

SUPPLEMENTAL INFORMATION #3

Board of Supervisors
July 27, 2015

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

Re: Timber Company 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 from timber companies, plus detail information.

Central Area Land Use Mapping – Timber Company Land Use Requests (Supplemental 3)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Humboldt Redwood Company							
Carlotta	9	204-034-002	HUMBOLDT REDWOOD CO LLC CO	Change AE to IG based on historic use	AE;T (FRWK)	AE/T/IG	
Carlotta	11	206-191-016	HUMBOLDT REDWOOD CO LLC CO	PF is error	T (FRWK)	T/PF	
Carlotta	12	206-262-001	HUMBOLDT REDWOOD COMPANY LLC CO	P is error	T (CHCP)	T/RE2.5-5	
Carlotta	13	206-262-005	HUMBOLDT REDWOOD COMPANY LLC CO	P is error	T (FRWK)	T	
Central	14	314-171-005	HUMBOLDT REDWOOD COMPANY LLC CO	Change RA40 to T	AL40;T(FRW K)	T/RA40	
Fields Landing	16	311-064-005	HUMBOLDT REDWOOD COMPANY LLC CO	P is error	T (FRWK)	T/P	

Central Area Land Use Mapping – Timber Company Land Use Requests (Supplemental 3)

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					Current	Proposed	
Humboldt Redwood Company							
Fields Landing	17	311-071-007	HUMBOLDT REDWOOD COMPANY LLC CO	P is error	T (FRWK)	T/P	
Freshwater	18	403-141-004	HUMBOLDT REDWOOD COMPANY LLC CO	Remain T	T (FWCP)	T	
Freshwater	19	405-301-002	HUMBOLDT REDWOOD COMPANY LLC CO	Move RA boundary to PALCO Lumber-camp Rd	T (FWCP)	T/RA10	
Freshwater	21	405-301-003	HUMBOLDT REDWOOD COMPANY LLC CO	PF is error	T (FWCP)	T/PF	
Upper Jacoby Creek	22	404-131-008	HUMBOLDT REDWOOD COMPANY LLC CO	PF is error	T (FRWK)	T/PF	

Central Area Land Use Mapping – Timber Company Land Use Requests (Supplemental 3)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Green Diamond Resource Company							
Arcata-East	23	504-011-004	GREEN DIAMOND RESOURCE COMPANY	RE2.5-5 for developabl e areas with less than 30% slope	ESTATE RES, OPEN(ARC 66)	RA5-20	
Bayside	24	404-051-009	GREEN DIAMOND RESOURCE COMPANY	RA5-20 consistent with surrounding land	T	T	
Bayside	24	404-061-030	GREEN DIAMOND RESOURCE COMPANY	RA5-20 consistent with surrounding land	T	T	
Bayside	24	404-061-031	GREEN DIAMOND RESOURCE COMPANY	RA5-20 consistent with surrounding land	RR	T	
Bayside	24	404-071-003	GREEN DIAMOND RESOURCE COMPANY	RA5-20 consistent with surrounding land	T	T	

Central Area Land Use Mapping – Timber Company Land Use Requests (Supplemental 3)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
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Green Diamond Resource Company							
Blue Lake/ Glendale	25	313-051-012	GREEN DIAMOND RESOURCE COMPANY	IR/CF	GRAZING	AE/T/CF	
Blue Lake/ Glendale	25	313-061-004	GREEN DIAMOND RESOURCE COMPANY	IR/CF	GRAZING	AE/T/CF	
Blue Lake/ Glendale	52	313-091-021	GREEN DIAMOND RESOURCE COMPANY	Want to retain ability to process timber products	GRAZING	AE	
Blue Lake/ Glendale	52	313-091-022	GREEN DIAMOND RESOURCE COMPANY	Want to retain ability to process timber products	GRAZING	AE	
Blue Lake/Glend ale	78	313-051-011	CALIFORNIA REDWOOD COMPANY	Make AE T north of River and IR south of River	DISPERSED HOUSES	IR/AE	

Central Area Land Use Mapping – Timber Company Land Use Requests (Supplemental 3)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
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Green Diamond Resource Company							
Carlotta	79	204-052-008	GREEN DIAMOND RESOURCE COMPANY	All of parcel should be T	T	T/AE	
Central	80	205-011-008	GREEN DIAMOND RESOURCE COMPANY	All of parcel should be T	T/AE	T/AE	
Central	81	311-171-007	GREEN DIAMOND RESOURCE COMPANY	Historically used as mill site, should be IR	AE	AE	
Central	81	311-171-025	GREEN DIAMOND RESOURCE COMPANY	Historically used as mill site, should be IR	AE	AE	
Central	109	313-071-001	GREEN DIAMOND RESOURCE COMPANY	Make area that is proposed to be AE IR	GRAZING	AE/T/CF	
Central	110	313-091-016	GREEN DIAMOND RESOURCE COMPANY	Want to retain ability to process timber products	GRAZING	AE/CF	

Central Area Land Use Mapping – Timber Company Land Use Requests (Supplemental 3)

Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
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Green Diamond Resource Company							
Central	136	315-024-017	GREEN DIAMOND RESOURCE COMPANY	Want entire parcel to be T	T (FRWK)	T	
Central	136	316-255-006	GREEN DIAMOND RESOURCE COMPANY	Entire parcel should be planned T	T	T	
Indianola/ Myrtle town	137	404-141-004	CALIFORNIA REDWOOD COMPANY	Should be MG rather than IG	NR;MG (HBAP)	IG/NR	
Scotia/ Rio Dell	138	205-031-047	GREEN DIAMOND RESOURCE COMPANY	Apply UR to RA5-20	CON-T-R/R-R	RA5-20	
Scotia/Rio Dell	139	205-031-004	GREEN DIAMOND RESOURCE COMPANY	All of parcel should be T	T	T	
South Eureka	140	017-031-007	GREEN DIAMOND RESOURCE CO	Revise based on new parcel shape and make areas that are T OS	TC/T	TC/T	

Central Area Land Use Mapping – Timber Company Land Use Requests (Supplemental 3)

