP HS;GRAZIN G	AE	
Blue Lake/ Glendale	166	516-181-005	Christie Michael	Wants no change to existing land use designation	DISP HS;GRAZIN G (NHGP)	AE	
Blue Lake/ Glendale	166	516-181-009	Christie Michael	Wants no change to existing land use designation	DISP HS;GRAZIN G (NHGP)	AE	
Blue Lake/ Glendale	166	516-181-010	Christie Michael	Wants no change to existing land use designation	GRAZING (NHGP)	AE	
Blue Lake/ Glendale	168	516-191-008	Christie Alfred W	Wants no change to existing land use designation	DISPERSED HOUSES	AE	
Blue Lake/ Glendale	172	516-201-019	Perry Merritt & Walker Kristina	RA5-20	Disp Houses	AG	

Central Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Arcata-East	182	516-241-024	Susmilch Douglas M & Dian O	Not PF, build a mother in law	TIMBER (NHGP)	RE2.5-5	
Arcata-East	184	516-371-032	Cox Nancy Lc Tr	No Change	DISPERSED HOUSES (NHGP)	RA5-20	
Arcata-East	184	516-371-033	Cox Michael E & Janna K	No Change	DISPERSED HOUSES (NHGP)	RA5-20	
Arcata-East	184	516-371-040	Cox Nancy L Tr	No Change	DISPERSED HOUSES (NHGP)	RA5-20	

Stone, Gary		016-141-003		Indianola/Myrtletown
Name	Stone Gary	Community	Eureka	
Parcel	016-141-003	Address	2508 Hubbard Ln	
Parcel Size	0.91 acres	Water/Sewer	Water/Sewer	
Request	correct mapping error	Provider	Humboldt CSD	
Current General Plan	RM (HBAP)	Plan Area	Eureka CPA/HBAP	
Proposed General Plan	CG\RM	Zoning	RM-30	

Kramer Investment Corp		016-141-010		Indianola/Myrtletown
Name	Kramer Investment Corp	Community	Eureka	
Parcel	016-141-010	Address	2580 Hubbard Ln	
Parcel Size	1.34 acres	Water/Sewer	Water/Sewer	
Request	correct mapping error	Provider	Humboldt CSD	
Current General Plan	RM (ECP);RM (HBAP)	Plan Area	Eureka CPA/HBAP	
Proposed General Plan	CG\RM	Zoning	R-4*;RM-30/Q	

Phillips, Michael R & Judy M Tr		016-141-012		Indianola/Myrtletown
Name	Phillips Michael R & Judy M Tr	Community	Eureka	
Parcel	016-141-012	Address	2636 Hubbard Ln	
Parcel Size	0.25 acres	Water/Sewer	Water/Sewer	
Request	correct mapping error	Provider	Humboldt CSD	
Current General Plan	RM (HBAP)	Plan Area	Eureka CPA/HBAP	
Proposed General Plan	CG	Zoning	RM-30	

Phillips, Michael R & Judy M Tr		016-141-014		Indianola/Myrtletown
Name	Phillips Michael R & Judy M Tr	Community	Eureka	
Parcel	016-141-014	Address	2730 Hubbard Ln	
Parcel Size	3.57 acres	Water/Sewer	Water/Sewer	
Request	correct mapping error	Provider	Humboldt CSD	
Current General Plan	RM (HBAP);RL (ECP)	Plan Area	Eureka CPA/HBAP	
Proposed General Plan	CG\RM	Zoning	R-1*;RS-40	

Eureka Aster Place Lp		016-261-001		Indianola/Myrtletown
Name	Eureka Aster Place Lp	Community	Eureka	
Parcel	016-261-001	Address		
Parcel Size	2.09 acres	Water/Sewer	Water/Sewer	
Request	correct mapping error	Provider	Humboldt CSD	
Current General Plan	RM (HBAP);RM (ECP)	Plan Area	Eureka CPA/HBAP	
Proposed General Plan	CG\RM	Zoning	R-4*;RM-30-Q	

Redwood Meat Co Inc		016-261-002		Indianola/Myrtletown
Name	Redwood Meat Co Inc	Community	Eureka	
Parcel	016-261-002	Address		
Parcel Size	0.56 acres	Water/Sewer	Water/Sewer	
Request	correct mapping error	Provider	Humboldt CSD	
Current General Plan	RM (HBAP);RM (ECP)	Plan Area	Eureka CPA/HBAP	
Proposed General Plan	CG\RM	Zoning	R-4*;RM-30-Q	

From: Richardson, Michael
Sent: Thursday, July 09, 2015 3:01 PM
To: Miller, John
Subject: RE: Myrtletown Area Land Use Map Requests

Oops! Also the southerly part of APN 016-261-002 should be changed to RM.

Thanks!

- m
(707) 268-3723
mrichardson@co.humboldt.ca.us

From: Richardson, Michael
Sent: Thursday, July 09, 2015 2:53 PM
To: Miller, John
Cc: Wall, Robert
Subject: Myrtletown Area Land Use Map Requests

Hi John,

Could you please add the below parcels to the list of land use requests for the Myrtletown area?

016-261-001
016-141-003
016-141-010
016-141-012
016-141-014

The attached map shows in red outline with green stippling the area that should be changed from CG to RM to align with the existing multifamily uses and the current general plan designations. The parcel numbers and proposed GPU designations are shown in black lettering, and the existing Plan designations are shown in brown lettering.

Let me know if I can clarify any of this for you.

Thanks!

- Michael R>
(707) 268-3723
mrichardson@co.humboldt.ca.us

From: Richardson, Michael
Sent: Thursday, July 09, 2015 1:21 PM
To: 'Chris Mikkelsen'
Cc: kurt@kkramer.com; Wall, Robert; Miller, John
Subject: RE: 2580 Hubbard Lane

Hi Chris,

This appears to be a mapping error. Thanks for bringing it to my attention.

I know of no good reason to change the land use designation from Residential Multifamily (RM) to Commercial General for a property built out with apartments. Unless you have any objections, I will advise the Board of Supervisors that the existing RM land use designation should continue. The neighboring RM properties should remain RM as well.

- Michael R.
(707) 268-3723
mrichardson@co.humboldt.ca.us

From: Chris Mikkelsen [<mailto:chris@kkramer.com>]
Sent: Monday, June 29, 2015 5:42 PM
To: Richardson, Michael
Cc: kurt@kkramer.com
Subject: 2580 Hubbard Lane

Hi Michael,

We received the proposed change for the Land Use Designation on parcel# 016-141-010 and want to note that this is fully built out site. While it appears the CG/RM proposed use will be fine, will you please clarify that the RM use will be fully applicable?

Thank you,

-Chris

Chris Mikkelsen
KIC I kramer investment corp.
1589 myrtle avenue suite b
eureka, ca 95501
(707)444-2919 office
(707)444-2396 fax
(707)267-5134 cell
www.kkramer.com



Legend



GPU Land Use Mapping
CG -> RM Area

CG

CG

Myrtle town Land Use Map
Change Area (CG -> RM)

1 inch = 99 feet

N



Polasek Darrel C & Carole A Tr	101-051-007	Ferndale
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Name	Polasek, Darrel C & Carole A Tr	Community	Ferndale
Parcel	101-051-007	Address	870 Wildcat Rd
Parcel Size	12.67 acres	Water/Sewer	None
Request	Want to subdivide for one or two children	Provider	On Site
Current General Plan	AG (FRWK)	Plan Area	
Proposed General Plan	AG	Zoning	U

Miller, John

From: Wall, Robert
Sent: Monday, July 06, 2015 1:51 PM
To: Miller, John
Subject: FW: zoning

Did you get this one?

From: Bohn, Rex
Sent: Monday, July 06, 2015 5:10 AM
To: Wall, Robert
Subject: FW: zoning

Any possibilities more good friends

From: Carole Polasek [<mailto:muleride15@gmail.com>]
Sent: Sunday, July 05, 2015 8:36 PM
To: Bohn, Rex
Subject: zoning

To the Humboldt County Board of Supervisors:

Our property Assessment Number is 101-051-007-000 and is located at 870 Wildcat Road, Ferndale, CA 95536. It is located approximately one mile out of Ferndale, CA on the Mattole Road to Petrolia, CA.

We want our property zoned so that at some time in the future we can either split the property and/or add another dwelling/house for one of our two children.

At present there is only one house on the property and two barns, one with a shop and the other for hay storage.

The property is hillside and the upper portion is screened from the lower portion where the house and barns are. Adding one more house on the upper portion will not change the view of our current house or other houses in the area as there are trees and brush all over the hillside to screen the houses from each other.

Thank you for your consideration.

Darrel and Carole Polasek
870 Wildcat Road
PO Box 625
Ferndale, CA 95536-0625

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Carole

Del Oro Water Co		101-051-008	Ferndale
Name	Del Oro Water Co	Community	Ferndale
Parcel	101-051-008	Address	
Parcel Size	44.36 acres	Water/Sewer	None
Request	PF for Public Utility water system	Provider	On Site
Current General Plan	AG	Plan Area	
Proposed General Plan	AG	Zoning	U

Del Oro Water Co		101-081-004	Central
Name	Del Oro Water Co	Community	Ferndale
Parcel	101-081-004	Address	
Parcel Size	63.28 acres	Water/Sewer	None
Request	PF for Public Utility water system	Provider	On Site
Current General Plan	AG	Plan Area	
Proposed General Plan	AG	Zoning	U



Spencer, Martha

From: Miller, John
Sent: Tuesday, February 07, 2012 8:44 AM
To: Troy Hubner
Cc: Jay Parrish; Spencer, Martha
Subject: RE: Del Oro Water Co.- Land use changes

Troy

I apologize. Your last email slipped through the cracks. I feel that the application of a PF may be a good idea for Del Oro and would likely be consistent with the Francis Creek municipal watershed protection policies. I included Jay Parrish in this email so that he can also be aware of your request. I may be too late for the Planning Commission to consider this, but not too late for the Board of Supervisors to consider this prior to GP approval.

I will keep you in the loop on the progress of the plan.

John

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

From: Troy Hubner [mailto:dowcferndale@frontier.com]
Sent: Tue 2/7/2012 7:33 AM
To: Miller, John
Cc:
Subject: RE: Del Oro Water Co.- Land use changes
John,

Do you have any recommendations on the PF designation? If there is no down side to our operation I think we would be open to the change to provide as much protection as possible to our spring system. Any guidance would be appreciated.

Thank you,

Troy

11/29/12

John,

There is some interest from within my company of designating all of our parcels as PF. However, we would need to have a firm understanding of any limitation it would place on our current operation. Specifically our spring system which provide upwards of 90% of the City of Ferndale's water requirements. I read over the information that you provided and I don't think it is enough to make a decision. Any guidance that you could provide would be greatly appreciated.

Thank you,

Troy Hubner

Del Oro Water Company

Ferndale District

PH: 707-786-9080

FAX: 707-786-9130

dowcferndale@frontier.com

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

From: Miller, John [mailto:jpmiller@co.humboldt.ca.us]

Sent: Thursday, November 03, 2011 12:10 PM

To: Troy Hubner

Subject: RE: Del Oro Water Co.- Land use changes

Troy

It was good talking to you. Here are the land use designations as amended by the Planning Commission. The entire land use element as presented to the Planning Commission in 2008 is at this link

<http://www.co.humboldt.ca.us/gpu/docs/HearingDraft/Part2Chapter4PlanningCommissionHearingDraftOne-11-20-08.pdf>

See you

John

John Miller

Humboldt County Planning Division

3015 H St

Eureka, CA 95501

Phone: (707) 268-3781

Fax: (707) 268-3792

jpmiller@co.humboldt.ca.us

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

From: Troy Hubner [mailto:dowcferndale@frontier.com]

Sent: Tuesday, November 01, 2011 12:55 PM
To: Miller, John
Subject: Del Oro Water Co.- Land use changes

John,

We received a Notice of Land Use Map Changes from the County. I have looked up Del Oro Water Companies parcels on the County GIS website and believe that only one parcel appears to be affected. Our Office (101-051-09) will be changed from AG to PF. On the current map I noticed three of our four parcels in the County were zoned as unclassified however that zoning does not show up on the Alternate Plans.

Am I correct in how I am reading the GIS information and how will these changes affect our facilities?

Thanks for your help; I'm sure you have a lot of the same requests now,

Troy Hubner

Del Oro Water Company

Ferndale District

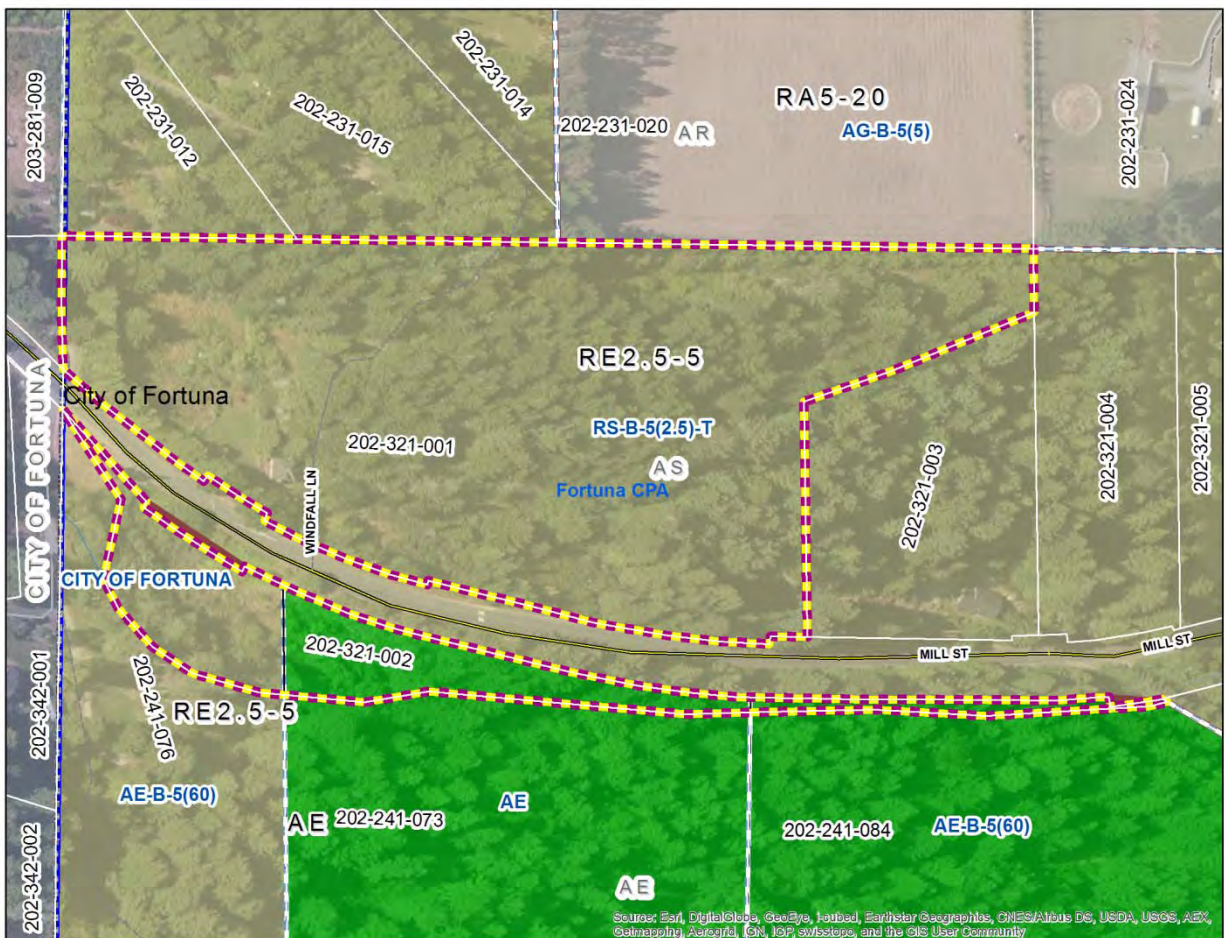
PH: 707-786-9080

FAX: 707-786-9130

dowcferndale@frontier.com

Montgomery, John A & Jean C Tr		202-321-001	Rohnerville/Hydesville
Name	Montgomery John A & Jean C Tr	Community	Fortuna
Parcel	202-321-001	Address	
Parcel Size	11.45 acres	Water/Sewer	None
Request	RE2.5-5	Provider	On Site
Current General Plan	AS	Plan Area	Fortuna CPA
Proposed General Plan	RE2.5-5	Zoning	RS-B-5(2.5)-T/AE;AE-B-5(60)

Montgomery John A & Jean C Tr		202-321-002	Rohnerville/Hydesville
Name	Montgomery John A & Jean C Tr	Community	Fortuna
Parcel	202-321-002	Address	
Parcel Size	2.16 acres	Water/Sewer	None
Request	RE2.5-5	Provider	On Site
Current General Plan	AE	Plan Area	Fortuna CPA
Proposed General Plan	AE/RE2.5-5	Zoning	AE;AE-B-5(60)



From: Fennell, Estelle <EFennell@co.humboldt.ca.us>
To: 'banjojam@aol.com' <banjojam@aol.com>
Subject: RE: General Plan Update
Date: Tue, Jun 16, 2015 4:03 pm

Dear Dr. Montgomery,

I understand that it might be difficult for you to get to the meetings. I have already looked up your APNs and believe you make a very valid point.

I am scheduled to meet with a senior planner prior to the meetings and will check in with him. I will get back to you as soon as I've had a chance to discuss your parcel designations with him.

Thank you for your very clear and helpful input.

Yours, sincerely,

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: banjojam@aol.com [<mailto:banjojam@aol.com>]
Sent: Tuesday, June 16, 2015 3:25 PM
To: Fennell, Estelle
Subject: General Plan Update

Supervisor Fennell: I am a resident of your district and have some comments regarding land use designation proposals for the General Plan Update. I am not sure how you prefer to receive information so I am sending you this email which is a copy of a letter I sent to you in the mail. I have also included this letter as an attachment in case you wish to download it. Your work on this matter is much appreciated and I stand ready to provide additional information if needed. Thanks in advance for your attention to this correspondence and your efforts on my behalf.

John A. Montgomery MD
4175 Mill Street
Fortuna, CA 95540
Home phone: 707-7259271
Cell phone: 707-8340951
Email: banjojam@aol.com

125 MAIN ST
SUITE A

16June2015

Estelle Fennell
Supervisor 2nd District Humboldt County
Chairperson Board of Supervisors Humboldt County
825 5th Street, Room 111
Eureka, CA 95501

Dear Supervisor Fennell:

I live in the County of Humboldt immediately adjacent to the border of Fortuna. I recently received notice of possible change in the land use designation of two parcels of land I own. They are 202-321-001 (approx. 13 acres) & 202-321-002 (approx. 3 acres). These two parcels are across from each other separated by Mill Street. The border of my property is the border of the city of Fortuna and is within about ¼ mile of dense housing.

I have owned these parcels for 40 years during which time I have seen the expansion and construction of housing on the property surrounding me. This growth seems realistic and appropriate for the natural expansion of Fortuna and the position of the golf course at the end of Mill Street. In the documents sent me it appears Parcel 202-321-001 is designated for 2.5-5 acre density which is not a change from its current land use designation. Proposed for Parcel 202-321-002 is either AE (20-160 acres/unit) or RE2.5-5 acre density. Since this parcel is about 3 acres, borders a length of Mill Street, and is adjacent to an urban area with houses on small acre parcels surrounding it, it is my request and hope that this parcel will be given RE2.5-5 acre density in the final General Plan Update. RE2.5-5 acre density seems the most appropriate fit for the location and size of this parcel. A designation of AE would render this parcel useless in an area already with houses on small parcels.

I am aware of the public hearings made available for me to discuss this issue but as of now my schedule does not permit me to attend. Therefore, the reason for this letter which I hope clearly expresses my opinion and wishes regarding these two parcels. I am continuing to work on my schedule in the hopes of being able to attend and be part of the discussion regarding this land use issue.

I can be reached at the above address, phone, or e-mail should you wish any additional information you think might be helpful. Thanking you for all you do and for your attention to this letter, I am,

Respectfully,

John A. Montgomery MD

Christensen Chris		205-031-001	Scotia/Rio Dell
Name	Christensen, Chris	Community	Rio Dell
Parcel	205-031-001	Address	205 Stream St
Parcel Size	21.07 acres	Water/Sewer	None
Request	Do not change land use designation	Provider	On Site
Current General Plan	CON-T-R-2.5 (SHGP)	Plan Area	Rio Dell CPA
Proposed General Plan	T	Zoning	TPZ

Christensen Paul S Tr		205-031-002	Scotia/Rio Dell
Name	Christensen, Paul S Tr	Community	Rio Dell
Parcel	205-031-002	Address	
Parcel Size	19.84 acres	Water/Sewer	None
Request	Want to be able to have 2nd DU	Provider	On Site
Current General Plan	CON-T-R-2.5 (SHGP)	Plan Area	Rio Dell CPA
Proposed General Plan	T	Zoning	TPZ



LAND USE INQUIRY/REQUEST

Meeting Date 7-06-2015

Name: Chris Christensen Parcel Number: 205-031-01

Address: 4205 EEL RIVER DRIVE FORTUNA 95540

Current Land Use: CON-T-R-2.5 CONSERVATION-TIMBER-REDWOOD
2.5 Acre Density Proposed Land Use: T-Timberland
Residential Density: 40-160 ACRES/UNIT

(To be completed by Planner) Current Zoning: _____

LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)

I do not want a change in my property. I want my property to stay with current land use designation CON-T-R-2.5-CONSERVATION-TIMBER-REDWOOD 2.5 Acre Density.

My property consists of 20 acres and it would be an error in the new plan to put me in 40-160 acres, since my property is only 20 acres.

(APN 205-031-01) This 20 acres has been in my family over 60 years. Please do not change the current land use designation.

Chris Christensen 7-06-2015

LAND USE INQUIRY/REQUEST

Meeting Date 7-6-2015

Name: Paul Nielsen Parcel Number: 200-031-004

Address: STREAM ST RIO DELL

Current Land Use: CON-T-R Proposed Land Use: T

(To be completed by Planner) Current Zoning: TPZ

LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)

$2\frac{1}{2}$ Density now

Want the ability to build a
Second dwelling

From: Fennell, Estelle
Sent: Friday, July 17, 2015 11:44 AM
To: Wall, Robert
Cc: Miller, John; Hamblin, Kevin
Subject: FW: Land Use Designations - APN 206-291-022

Hi Rob,

Here is more info on the Carlotta request re: APN 206-291-022

Thanks,

Estelle

Estelle Fennell
2nd District Supervisor
County of Humboldt

825 Fifth Street,
Room 111
Eureka CA 95501

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

Sent with Good (www.good.com)

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

From: shelley bjork [sbjork@suddenlink.net]
Sent: Friday, July 17, 2015 11:12 AM Pacific Standard Time
To: Fennell, Estelle
Subject: Land Use Designations

Concerning Parcel 206-291-022 Address 7810 Highway 36 Carlotta California owner : Shelley C Bjork

I request that my 5.60 acres parcel retain agricultural designations on both sections. The area changing has a \$200,000. barn built ten years ago to be a grade A goat dairy. This is where almost all of the value of the property is. I need agricultural electricity to operate it and it had its own power line installed when it was built, with a separate account. Giving me half agriculture zoning and half residential zoning would make the property lose value in both areas.

Thank you for your response to my phone message. Shelley Bjork 707-768-1962

From: Fennell, Estelle
Sent: Wednesday, July 15, 2015 3:34 PM
To: Wall, Robert
Cc: Miller, John; Hamblin, Kevin
Subject: Carlotta LUD Request 206-291-022

Hi Rob,
I got a phone message today from Shelly York of Carlotta – APN: 206-291-022

She currently has two agricultural designations (AE/AS?) which is proposed to be changed to AE/RE_2.5.

She would like to retain ag. Like others in Carlotta area. I believe she would like RA designation on the segment changing from AS.

She has asked for guidance on how to request. I left a message for her and hope to be able to speak with her when she returns my call so that I can guide her through that step.

In the meantime, please take this email as notice of her request for consideration by the Board the next time we deliberate on that area.