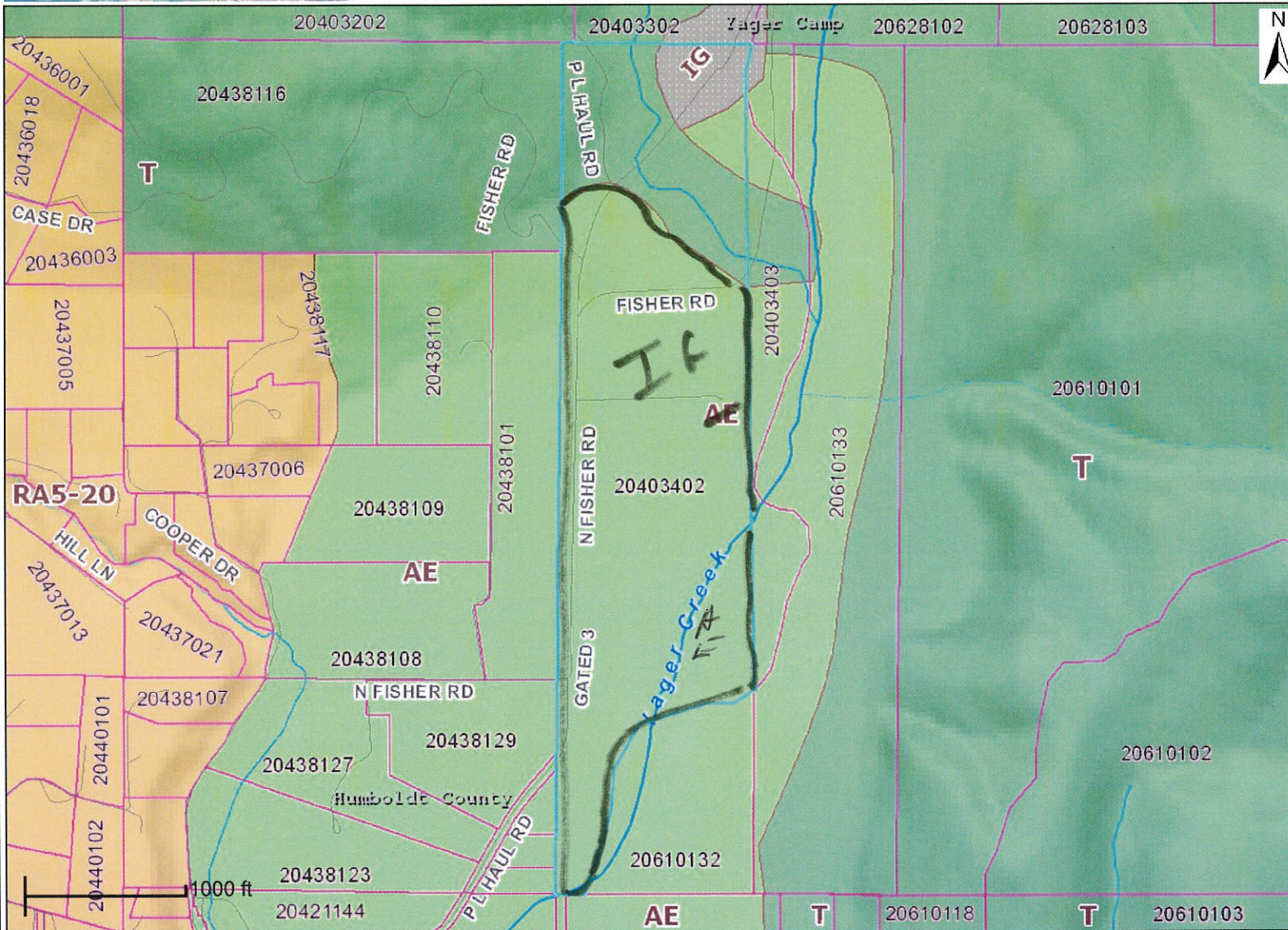
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Green Diamond Resource Company							
South Eureka	140	017-032-009	GREEN DIAMOND RESOURCE CO	Revise based on new parcel shape and make areas that are OS either T or TC	TC;RL;T;RM(ECP)		
South Eureka	141	303-012-001	GREEN DIAMOND RESOURCE COMPANY	Revise based on new parcel shape and make entirely T	T;RL (ECP);T (FRWK)		
South Eureka	142	303-012-005	GREEN DIAMOND RESOURCE COMPANY	Make portion that is RA5-20 OS	T	T/OS/RL1-7	

20403402



Humboldt County Web GIS Map

Prosperity!



Legend

Land Use

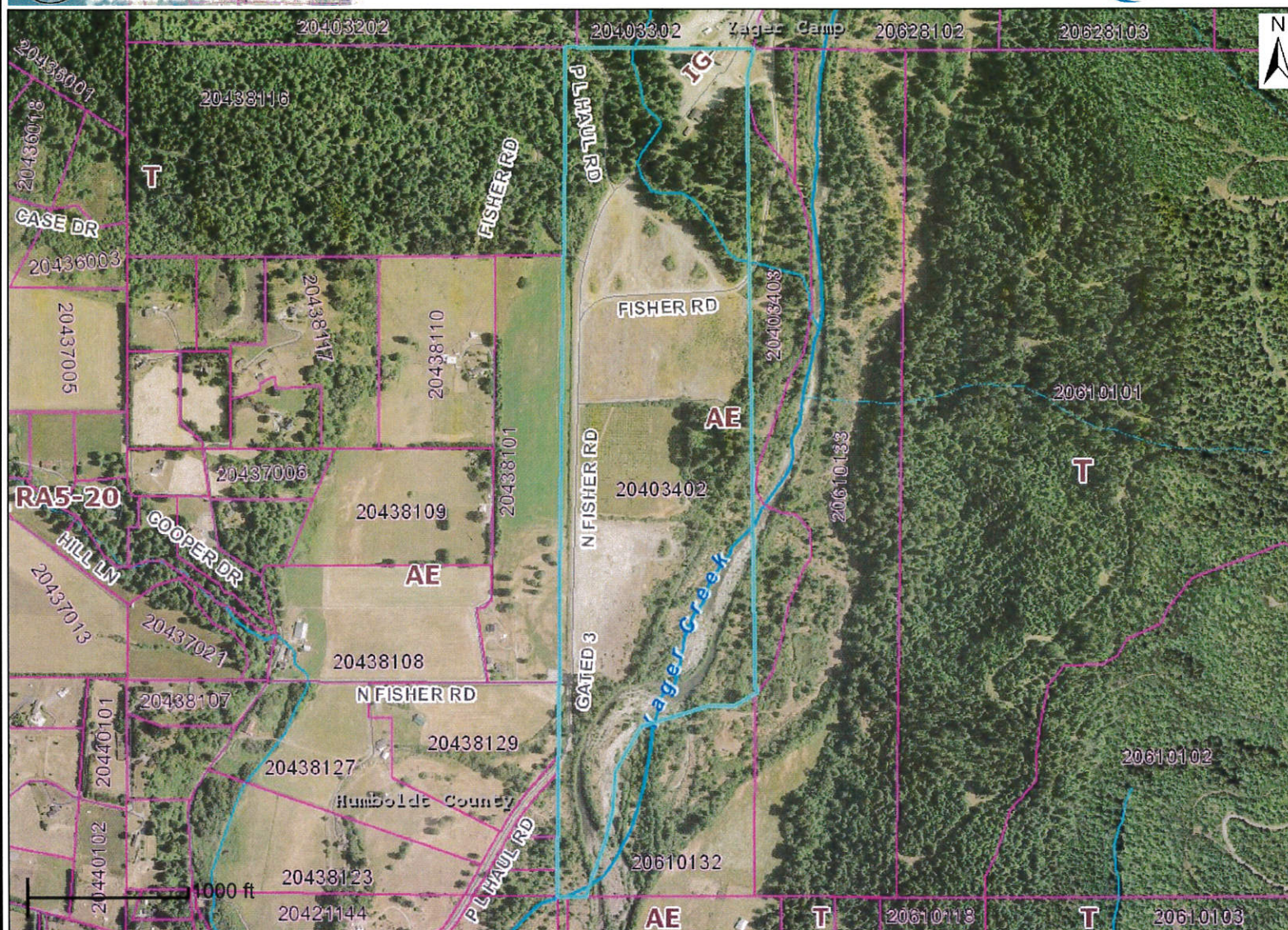
- Parcels
- Zoning
- Current General Plan Land Use
- City Boundary

Proposed General Plan

- AE - Agricultural Exclusive
- AG - Agricultural Grazing
- T - Timberland
- TC - Coastal Timberland
- RA20-160 - Rural Residential
- RA5-20 - Rural Residential
- RE1-5 - Residential Estates
- RL1-7 - Residential Low Density
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- P, PR - Public Lands/Public Resource
- PF - Public Facility
- Tribal Lands
- CF - Conservation Floodway

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<http://gis.co.humboldt.ca.us>

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



Legend

Land Use

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Click or drag on the map to zoom in.