Thanks a lot,

Estelle

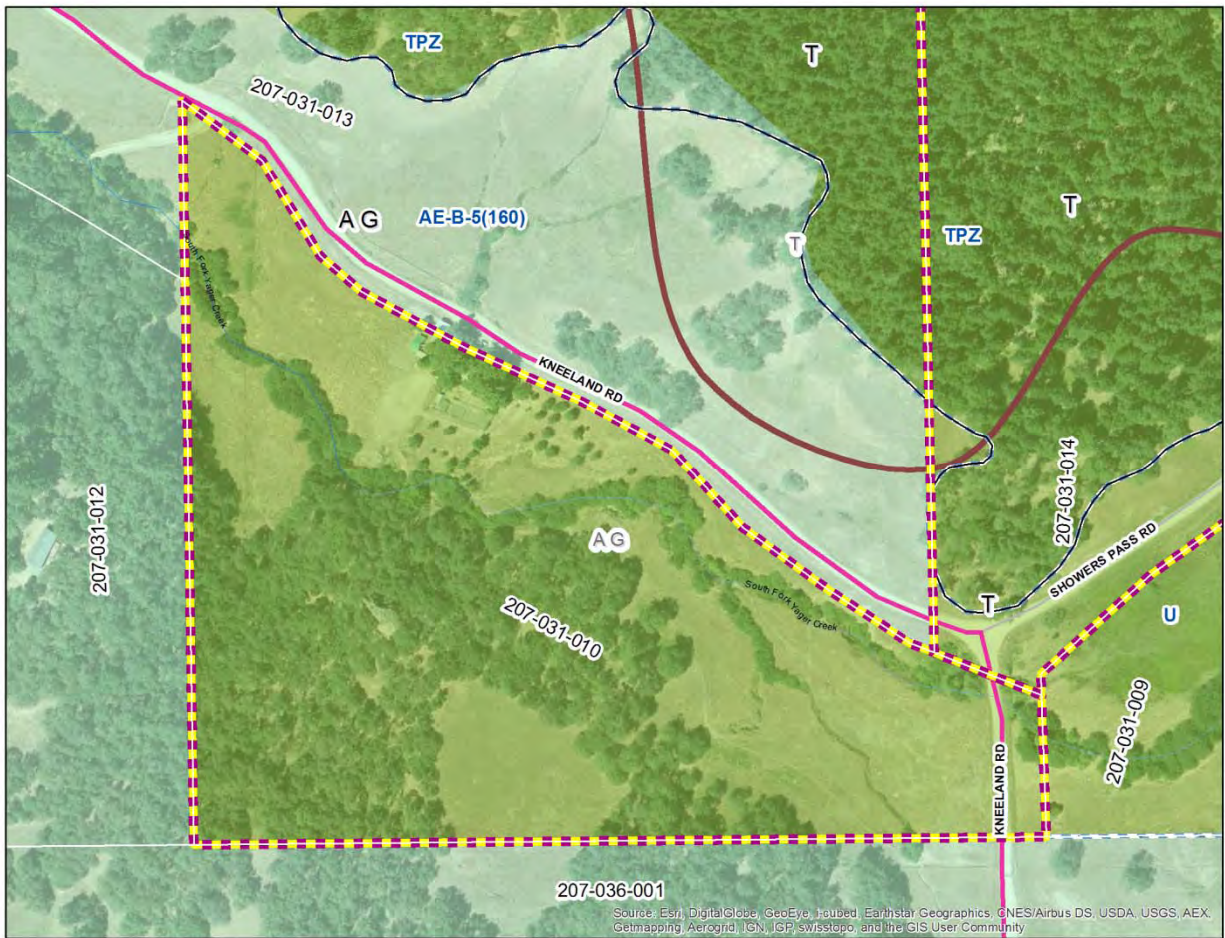
Estelle Fennell
Second District Supervisor
Chair of the Board
Humboldt County Board of Supervisors
825 5th Street
Eureka, CA 95501
(707) 476 2392
Efennell@co.humboldt.ca.us

Fort Baker Ranch Co	207-013-005	Central
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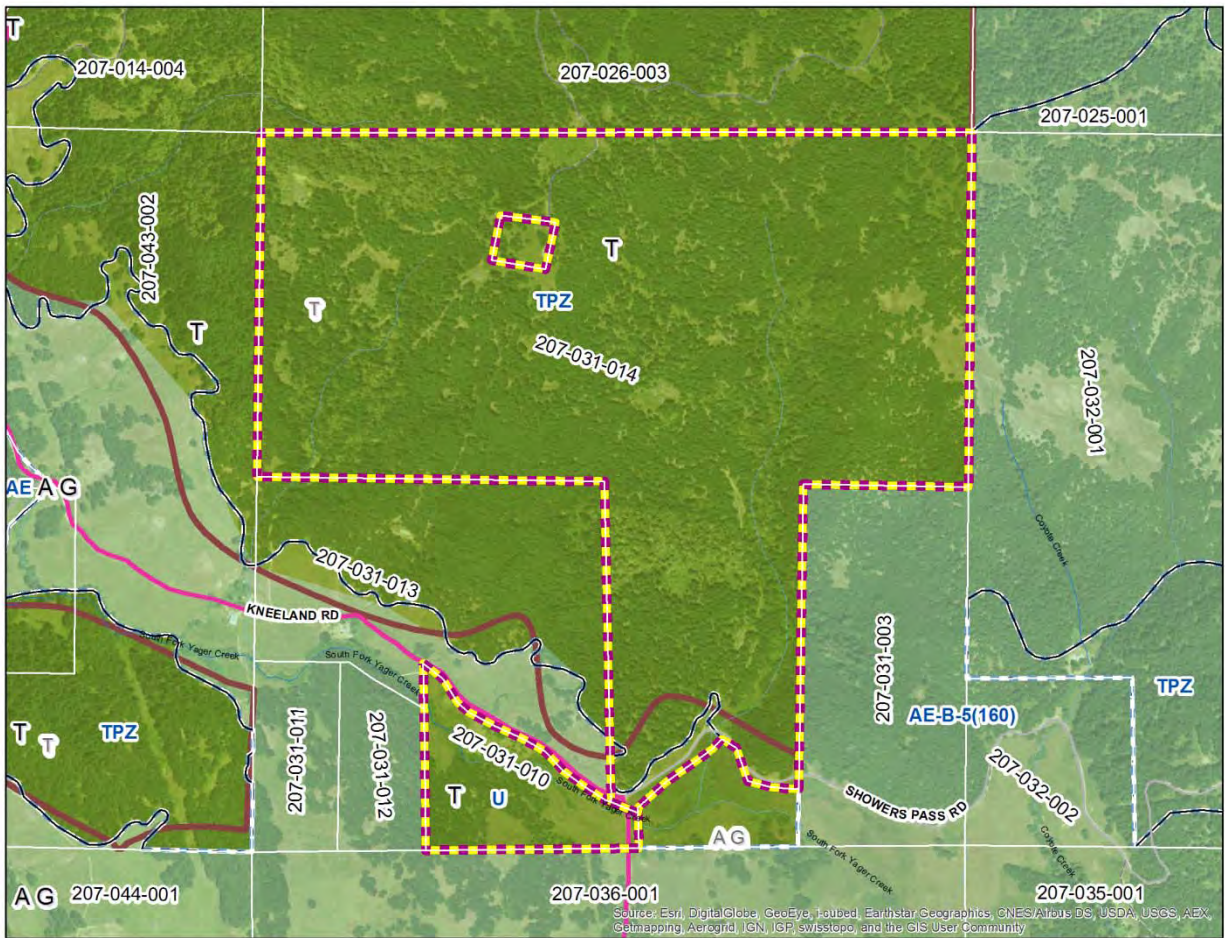
Name	Fort Baker Ranch Co	Community	Bridgeville
Parcel	207-013-005	Address	
Parcel Size	128.18 acres	Water/Sewer	None
Request	Do not change current land use designations	Provider	On Site
Current General Plan	T	Plan Area	
Proposed General Plan	T	Zoning	TPZ

Fort Baker Ranch Co	207-031-010	Central
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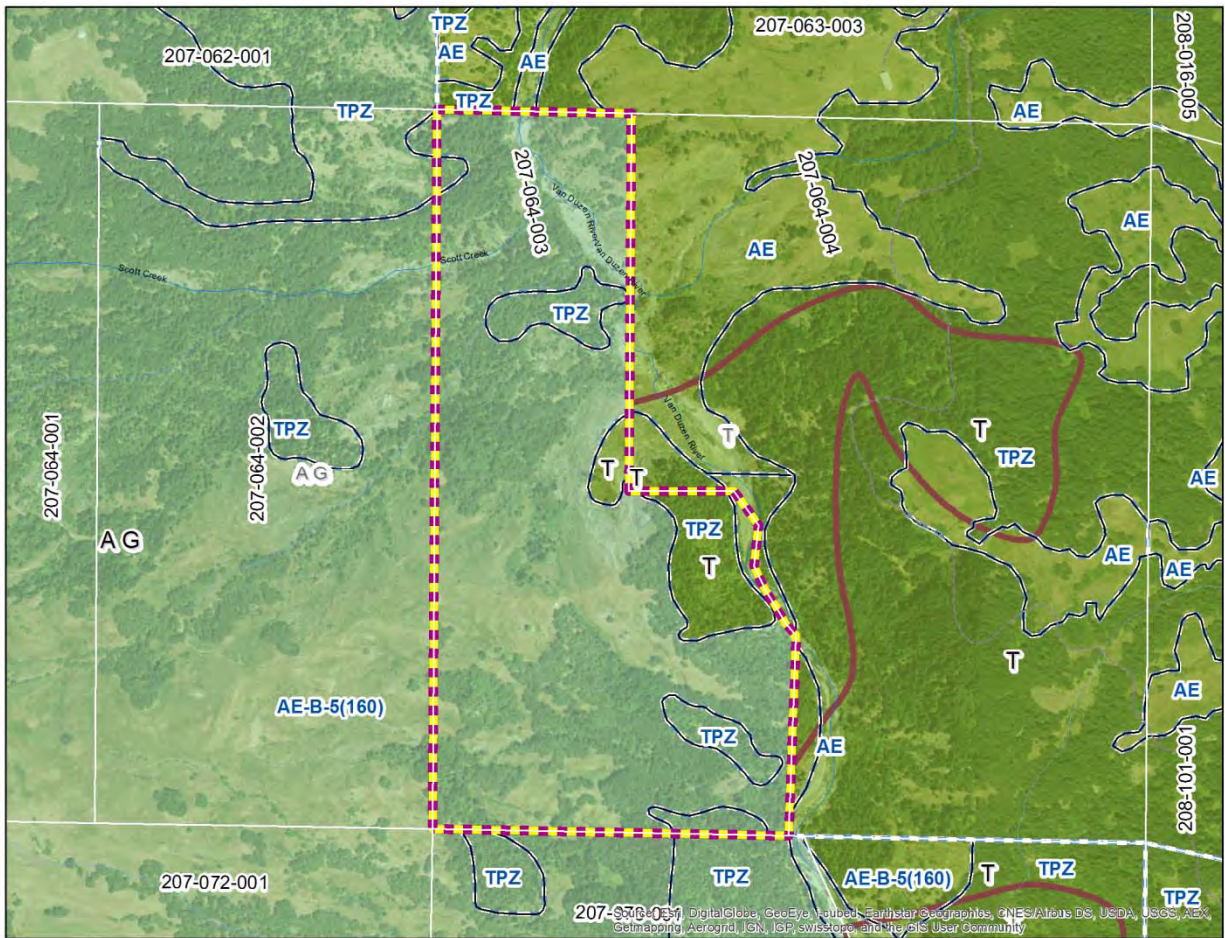
Name	Fort Baker Ranch Co	Community	Bridgeville
Parcel	207-031-010	Address	31220 Kneeland Rd
Parcel Size	27.02 acres	Water/Sewer	None
Request	Do not change current land use designations	Provider	On Site
Current General Plan	AG	Plan Area	
Proposed General Plan	T	Zoning	U

Fort Baker Ranch Co	207-031-014	Central
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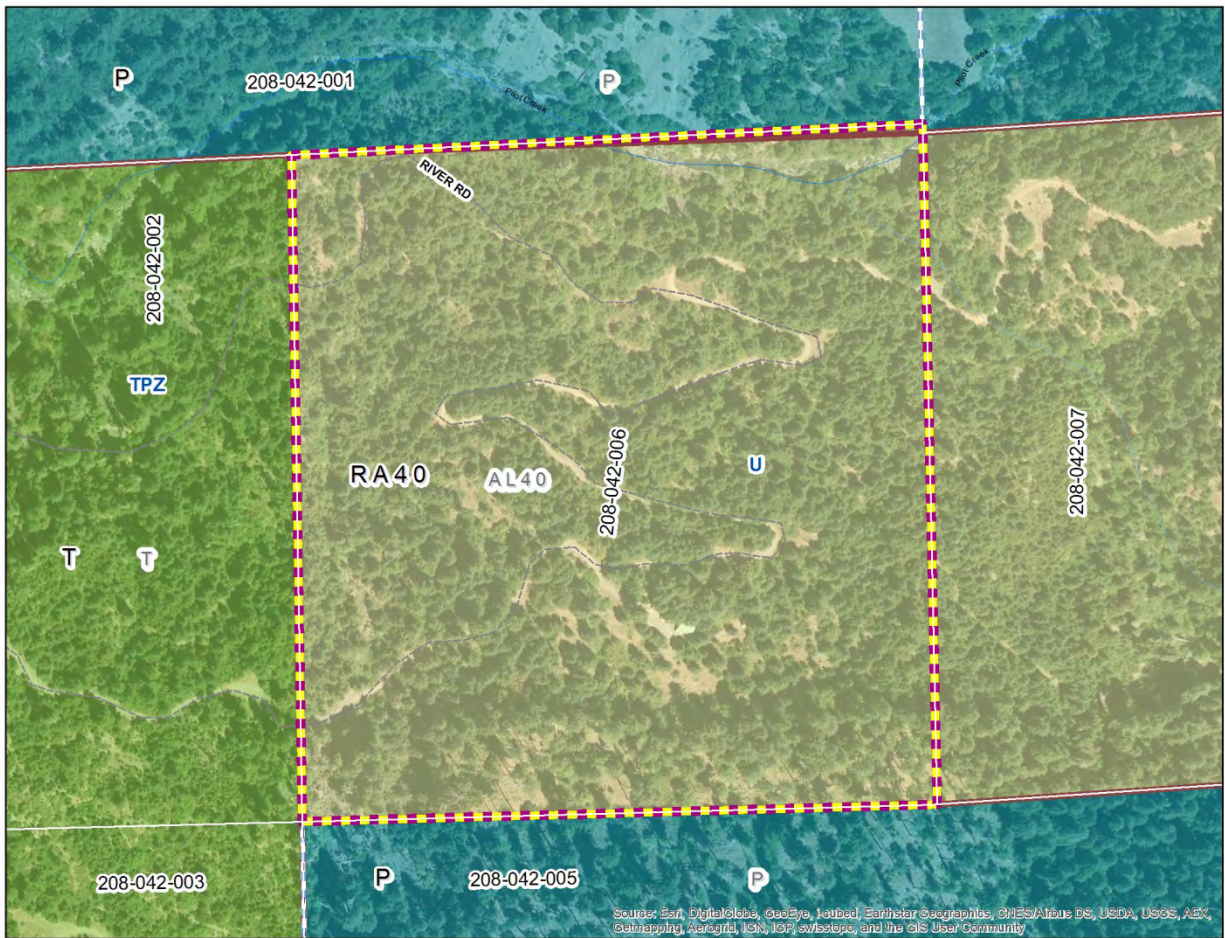
Name	Fort Baker Ranch Co	Community	Bridgeville
Parcel	207-031-014	Address	
Parcel Size	376.91 acres	Water/Sewer	None
Request	Do not change current land use designations	Provider	On Site
Current General Plan	T/AG	Plan Area	
Proposed General Plan	T	Zoning	AE-B-5(160);TPZ

Fort Baker Ranch Co	207-064-003	Central
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Name	Fort Baker Ranch Co	Community	Bridgeville
Parcel	207-064-003	Address	
Parcel Size	237.94 acres	Water/Sewer	None
Request	Do not change current land use designations	Provider	On Site
Current General Plan	AG	Plan Area	
Proposed General Plan	AG/T	Zoning	AE-B-5(160);TPZ

Forthuber, Harry D Jr & Paula M Tr	208-042-006	Central
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Name	Forthuber, Harry D Jr & Paula M Tr	Community	Bridgeville
Parcel	208-042-006	Address	
Parcel Size	47.64 acres	Water/Sewer	None
Request	T	Provider	On Site
Current General Plan	AL40 (FRWK)	Plan Area	
Proposed General Plan	RA40	Zoning	U

Submitted via E-mail on 7/21.

Board of Supervisors,

Request that my parcel #208-042-006 be placed under the land use designation of "T" for timberland. Currently scheduled to be classified RA40.

When I bought the property in 1972 it was listed as unclassified, checking with the planning department map in 1978 this parcel was still listed as unclassified. Sometime after that it was then classified as AL40?? The parcel was logged in 1971 prior to my purchasing it and any aerial photo's used to reclassify would show a denuded landscape as it was clear-cut in 1971 and salvaged logged again in 1972 prior to my acquiring. The property is now fully reforested and used as recreational property, we do have a small cabin on it now. 2 parcels west and adjacent to my property are classified as TPZ and the remainder is bordered by USFS. If you look on the current aerial views you will see how much it has grown up in 43 years.

It would be nice to have it classified TPZ for tax purposes but I understand that is an expensive process and I cannot afford that! I feel the T classification would a better fit for this parcel. I'm very impressed with the work the county employees have put into the project, everyone is friendly and ready to answer any questions and then some. Keep up the good work! Any questions please contact.

Harry D (DON) Forthuber (dforth617@aol.com)
707-443-9956

Cottrell, C Graham & Gloria B Tr		208-102-003	Central
Name	Cottrell, C Graham & Gloria B Tr	Community	Larabee Valley
Parcel	208-102-003	Address	
Parcel Size	36.19 acres	Water/Sewer	None
Request	little if any of this land used for grazing	Provider	On Site
Current General Plan	T (FRWK)	Plan Area	
Proposed General Plan	T/AG	Zoning	TPZ

Cottrell, C Graham & Gloria B Cotr		208-104-012	Central
Name	Cottrell, C Graham & Gloria B Cotr	Community	Larabee Valley
Parcel	208-104-012	Address	
Parcel Size	10.72 acres	Water/Sewer	None
Request	Request that the land use be T parcel is timbered	Provider	On Site
Current General Plan	AG (FRWK)	Plan Area	
Proposed General Plan	RA40	Zoning	U

Cottrell, C Graham & Gloria B Tr		210-011-011	Central
Name	Cottrell, C Graham & Gloria B Tr	Community	Larabee Valley
Parcel	210-011-011	Address	
Parcel Size	45.48 acres	Water/Sewer	None
Request	parcel is all timber and has not grazing	Provider	On Site
Current General Plan	T;AG (FRWK)	Plan Area	
Proposed General Plan	AG	Zoning	AE



From: Richardson, Michael
Sent: Tuesday, July 21, 2015 10:11 AM
To: Miller, John
Cc: Wall, Robert; Mushrush, Paula
Subject: Another land use request for the record.

Hi John,

Could you please add the following parcels to the land use requests considered by the BOS for the Central Area?

1. APN 208-102-003 – Current L.U. T Timber Production ; Proposed AG and T ; Request that the land use remain just T as the majority of the property is existing timber or open land that has a heavy encroachment of young trees. There is little if any of this land used for grazing.
2. APN 208-104-012 – Current L U. U Unclassified; Proposed AG and T: Request that the land use be T for timberland. The parcel is all timbered.
3. APN 210-011-011 – Current L. U. T and AG ; Proposed AG; Request that the parcel be T Timber Production as the parcel is all timber and has not grazing.

They were submitted by Jim Able, an agent for the property owners.

Let me know if I can clarify any of this.

Thanks!

Michael Richardson
Senior Planner
(707) 268-3723
mrichardson@co.humboldt.ca.us

Humboldt Community Services Dist	300-011-017	South Eureka
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Name	Humboldt Community Services Dist	Community	Ridgewood
Parcel	300-011-017	Address	
Parcel Size	23.25 acres	Water/Sewer	Water
Request	Property owned by HCSD & part of existing facility	Provider	Humboldt CSD
Current General Plan	RL	Plan Area	Eureka CPA
Proposed General Plan	RL1-7/OS	Zoning	R-1-Q/GO

Humboldt Community Services District

Post Office Box 158 Cutten, Ca 95534 (707) 443-4558 Fax (707) 443-0818

Humboldt County Planning Department
3015 H Street
Eureka, Ca 95501

June 12, 2015

Subject: Humboldt Co. General Plan Update

Gentlemen:

We are in receipt of several notices regarding proposed changes to land use designations for various properties that the Humboldt Community Services District (District) owns. The District would like the County to reconsider their proposed land use designations to the following District owned properties:

1. APN 306-381-048: This is a water tank site. The County proposes to place a "RL 1-7" land use designation on it and the District believes the proper land use designation should be "PF" (public facility).
2. APN 403-161-034: This is a 20' x 30' parcel that is used as a water booster station site. The County proposes to place a "RE2.5-5" land use designation on it and the District believes the proper land use designation should be "PF" (public facility).
3. APN 403-051-026: This is a water tank site. The County proposes to place a "Residential" land use designation on it and the District believes the proper land use designation should be "PF" (public facility).
4. APN 300-011-017: This vacant property surrounds the District's headquarters and corporation yard. It appears the County would like to change the land use designation to "OS" and "RL1-7". We are unsure of how or where the County proposes to "split" this property with these two land use designations. Can we get a copy of a map that shows how the County proposes to do this, so that we can be informed and understand clearly how this change will impact our property and potential future use? We may have additional comments upon review of this map.

Thank you in advance for reviewing our concerns. I can be reached at (707) 443-1340 ext. 225 should you wish to discuss further.

Sincerely,



Mickey Hulstrom
District Planner

Slack & Winzler Properties	304-021-001	South Eureka
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Name	Slack & Winzler Properties	Community	Eureka
Parcel	304-021-001	Address	
Parcel Size	40.37 acres	Water/Sewer	Water, Sewer
Request	Remove OS, OS to be part of dev plan	Provider	Humboldt CSD
Current General Plan	RL (ECP)	Plan Area	Eureka CPA
Proposed General Plan	RL1-7 (240 MAX)	Zoning	R-1-P

July 17, 2015

Supervisor Estelle Fennell, Chairperson
Humboldt County Board of Supervisors
825 Fifth Street, Room 111
Eureka, CA 95501

RE: Humboldt County General Plan Update – Land Use Designation Mapping
Slack and Winzler Properties LLC – APN 304-021-001

Dear Chairperson Fennell and Supervisors:

This letter is written on behalf of Slack and Winzler Properties LLC in response to the notification of proposed land use designation change sent by the Planning Division. Thank you for sending this notification and for the opportunity to provide information regarding the proposed change.

The subject property has two proposed land use designations. The designation of RL1-7 (240 MAX) – Residential Low Density, 240 Units Total Maximum Density, is consistent with the current land use designation and zoning.

The designation of “OS – Open Space” is a new designation for this land. Given the specified density and the size of the property, there will likely be open space on the subject property. Also, the terrain will likely dictate that some of the land will remain as open space even after future development.

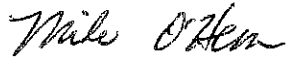
Until there is a design for development of this property and site-specific topographic and biological surveys have been conducted, mapping of open space areas is premature. The concern is that once land use designations are illustrated on a map these areas may be deemed “exact” and difficult to change if inconsistent with actual conditions at the site.

Designation of open space areas can be best included as part of a comprehensive plan for development that includes lot design, slope analysis (both for grade and stability) and biological constraints.

The owners request that the designation of OS – Open Space be removed from this property.

Thank you for your consideration of this request and please let me know if you have any questions.

Sincerely,
Kelly-O'Hern Associates



Mike O'Hern

cc: Rex Bohn, First District Supervisor
Mark Lovelace, Third District Supervisor
Virginia Bass, Fourth District Supervisor
Ryan Sundberg, Fifth District Supervisor
Robert Wall, AICP, Supervising Planner, County of Humboldt ✓
Slack and Winzler Properties LLC

Kramer Investment Corp	306-022-001	Fields Landing
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Name	Kramer Investment Corp	Community	Fields Landing
Parcel	306-022-001	Address	6682 2Nd St
Parcel Size	0.53 acres	Water/Sewer	Water, Sewer
Request	Ensure that MF will be remain allowable	Provider	Humboldt CSD
Current General Plan	RL (HBAP)	Plan Area	Humboldt Bay AP
Proposed General Plan	RL/RM	Zoning	RS-5

KIC I kramer investment corp.

*Bos. All
cc: scanned
Planning*
RECEIVED
BOARD OF SUPERVISORS

JUL 17 2015
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM



July 16, 2015

Chairperson
County of Humboldt Board of Supervisors
825 5th Street Room 111
Arcata, CA 95521

Attn: Clerk of the Board

Re: Parcel #306-022-001

Dear Chairperson and Board:

We received the proposed change for the Land Use Designation on parcel# 306-022-001 and want to note that this is fully built out site. This site currently has 11 units on it as well as two ancillary buildings. The notice indicates two proposed uses; we are writing to preserve our right to a potential change and / or simply want to ensure the RM use will be an applicable use.

Sincerely,

Chris Mikkelsen

cc: Michael Richardson –County Planning

Attachment

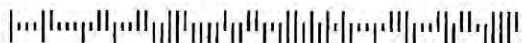
Planning and Building Department
Planning Division
COUNTY OF HUMBOLDT
3015 H Street
Eureka CA 95501

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



KRAMER INVESTMENT CORP
1589 MYRTLE AVE
EUREKA CA 95501-1453

RECEIVED

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
306-022-001	6682 2nd St, Fields Landing

Current Land Use Designation

RL - Residential Low Density

Residential Density: 3 - 7 units/acre

Purpose: To make effective use of limited urban land and provide areas for residential use of mobile homes in urban areas, consistent with availability of public services.



Proposed New Land Use Designations

RL - Residential Low Density

Residential Density: 1 - 7 units/acre

Purpose: The RL designation is used for areas suitable for residential use where urban services are available or are anticipated to be available.

RM - Residential Medium Density

Residential Density: 7 - 30 units/acre

Purpose: The Residential Medium Density classification is used in areas with full urban services and where common-walled units and apartments are appropriate.

Common Planning Terms

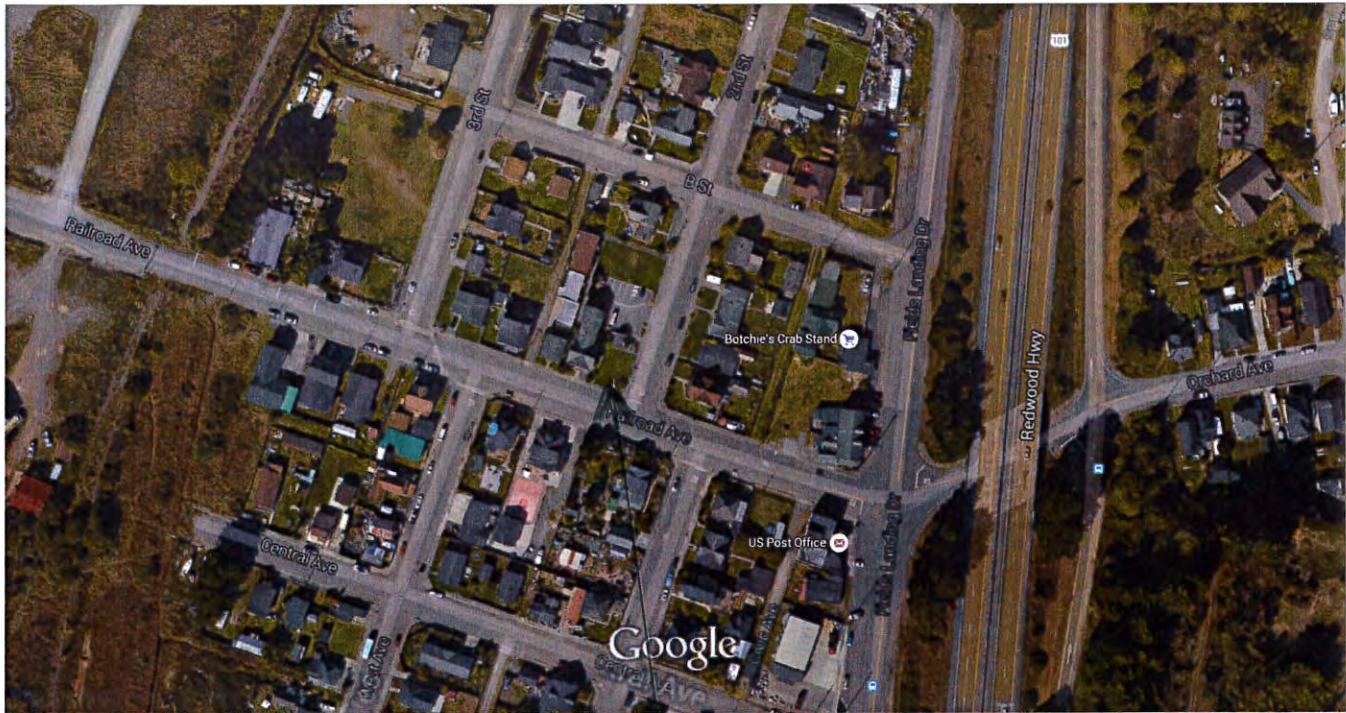
General Plan: The General Plan is the County's long-term blueprint for the community's vision of future growth

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.



Search nearby: hotels·restaurants

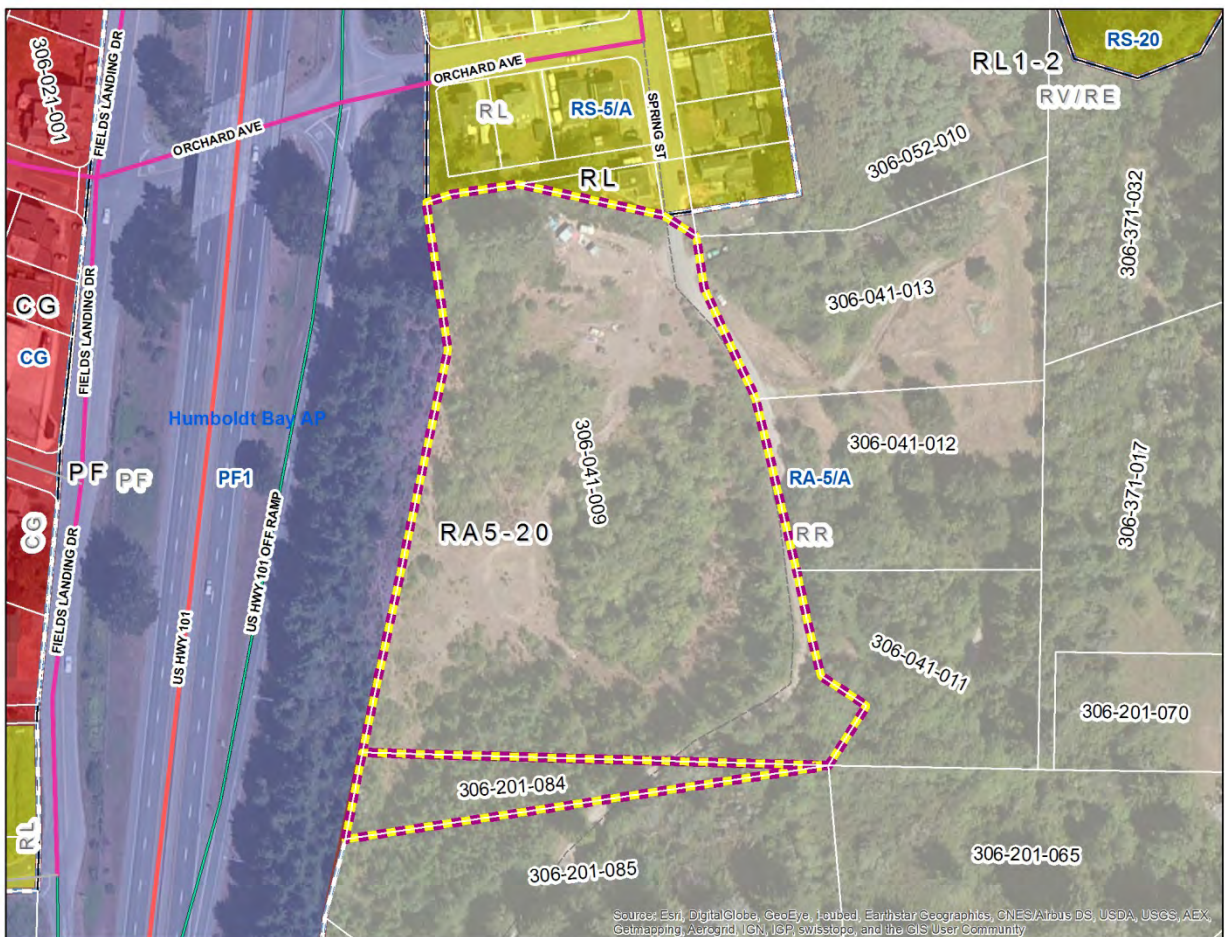
6682 2nd St
Fields Landing, CA 95537

Imagery ©2015 Google, Map data ©2015 Google 100 ft

Site

Provolt, Debbie & Monte		306-041-009	Fields Landing
Name	Provolt, Debbie & Monte	Community	Fields Landing
Parcel	306-041-009	Address	6670 Spring St
Parcel Size	5.59 acres	Water/Sewer	Sewer/Water
Request	RE2.5-5	Provider	Humboldt CSD
Current General Plan	RR (HBAP)	Plan Area	Humboldt Bay AP
Proposed General Plan	RA5-20	Zoning	RA-5/A

Provolt, Debbie & Monte		306-201-084	Fields Landing
Name	Provolt, Debbie & Monte	Community	Fields Landing
Parcel	306-201-084	Address	
Parcel Size	0.57 acres	Water/Sewer	Sewer/Water
Request	RE2.5-5	Provider	Humboldt CSD
Current General Plan	RR (HBAP)	Plan Area	Humboldt Bay AP
Proposed General Plan	RA5-20	Zoning	RA-5/A



Humboldt County Board of Supervisors

Supervisor Rex Bohn

Re: Land Use designation for APN's 306-041-09 and 306-201-84

Rex,

The two APN's listed above together constitute one legal 5 acre parcel. The proposed land use designation is Rural Residential 5-20. We request a land use designation which would allow a minimum 2.5 acre parcel.

The lands north of us are small subdivision lots planned RL 1-7. The lands east of us are planned Rural Residential 5-20, but they are all smaller, ranging from 1.17 to 1.59 acres, so they are non-conforming. All of the parcels to the east and northeast are steep, wooded hillsides.

Our parcel is mostly flat, and has water, sewer and all utilities. It is very well suited to having two residences. The GIS contour lines show a ridge and slopes going across our property, but in fact the property is mostly flat. Cal Trans removed the ridge using the material for freeway construction years ago. The contour lines shown on the GIS may be the reason for the 5-20 acre land use designation.

Thank you for your consideration.

Monte and Debbie Provolt
822-0508

Rosenberg, Stephen J Trust	306-201-044	Fields Landing
----------------------------	-------------	----------------



Name	Rosenberg, Stephen J Trust	Community	Humboldt Hill
Parcel	306-201-044	Address	7160 London Dr
Parcel Size	5.77 acres	Water/Sewer	Sewer/Water
Request	Higher density than 5 acre	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,

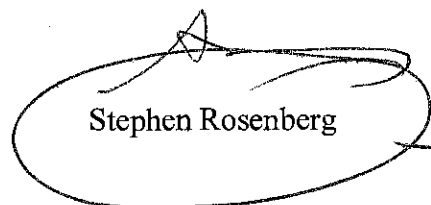
Following our discussion of Monday June 14, 2015, I was contacted by a junior and then a senior planner who passed the buck back to you advising me to send a letter. So here goes.

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.

Humboldt Community Services Dist	306-381-048	Fields Landing
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Name	Humboldt Community Services Dist	Community	Humboldt Hill
Parcel	306-381-048	Address	
Parcel Size	0.57 acres	Water/Sewer	Sewer/Water
Request	PF is water tank	Provider	Humboldt CSD
Current General Plan	RL	Plan Area	Eureka CPA
Proposed General Plan	RL1-7	Zoning	R-1*/GO;RS-20

Humboldt Community Services District

Post Office Box 158 Cutten, Ca 95534 (707) 443-4558 Fax (707) 443-0818

Humboldt County Planning Department
3015 H Street
Eureka, Ca 95501

June 12, 2015

Subject: Humboldt Co. General Plan Update

Gentlemen:

We are in receipt of several notices regarding proposed changes to land use designations for various properties that the Humboldt Community Services District (District) owns. The District would like the County to reconsider their proposed land use designations to the following District owned properties:

1. APN 306-381-048: This is a water tank site. The County proposes to place a "RL 1-7" land use designation on it and the District believes the proper land use designation should be "PF" (public facility).
2. APN 403-161-034: This is a 20' x 30' parcel that is used as a water booster station site. The County proposes to place a "RE2.5-5" land use designation on it and the District believes the proper land use designation should be "PF" (public facility).
3. APN 403-051-026: This is a water tank site. The County proposes to place a "Residential" land use designation on it and the District believes the proper land use designation should be "PF" (public facility).
4. APN 300-011-017: This vacant property surrounds the District's headquarters and corporation yard. It appears the County would like to change the land use designation to "OS" and "RL1-7". We are unsure of how or where the County proposes to "split" this property with these two land use designations. Can we get a copy of a map that shows how the County proposes to do this, so that we can be informed and understand clearly how this change will impact our property and potential future use? We may have additional comments upon review of this map.

Thank you in advance for reviewing our concerns. I can be reached at (707) 443-1340 ext. 225 should you wish to discuss further.

Sincerely,



Mickey Hulstrom
District Planner

Dickerson, Robert E & Margaret F Tr	312-043-017	Blue Lake/Glendale
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Name	Dickerson, Robert E & Margaret F Tr	Community	Blue Lake
Parcel	312-043-017	Address	787 Buckley Rd
Parcel Size	11.84 acres	Water/Sewer	None
Request	RE2.5-5 like our uses and similar parcels	Provider	On Site
Current General Plan	TIMBER	Plan Area	Blue Lake CPA
Proposed General Plan	RA5-20	Zoning	U

January 12, 2012

Martha Spencer
Senior Planner
Contact Person
County of Humboldt
Community Development Services
Planning Division
301 H Street
Eureka, CA 95501

Dear Ms. Spencer:

I was informed by my neighbor's son that the General Plan designation of my parcels in the Blue Lake area, AP # 312-043-17 and AP # 312-181-001 was proposed to be RR 5-20. This was not what we had and would create a significant number of non-conforming parcels in our area.

Therefore, I request that we be designated RR 2.5-5 rather than RR 5-20. I was perplexed that Jasper Sawatzky, the above-mentioned neighbor, had called the planning department and was told there was no change to our designation or permissible uses within our area. It is in the public interest that we be designated RR 2.5-5 so as to remain consistent with our uses and other similar parcels.

Sincerely,

Margaret (Peggy) Dickerson

Peggy Dickerson

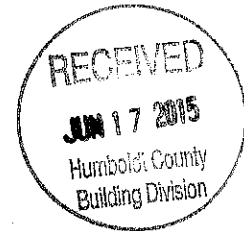
Sawatzky, Jasper J & Rose Tr	312-043-018	Blue Lake/Glendale
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Name	Sawatzky, Jasper J & Rose Tr	Community	Blue Lake
Parcel	312-043-018	Address	766 Buckley Rd
Parcel Size	5.8 acres	Water/Sewer	None
Request	RE2.5-5 like similar parcels	Provider	On Site
Current General Plan	TIMBER (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	RA5-20	Zoning	U

1/4/12

Martha Spencer
Senior Planner
Contact Person
County of Humboldt
Community Development Services
Planning Division
301 H Street
Eureka, CA 95501



Dear Ms. Spencer:

We are the owners of AP# 312-043-018 in the Blue Lake area.

Our son, Kent Sawatzky, informed us that a change to the general plan designation on our parcels is in progress.

We request that our parcels are designated RE 2.5-5 as per your alternative C. We meet all guidelines for this designation.

If staff has any objections to this designation, please make your response available to our son, Kent Sawatzky in writing prior to the planning commission meeting on January 5th and also deposit in the US Mail, so that we may address said response at that planning commission meeting. Please put us on the agenda. We request our son, Kent Sawatzky, to act as our agent in this matter.

Sincerely,


Jasper Sawatzky

Rose Sawatzky

Contact Information:
Kent Sawatzky
P.O. Box 765
Blue Lake, CA 95525
707.668.5288

August 20, 2012

Lands of Christie, Alfred

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

Analysis of 17 separate Assessor Parcel numbers in the Glenade/Viad 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
Currently: Suburban at 6 units/acre = 42 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, so no ADU potential without conditional use permit process, and proving any residence is necessary to the agricultural operation. |

8. 516-171-05 2.86 GIS acres
Currently: Grazing AE
PC Recommended: CF
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
Currently: Grazing AE
PC Recommended: CF & AE
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.
10. 516-171-08 48 GIS acres
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.

Humboldt County Board of Supervisors
Ryan Sundberg
RE: Land Use Designations

June 22, 2015

Dear Mr. Sundberg:

As managers of property owned by the Ribar-Cox Timberlands LP, located on Liscom Hill Road, located in the Glendale/Blue Lake portion of the Northern Area, we are requesting changes be made to the proposed land use designation that are shown on the counties website maps. I have included a map the 4 proposed new land use designations and the approximate acreages to be affected. Two are on 312-043-002 and two are on 312-051-046. The proposed change to AP# 312-043-13 is acceptable.

Assessor's Parcel #312-043-0002 200 acres

This parcel is proposed for a split designation of RE 2.5 – 5, RA 5, and T. The less small area is located in the north east portion of my map. It is proposed for RE 2.5-5 use, as presented on the pre-meeting proposed designation map provided on the internet, measures less than the 2.5 acre minimum of the proposed designation. We would like to have this designation adjusted down to 1 acre minimum to make this a usable parcel in-line with its proposed designation. This area is adjacent to the Liscom Hill Road, power lines and is across the street from a residential area.

The less than 3 acre area proposed to be designated RA 5 lies adjacent to and south of the Liscom Hill Road and north of a currently unclassified 52 acre parcel that will be discussed next. This area may have views of the Humboldt Bay and the ocean, is adjacent to a public road, power lines and there appears to be springs on the adjacent parcels that could supply this area with water. We would like to have this designation adjusted down to a RE 2.5 designation to make this a usable parcel in-line with its proposed designation.

Assessor's Parcel # 312-051-046 52 acres

This currently undesignated parcel is proposed for split designation of RA5 and T. When this parcel was purchased about 15 years ago there were about 7 or 8 trailers on the property with a farm house and a large barn. It has power lines running through it to provide power, developed springs to provide water, a developed road system with several existing ingress/egress gates to provide access and is adjacent to a public road. There are several flat areas and generally gentle slopes with some affording ocean views. This parcel has rural residences, some less than an acre, on two sides. The other two sides are owned by the same owner of this property. We would like to have the designation of RE 2.5 applied to this entire parcel.

Sincerely,



Forester/Land Manager for Ribar-Cox Timberlands, LP
Natural Resources Management Corp.

Ribar - Cox Timberlands

Subject Properties

AP# 312-043-002

AP# 312-043-013

AP# 312-051-046

RE 2.5 - 5

~ 2 ac.ac.

RA 5

~ 3 ac.

RA 5

20 ac.

T

~ 32ac.

SCALE

1" = 700'

Creek

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,

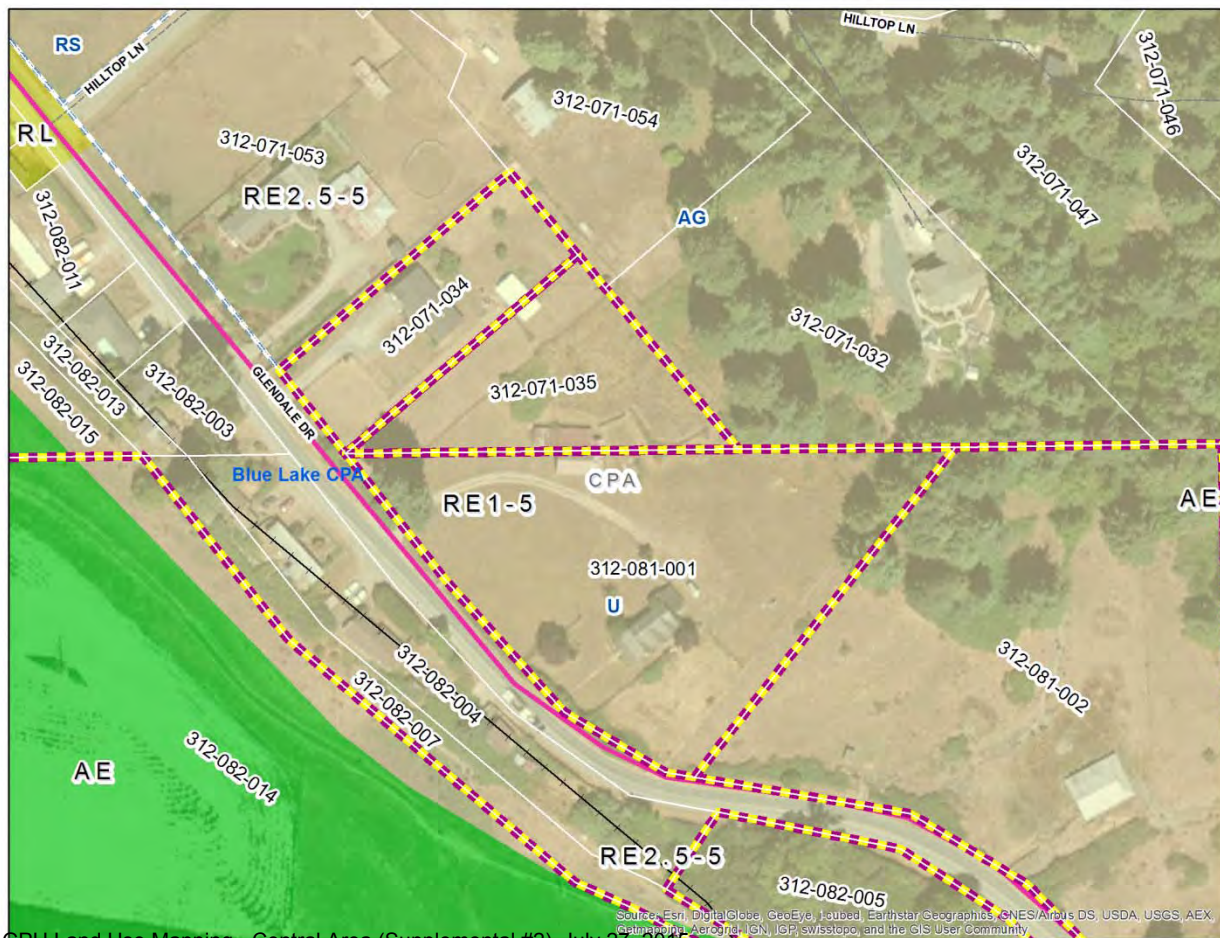
William F Landis Jr
7/16/15

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	Address	2515 Glendale Dr
Parcel Size	0.63 acres	Water/Sewer	Water (Blue Lake)
Request	RE1-5	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	Address	
Parcel Size	0.75 acres	Water/Sewer	None
Request	RE1-5	Provider	On Site
Current General Plan	DISP HSE	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	Address	2605 Glendale Dr
Parcel Size	2.15 acres	Water/Sewer	None
Request	RE1-5	Provider	On Site
Current General Plan	RE1-5	Plan Area	Blue Lake CPA
Proposed General Plan	RE2.5-5	Zoning	U



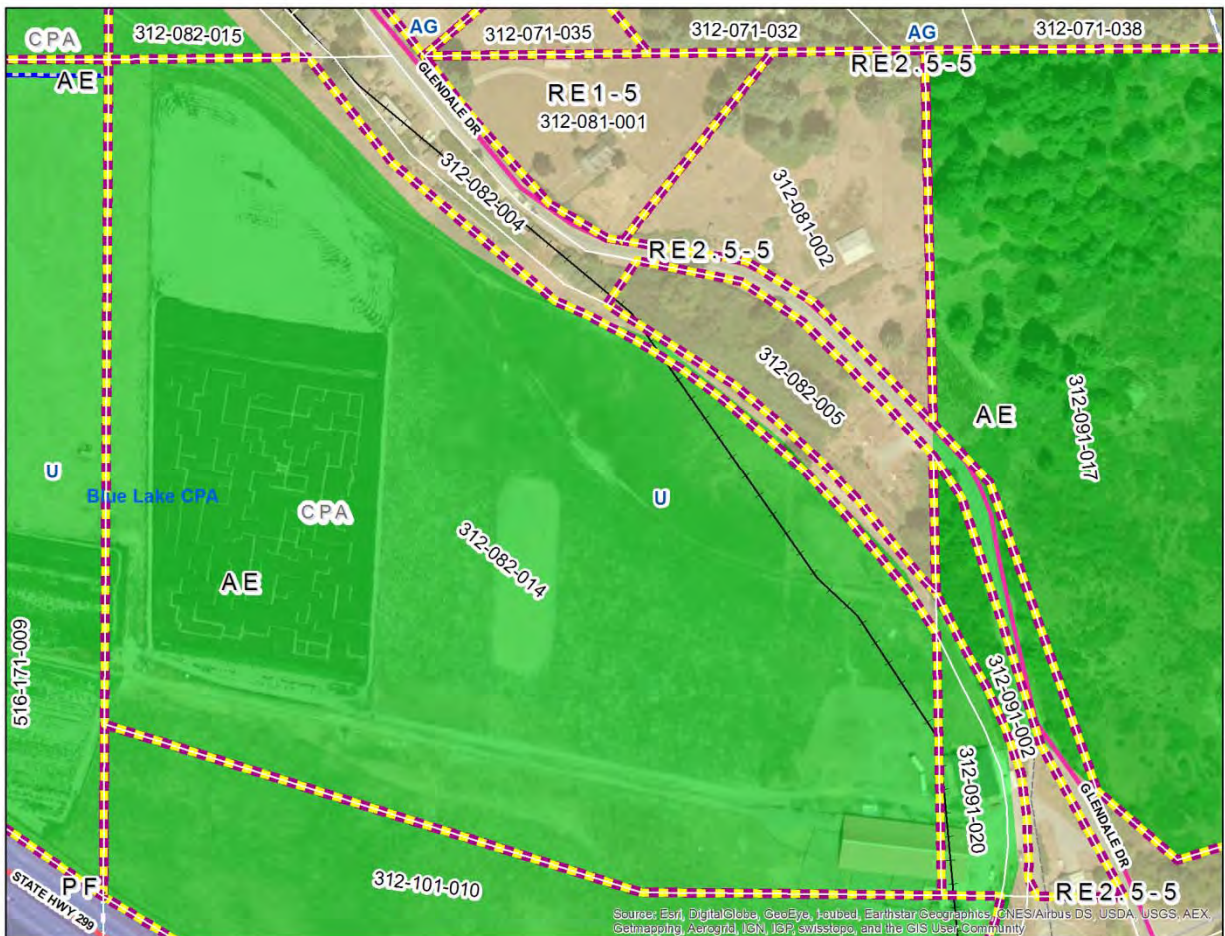
Christie, Alfred W Jr & Sherry		312-081-002	Blue Lake/Glendale
Name	Christie, Alfred W Jr & Sherry	Community	Blue Lake
Parcel	312-081-002	Address	
Parcel Size	3.66 acres	Water/Sewer	None
Request	Wants no change to existing land use designation	Provider	On Site
Current General Plan	DISPERSED HOUSES	Plan 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	Address	
Parcel Size	2.01 acres	Water/Sewer	None
Request	Wants no change to existing land use designation	Provider	On Site
Current General Plan	DISPERSED HOUSES	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	Address	
Parcel Size	28.07 acres	Water/Sewer	None
Request	Wants no change to existing land use designation	Provider	On Site
Current General Plan	SUBURBAN	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	Address	2870 Glendale Dr
Parcel Size	1.16 acres	Water/Sewer	None
Request	Wants no change to existing land use designation	Provider	On Site
Current General Plan	SUBURBAN	Plan Area	Blue Lake CPA
Proposed General Plan	AE/RE2.5-5	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.

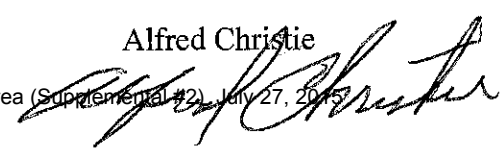
The real property for which I do not want any land use changes to be made are referred to by the Humboldt County Assessor's Office as bearing the following parcel numbers:

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 ENTITLEMENT

August 20, 2012

Lands of Christie, Alfred

Analysis of 17 separate Assessor Parcel numbers in the Glendale/Grand 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
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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.

Plevin, Stephen R & Sherry K	312-091-012	Blue Lake/Glendale
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Name	Plevin, Stephen R & Sherry K	Community	Blue Lake
Parcel	312-091-012	Address	125 Greenhill Rd
Parcel Size	2.23 acres	Water/Sewer	None
Request	Request RE1-5 to ensure density will allow 2 units	Provider	On Site
Current General Plan	DISPERSED HOUSES	Plan Area	Blue Lake CPA
Proposed General Plan	RE2.5-5	Zoning	U

From: Sundberg, Ryan
Sent: Tuesday, July 21, 2015 8:45 PM
To: 'Steve Plevin'
Cc: Wall, Robert
Subject: RE: Land use designation concerns/ AP# 312-091-012

Hello Steve,

I will have a planner send you a message and see if we can accommodate your request. The meeting for this is next Monday in the Board chambers from 11-7pm with a lunch break.
My best,

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

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

From: Steve Plevin [splevin@earthlink.net]
Sent: Tuesday, July 21, 2015 08:19 PM Pacific Standard Time
To: Sundberg, Ryan
Subject: Land use designation concerns/ AP# 312-091-012

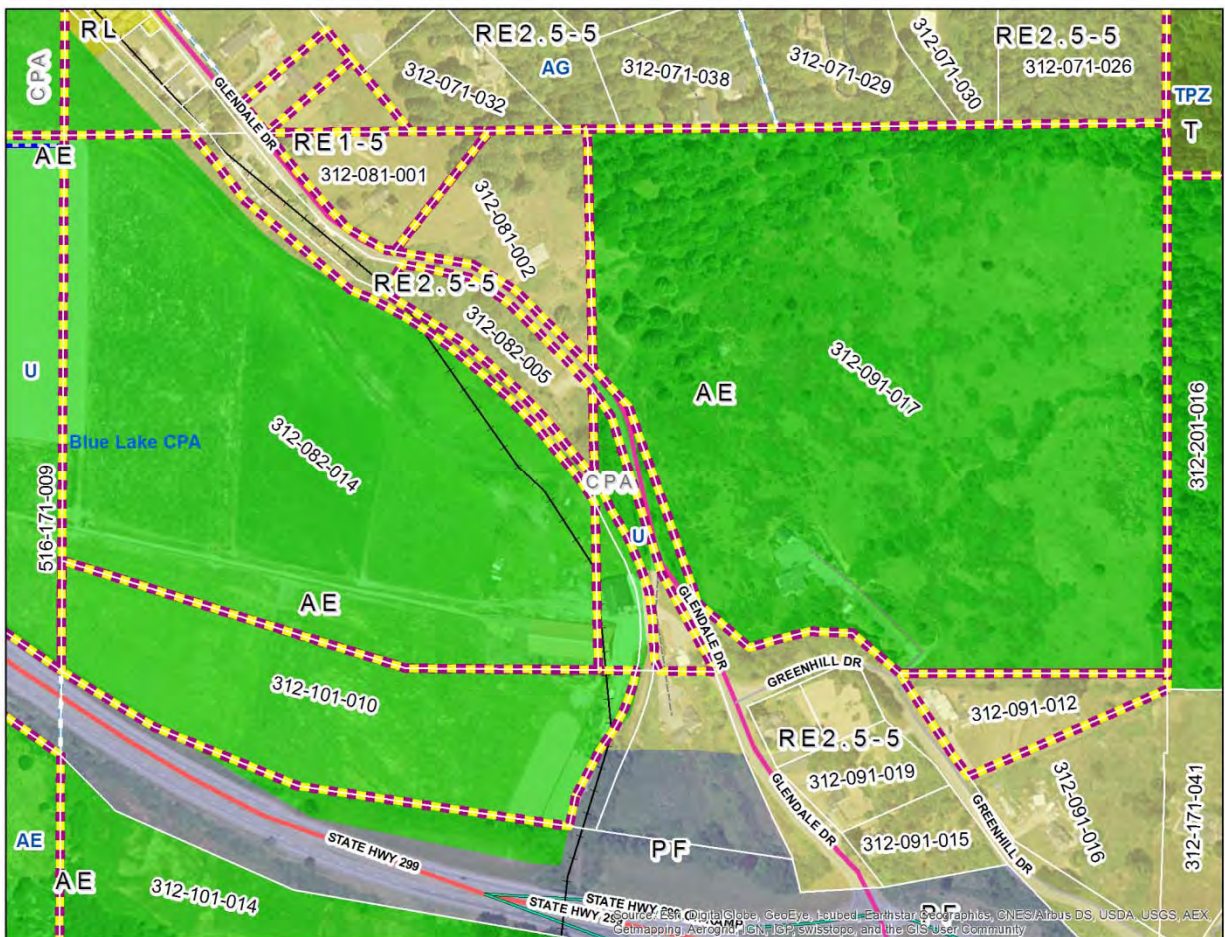
Hello Mr. Sundberg,

I'm writing as the property owner of parcel number 312-091-012 in Blue Lake to express my concern over the proposed new land use designation that will be assigned to my parcel. I would prefer that the designation be RE1-5 rather than RE2.5-5 and hope that you will keep this in mind as you and the team finalize my areas designation. I would very much appreciate your letting me know that you have received my request and appreciate anything you might be able to do to insure that the RE1-5 designation prevails.