Site Instructions

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COMMENTS

Humboldt G.I.S. Portal

Land Use Designations (descr.)

Search This Map

Find Address

Find Intersection

Find Parcel

Search by Assessor Parcel Number
Enter Full or Partial APN

Note:

A Full APN Entry is an 8-Digit Number.

Example if APN is "017-013-009-000"
Then the 8 digit input is "01701309"

Results will display at the bottom of this page. Click on the APN in the results to zoom the map to a parcel.

Go

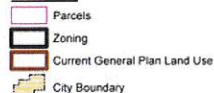
Overview Map



Map Legend

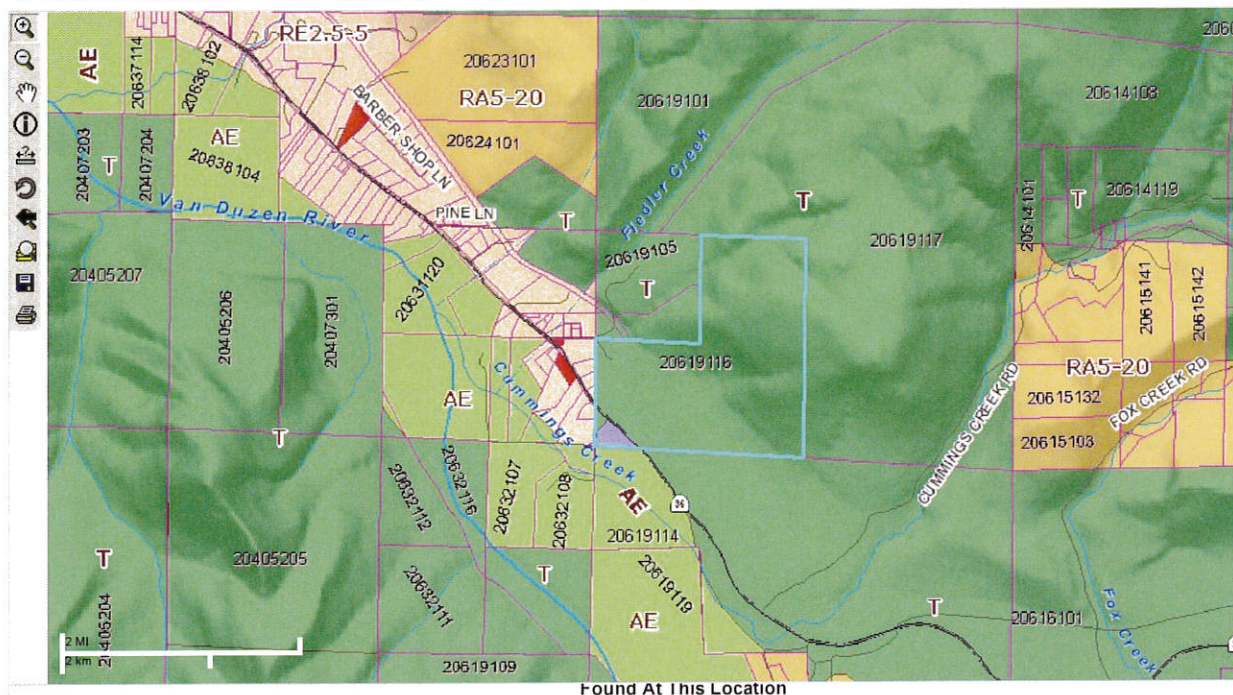
Legend

Land Use



Proposed General Plan

- | | |
|---|--------------------------------------|
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|  | PF - Public Facility |
|  | Tribal Lands |
|  | CF - Conservation Flowway |



Selected Parcels Feature

Assessors Parcel Number (APN)

Old APN

Current General Plan

Zoning

Assessor Parcel Map Image

Google Maps Link

20619116

T (FRWK)

AE:TPZ

Page 20619Map

[Google Maps Link](#)

20619116

Error designation PF

[Customize This Map](#)

PLANNING MAP LAYERS

Land Use

- ☒ Parcels
- ☐ Zoning
- ☐ Current General Plan Land Use
- ☐ Current General Plan Land Use - Color

Proposed General Plan

☒ Board of Supervisors Recommendation

Current Map Tool: **Zoom In**

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Site Instructions

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[Land Use Designations \(descr.\)](#)

Search This Map

Find Address

Find Intersection

Find Parcel

Search by Assessor Parcel Number
Enter Full or Partial APN

Note:

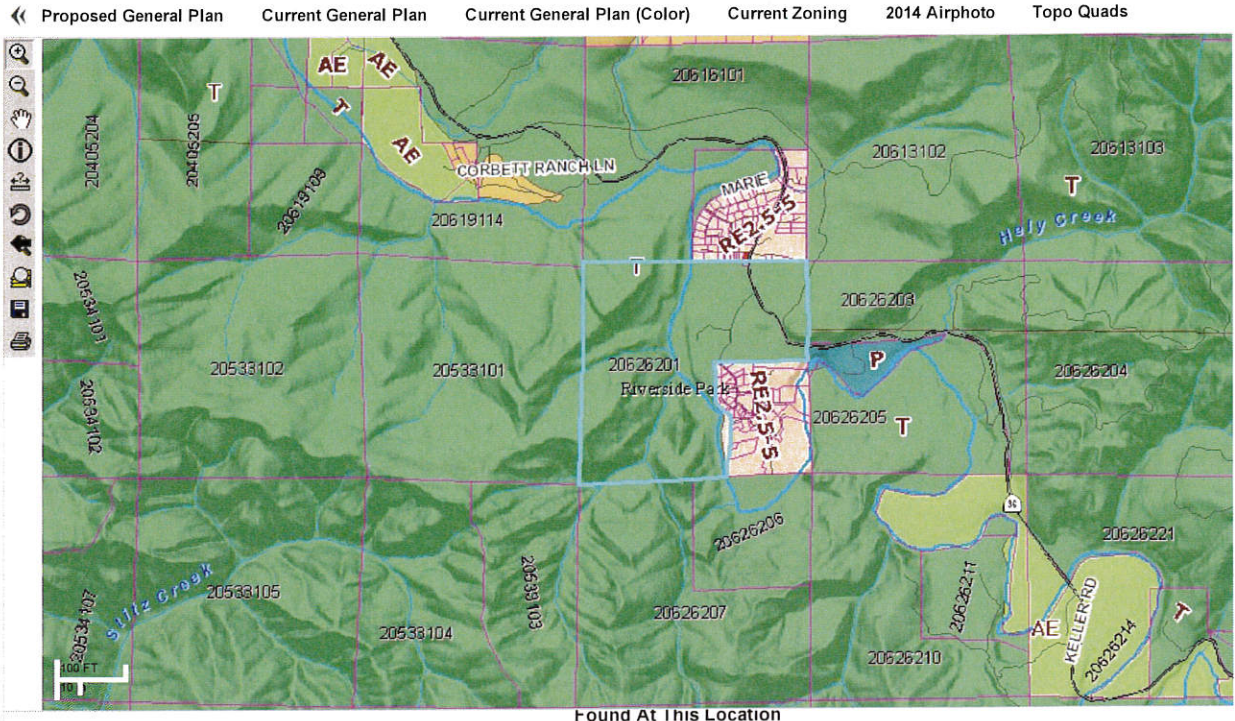
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Results will display at the bottom of this page. Click on the APN in the results to zoom the map to a parcel.