Please also let me know if you feel that there are any other folks that I should express my concerns to and have a great day.
Regards,
Steve Plevin

Christie, Alfred W Jr & Sherry		312-091-017	Blue Lake/Glendale
Name	Christie, Alfred W Jr & Sherry	Community	Blue Lake
Parcel	312-091-017	Address	97 Greenhill Rd
Parcel Size	41.39 acres	Water/Sewer	None
Request	Wants no change to existing land use designation	Provider	On Site
Current General Plan	DISP HS;TIMBER	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	Address	2950 Glendale Dr
Parcel Size	11.04 acres	Water/Sewer	None
Request	Wants no change to existing land use designation	Provider	On Site
Current General Plan	SUBURBAN;GRAZING	Plan Area	Blue Lake CPA
Proposed General Plan	AE	Zoning	U



Addison, Kenny L	312-141-006	Blue Lake/Glendale
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Name	Addison, Kenny L	Community	Blue Lake
Parcel	312-141-006	Address	169 Railroad Av
Parcel Size	0.78 acres	Water/Sewer	None
Request		Provider	On Site
Current General Plan	LOW DENSITY (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	UR	Zoning	U

Dickerson, Robert E & Margaret F Tr	312-181-001	Blue Lake/Glendale
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Name	Dickerson, Robert E & Margaret F Tr	Community	Blue Lake
Parcel	312-181-001	Address	
Parcel Size	2.66 acres	Water/Sewer	None
Request	RE2.5-5 like our uses and similar parcels	Provider	On Site
Current General Plan	TIMBER	Plan Area	Blue Lake CPA
Proposed General Plan	RA5-20	Zoning	U

January 12, 2012

Martha Spencer
Senior Planner
Contact Person
County of Humboldt
Community Development Services
Planning Division
301 H Street
Eureka, CA 95501

Dear Ms. Spencer:

I was informed by my neighbor's son that the General Plan designation of my parcels in the Blue Lake area, AP # 312-043-17 and AP # 312-181-001 was proposed to be RR 5-20. This was not what we had and would create a significant number of non-conforming parcels in our area.

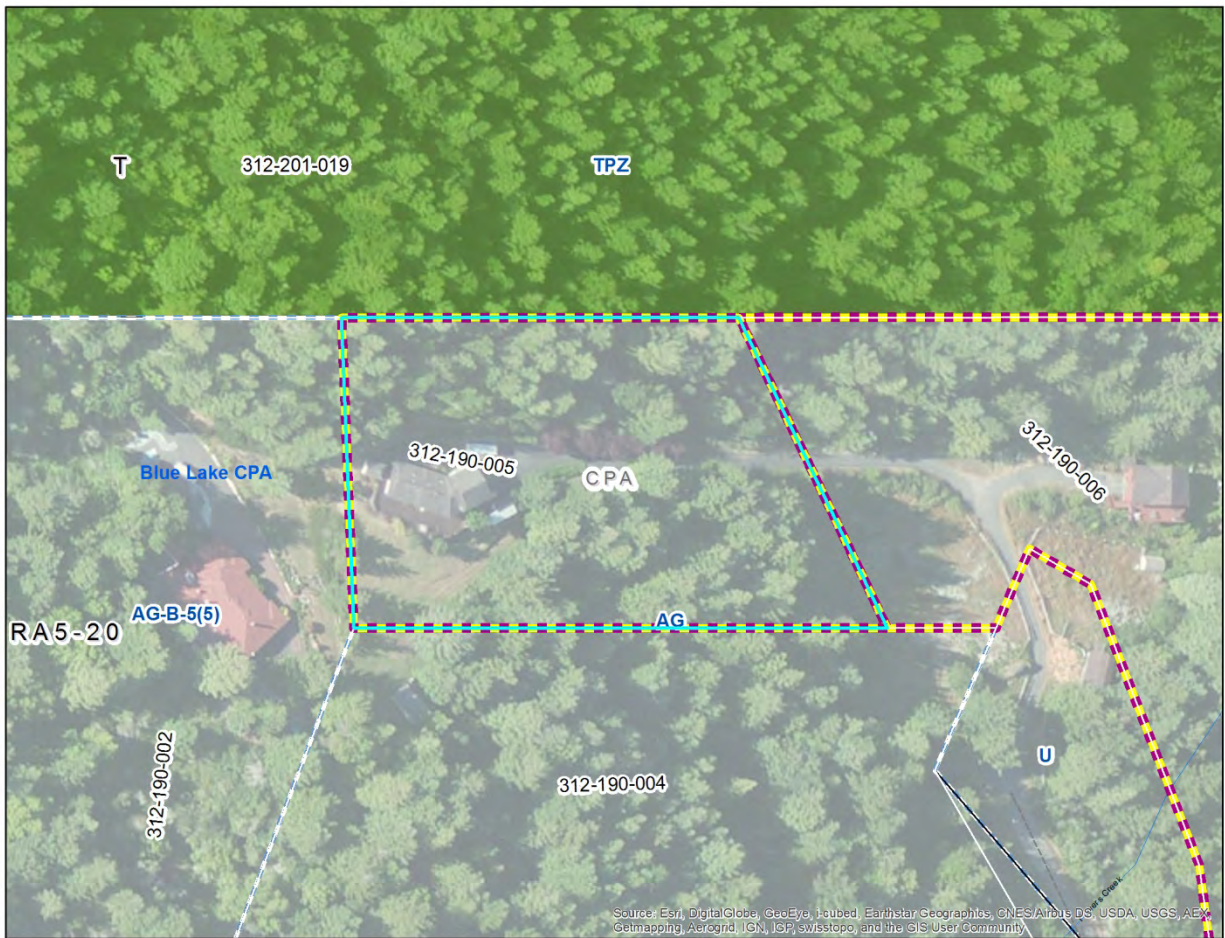
Therefore, I request that we be designated RR 2.5-5 rather than RR 5-20. I was perplexed that Jasper Sawatzky, the above-mentioned neighbor, had called the planning department and was told there was no change to our designation or permissible uses within our area. It is in the public interest that we be designated RR 2.5-5 so as to remain consistent with our uses and other similar parcels.

Sincerely,

Margaret (Peggy) Dickerson

Peggy Dickerson

Shumard, Roy L & Barbara A	312-190-005	Blue Lake/Glendale
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Name	Shumard, Roy L & Barbara A	Community	Blue Lake
Parcel	312-190-005	Address	716 Buckley Rd
Parcel Size	2.8 acres	Water/Sewer	None
Request	RE2.5-5 consistent with similar parcels	Provider	On Site
Current General Plan	TIMBER	Plan Area	Blue Lake CPA
Proposed General Plan	RA5-20	Zoning	AG

January 12, 2012

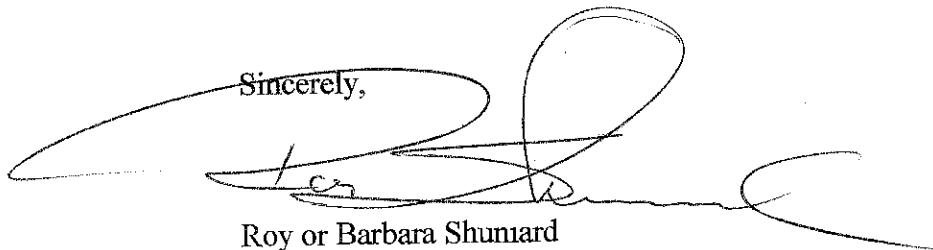
Martha Spencer
Senior Planner
Contact Person
County of Humboldt
Community Development Services
Planning Division
301 H Street
Eureka, CA 95501

Dear Ms. Spencer:

We were informed by our neighbor's son that the General Plan designation of our parcel in the Blue Lake area, AP # 312-090-005 was proposed to be RR 5-20. This was not what we had and would create a significant number of non-conforming parcels in our area.

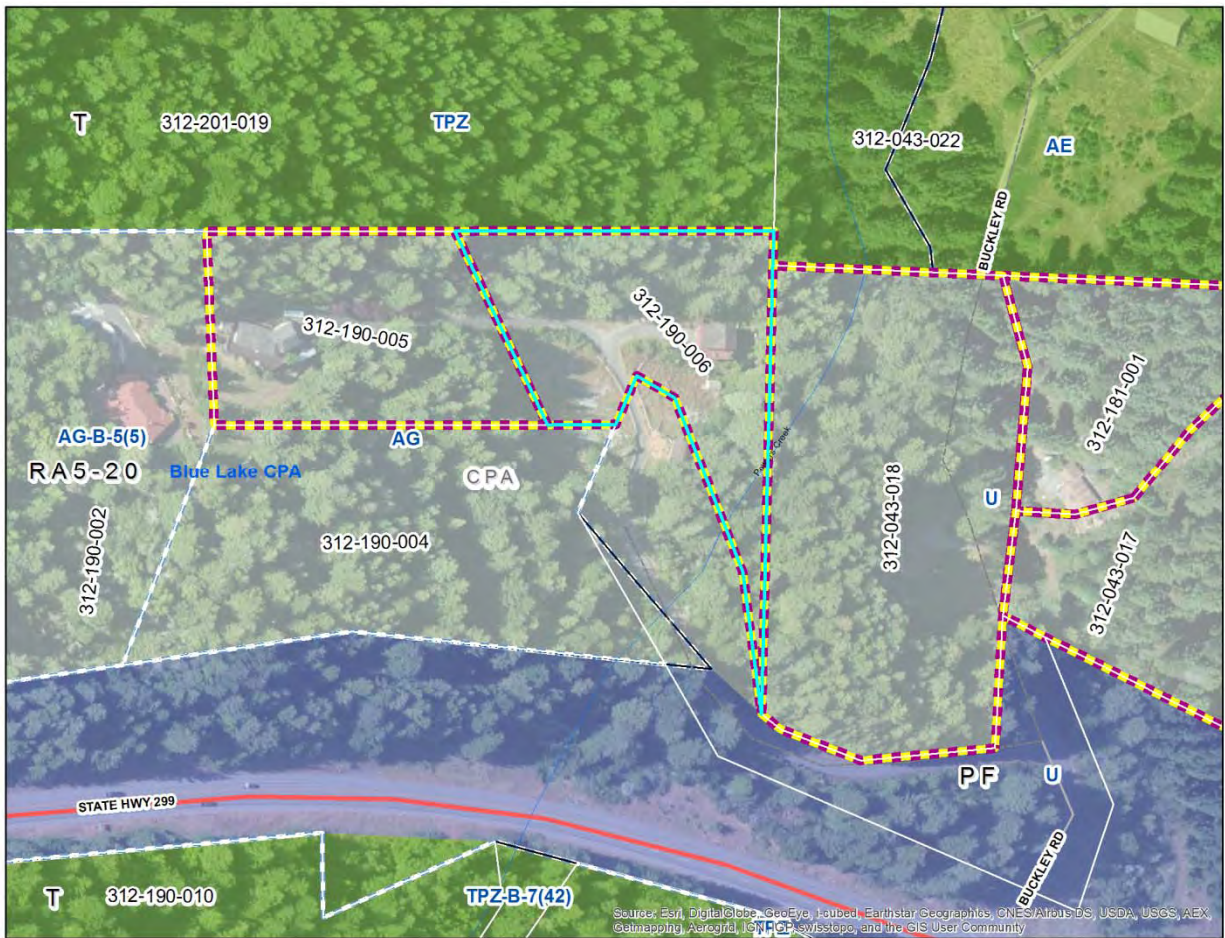
Therefore, we request that we be designated RR 2.5-5 rather than RR 5-20. We were perplexed that Jasper Sawatzky, the above-mentioned neighbor, had called the planning department and was told there was no change to our designation or permissible uses within our area. It is in the public interest that we be designated RR 2.5-5 so as to remain consistent with our uses and other similar parcels.

Sincerely,

A handwritten signature in black ink, appearing to be "Roy or Barbara Shumard", written over a horizontal line.

Roy or Barbara Shumard

Likos, Deborah	312-190-006	Blue Lake/Glendale
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Name	Likos, Deborah	Community	Blue Lake
Parcel	312-190-006	Address	710 Buckley Rd
Parcel Size	2.96 acres	Water/Sewer	None
Request	RE2.5-5 to be consistent with surrounding	Provider	On Site
Current General Plan	TIMBER/GRAZING	Plan Area	Blue Lake CPA
Proposed General Plan	RA5-20	Zoning	AG

January 12, 2012

Martha Spencer
Senior Planner
Contact Person
County of Humboldt
Community Development Services
Planning Division
301 H Street
Eureka, CA 95501

Dear Ms. Spencer:

We were informed by our neighbor's son that the General Plan designation of our parcel in the Blue Lake area, AP #312-190-006 was proposed to be RR 5-20. This was not what we had and would create a significant number of non-conforming parcels in our area.

Therefore, we request that we be designated RR 2.5-5 rather than RR 5-20. We were perplexed that Jasper Sawatzky, the above-mentioned neighbor, had called the planning department and was told there was no change to our designation or permissible uses within our area. It is in the public interest that we be designated RR 2.5-5 so as to remain consistent with our uses and other similar parcels.

Sincerely,

A handwritten signature in cursive script, appearing to read "Howard E. Biggs" and "Lydia M. Biggs" joined together.

Howard or Lydia Biggs Trust

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	Address	150 Dry Creek Ln
Parcel Size	23.48 acres	Water/Sewer	None
Request	Leave current Disp Houses designation	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	Address	255 Dry Creek Ln
Parcel Size	19.74 acres	Water/Sewer	None
Request	Leave current Disp Houses designation	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.

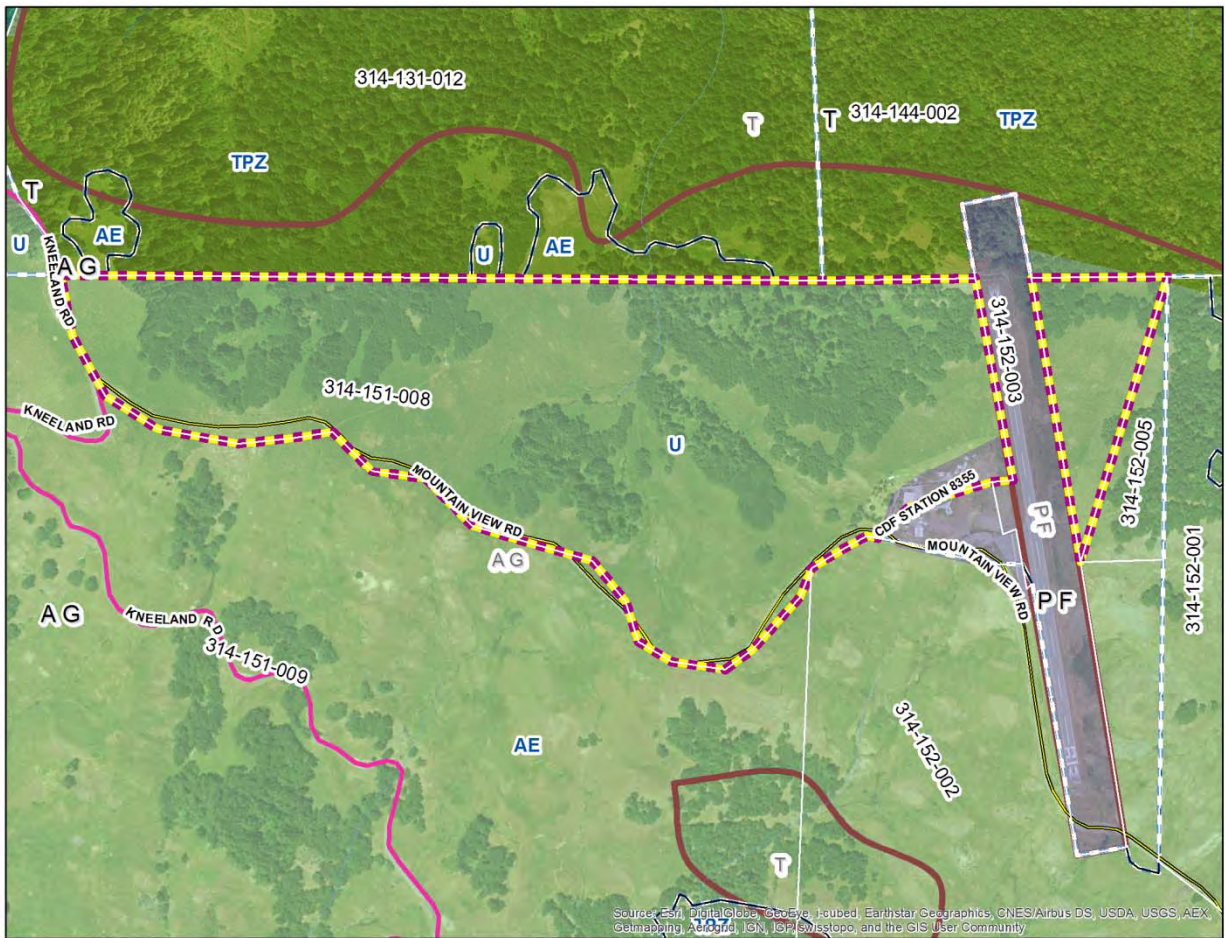
Also, a significant part of each parcel is open meadows. I had hoped that someday my children could live there.

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

William F Landis Jr

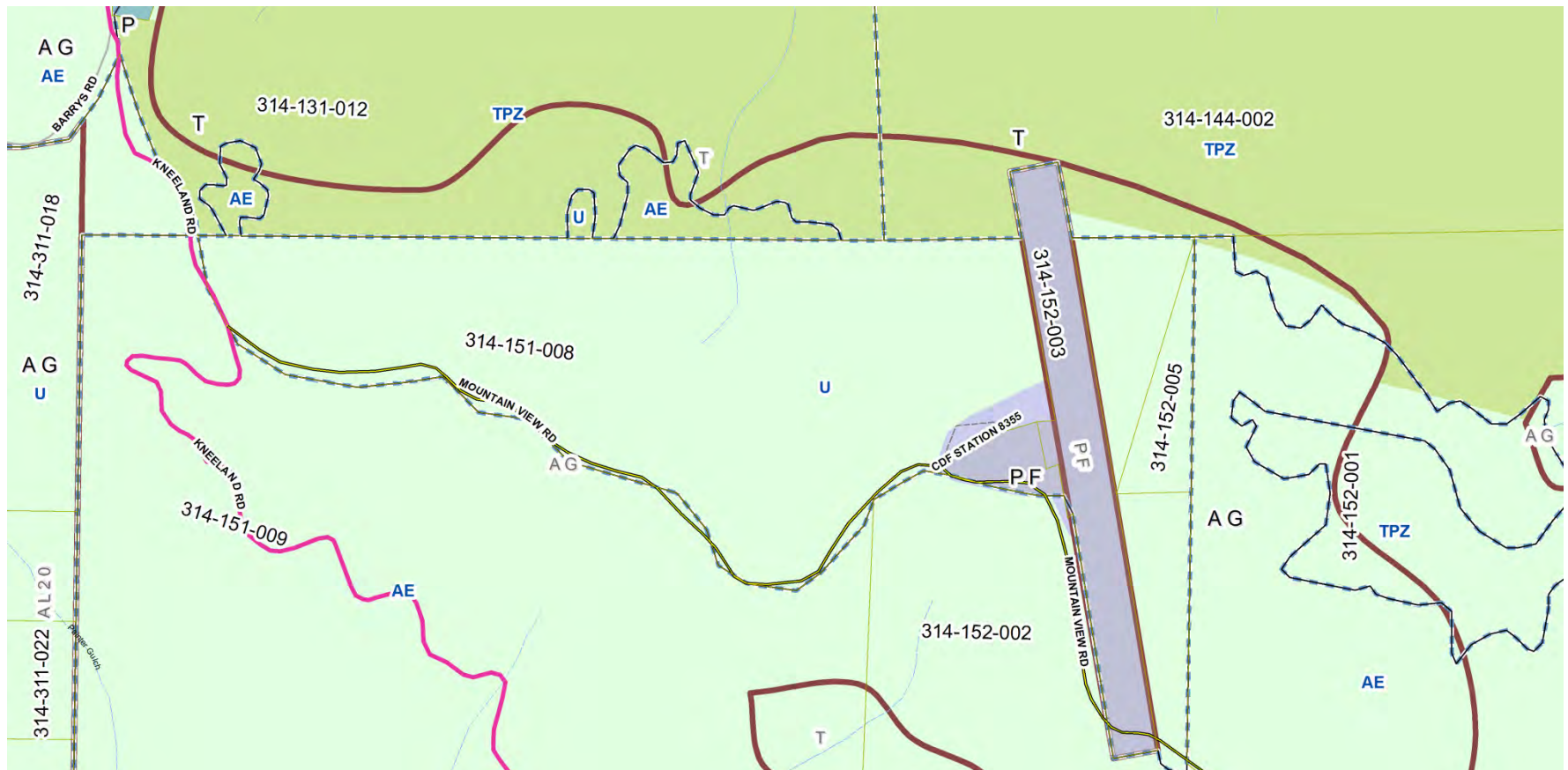
William F Landis Jr
2/14/15

Fulton, Frank R	314-151-008	Central
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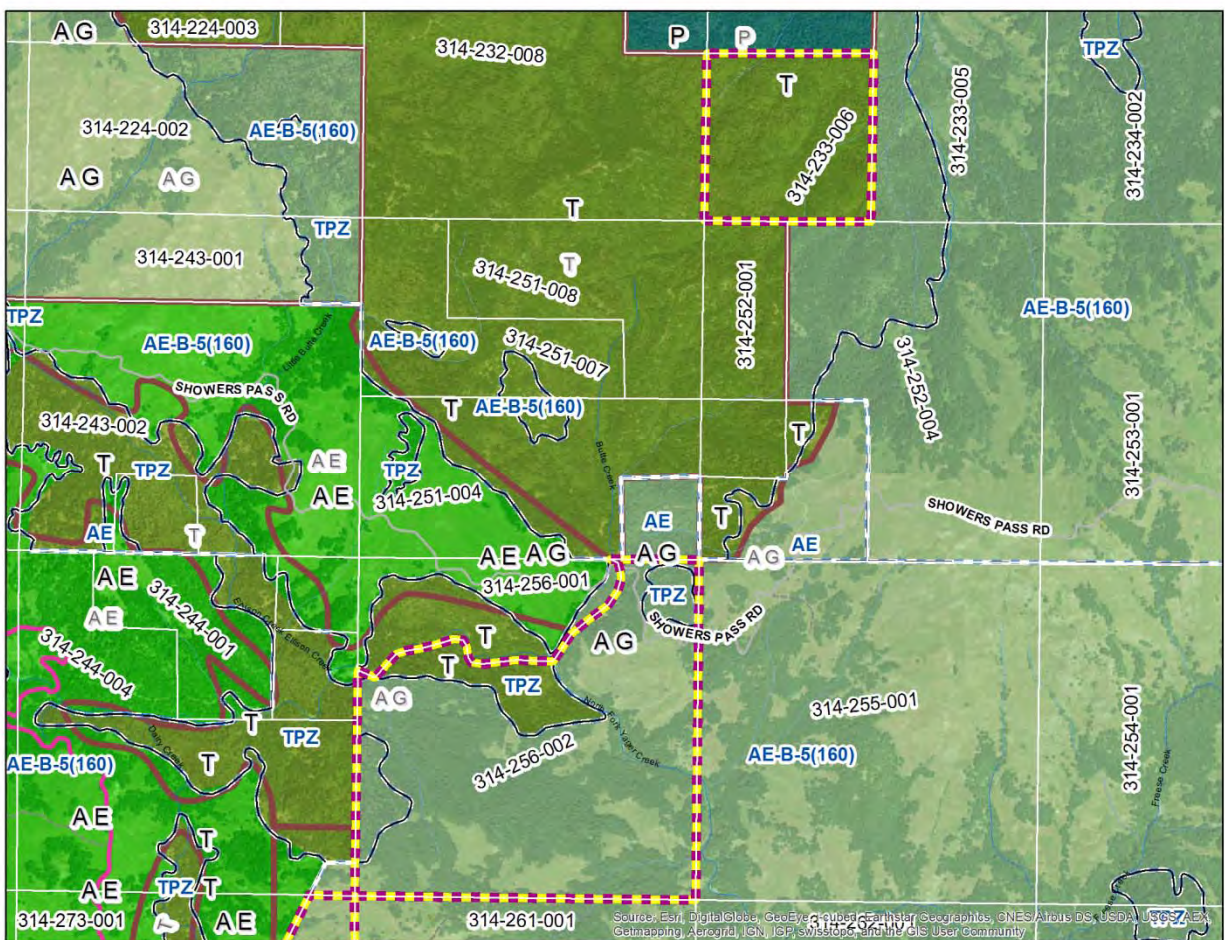
Name	Fulton, Frank R	Community	Kneeland
Parcel	314-151-008	Address	
Parcel Size	110.49 acres	Water/Sewer	None
Request	AG no airport on property	Provider	On Site
Current General Plan	AG	Plan Area	
Proposed General Plan		Zoning	U

A portion of APN 314-151-008 is planned PF. They quitclaimed property to CDF 30 years ago and none of the helitack base is on their property. Their entire parcel should be planned AG.