Go

Overview Map



Found At This Location

Selected Parcels Feature	
Assessors Parcel Number (APN)	20626201
Old APN	
Current General Plan	T (CHCP)
Zoning	TPZ
Assessor Parcel Map Image	Page 20626Map
Google Maps Link	Google Maps Link

Map Legend

Legend

Land Use

- ☒ Parcels
- ☒ Zoning
- ☒ Current General Plan Land Use
- ☒ City Boundary

Proposed General Plan

- ☒ AE - Agricultural Exclusive
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20626201

Error designation PF

Customize This Map

PLANNING MAP LAYERS

Land Use

- ☒ Parcels
- ☐ Zoning
- ☐ Current General Plan Land Use
- ☐ Current General Plan Land Use - Color

Proposed General Plan

- ☒ Board of Supervisors Recommendation
- ☐ GPU Land Use Mapping - Central Area (Supplemental #3)

Current Map Tool: Zoom In

Click or drag on the map to zoom in.

Site Instructions

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[Land Use Designations \(descr.\)](#)

Search This Map

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Go

Overview Map



Proposed General Plan

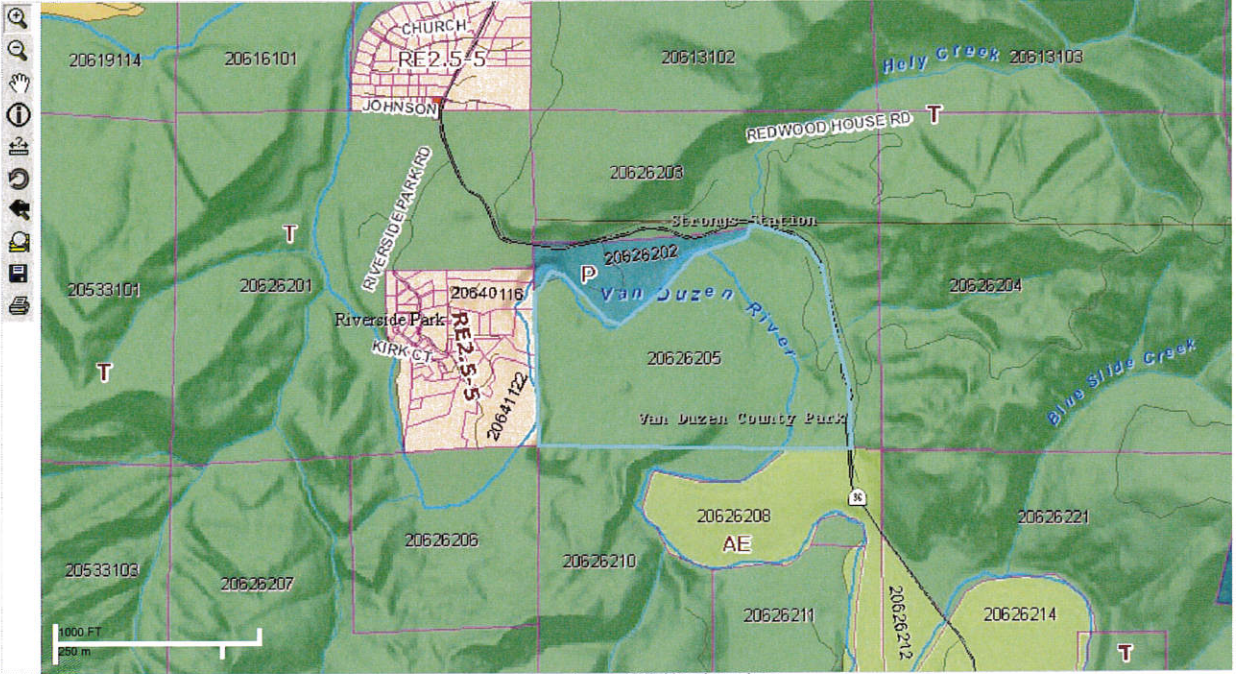
Current General Plan

Current General Plan (Color)

Current Zoning

2014 Airphoto

Topo Quads



Found At This Location

Selected Parcels Feature	
Assessors Parcel Number (APN)	20626205
Old APN	
Current General Plan	T (FRWK)
Zoning	TPZ
Assessor Parcel Map Image	Page 20626Map
Google Maps Link	Google Maps Link

Map Legend

Legend

Land Use

Parcels

Zoning

Current General Plan Land Use

City Boundary

Proposed General Plan

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PF - Public Facility

Tribal Lands

CF - Conservation Floodway

20626205

Error designation

Customize This Map

PLANNING MAP LAYERS

Land Use

☒ Parcels

☐ Zoning

☐ Current General Plan Land Use

☐ Current General Plan Land Use - Color

Proposed General Plan

☒ Board of Supervisors Recommendation

GPU Land Use Mapping - Central Area (Supplemental #3)

13

#31417105



Humboldt County Web GIS Map

Prosperity!

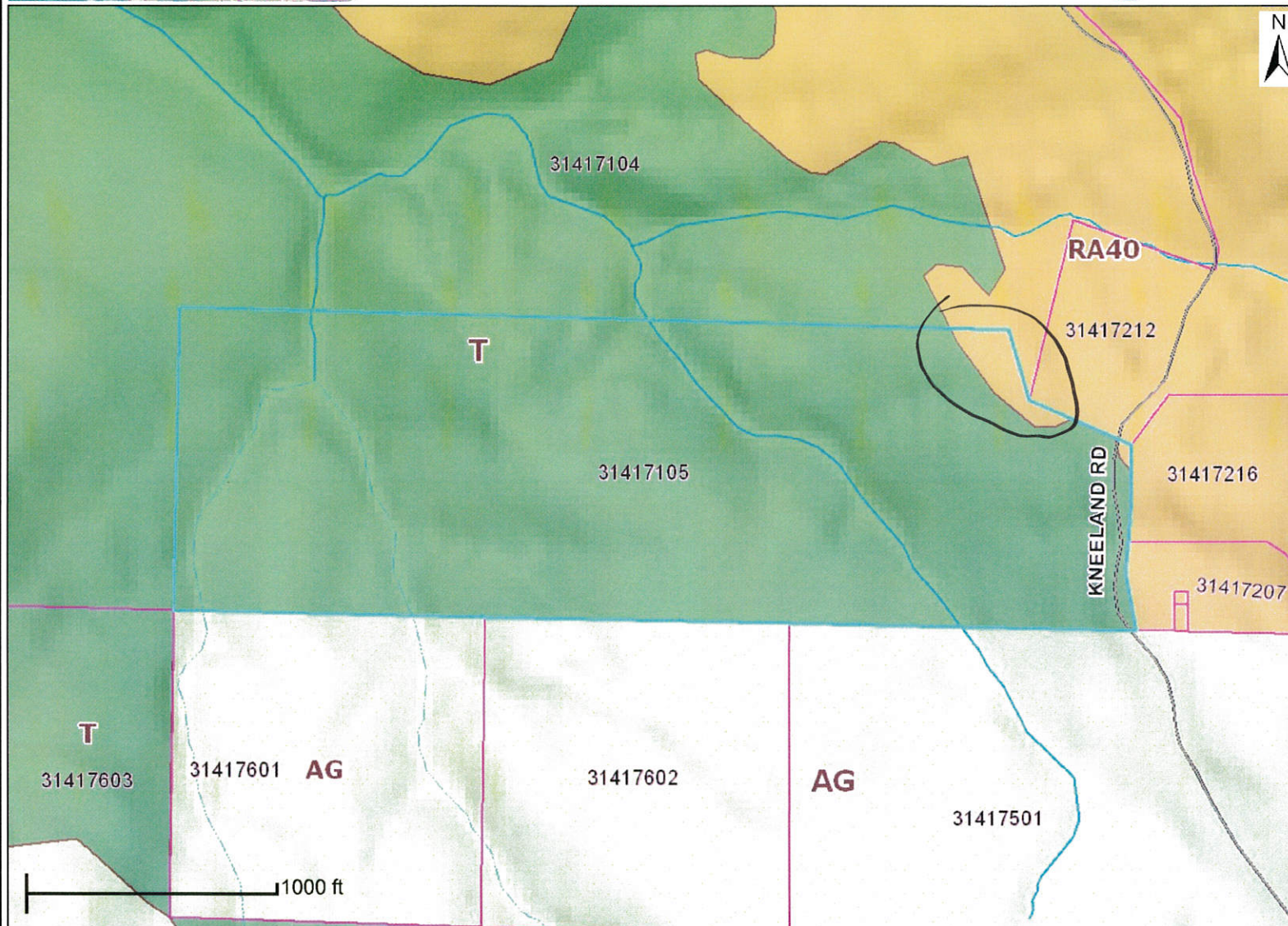
Legend

Land Use

- Parcels
- Zoning
- Current General Plan Land Use
- City Boundary

Proposed General Plan

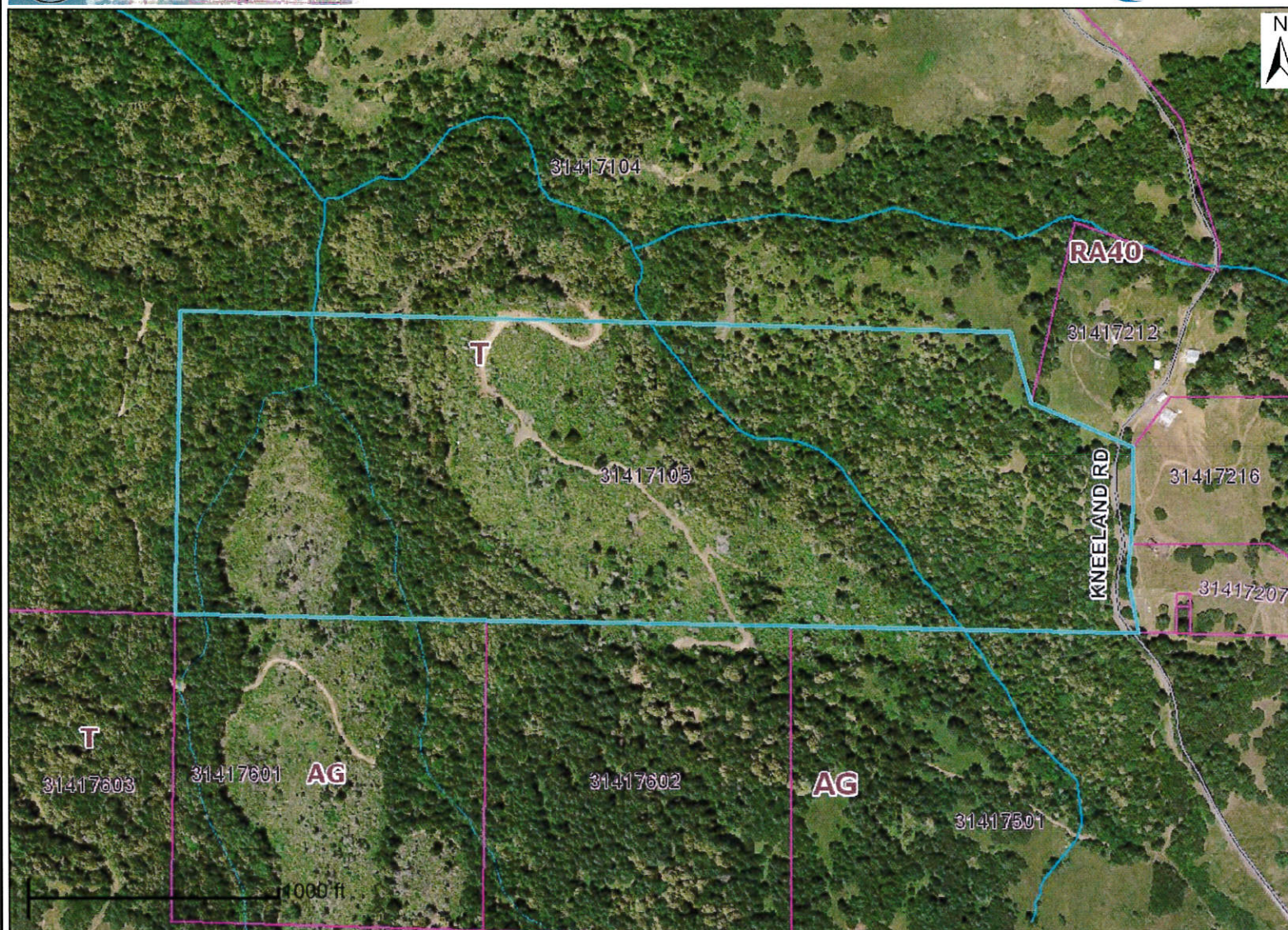
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Change RA40 to T.