Fort Baker Ranch Co		314-233-006	Central
Name	Fort Baker Ranch Co	Community	Bridgeville
Parcel	314-233-006	Address	
Parcel Size	155.72 acres	Water/Sewer	None
Request	Do not change current land use designations	Provider	On Site
Current General Plan	AG	Plan Area	
Proposed General Plan	T	Zoning	TPZ

Fort Baker Ranch Co		314-256-002	Central
Name	Fort Baker Ranch Co	Community	Bridgeville
Parcel	314-256-002	Address	
Parcel Size	508.88 acres	Water/Sewer	None
Request	Do not change current land use designations	Provider	On Site
Current General Plan	AG	Plan Area	
Proposed General Plan	T/AG	Zoning	AE;TPZ

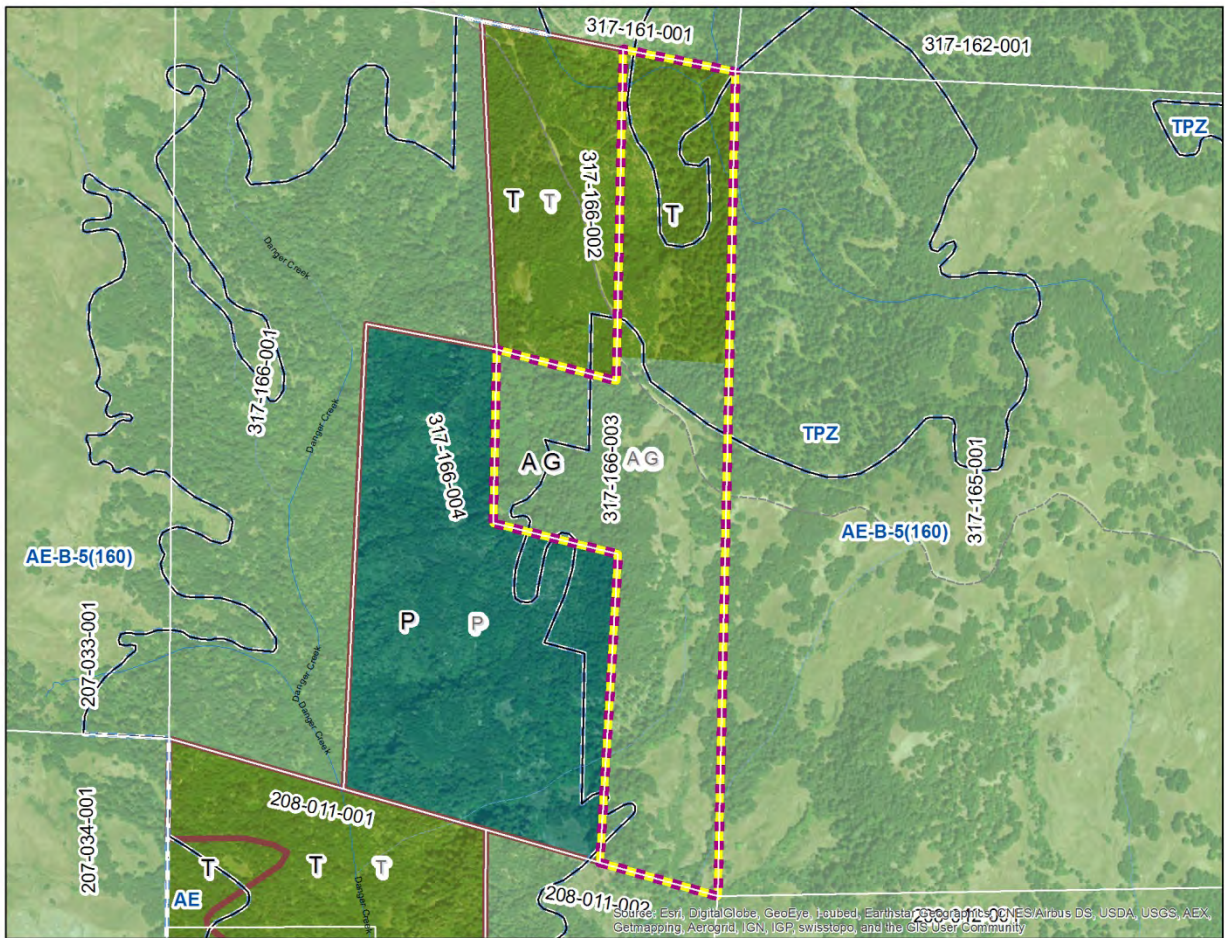


Fort Baker Ranch Corporation		314-271-002	Central
Name	Fort Baker Ranch Corporation	Community	Bridgeville
Parcel	314-271-002	Address	
Parcel Size	421.14 acres	Water/Sewer	None
Request	Do not change current land use designations	Provider	On Site
Current General Plan	AG	Plan Area	
Proposed General Plan	AE/AG	Zoning	AE-B-5(160);TPZ

Fort Baker Ranch Co		314-273-002	Central
Name	Fort Baker Ranch Co	Community	Bridgeville
Parcel	314-273-002	Address	
Parcel Size	152.12 acres	Water/Sewer	None
Request	Do not change current land use designations	Provider	On Site
Current General Plan	AE/T	Plan Area	
Proposed General Plan	AG	Zoning	AE;TPZ



Fort Baker Ranch Co	317-166-003	Central
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Name	Fort Baker Ranch Co	Community	Bridgeville
Parcel	317-166-003	Address	
Parcel Size	119.44 acres	Water/Sewer	None
Request	Do not change current land use designations	Provider	On Site
Current General Plan	AG	Plan Area	
Proposed General Plan	AG/T	Zoning	AE-B-5(160);TPZ



TIMBER HERITAGE ASSOCIATION

P.O. Box 6399, Eureka, California 95502

A Public Benefit 501 (c) (3) Nonprofit Corporation

www.timberheritage.org

26 February 2014

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Ron Plies
Alexandra Stillman
Patricia Walker-Johnson

Kevin Hamblin, Director
Humboldt County Planning & Building
3015 H Street
Eureka, CA 95501

RE: Comment on Petition for Samoa Town Plan Amendment; GPP 14-001

Mr. Hamblin:

The Timber Heritage Association (THA) requests your consideration of our comments regarding the amendment of the Samoa Town Plan petitioned for by the Samoa Pacific Group.

Specifically, we ask that consideration be given to expanding the Plan to include the "Samoa Shop Complex" site in the Commercial Recreation district of the adjacent "Samoa Cookhouse."

THA is a California non-profit 501-C3 corporation whose mission is to create awareness and appreciation for the timber, logging, and railroad heritage of Humboldt County. Over the last thirty years THA has amassed numerous locally significant historic rail and timber related artifacts representing a period ranging from the 1870s through the 1960s. Our goal is to create a timber heritage museum that would convey to both visitors and residents the important role that timber and rail has played in the settlement of California's North Coast.

THA has secured a lease on the historic train shop complex of the former Hammond Lumber Company in Samoa. This "Shop Complex" has been in operation for over 100 years. Within this complex is an 1890's roundhouse that is one of the last four roundhouses remaining on the West coast and is an icon for tourists and emblematic of our local heritage. THA has been developing a Timber Heritage Museum at the site to house and display THA's historic collection.

For this on-going project to be consistent with the General Plan, the site must be re-designated for Commercial Recreation.

The historic Hammond's Samoa Cookhouse – owned by the Samoa Pacific Group – is adjacent to the Shop Complex, just upland and above the roundhouse. The Cookhouse site is within the Samoa Town Plan and is designated for Commercial Recreation. It makes good sense from several points of view to include the Shop Complex within the proposed Cookhouse's Commercial Recreation district. These include preservation of important historical artifacts, increasing economic opportunities and utilization of a site which otherwise might only deteriorate and become an eyesore.

The Hammond roundhouse is a unique and irreplaceable historic resource of major significance to Humboldt County's heritage. It provides an outstanding example of our rich local history and adds to the unique character and identity of Humboldt County. To secure, maintain and operate the roundhouse as a museum has local, regional, and national cultural importance. Additionally, the development of the site as a museum would have significant importance to our local economy. The importance and benefits of the preservation of such historic resources to the county are tremendous. In fact, the General Plan stipulates that it is Humboldt County's priority to protect "outstanding cultural resources and the legacy they represent." [Source: *Introduction to Cultural Goals and Policies, Conservation Element, Humboldt County General Plan*]


If the Hammond Lumber Company's shop complex and roundhouse cannot be used for a Timber Heritage Museum, there is the ominous question of what will happen to this unique and irreplaceable historic resource. With certainty, the complex would remain underused to the point of total deterioration.

The only genuine land-use issue in this case is simply whether the higher priority for this particular property is to preserve it for historic and cultural value, or use it for coastal dependent industry. The use of this historic complex of structures is ill suited for modern commerce but is ideal for a cultural and historic use such as is being developed and envisioned by THA.

The issue has been resolved for the Samoa Cookhouse site ... the priority and vision is preservation. It only seems reasonable and responsible to officially acknowledge the same priority and vision for the adjacent Samoa Shop Complex.

We request the Board of Supervisor's consideration in any amendment of the Samoa Town Plan to include the Samoa Shop Complex in the existing, adjacent "Commercial Recreation" district.

Respectfully,


Pete Johnston, President
Timber Heritage Association

Humboldt Community Services Dist	403-051-026	Indianola/Myrtletown
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Name	Humboldt Community Services Dist	Community	Mitchell Heights
Parcel	403-051-026	Address	
Parcel Size	0.5 acres	Water/Sewer	Water
Request	Water tank site, HCSD wants it to be planned PF	Provider	Humboldt CSD
Current General Plan	RR	Plan Area	Humboldt Bay AP
Proposed General Plan	RE2.5-5	Zoning	RA-5/T

Humboldt Community Services District

Post Office Box 158 Cutten, Ca 95534 (707) 443-4558 Fax (707) 443-0818

Humboldt County Planning Department
3015 H Street
Eureka, Ca 95501

June 12, 2015

Subject: Humboldt Co. General Plan Update

Gentlemen:

We are in receipt of several notices regarding proposed changes to land use designations for various properties that the Humboldt Community Services District (District) owns. The District would like the County to reconsider their proposed land use designations to the following District owned properties:

1. APN 306-381-048: This is a water tank site. The County proposes to place a "RL 1-7" land use designation on it and the District believes the proper land use designation should be "PF" (public facility).
2. APN 403-161-034: This is a 20' x 30' parcel that is used as a water booster station site. The County proposes to place a "RE2.5-5" land use designation on it and the District believes the proper land use designation should be "PF" (public facility).
3. APN 403-051-026: This is a water tank site. The County proposes to place a "Residential" land use designation on it and the District believes the proper land use designation should be "PF" (public facility).
4. APN 300-011-017: This vacant property surrounds the District's headquarters and corporation yard. It appears the County would like to change the land use designation to "OS" and "RL1-7". We are unsure of how or where the County proposes to "split" this property with these two land use designations. Can we get a copy of a map that shows how the County proposes to do this, so that we can be informed and understand clearly how this change will impact our property and potential future use? We may have additional comments upon review of this map.

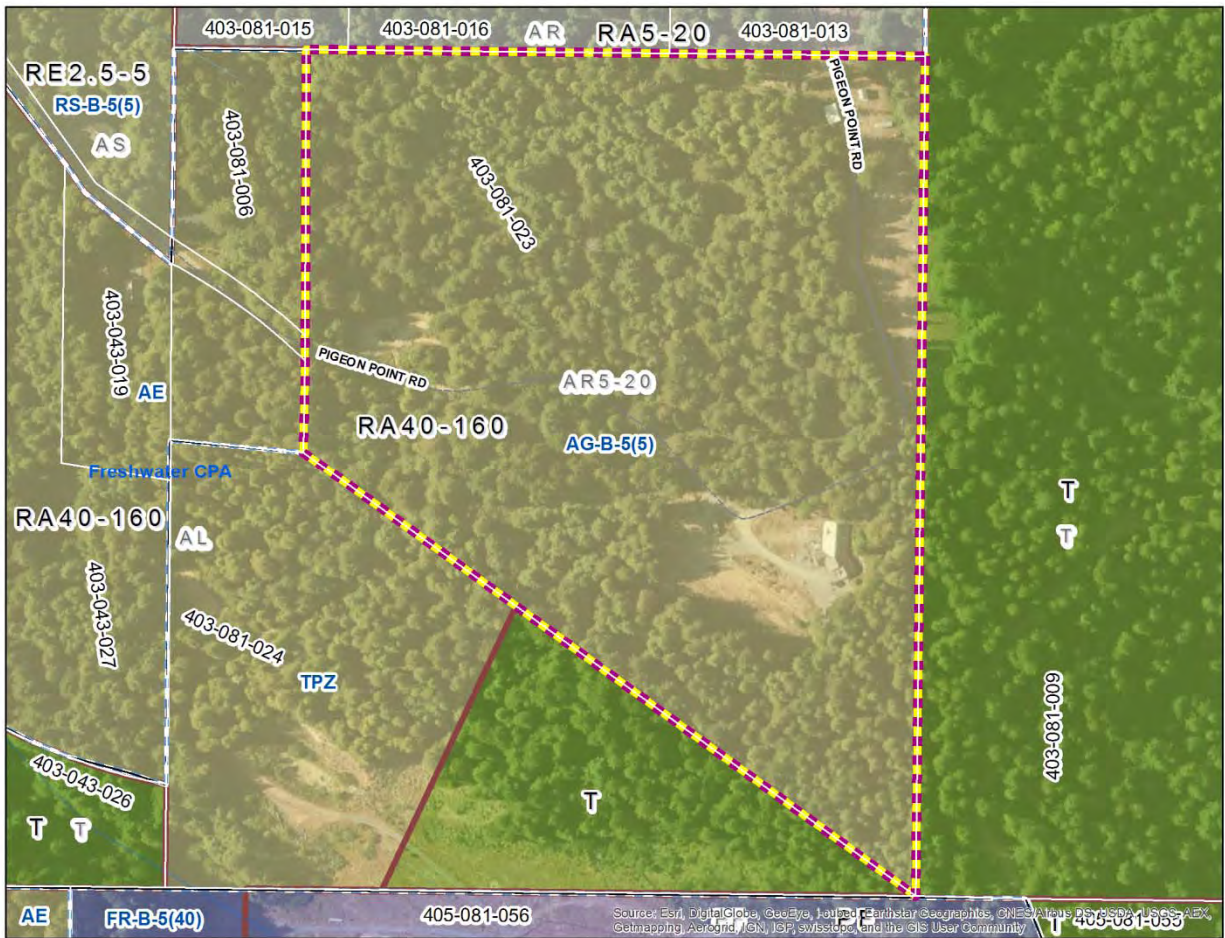
Thank you in advance for reviewing our concerns. I can be reached at (707) 443-1340 ext. 225 should you wish to discuss further.

Sincerely,



Mickey Hulstrom
District Planner

Blair, John C & Letha F Tr	403-081-023	Freshwater
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Name	Blair, John C & Letha F Tr	Community	Mitchell Heights
Parcel	403-081-023	Address	3706 Pigeon Point Rd
Parcel Size	24.39 acres	Water/Sewer	Water
Request	Not to change keep RA5-20	Provider	Humboldt CSD
Current General Plan	AR5-20	Plan Area	Freshwater CPA
Proposed General Plan	RA40-160	Zoning	TPZ

Humboldt Community Services Dist	403-161-034	Freshwater
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Name	Humboldt Community Services Dist	Community	Mitchell Heights
Parcel	403-161-034	Address	
Parcel Size	0.01 acres	Water/Sewer	Water
Request	Large water tank, should be PF	Provider	Humboldt CSD
Current General Plan	RR	Plan Area	Humboldt Bay AP
Proposed General Plan	RE2.5-5	Zoning	RA-2.5-M/R



Jacoby Creek Land Trust
PO Box 33 Bayside,
CA 95524

June 23, 2015

To: Board of Supervisors, Humboldt County
Re: Proposed changes to the Land Use designations

The board of the Jacoby Creek Land Trust (JCLT) received your notification regarding the proposed Land Use Designation changes, and want to be on record as having the following response. JCLT is a land owner of several properties (listed below) and numerous easements in the Bayside/Jacoby Creek drainage.

In General:

The residents of Bayside/Jacoby Creek area have continually stated that they do not want to see growth in the form of sub-divided parcels in the Jacoby Creek watershed. Many of the land use changes unfortunately propose that very thing. The Bayside/Jacoby Creek area is not served by City or County sewer. Jacoby Creek water quality is considered 'impacted' by CA Fish & Wildlife due in large part to septic system leakage.

Bayside/Jacoby Creek watershed is an area of the county with viable agriculture and timber resources in close proximity to existing Cities. We believe that maintaining productive agricultural and timber lands near populated areas is essential for a sustainable future. The agriculture soil in this region (Bayside series) is the second best agriculture soils in the County. Development should be directed to areas where sewer and water services are available and which lack the valuable agricultural and timber lands that Bayside/Jacoby Creek offer. In conclusion we request that any change in zoning not allow for sub-division of agricultural and timber lands in the Bayside/Jacoby Creek drainage area.

Specifically:

AP# 404-011-013, 404-011-012 – These are timber properties and should NOT be subdivided into 5-20 acre residential.

AP# 501-111-013, 501-071-012 - These are agricultural / wetland properties and are not available for development. They should NOT be allowed to be subdivided for development.

AP# 502-031-065 – This is a preserved natural area and should NOT be rezoned to allow for residential estates, 2.5-5 acres.

www.jclandtrust.org



We respectfully request first, that any change in land designation not negatively affect the drainage area, and second, that no additional subdivision of lands zoned rural residential, agriculture general, agriculture exclusive, or timber be permitted in the Jacoby Creek valley unless the parcels to be created are served by City or County water and sewer.

Thank you!

A handwritten signature in black ink that reads "Susan Ornelas". The signature is fluid and cursive, with the first name "Susan" and last name "Ornelas" clearly distinguishable.

Susan Ornelas
Executive Director
Jacoby Creek Land Trust

www.jclandtrust.org

Cataldo, Stuart & Quinn Bridget A	404-022-024	Bayside
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Name	Cataldo, Stuart & Quinn Bridget A	Community	Kneeland
Parcel	404-022-024	Address	4100 Greenwood Heights Dr
Parcel Size	13.9 acres	Water/Sewer	None
Request	RA5-20	Provider	On Site
Current General Plan	T (JCCP)	Plan Area	Jacoby Creek CPA
Proposed General Plan	T	Zoning	TPZ

July 17, 2015

Supervisor Estelle Fennell, Chairperson
Humboldt County Board of Supervisors
825 Fifth Street, Room 111
Eureka, CA 95501

RE: Humboldt County General Plan Update – Land Use Designation Mapping
Cataldo & Quinn – APN 404-022-024

Dear Chairperson Fennell and Supervisors:

This letter is written on behalf of Stuart Cataldo and Bridget Quinn in response to the notification of proposed land use designation change sent by the Planning Division. Thank you for sending this notification and for the opportunity to provide information regarding the proposed change.

The subject property is illustrated on a copy of the attached land use map. As you can see, the proposed land use designation for this property is T – Timberland. The property is surrounded on three sides by proposed RA5 – 20, Rural Residential designated lands. The landowners request the same RA5 – 20 designation as proposed for those lands.

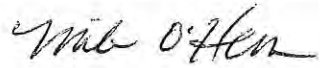
Industrial timberlands to the north and also southerly from Greenwood Heights Drive are designated as T – Timberland. This is consistent with the current use of those properties.

Smaller and mostly developed parcels along Greenwood Heights Drive have RA5-20 designation. The subject property is similar to these parcels in size and similarly developed with a residence.

Please consider changing the proposed land use designation from T to RA5-20 for the subject property to better reflect the current use of the property.

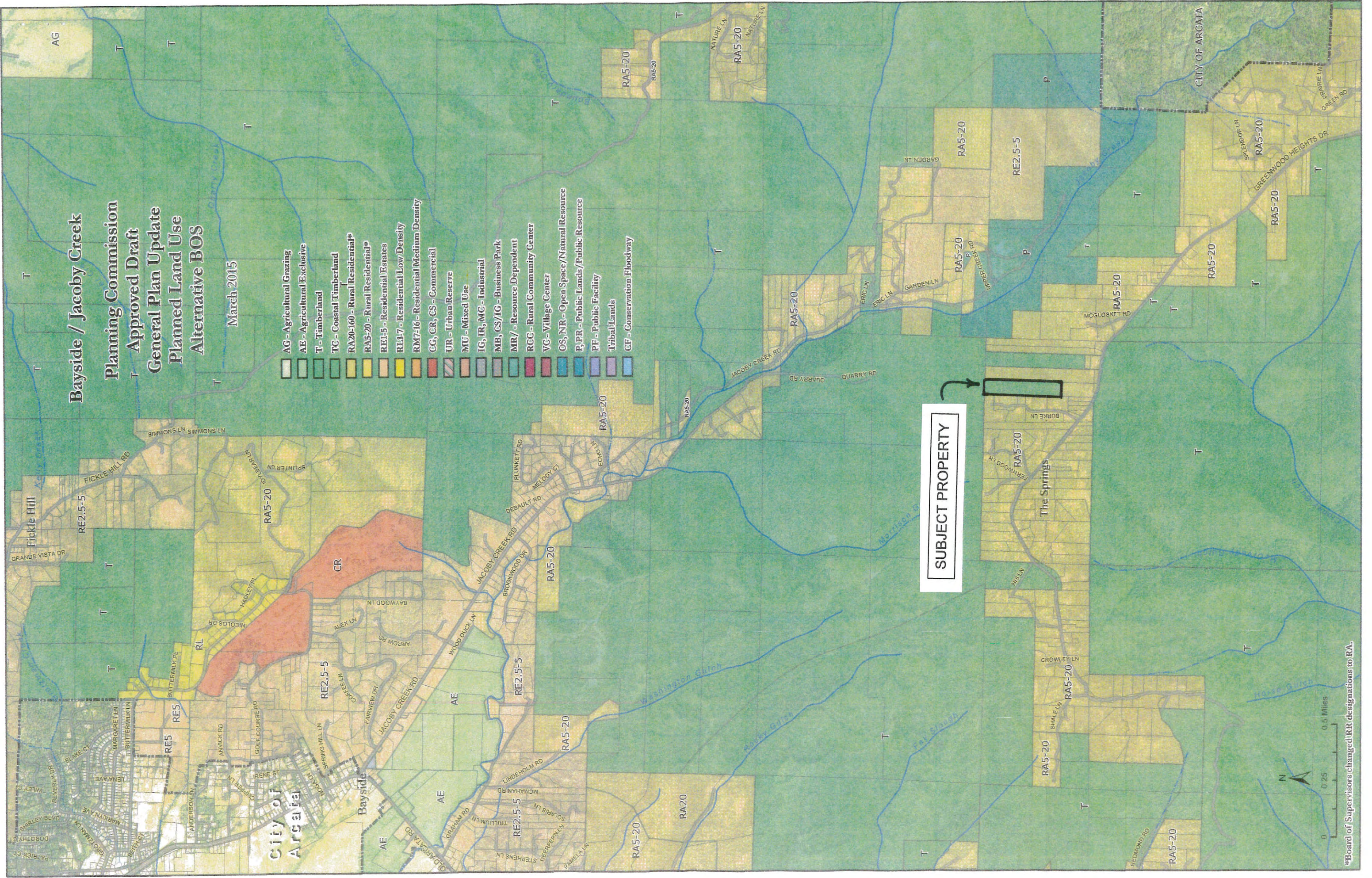
Thank you for your consideration of this request and please let me know if you have any questions.

Sincerely,
Kelly-O'Hern Associates



Mike O'Hern

cc: Rex Bohn, First District Supervisor
Mark Lovelace, Third District Supervisor
Virginia Bass, Fourth District Supervisor
Ryan Sundberg, Fifth District Supervisor
Robert Wall, AICP, Supervising Planner, County of Humboldt ✓
Stuart Cataldo and Bridget Quinn



*Board of Supervisors changed RR designations to RA.

Ulansey, Lee R & Catherine A Tr		404-041-001	Bayside
Name	Ulansey, Lee R & Catherine A Tr	Community	Kneeland
Parcel	404-041-001	Address	
Parcel Size	40.71 acres	Water/Sewer	None
Request	RA5-20	Provider	On Site
Current General Plan	T (FRWK)	Plan Area	
Proposed General Plan	T	Zoning	TPZ

Ulansey, Lee R & Catherine A Tr		404-041-008	Bayside
Name	Ulansey, Lee R & Catherine A Tr	Community	Kneeland
Parcel	404-041-008	Address	
Parcel Size	102.94 acres	Water/Sewer	None
Request	RA5-20	Provider	On Site
Current General Plan	T (FRWK)	Plan Area	
Proposed General Plan	T	Zoning	TPZ

Ulansey, Lee R & Catherine A Tr		404-062-004	Bayside
Name	Ulansey, Lee R & Catherine A Tr	Community	Kneeland
Parcel	404-062-004	Address	4545 Greenwood Heights Dr
Parcel Size	50.97 acres	Water/Sewer	None
Request	T	Provider	On Site
Current General Plan	T (FRWK)	Plan Area	
Proposed General Plan	T	Zoning	TPZ



July 17, 2015

Supervisor Estelle Fennell, Chairperson
Humboldt County Board of Supervisors
825 Fifth Street, Room 111
Eureka, CA 95501

RE: Humboldt County General Plan Update – Land Use Designation Mapping
Ulansey Trust – APN 404-041-01, 404-041-08, 404-062-04

Dear Chairperson Fennell and Supervisors:

This letter is written on behalf of Lee and Catherine Ulansey, Trustees, in response to the notification of proposed land use designation change sent by the Planning Division. Thank you for sending this notification and for the opportunity to provide information regarding the proposed change.

The subject properties are illustrated on a copy of the attached land use map. The subject properties have a land use designation of T – Timberland. The owners request a change to a designation of RA5-20.

Industrial timberlands to the north and to the south of the developed areas along Greenwood Heights Drive are designated as timberland. This is consistent with the current land use for these lands.

Nearly all properties that have frontage on Greenwood Heights Drive and also properties that have developed access to Greenwood Heights Drive have proposed land use designations of RA5-20. This is consistent with the land use and terrain of these parcels. The subject properties owned by the Ulansey Trust are similar to these properties.

Most of the parcels having a designation of RA5-20 are developed with a residence. The parcels that have not been developed appear to be suitable for such development.

The Ulansey Trust land is developed with a residence, shop and associated buildings. This land is ideally suited to a range in parcel sizes, such as the requested 5 to 20 acre minimum parcel sizes due to access and terrain at the site. A Nonindustrial Timber Management Plan for these lands provides management guidance for continued timber growing and harvesting.

Please consider this request to change the proposed land use designation to RA5-20.

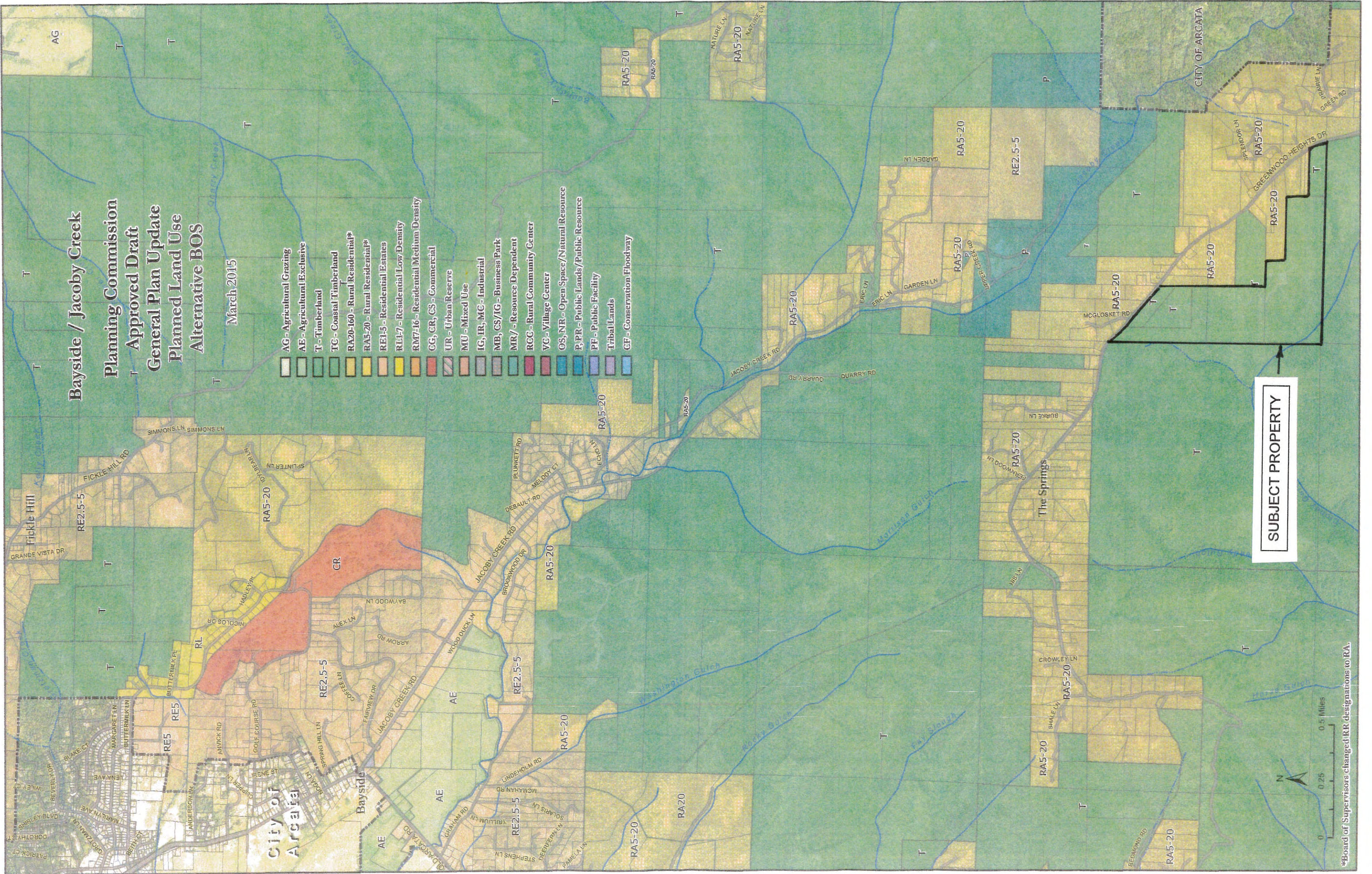
Thank you for your consideration of this request and please let me know if you have any questions.

Sincerely,
Kelly-O'Hern Associates



Mike O'Hern

cc: Rex Bohn, First District Supervisor
Mark Lovelace, Third District Supervisor
Virginia Bass, Fourth District Supervisor
Ryan Sundberg, Fifth District Supervisor
Robert Wall, AICP, Supervising Planner, County of Humboldt
Lee and Catherine Ulansey



Bayside / Jacoby Creek
Planning Commission
Approved Draft
General Plan Update
Planned Land Use
Alternative BOS

March 2015

- AG - Agricultural Grazing
- AE - Agricultural Exclusive
- T - Timberland
- TC - Coastal Timberland
- RA20-160 - Rural Residential*
- RA5-20 - Rural Residential*
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
- RM7-16 - Residential Medium Density
- CG, CR, CS - Commercial
- UR - Urban Reserve
- MU - Mixed Use
- IG, IR, MC - Industrial
- MB, CS/IG - Business Park
- MR/ - Resource Dependent
- RCC - Rural Community Center
- VC - Village Center
- OS, NR - Open Space/Natural Resource
- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

SUBJECT PROPERTY

*Board of Supervisors changed RR designations to RA.

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

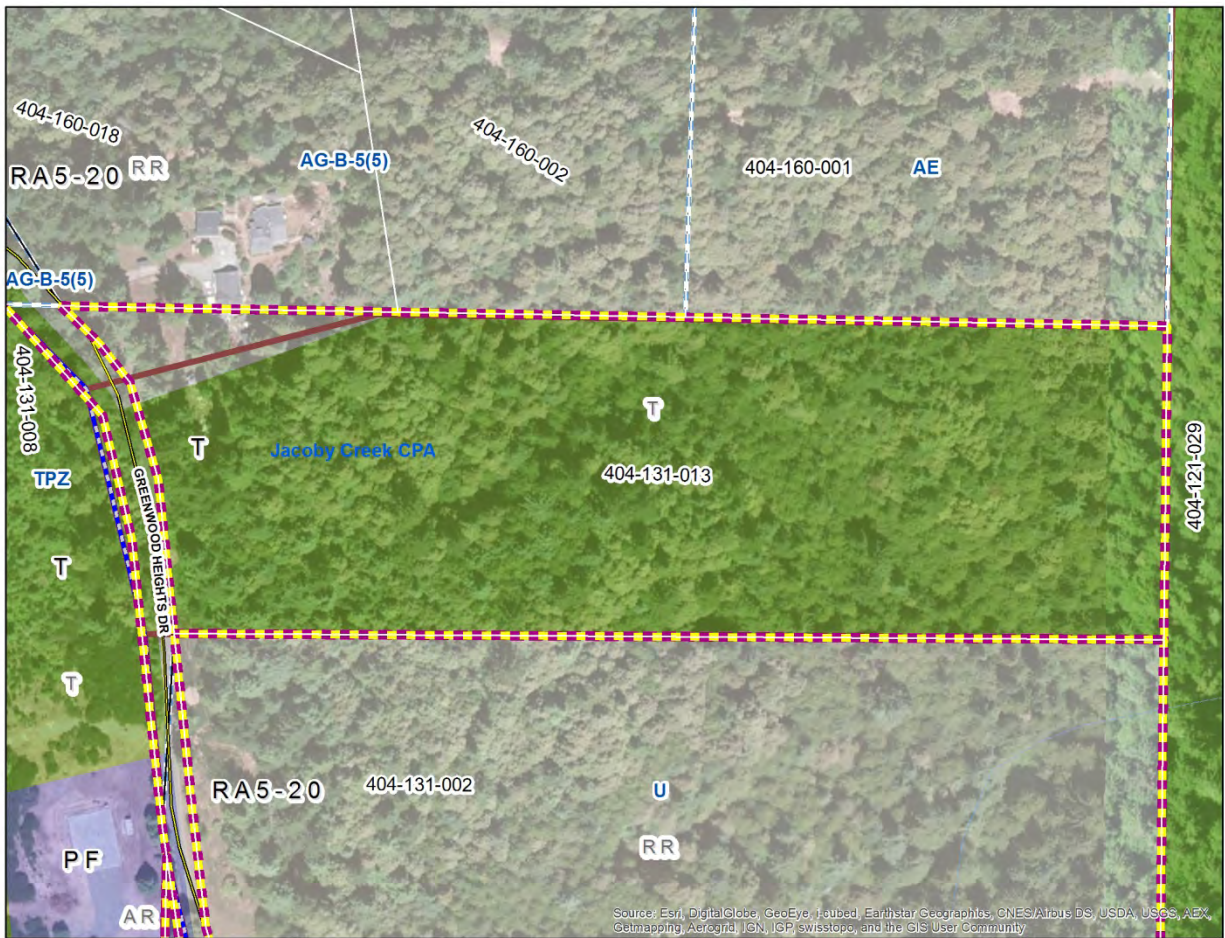
Current Land Use: UNDEFINED Proposed Land Use: PF-RAS-20

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 -

Fields, Paul M & Laura L	404-131-013	Upper Jacoby Creek
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Name	Fields, Paul M & Laura L	Community	Jacoby Creek
Parcel	404-131-013	Address	6102 Greenwood Hts Dr
Parcel Size	14.01 acres	Water/Sewer	None
Request	RA5-21	Provider	On Site
Current General Plan	T/RR	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.

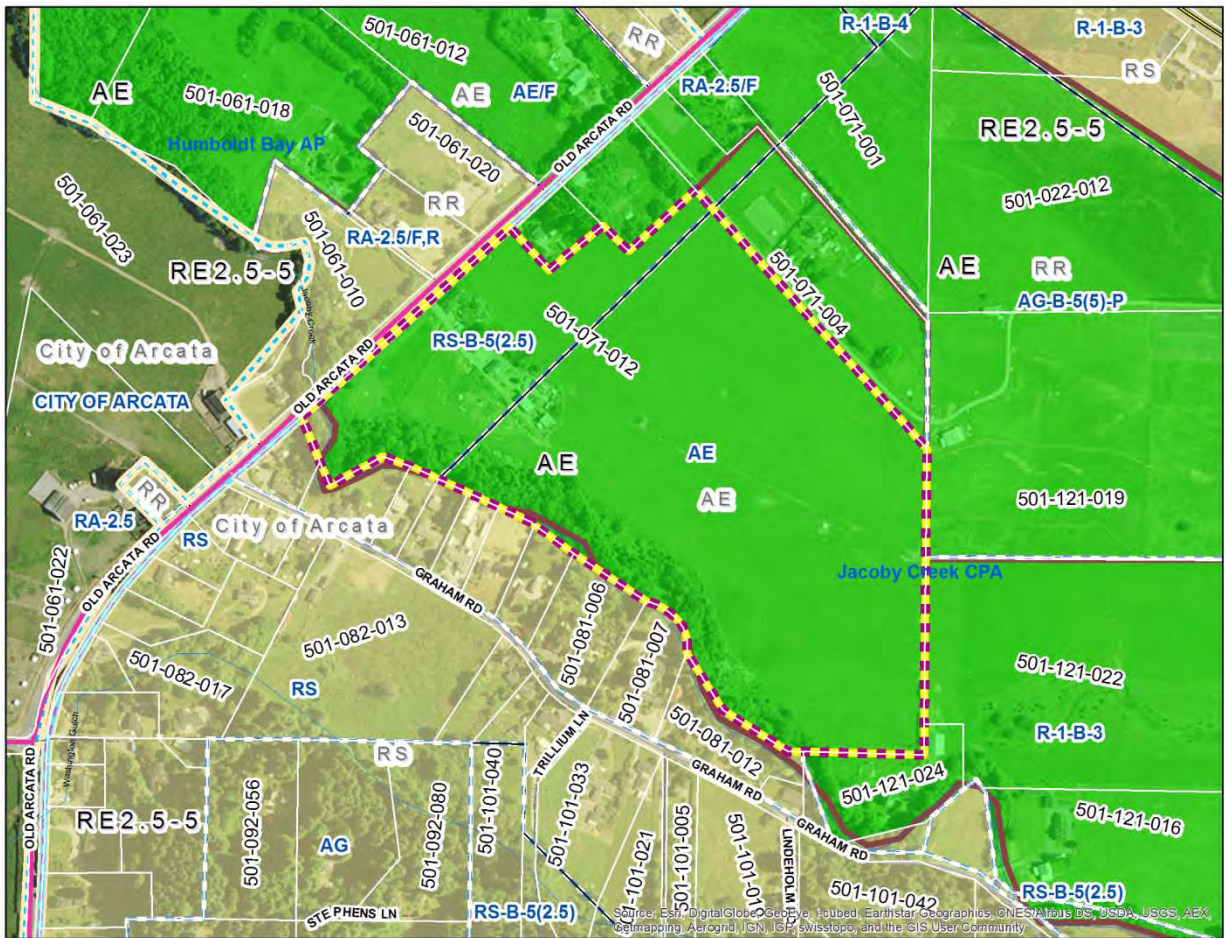
Please keep us informed as to when and how we can assure that the Board of Supervisors will consider our request. If additional information is needed, we will provide it on request.

Thank you for assisting us in this matter.

Respectfully,

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

Jacoby Creek Land Trust	501-071-012	Bayside
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Name	Jacoby Creek Land Trust	Community	Jacoby Creek
Parcel	501-071-012	Address	2242 Old Arcata Rd
Parcel Size	37.99 acres	Water/Sewer	Water
Request	Ag/wetland should not be able to subdivide	Provider	Jacoby Creek CWD
Current General Plan	RS/AE	Plan Area	Jacoby Creek CPA
Proposed General Plan	RE2.5-5/AE	Zoning	AE;RS-B-5(2.5)



Jacoby Creek Land Trust
PO Box 33 Bayside,
CA 95524

June 23, 2015

To: Board of Supervisors, Humboldt County
Re: Proposed changes to the Land Use designations

The board of the Jacoby Creek Land Trust (JCLT) received your notification regarding the proposed Land Use Designation changes, and want to be on record as having the following response. JCLT is a land owner of several properties (listed below) and numerous easements in the Bayside/Jacoby Creek drainage.

In General:

The residents of Bayside/Jacoby Creek area have continually stated that they do not want to see growth in the form of sub-divided parcels in the Jacoby Creek watershed. Many of the land use changes unfortunately propose that very thing. The Bayside/Jacoby Creek area is not served by City or County sewer. Jacoby Creek water quality is considered 'impacted' by CA Fish & Wildlife due in large part to septic system leakage.

Bayside/Jacoby Creek watershed is an area of the county with viable agriculture and timber resources in close proximity to existing Cities. We believe that maintaining productive agricultural and timber lands near populated areas is essential for a sustainable future. The agriculture soil in this region (Bayside series) is the second best agriculture soils in the County. Development should be directed to areas where sewer and water services are available and which lack the valuable agricultural and timber lands that Bayside/Jacoby Creek offer. In conclusion we request that any change in zoning not allow for sub-division of agricultural and timber lands in the Bayside/Jacoby Creek drainage area.

Specifically:

AP# 404-011-013, 404-011-012 – These are timber properties and should NOT be subdivided into 5-20 acre residential.

AP# 501-111-013, 501-071-012 - These are agricultural / wetland properties and are not available for development. They should NOT be allowed to be subdivided for development.

AP# 502-031-065 – This is a preserved natural area and should NOT be rezoned to allow for residential estates, 2.5-5 acres.

www.jclandtrust.org



We respectfully request first, that any change in land designation not negatively affect the drainage area, and second, that no additional subdivision of lands zoned rural residential, agriculture general, agriculture exclusive, or timber be permitted in the Jacoby Creek valley unless the parcels to be created are served by City or County water and sewer.

Thank you!

A handwritten signature in black ink that reads "Susan Ornelas". The signature is fluid and cursive, with the first name "Susan" and last name "Ornelas" clearly distinguishable.

Susan Ornelas
Executive Director
Jacoby Creek Land Trust

www.jclandtrust.org



Name	Rodoni, Roger M & Johanna M	Community	Bayside
Parcel	501-091-004	Address	2074
Parcel Size	18.21 acres	Water/Sewer	Water
Request	Should be AE - farmed wetlands	Provider	Jacoby Creek CWD
Current General Plan	NR/RR	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: BoysideCurrent Land Use: NR/RRProposed Land Use: AE/RE 25-5

(To be completed by Planner) Current Zoning: _____

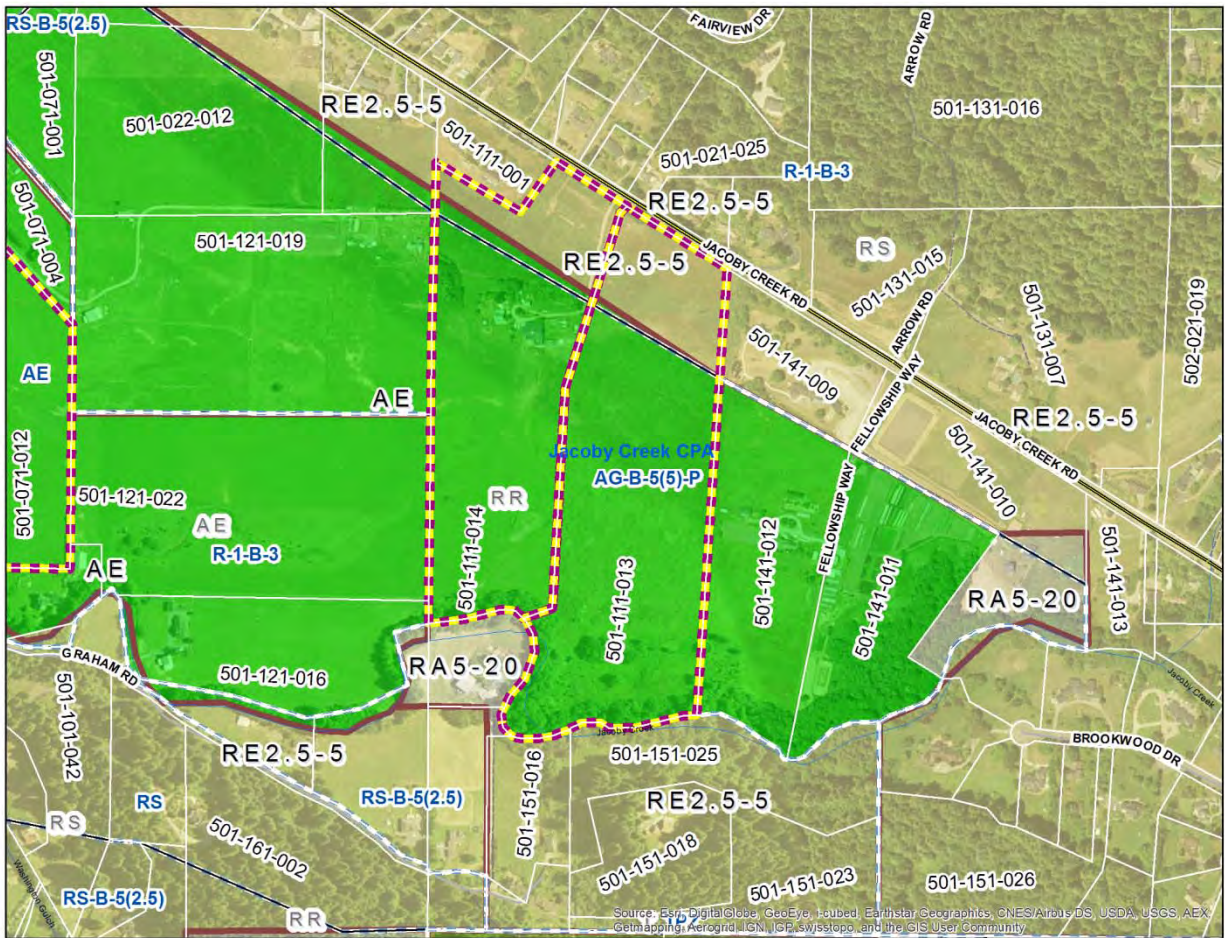
LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)

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.

Jacoby Creek Land Trust	501-111-013	Bayside
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Name	Jacoby Creek Land Trust	Community	Jacoby Creek
Parcel	501-111-013	Address	3011 Jacoby Creek Rd
Parcel Size	23.38 acres	Water/Sewer	Water
Request	Ag/wetland should not be able to subdivide	Provider	Jacoby Creek CWD
Current General Plan	RS/AE	Plan Area	Jacoby Creek CPA
Proposed General Plan	RE2.5-5/AE	Zoning	R-1-B-3;AG-B-5(5)-P



Jacoby Creek Land Trust
PO Box 33 Bayside,
CA 95524

June 23, 2015

To: Board of Supervisors, Humboldt County
Re: Proposed changes to the Land Use designations

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The residents of Bayside/Jacoby Creek area have continually stated that they do not want to see growth in the form of sub-divided parcels in the Jacoby Creek watershed. Many of the land use changes unfortunately propose that very thing. The Bayside/Jacoby Creek area is not served by City or County sewer. Jacoby Creek water quality is considered 'impacted' by CA Fish & Wildlife due in large part to septic system leakage.

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AP# 404-011-013, 404-011-012 – These are timber properties and should NOT be subdivided into 5-20 acre residential.

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AP# 502-031-065 – This is a preserved natural area and should NOT be rezoned to allow for residential estates, 2.5-5 acres.

www.jclandtrust.org



We respectfully request first, that any change in land designation not negatively affect the drainage area, and second, that no additional subdivision of lands zoned rural residential, agriculture general, agriculture exclusive, or timber be permitted in the Jacoby Creek valley unless the parcels to be created are served by City or County water and sewer.

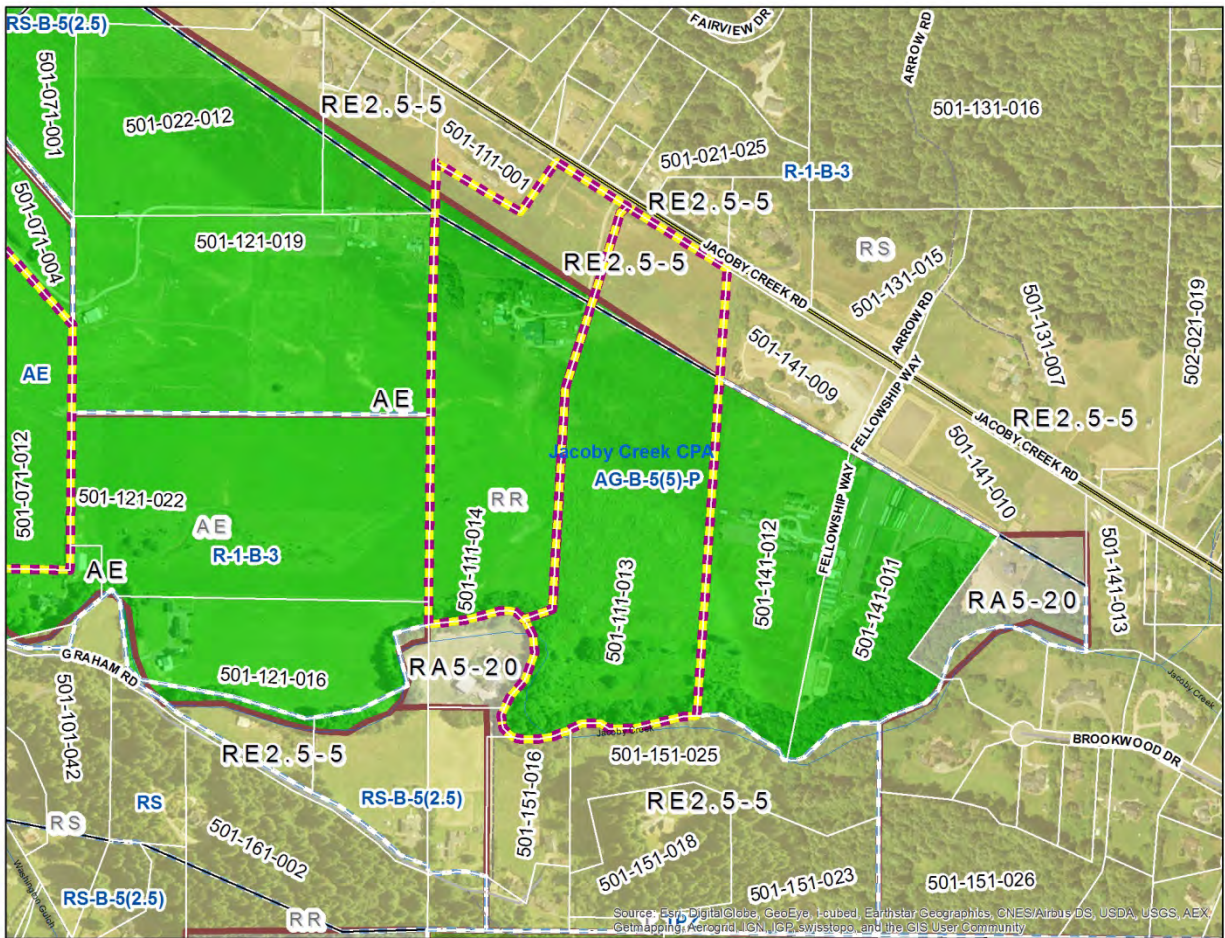
Thank you!

A handwritten signature in black ink that reads "Susan Ornelas". The script is fluid and cursive, with the first name "Susan" and last name "Ornelas" clearly legible.

Susan Ornelas
Executive Director
Jacoby Creek Land Trust

www.jclandtrust.org

Gast, Thomas G & Ulrike	501-111-014	Bayside
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Name	Gast, Thomas G & Ulrike	Community	Jacoby Creek
Parcel	501-111-014	Address	2975 Jacoby Creek Rd
Parcel Size	19.42 acres	Water/Sewer	Water
Request	RE1 along Jacoby Creek Road & RA5 for remainder	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 INQUIRY/REQUEST

Meeting Date 7/20/15

Name: THOMAS GAST

Parcel Number: 501-111-014

Address: 2975 JACOBY CRK RD, BAYSIDE 95524

Current Land Use: RS / RR

Proposed Land Use: RE2.5-5/AG

(To be completed by Planner) Current Zoning: R-1-B-3 / AG-B-5(S) P

LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)

SEE ATTACHED

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

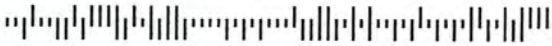
RE 1 acre/unit along Jacoby Creek Road (current R-1-B-3)

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

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



GAST THOMAS G & ULRIKE
 PO BOX 659
 BAYSIDE CA 95524-0659

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
501-111-014	2975 Jacoby Creek Rd, Bayside

Current Land Use Designation

RS - Residential Suburban

Residential Density: 5 - 1 acres/unit

Purpose: Areas of residential lots less than one acre or planned for such development. Within urban areas or adjacent to urban areas and may eventually require some type of urban services.

RR - Rural Residential

Residential Density: 20 - 5 acres/unit

Purpose: Outside of urban/village areas, few public services required. Large lot, rural residential areas on slopes less than 30%. Marginal timber or agricultural land



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.

RE2.5-5 - Residential Estates, 2.5 - 5 Acre Density

Residential Density: 2.5 - 5 acres/unit

Purpose: This designation is used for lands adjacent to urban areas or rural communities with limited public services but suitable for single-family residential use.

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 the General Plan to be updated every 20 years.

Slack Family LLC		501-201-025	Indianola/Myrtletown
Name	Slack Family LLC	Community	Bayside
Parcel	501-201-025	Address	
Parcel Size	9.46 acres	Water/Sewer	None
Request	Plan a portion of parcel RE2.5	Provider	On Site
Current General Plan	AE;RR (HBAP)	Plan Area	Humboldt Bay AP
Proposed General Plan	AE	Zoning	AE-60/FT;RA-2.5-M/FD

Slack Family LLC		501-261-039	Indianola/Myrtletown
Name	Slack Family LLC	Community	Bayside
Parcel	501-261-039	Address	
Parcel Size	58.08 acres	Water/Sewer	None
Request	Plan a portion of parcel RE2.5	Provider	On Site
Current General Plan	AE;RR (HBAP)	Plan Area	Humboldt Bay AP
Proposed General Plan	AE	Zoning	AE60/F,T;RA2.5-M/D,F



July 17, 2015

Supervisor Estelle Fennell, Chairperson
Humboldt County Board of Supervisors
825 Fifth Street, Room 111
Eureka, CA 95501

RE: Humboldt County General Plan Update – Land Use Designation Mapping
Slack Family LLC – APN 501-261-039 and 501-201-025

Dear Chairperson Fennell and Supervisors:

This letter is written on behalf of Slack Family LLC in response to the notification of proposed land use designation change sent by the Planning Division. Thank you for sending this notification and for the opportunity to provide information regarding the proposed change.

The subject properties have a land use designation of AE – Agricultural Exclusive. That designation is appropriate for a large portion of these properties, but there are areas that are suitable for a designation of RE2.5-5, which is the designation of most of the adjacent parcels. The owner requests split zoning for these properties to better reflect the actual site conditions.

In order to evaluate this request we request that staff meet with us and review the reference maps used for determining land use designations in this area. A site visit could also be conducted to “ground truth” the current mapping.

Please consider this request to change the land use designation for a portion of the subject parcels to RE2.5-5.

Thank you for your consideration of this request and please let me know if you have any questions.