Legend

Land Use

- Parcels
- Zoning
- Current General Plan Land Use
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Find Parcel

Search by Assessor Parcel Number
Enter Full or Partial APN

Note:

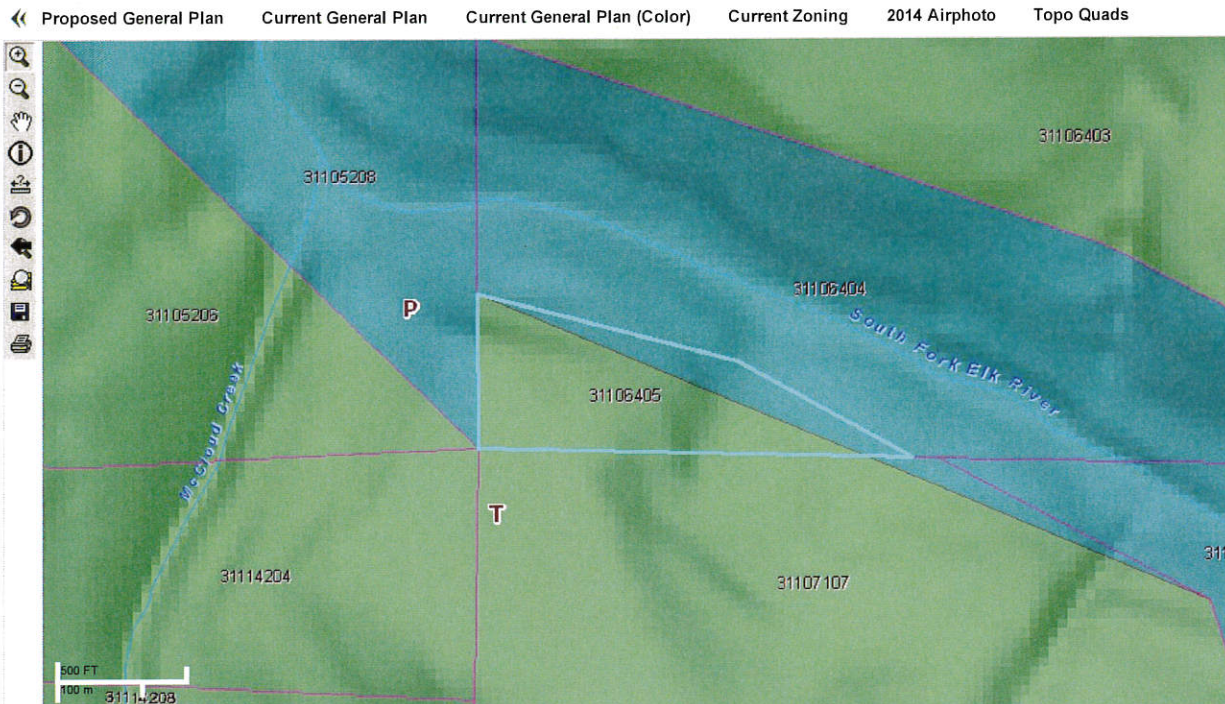
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Go

Overview Map



Found At This Location

Selected Parcels Feature

Assessors Parcel Number (APN)

Old APN

Current General Plan

Zoning

Assessor Parcel Map Image

Google Maps Link

31106405

31106402

T (FRWK)

TPZ

[Page 31106Map](#)

[Google Maps Link](#)

Map Legend

Legend

Land Use

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Proposed General Plan

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31106405

Error designation P

Customize This Map

PLANNING MAP LAYERS

Land Use

- ☒ Parcels
- ☐ Zoning
- ☐ Current General Plan Land Use
- ☐ Current General Plan Land Use - Color

Proposed General Plan

- ☒ Board of Supervisors Land Use Mapping - Central Area (Supplemental #3)
- ☐ Recommendation

Current Map Tool: **Zoom In**

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[Land Use Designations \(descr.\)](#)

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Legend

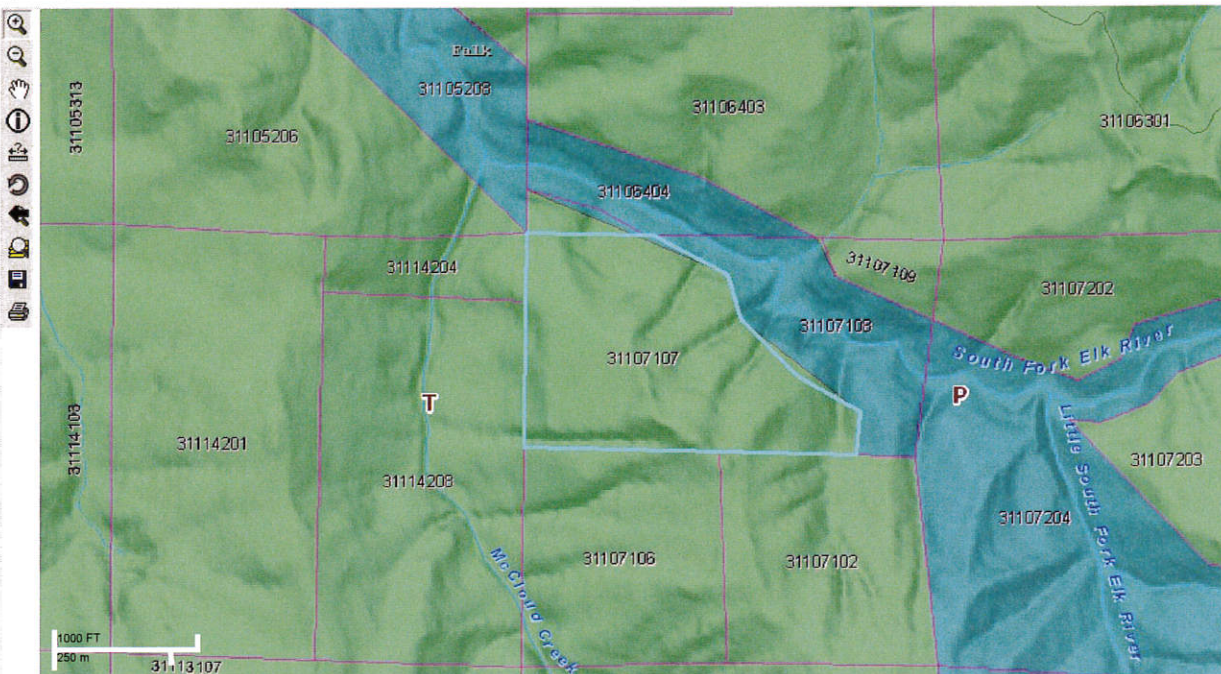
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Proposed General Plan Current General Plan Current General Plan (Color) Current Zoning 2014 Airphoto Topo Quads



Found At This Location

Selected Parcels Feature	
Assessors Parcel Number (APN)	31107107
Old APN	31107101
Current General Plan	T (FRWK)
Zoning	TPZ
Assessor Parcel Map Image	Page 31107Map
Google Maps Link	Google Maps Link

31107107
Error designation P

Customize This Map

PLANNING MAP LAYERS

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Proposed General Plan

- ☒ Board of Supervisors Land Use Mapping - Central Area (Supplemental #3) Recommendation

Current Map Tool: *Recenter*

Click or drag the map to pan.