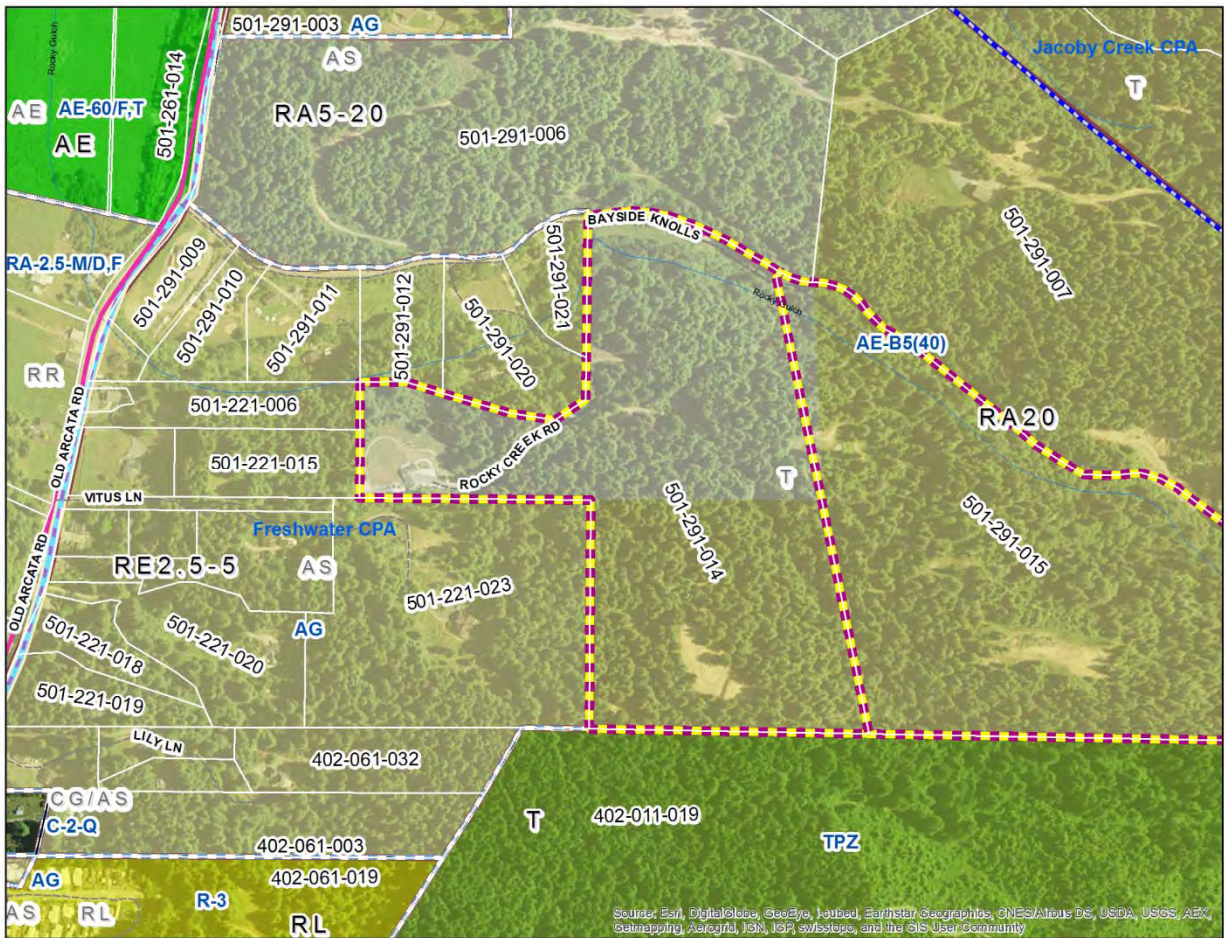
Sincerely,
Kelly-O'Hern Associates

Mike O'Hern

Mike O'Hern

cc: Rex Bohn, First District Supervisor
Mark Lovelace, Third District Supervisor
Virginia Bass, Fourth District Supervisor
Ryan Sundberg, Fifth District Supervisor
Robert Wall, AICP, Supervising Planner, County of Humboldt
Slack Family LLC

Sharp, Jeffrey R & Marjory C	501-291-014	Indianola/Myrtletown
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Name	Sharp Jeffrey R & Marjory C	Community	Indianola
Parcel	501-291-014	Address	300 Rocky Creek Rd
Parcel Size	42.85 acres	Water/Sewer	None
Request	RR5-20 for entire property	Provider	On Site
Current General Plan	T	Plan Area	Freshwater CPA
Proposed General Plan	RA5-20/RA20	Zoning	AE-B-5(40)

LAND USE INQUIRY/REQUEST

Meeting Date 7/20/15

Name: Ken Wahlund

Parcel Number: 501-291-15

Address: _____

Current Land Use: T

Proposed Land Use: RA-20

(To be completed by Planner) Current Zoning: _____

LAND USE CHANGE REQUEST (BE AS SPECIFIC AS POSSIBLE)

Parcels on my roadway range in density
from 25 acre all the way to 40 acre
I have done one percolation test that is
showing sandy soils. I have 2 sons and
would like to provide them with homesites
plus one for myself.

Ken & Kelly Wahlund
830 Hilma Drive
Eureka, CA 95503

CC: HX
Planning



4/3/2015

To: County of Humboldt
Board of Supervisors
825 5th Street, Room 111
Eureka, CA 95501

Attn: Board of Supervisors

Re: Converting property from RA20 to RA5-20 designation AP# 501-291-015-000

Dear Board of Supervisors,

The property is approximately 41 acres and is located only a few hundred feet from the end of the paved Rocky Creek Road.

Previous perk testing along with current perk test are very favorable. Two year round creeks run through the property for a possible water source. There is also a good possibility to extend existing utilities to the property as I have discussed with other foothill RA5-20 property owners.

My wife Kelly Wahlund and I Ken Wahlund are requesting this change from RA20 to RA5-20 be granted prior to the July 2015 deadline for general plan amendments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ken Wahlund".

Kenneth M. Wahlund

A handwritten signature in cursive script, appearing to read "Kelly Ann Wahlund".

Kelly Ann Wahlund

Eureka residence of 57 years

<h1>LACO</h1> <p>21 W. 4th Street Eureka CA 95501</p>	TEXTURAL ANALYSIS		Page 1	Project No. 6699.00
	Project SEPTIC SUITABILITY (APN: 501-291-015)		Tested By DLR	Date 4/2/2015
	Location ROCKY CREEK RD, BAYSIDE CA 95524		Checked By	Date
	Client KEN & KELLY WAHLUND		Sample ID: 15-016EK	

Sample Location	Sample Depth	Total Sample (gm)	Retained on #10 Sieve (gm)	Passing #10 Sieve (gm)	Retained on #10 Sieve (%)	Passing #10 Sieve (%)	Coarse Adjustment (%)
TP-1	3.0'	622.1	620.9	1.2	99.81%	0.19%	---
TP-1	5.0'	631.0	624.4	6.6	98.95%	1.05%	---

WORK SHEET FOR SOIL TEXTURE (Water Quality Control Board Method)

TP-1	TP-1		
3.0'	5.0'		
66.0	70.0		
11:48:00	11:52:00		
66	65		
48	38		
6.9	7.1		
41.1	30.9		
65	64		
26	25		
7.1	7.2		
18.9	17.8		
37.7	55.9		
28.6	25.4		
33.6	18.7		
CLAY LOAM	SANDY CLAY LOAM		
ZONE 3	ZONE 2		
62.3	44.1		

SAMPLE DESCRIPTION

DEPTH

A. Ovendry Weight (gm)

B. Starting Time (hr: min: sec)

C. Temp @ 40 sec. (°F)

D. Hydrometer Reading @ 40 sec. (gm/l)

E. Composite Correction (gm/l)

F. True Density @ 40 sec. (gm/l), (D - E)

G. Temp. @ 2 hrs. (°F)

H. Hydrometer Reading @ 2 hrs. (gm/l)

I. Composite Correction (gm/l)

J. True Density @ 2 hrs. (gm/l), (H - I)

K. % Sand = $100 - [(F/A) \times 100]$

L. % Clay = $(J/A) \times 100$

M. % Silt = $100 - (K+L)$

N. USDA Texture

O. Soil Percolation Suitability Chart Zone

P. Combine % Silt and Clay

LACO

21 W. 4th Street Eureka CA 95501

SOIL SUITABILITY CHART

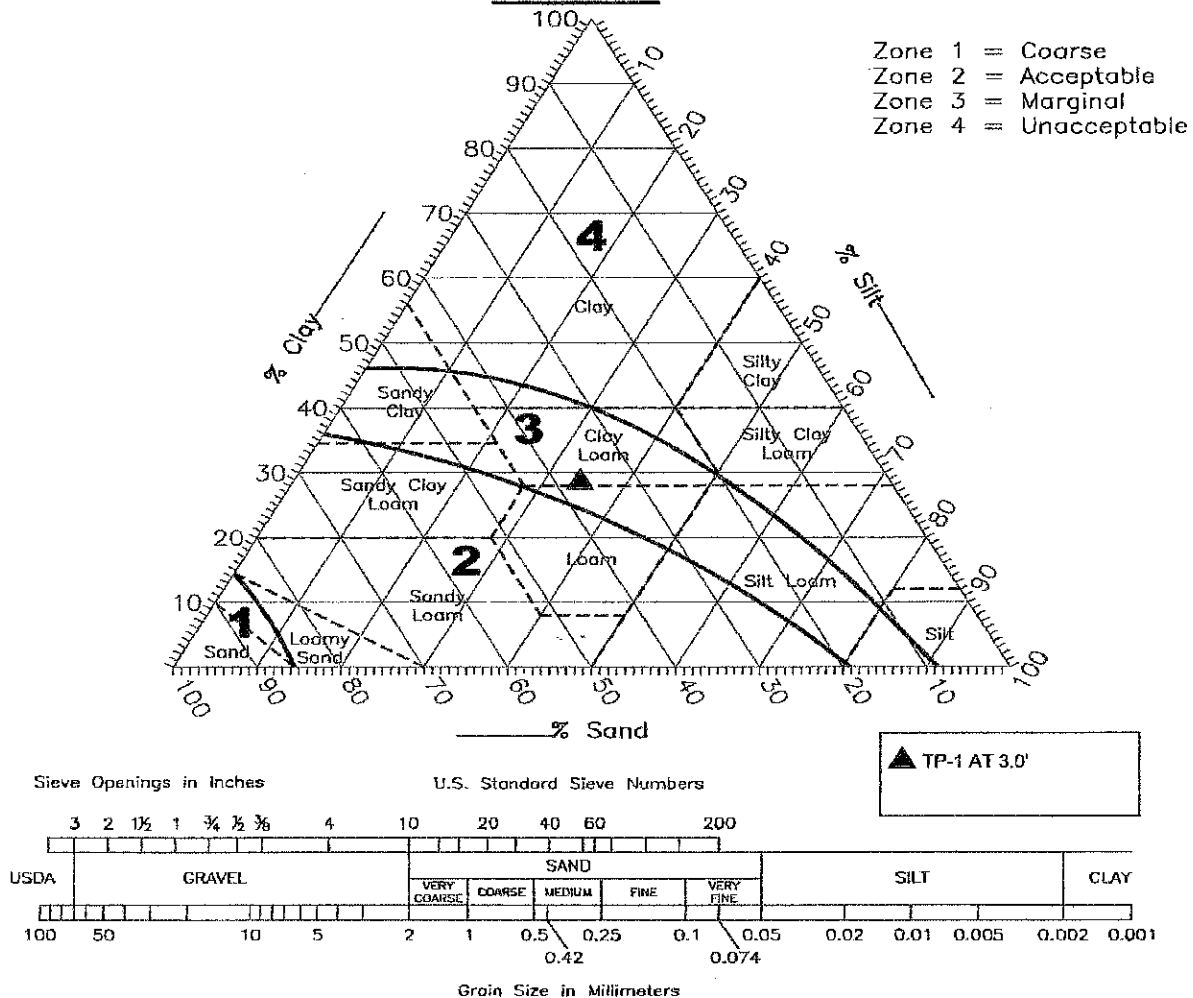
Project
SEPTIC SUITABILITY (APN: 501-291-015)

Location
ROCKY CREEK RD, BAYSIDE CA 95524

Client
KEN & KELLY WAHLUND

Page 2	Project No. 6699.00
Tested By DLR	Date 4/2/2015
Checked By	Date
Sample ID: 15-016EK	

SOIL PERCOLATION SUITABILITY CHART



INSTRUCTIONS:

1. Plot texture on triangle based on percent sand, silt, and clay as determined by hydrometer analysis.
2. Adjust for coarse fragments by moving the plotted point in the sand direction an additional 2% for each 10% (by volume) of fragments greater than 2mm in diameter.
3. Adjust for compactness of soil by moving the plotted point in the clay direction an additional 15% for soils having a bulk-density greater than 1.7 gm/cc.

LACO

21 W. 4th Street Eureka CA 95501

SOIL SUITABILITY CHART

Project
SEPTIC SUITABILITY (APN: 501-291-015)

Location
ROCKY CREEK RD, BAYSIDE CA 95524

Client
KEN & KELLY WAHLUND

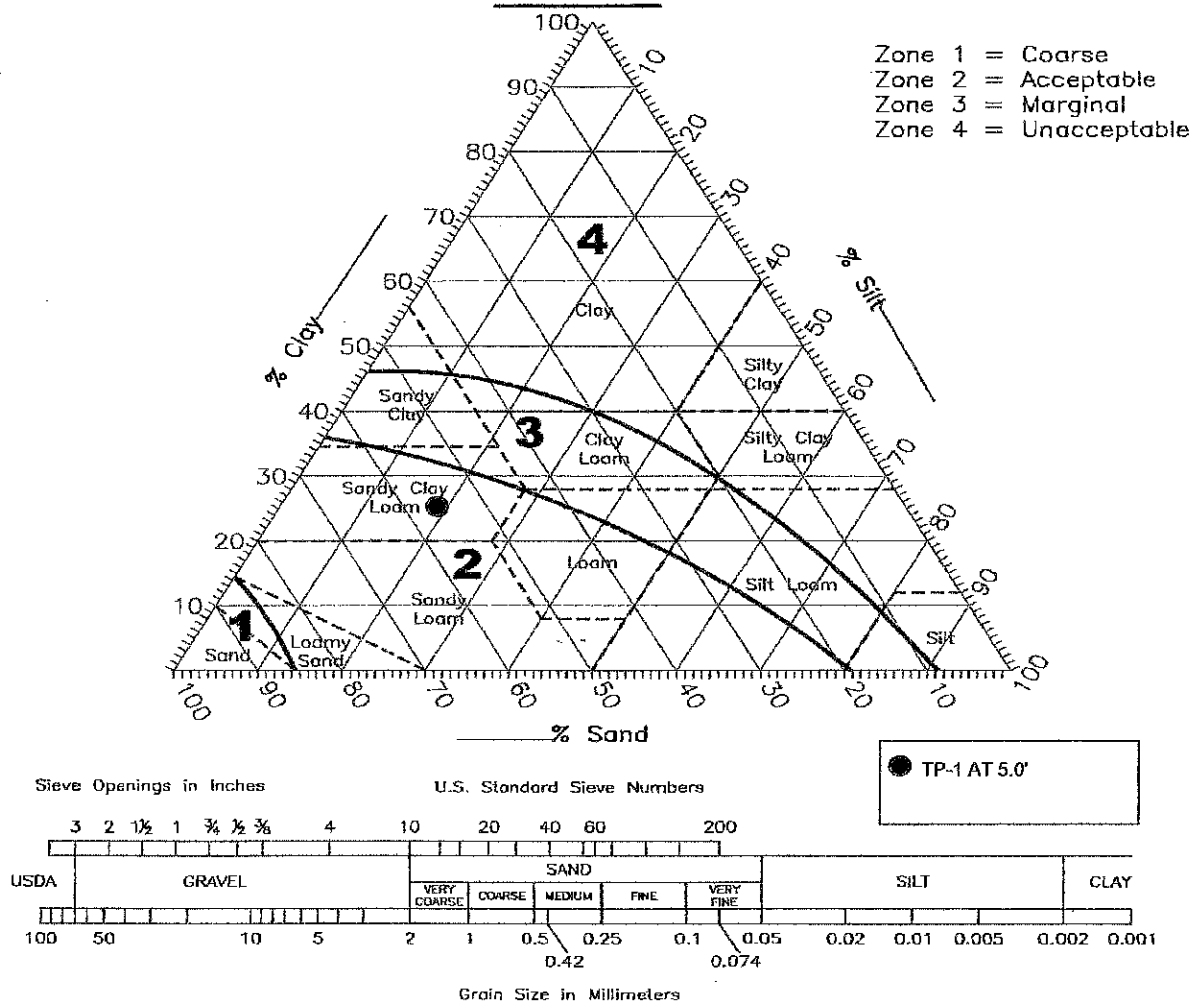
Page
2
Project No.
6699.00

Tested By
DLR
Date
4/2/2015

Checked By
Date

Sample ID:
15-016EK

SOIL PERCOLATION SUITABILITY CHART



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Jacoby Creek Land Trust	502-031-065	Bayside
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Name	Jacoby Creek Land Trust	Community	Jacoby Creek
Parcel	502-031-065	Address	
Parcel Size	20.97 acres	Water/Sewer	Water
Request	T should not be able to subdivide	Provider	Jacoby Creek CWD
Current General Plan	T/RR	Plan Area	Jacoby Creek CPA
Proposed General Plan	T/RA5-20	Zoning	AE;TPZ



Jacoby Creek Land Trust
PO Box 33 Bayside,
CA 95524

June 23, 2015

To: Board of Supervisors, Humboldt County
Re: Proposed changes to the Land Use designations

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Specifically:

AP# 404-011-013, 404-011-012 – These are timber properties and should NOT be subdivided into 5-20 acre residential.

AP# 501-111-013, 501-071-012 - These are agricultural / wetland properties and are not available for development. They should NOT be allowed to be subdivided for development.

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www.jclandtrust.org



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Thank you!

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Susan Ornelas
Executive Director
Jacoby Creek Land Trust

www.jclandtrust.org

Butler, Shirley E Tr	505-151-006	Arcata-Bottoms
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Name	Butler, Shirley E Tr	Community	Arcata
Parcel	505-151-006	Address	
Parcel Size	12.35 acres	Water/Sewer	None
Request	No change	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

OFFICE 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.

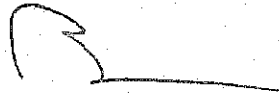
In each of these letters, Ms. Butler has vehemently objected to any use designation change on this property.

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 - Central Area (Supplemental #2) July 27, 2015
3015 H Street
Eureka, CA 95501
mrichardson@co.humboldt.ca.us

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.

Machado, Richard J & Kathleen E Tr		507-051-022	Arcata-East
Name	Machado, Richard J & Kathleen E Tr	Community	Arcata
Parcel	507-051-022	Address	132 Pepperwood Ln
Parcel Size	2.43 acres	Water/Sewer	None
Request	RA5-20 deos not fit parcels are 2.5 acres	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	Address	122 Pepperwood Ln
Parcel Size	2.36 acres	Water/Sewer	None
Request	RA5-20 deos not fit parcels are 2.5 acres	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

July 3, 2015

Estelle Fennell, Chair
Ryan Sundberg, Supervisor
Humboldt County Board of Supervisors
825 5th Street, Eureka, CA 95501

Dear Honorable Ms. Fennell and Mr. Sundberg,

Thank you for the opportunity to comment on the proposed GPU land use designations on my property in the Glendale Road area.

Two of the proposals do not reflect what is actually on the ground. Updating all of the parcels in Humboldt County is an incredibly difficult task and so it is understandable that some errors have been made.

APN 516-051-006 is currently designated T and is proposed as AE. In actuality, the entire parcel is forestland. Approximately half of the parcel is mature forest and the balance was planted in redwood approximately 10 years ago. The parcel is currently zoned AE and TPZ. After the land use designations are finalized, it is my intention to rezone the entire parcel TPZ.

APN 516-091-051 is currently designated T and is proposed as AE. This parcel is mature forest. After the land use designations are finalized, it is my intention to rezone the parcel TPZ.

Both of these parcels, and all others owned by McAdams Lands LP are actively and sustainably managed for timber production under Non-Industrial Timber Management Plan 1-99NTMP-014 HUM.

I have attached screenshots from the County GIS website of the parcels in question.

Please contact me if you have any questions at all. My goal is "Keep our working family forest in forest", and our parcels' GPU Land Use Designations should ideally reflect that goal. Hence the above request.

Thanks for all your work on behalf of our county.

Sincerely,

Claire McAdams, Manager
McAdams Lands L.P.
5904 Lookout Mountain Drive, Austin, TX 78731
and
295 McAdams Road, McKinleyville, CA 95519
512)348-3155 mobile
707)822-1425 office
707)832-3181 mobile
claire.mcadams@sbcglobal.net



Johansen, Jarl J & Linda G	516-131-010	Blue Lake/Glendale
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Name	Johansen, Jarl J & Linda G	Community	Blue Lake
Parcel	516-131-010	Address	2161 Glendale Dr
Parcel Size	1.11 acres	Water/Sewer	Water, Sewer
Request	Leave our property Disp Hse 1 acre	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	Address	2350 Glendale Dr
Parcel Size	14.92 acres	Water/Sewer	Water, Sewer
Request		Provider	Fieldbrook-Glendale CSD
Current General Plan	DISPERSED HOUSES (NHGP)	Plan Area	Fieldbrook-Glendale CPA
Proposed General Plan	IG	Zoning	U



Name	Sawatzky, Kent & Teresa	Community	Blue Lake
Parcel	516-141-018	Address	2360 Glendale Dr
Parcel Size	16.33 acres	Water/Sewer	Water, Sewer
Request	RE1-5	Provider	Fieldbrook-Glendale CSD
Current General Plan	DISP HSE	Plan Area	Fieldbrook-Glendale CPA
Proposed General Plan	AE	Zoning	U

04-25-08

John Miller
Michael Richardson
Senior Planners
County Of Humboldt
Community Development Services
Planning Division
3015 H Street
Eureka, CA 95501

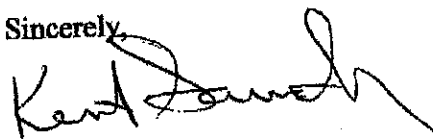
Dear Mr. Miller and Richardson:

We met at the informational/discussion meeting at the Grange in Blue Lake. As per your suggestion, I am writing to request that my Parcel # 516-141-018, 2360 Glendale, be recommended by Planning staff and consequently zoned 1-5 Acre Residential.

The zoning of the adjoining parcels in the area, uses and topography supports the 1-5 Acre General Plan designation, as does the consensus of the local population.

Your consideration and response is appreciated.

Sincerely,



Kent Sawatzky
P.O. Box 765
Blue Lake, CA 95525
(707) 668-5288
(530) 629-3905

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	Address	
Parcel Size	2.86 acres	Water/Sewer	Water, Sewer
Request	Wants no change to existing land use designation	Provider	Fieldbrook-Glendale CSD
Current General Plan	GRAZING	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	Address	1750 Glendale Dr
Parcel Size	78.93 acres	Water/Sewer	None
Request	Wants no change to existing land use designation	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	Address	
Parcel Size	19.57 acres	Water/Sewer	Water, Sewer
Request	Wants no change to existing land use designation	Provider	Fieldbrook-Glendale CSD
Current General Plan	GRAZING	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	Address	
Parcel Size	48.58 acres	Water/Sewer	Water, Sewer
Request	Wants no change to existing land use designation	Provider	Fieldbrook-Glendale CSD
Current General Plan	DISP HS;GRAZING	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	Address	
Parcel Size	29.64 acres	Water/Sewer	None
Request	Wants no change to existing land use designation	Provider	On Site
Current General Plan	DISP HS;GRAZING	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.

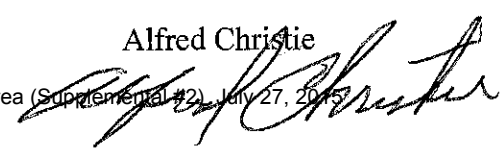
The real property for which I do not want any land use changes to be made are referred to by the Humboldt County Assessor's Office as bearing the following parcel numbers:

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/Viad 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
Currently: Suburban at 6 units/acre = 42 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, so no ADU potential without conditional use permit process, and proving any residence is necessary to the agricultural operation.

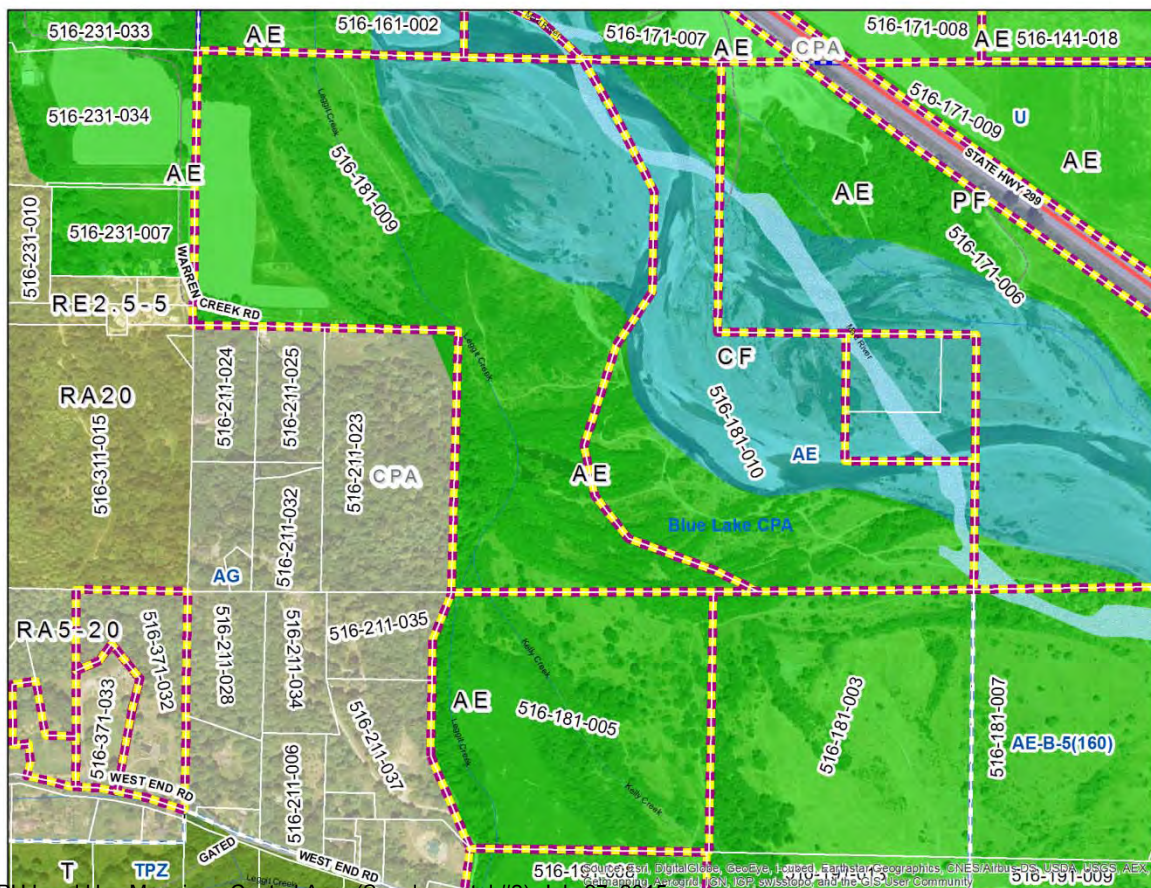
8. 516-171-05 2.86 GIS acres
Currently: Grazing AE
PC Recommended: CF
A taking, 1 potential residence, additionally CF is more restrictive than AE, see GPU Draft dated 3/19/2012 pages 4-57 through 4-59. AE allows for all of the uses in CF, plus more agricultural related uses.
9. 516-171-06 78 GIS acres
Currently: Grazing AE
PC Recommended: CF & AE
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.
10. 516-171-08 48 GIS acres
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.

Christie, Michael		516-181-005	Blue Lake/Glendale
Name	Christie, Michael	Community	Blue Lake
Parcel	516-181-005	Address	
Parcel Size	40.43 acres	Water/Sewer	None
Request	Wants no change to existing land use designation	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	Address	
Parcel Size	94.74 acres	Water/Sewer	None
Request	Wants no change to existing land use designation	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	Address	
Parcel Size	56.59 acres	Water/Sewer	None
Request	Wants no change to existing land use designation	Provider	On Site
Current General Plan	GRAZING (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	AE	Zoning	AE



JN 19 2015

Mike Christie
P.O. Box 1284
Blue Lake, CA 95525
(707) 498-5908

cc. BOS:all

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:

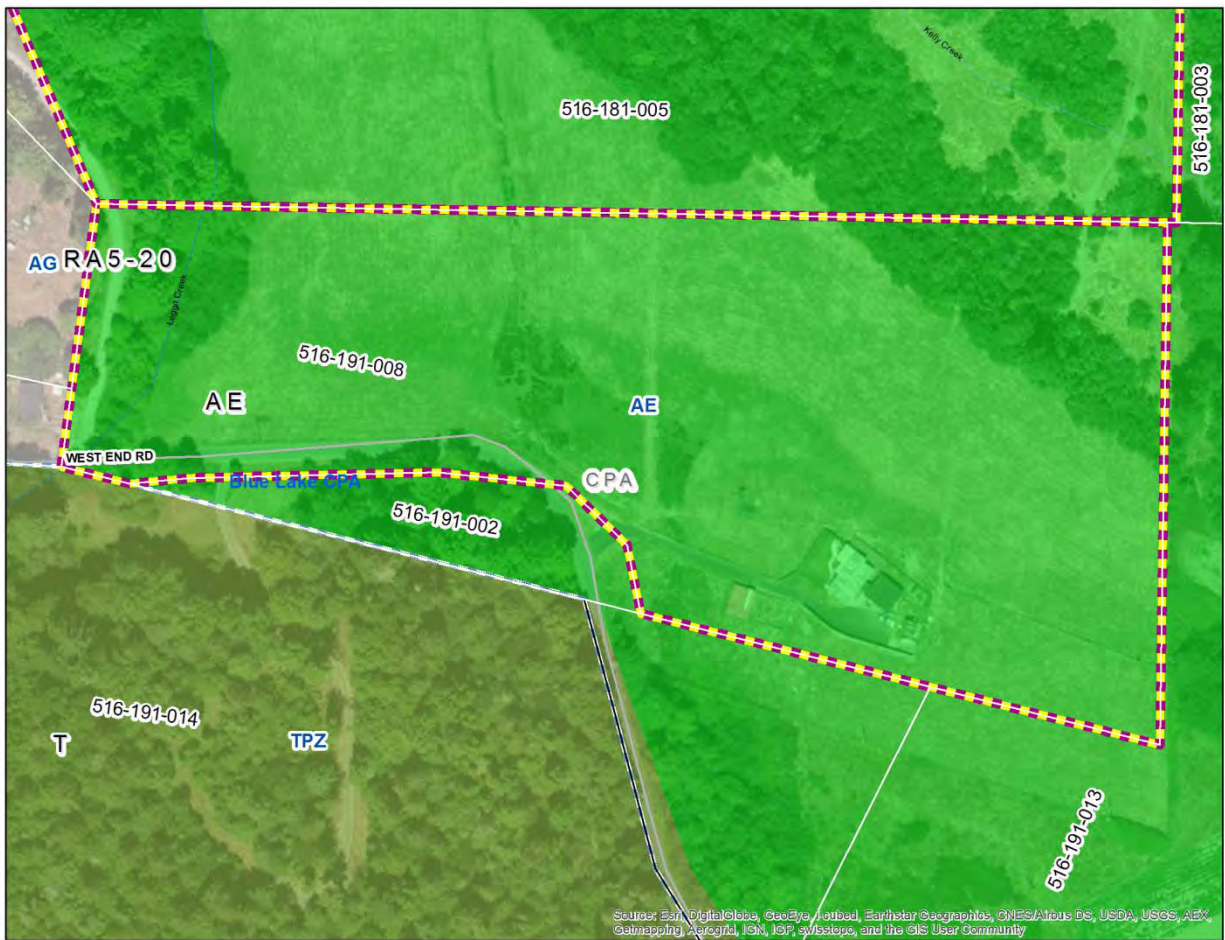
516-181-005
516-181-009
516-181-010

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

Thank you,

Michael Christie

Mike Christie



Name	Christie, Alfred W	Community	Blue Lake
Parcel	516-191-008	Address	12134 West End Rd
Parcel Size	11.21 acres	Water/Sewer	None
Request	Wants no change to existing land use designation	Provider	On Site
Current General Plan	DISPERSED HOUSES	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
825 5th Street
Eureka, CA 95501

Re: June 22, 2015, Board of Supervisor's Agenda Item C
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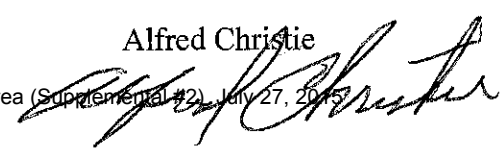
The real property for which I do not want any land use changes to be made are referred to by the Humboldt County Assessor's Office as bearing the following parcel numbers:

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 ENTITLEMENT

August 20, 2012

Lands of Christie, Alfred

Analysis of 17 separate Assessor Parcel numbers in the Glendale/Grand 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
Currently: Suburban at 6 units/acre = 42 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, so no ADU potential without conditional use permit process, and proving any residence is necessary to the agricultural operation. |

8. 516-171-05 2.86 GIS acres
Currently: Grazing AE
PC Recommended: CF
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
Currently: Grazing AE
PC Recommended: CF & AE
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.
10. 516-171-08 48 GIS acres
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.



Name	Perry, Merritt & Walker Kristina	Community	Blue Lake
Parcel	516-201-019	Address	13887 West End Rd
Parcel Size	35.52 acres	Water/Sewer	None
Request	RA5-20	Provider	On Site
Current General Plan	Disp Houses	Plan Area	Blue Lake CPA
Proposed General Plan	AG	Zoning	AE-B-5(160)

Merritt Perry and Kristina Walker
13887 West End Road
Arcata, CA 95521

Wednesday, May 20, 2015

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

Dear Ms. Fennel,

We are writing you regarding the proposed land use designation for our parcel 516-201-019 at 13887 West End Road to request that the proposed designation be changed from Agricultural Grazing (AG) to RA-5-20. Our parcel is on the Blue Lake/Glendale Map of the Draft General Plan (See Figure 1.). Unfortunately we will not be able to be in town during the Land Use Mapping meeting the Board is holding on June 22nd. We will attend one of the subsequent meetings on July 27th or August 31st. Please accept this letter as our input on the Land Use Mapping.

Our parcel is 40 acres with 13 Acres of timberland, 21 acres of pasture, a 1 acre home site and the remainder in riparian. The property is our primary residence and also represents our largest and singular personal investment. We manage the 13 acres of timber on the property and raise a small number of sheep and cattle on the property for fire prevention and meat production.

The land use designation of our parcel under the current General Plan is Dispersed Housing with a minimum density of 1 Dwelling Unit/Acre. The proposed Land Use designation for our parcel in Draft General Plan, on the Blue Lake/Glendale Map of the Draft General Plan is Agricultural Grazing with a 60 Acre minimum Parcel size with 1 DU/60 Acres. This proposed change represents an extreme reduction in the allowed development potential of the parcel and could reduce it from as many as 40 dwellings to only one, or two at most (if it could be demonstrated that a second residence is needed for agricultural purposes). This is unacceptable to us as it would not allow us to develop more than one home on the property or find other ways to generate income on the property such as such as build second residence for rental income, run a bed and breakfast or other development options. Most disappointing would be the elimination of the possibility of our children living with us on the property in their own homes, which was our intention when we purchased the property.

Therefore, we respectfully request that the land use designation for our parcel be changed to Residential Agriculture RA 5-20 on our parcel. Below are the reasons why we believe this change is consistent with the intention of the Draft General Plan and will allow the highest and best use of the land while protecting the resources on the property:

- **Residential Agricultural Designation Better Fits the Current and Future Use and is Consistent with Supervisors Intent of Creation of Designation** - The supervisors recognized the desire of a large number of County residents to be able to live on parcels of land where they can also produce for themselves and others on a small scale and that land can be lived on and also productive for agriculture. Therefore the Board changed the former Rural Residential Land Use designation to Residential Agriculture so that land could be used for both purposes. Designating the land use of our parcel to be Residential Agriculture would allow for the creation of parcels suitable for small scale agricultural production and residential purposes. This type of use is highly sought after in the county and currently there are a many small farmers that supply food for their families and to supplement their income at farmers markets on parcels of 2 ½ to 10 acres.

According to the Draft General Plan, the *“Residential Agriculture designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. RA5-20 and RA-20 rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access.”* **Our property has all of these characteristics is well suited for the RA5-20 designation.**

- **Consistent with Designation Residential Agriculture on Similar Parcels** – There are several parcels on West End Road and in the Glendale/Blue Lake area with both a similar character, and those not as well suited for the RA designation that that are proposed for the RA designation. Outlined in the table below we have shown parcels on one of the thirty-nine maps created by the County of Humboldt where the Land Use is RA5-20, where it is remaining the same or changed from the existing Grazing or Timber designation. Table 1, below, shows: the APN of these parcels; the current Land Use designation; its acreage; the proposed Land Use designation; and other relevant information. It is very clear from our review of the proposed Land Use designation map for the Glendale/Blue Lake Area that there are indeed several other parcels similar to ours, and less well suited for RA, are being proposed the designation of Residential Agriculture. Many of those proposed for RA 5-20 are not as well suited to ours for Residential Agriculture due to slope, or that they are primarily timbered properties.

<u>APN</u>	<u>Current Land Use</u>	<u>Proposed Land Use</u>	<u>Acreage</u>	<u>Ground/Slope Info.</u>	<u>Vicinity</u>
312-051-146	Timber	RA 5-20	47	3 = High Instability	Liscom Hill
312-051-47	Dispersed Housing/ Timber	RA 5-20	41	3 = High Instability	Liscom Hill
312-301-12	Timber	RA 5-20	20	3 = High Instability	Liscom Hill

312-201-08	Timber	RA 5-20	13	3 = High Instability	Liscom Hill
312-201-09	Timber	RA 5-20	11	3 = High Instability	Liscom Hill
312-201-10	Timber	RA 5-20	10	3 = High Instability	Liscom Hill
312-051-30	Grazing	RA 5-20	25		Liscom Hill
504-021-05	Forest (MC65)	RA 5-20	40	D	Glendale
504-171-13	Forest (MC65)	RA 5-20	21	3 = High Instability	Glendale
504-161-01	Forest (MC65)	RA 5-20	20	3 = High Instability	Glendale
504-271-05	VL Density; Open	RA 5-20	12	D	Hilton Ln
507-041-01	Est Res.; Open; Lumber	RA 5-20	120		above industrial park
507-041-02	Est. Residential	RA 5-20	29	2-	above industrial park
516-081-03	Dispersed Housing/ Timber	RA 5-20	67	B = Parcels in 0 / 3 zones	North of Glendale-Hall Creek
516-091-63	Dispersed Housing/ Timber	RA 5-20	33	3 = High Instability	North of Glendale-Hall Creek
516-071-03	Dispersed Housing/ Timber	RA 5-20	61	B = Parcels in 0 / 3 zones	North of Glendale-Hall Creek
312-051-46	Timber	RA 5-20	25	Steep Timber	Liscom Hill
516-211-23	Dispersed Houses	RA 5-20	21	B = Parcels in 0 / 3 zones	Warren Creek
516-271-03	Est Res; Open	RE 2.5-5	21	A	
516-371-26	Dispersed Houses	RA 5-20	12		Warren Creek
516-371-037	Dispersed Houses	RE 2.5-5	5	Dispersed Houses to Residential Estates	Russell Lane/West End Road
516-291-23	Est Res; VL Dens	RA 5-20			Warren Creek
516-311-33	Dispersed Houses	RA 5-20	20	B = Parcels in 0 / 3 zones	West End Road
516-31-1-14	Dispersed Houses; Timber	RA 5-20	31	B = Parcels in 0 / 3 zones	West End Road
516-311-17	RR20-40	RA 5-20	13	B = Parcels in 0 / 3 zones	West End Road
500-041-31	Estate Residential	RA 5-20			Fickle Hill
500-091-46	RR20-40	RA 5-20	26	3 = High Instability	Fickle Hill
500-091-47	RR20+	RA 5-20	78		Fickle Hill/Bayside
500-041-33	Estate Residential	RA 5-20			Fickle Hill
500-101-11	Estate Residential	RA 5-20			Fickle Hill

312-053-17	Timber	RA 5-20	13	3 = High Instability	Blue Lake
312-190-07	Grazing	RA 5-20	17	Steep Land, above 299	Blue Lake
312-190-01	Grazing	RA 5-20	20	3 = High Instability	Blue Lake

As can be seen Table 1, designating our parcel Residential Agriculture would be consistent with what is proposed for other similar parcels previously designated as Dispersed Housing, as well as, other former grazing and timber properties now being designated for Residential Agriculture.

- **Parcel Too Small to Sustain Grazing Operation** - The Land Use for our parcel is being proposed as Agricultural Grazing. Agricultural Grazing identifies the highest and best use of the parcel as a grazing parcel. This designation does not consider that there is only a net grazing area on the property of 21 Acres with the remainder of the parcel being timber and riparian areas (See Figure 2. Potential Grazing or Open Space Area, including Assessed One Acre of Residential.)

The 2003 Humboldt County Agricultural Resources Background Report, which is referenced in the General Plan Update, states that “it takes approximately 1750 to over 6000 acres to support a farm family raising beef, approximately 300 acres to support a family dairy; and approximately 2,270 to 8,750 acres to support a farm family raising sheep.” We have a grazing area available of approximately 1/1000th of that needed to support a family farm; it seems the designation of our parcel for agricultural grazing puts us in an impossible position by restricting our land to grazing only with no options for additional income through development or rental income with the proposed density restrictions.

Over the past five years, we have tried to operate a successful grazing operation and produce lamb and calves for market, and to supply food for our family. We have found that four cows with calves and 6 ewes with lambs exceed the carrying capacity of the property and requires purchasing of hay beyond what we can produce. Neglecting equipment purchases, land costs and labor, the lambs and calves we produce cannot cover the costs necessary to supply them feed, and their primary benefit is providing meat for our family.

According to Sue Aszman, with the NRCS, are soils are NOT prime agricultural soils, as they primarily consist of Timmons Upland (Ti2), with a small amount of Arcata Mélange (Ar2). (See Figure 3. Soil Mapping.) These soils are much less productivity of other prime agricultural soils found as found on the Arcata bottoms or the Ferndale Area.

- **Zoning and Land Use Designation Inconsistency for our Parcel**– The current zoning on the parcel is AE 160 with a B5 combining zone. The zoning is inconsistent with our parcel’s Land Use designation. I have discussed this item at length with the current planning administration and offer our interpretation of their opinion.

The land use designation in the General Plan governs because it was in place years before the zoning designation. Through discussions with County Planning Staff, it is likely that the Zoning of

AE160 was misapplied, possibly due to the proximity of our parcel to other larger agricultural parcels, and thus grouping of our parcel incorrectly. General Plan land use designations are typically made during general plan development and specify the land use type best suited for the subject parcel. Zoning maps are created later and specify the parcel size for a particular parcel consistent with the land use designation. In the case of our parcel, the Zoning of AE 160 is not consistent with our parcels use, or our parcel size, and typically is reserved for parcels in agricultural reserve status under the Williamson Act.

- **Nearby Parcels - Inconsistent Proposed Land Use Designation, Better Suited as RA** – There are other parcels neighboring and close to ours that are 1-2 acres in size that are currently being used for residential and/or small agricultural use that are inconsistent with proposed for AE and AG Land Use. These represent other parcels in close proximity to ours better suited for RA or RE designation and are consistent with the RA designation we are requesting. (See Table 2, below. In addition, these parcels are outlined in black on Figure 1.)

Table 2. Parcels Close or Neighboring Our Parcel that were also Grouped in with Larger Parcel Land Use Determination.

<u>APN</u>	<u>Current Land Use</u>	<u>Proposed Land Use</u>	<u>Acreage</u>	<u>Ground/Slope Info.</u>	<u>Vicinity</u>	<u>Comment</u>
313-23-105	AGRI	Agricultural Exclusive	2	0	Bordering our parcel	
516-19-104	Dispersed Houses	Agricultural GRAZING	1	0	1490 feet north of our parcel	
313-23-106	EXCL AGRI	Agricultural Exclusive	22	0	Bordering our parcel	
313-23-108	AGRI	Agricultural Exclusive	1	0	1800 feet east of our parcel	

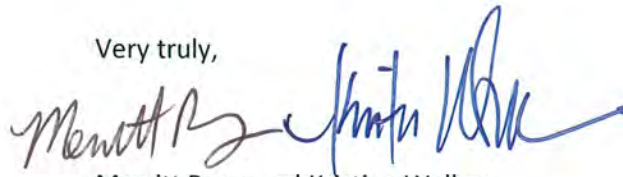
What we are proposing is a decrease in the current maximum allowable development of this parcel from 40 dwellings to a maximum potential of 8 dwellings, not one dwelling, as proposed by the County in the Draft General Plan.

Given the above considerations, we would respectfully request that the proposed Land Use designation of our parcel be changed from AG60 to RA 5-20. Our parcel is well suited for the residential agriculture designation defined by your board, and for the allowable uses for that designation. Many other properties similar to ours or less well suited for the RA designation, have already been proposed for RA 5-20, and so should ours. We have worked very hard to run a successful grazing operation on our property and the reality is that it is just not viable for an economic enterprise such as grazing due to its

small size relative to the size of parcel needed for a successful grazing operation, without the potential for added value from additional dwellings.

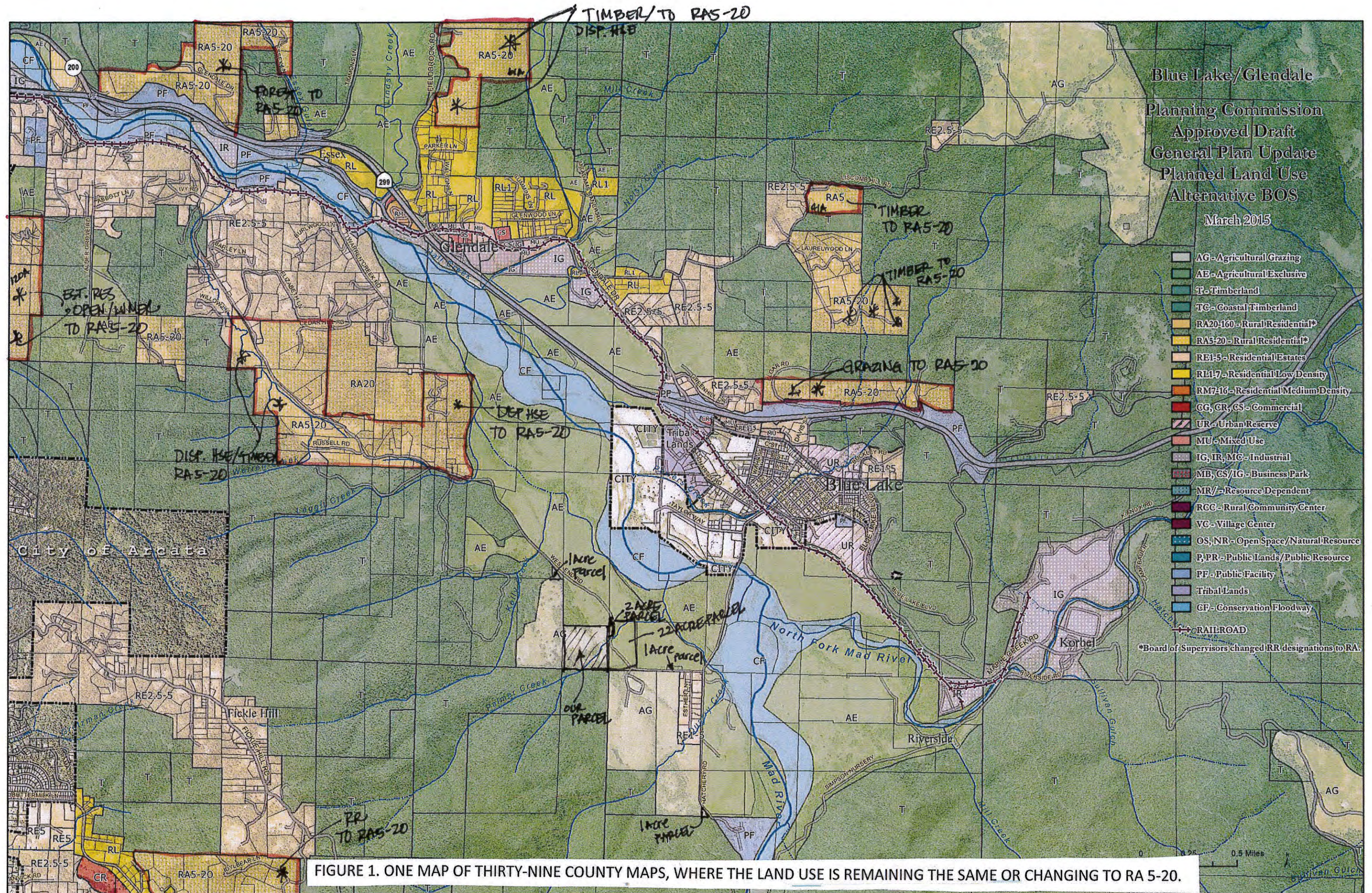
Thank you, in advance, for your consideration of this request. Granting this request would allow us to pursue our long term vision for our property and is consistent with the intention of the Draft General Plan. Not incorporating this change would severely devalue our family's single largest investment.

Very truly,

Handwritten signatures of Merritt Perry and Kristina Walker in blue ink. The signature of Merritt Perry is on the left, and the signature of Kristina Walker is on the right, written over the first part of Merritt's signature.

Merritt Perry and Kristina Walker

Cc: Kevin Hamblin, Community Development Director
Rob Wall, Supervising Planner





Active Tool: Measure Distance

Units: Feet Live Update: ☐

Distance: 2948.34 ft Show Area: ☒

Area: 492809.40715643 sq. ft **Clear**

Acreage: 11.31 ac

Internet | Protected Mode: Off 125%



Active Tool: Measure Distance

Units: Feet Live Update: ☐

Distance: 1215.54 ft Show Area: ☒

Area: 53355.742121369 sq. ft **Clear**

Acreage: 1.22 ac

Internet | Protected Mode: Off 125%



Active Tool: Measure Distance

Units: Feet Live Update: ☐

Distance: 1387.57 ft Show Area: ☒

Area: 102133.46384945 sq. ft **Clear**

Acreage: 2.34 ac

Internet | Protected Mode: Off 125%



Active Tool: Measure Distance

Units: Feet Live Update: ☐

Distance: 2254.84 ft Show Area: ☒

Area: 300623.3606207 sq. ft **Clear**

Acreage: 6.9 ac

Internet | Protected Mode: Off 125%

FIGURE 2. Grazing and Open Space Area

SHEET 7





Name	Susmilch, Douglas M & Dian O	Community	Arcata
Parcel	516-241-024	Address	845 Warren Creek Rd
Parcel Size	2.98 acres	Water/Sewer	Water
Request	Not PF, build a mother in law	Provider	Humboldt Bay Municipal Water District
Current General Plan	TIMBER (NHGP)	Plan Area	Blue Lake CPA
Proposed General Plan	RE2.5-5	Zoning	AG

From: Elena [mailto:elena955@suddenlink.net]
Sent: Monday, July 20, 2015 6:36 AM
To: Miller, John; Lovelace, Mark
Subject: Land use designation

John,

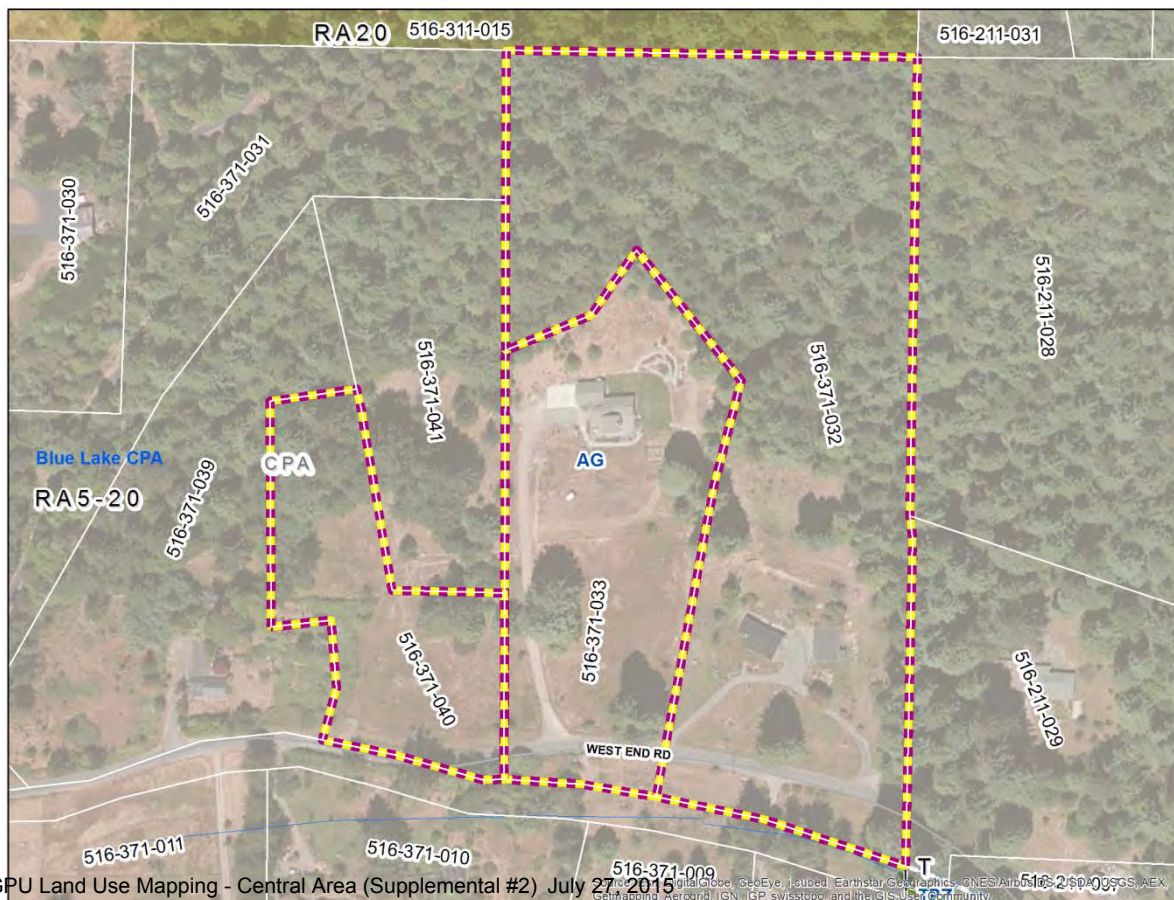
The family of Doug Susmilch, who is severely disabled, is requesting that you correct the land use for Assessor Parcel #516-241-024. As we discussed last week this is private property and should not be designated as a PF – Public Facility. In addition, the family would appreciate if they could build a mother in law unit. Please let us know if this is possible. Thank you!

Elena Susmilch
(707) 768-3759

Cox, Nancy Lc Tr		516-371-032	Arcata-East
Name	Cox Nancy Lc Tr	Community	Arcata
Parcel	516-371-032	Address	11332 West End Rd
Parcel Size	9.14 acres	Water/Sewer	None
Request	No Change	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	Address	11300 West End Rd
Parcel Size	3.96 acres	Water/Sewer	None
Request	No Change	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	Address	
Parcel Size	2.2 acres	Water/Sewer	None
Request	No Change	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 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
516-371-02132	(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!

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.

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 3 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 AG

(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 each
other out.

Surely we are not the only family with
trusts or wills 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
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

RECEIVED
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 21 32	(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!

Common Planning Terms

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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.

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 3 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