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[Land Use Designations \(descr.\)](#)

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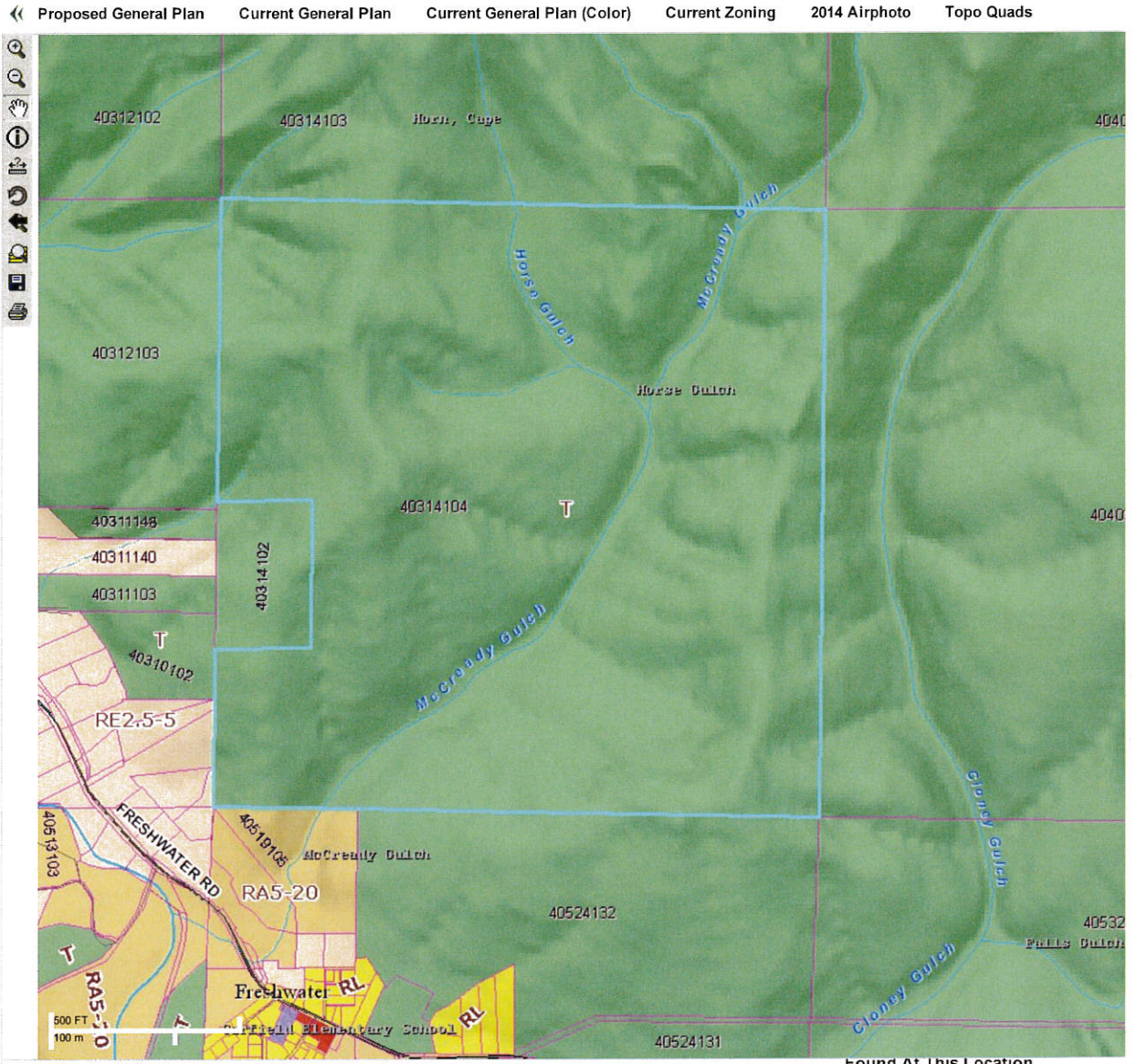
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- Tribal Lands
- CF - Conservation Floodway



Selected Parcels Feature	
Assessors Parcel Number (APN)	
Old APN	
Current General Plan	
Zoning	
Assessor Parcel Map Image	
Google Maps Link	

Customize This Map

PLANNING MAP LAYERS

Land Use

- ☒ Parcels
- ☐ Zoning
- ☐ Current General Plan Land Use
- ☐ Current General Plan Land Use - Color

Proposed General Plan

- ☒ Board of Supervisors Recommendation
- ☐ Planning Commission Recommendation

General Map Themes

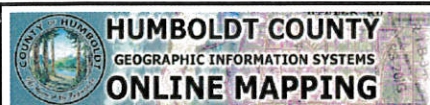
- ☐ USGS Topo Quads
- ☒ Public Lands
- ☒ Hillshade
- ☒ Water Bodies
- ☒ Blue Line Streams
- ☐ Eureka Airphoto 2014
- ☐ Eureka Airphoto 2007
- ☐ NAIP Airphoto 2006
- ☐ NAIP Airphoto 2012

40314104

Database listed as proposed change mix

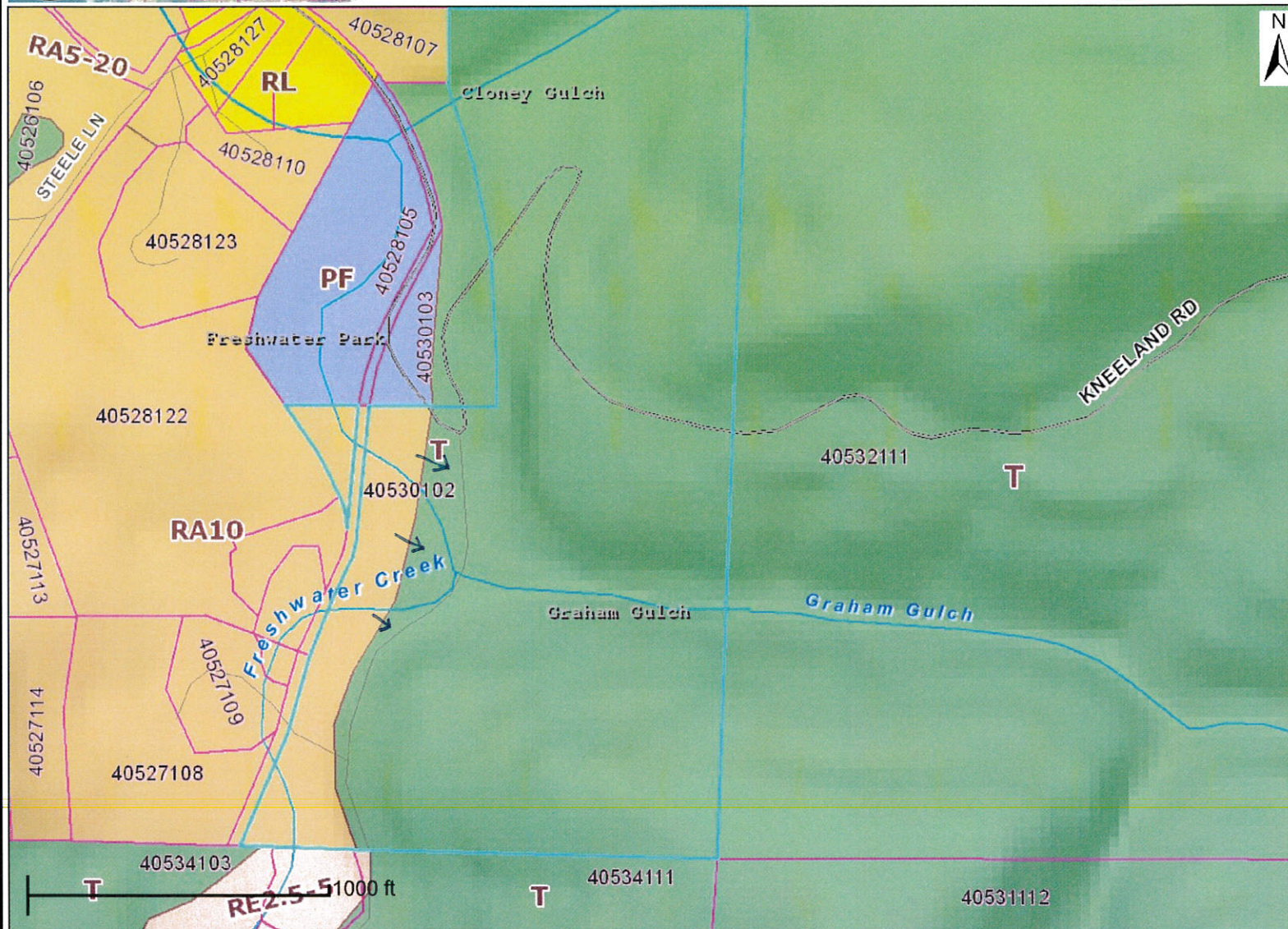
T & RA5-20.

This should remain "T" as current.



Humboldt County Web GIS Map

Prosperity!



Legend

Land Use

- Parcels
- Zoning
- Current General Plan Land Use
- City Boundary

Proposed General Plan

- AE - Agricultural Exclusive
- AG - Agricultural Grazing
- 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
- MRV - 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

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

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

Move RA10 Boundary to PAL Camp Road.

#40530102



Humboldt County Web GIS Map

Prosperity!



Legend

Land Use

- Parcels
- Zoning
- Current General Plan Land Use
- City Boundary

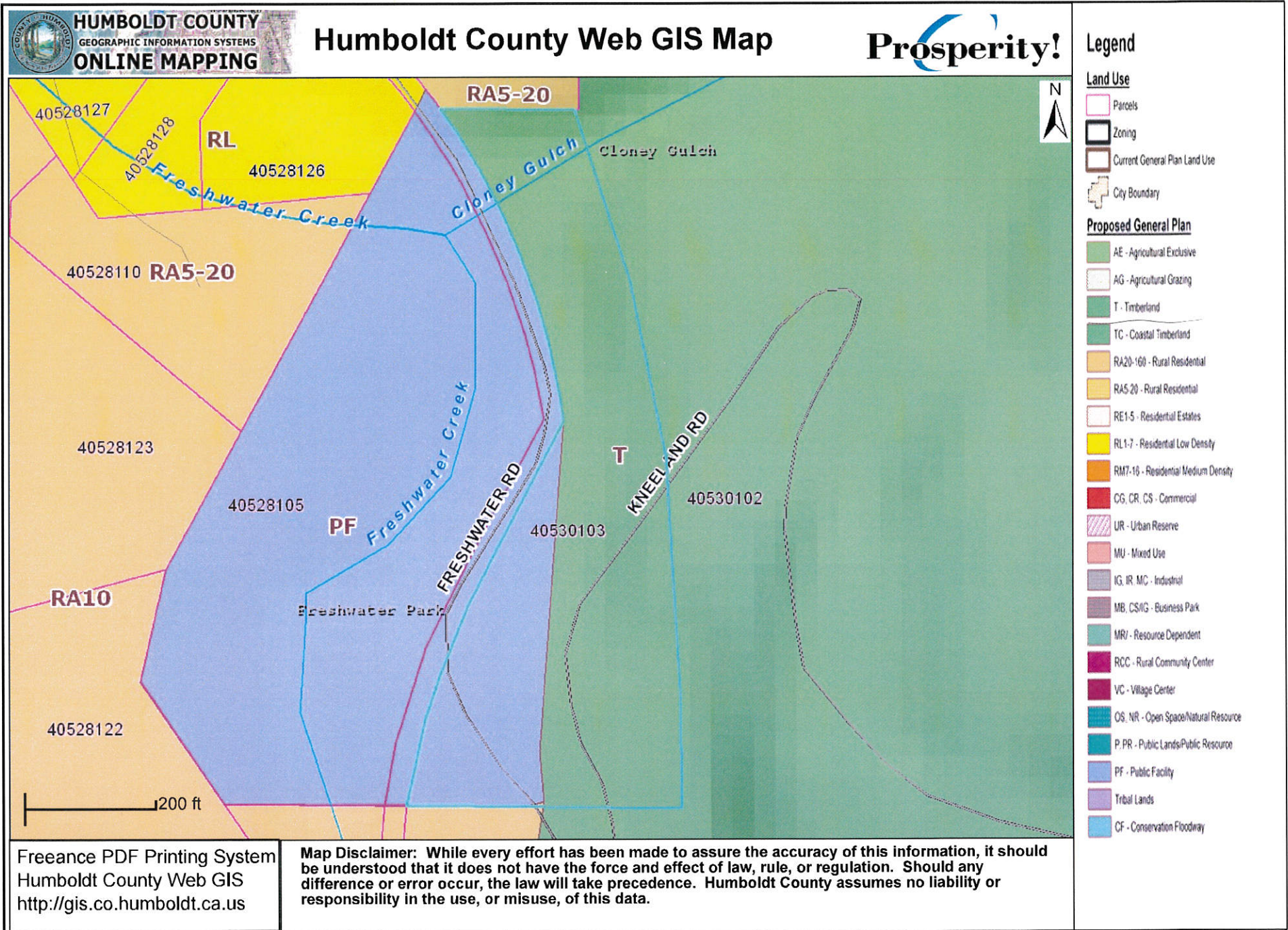
Proposed General Plan

- AE - Agricultural Exclusive
- AG - Agricultural Grazing
- T - Timberland
- TC - Coastal Timberland
- RA20-160 - Rural Residential
- RA5-20 - Rural Residential
- RE15 - 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
- MRU - 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

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Humboldt County Web GIS
<http://gis.co.humboldt.ca.us>

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

40530103



move PF back to Parcel line - error GIS designation

Current Map Tool: **Zoom In**

Click or drag on the map to zoom in.

Site Instructions

[ONLINE HELP](#)

[COMMENTS](#)

[Humboldt G.I.S. Portal](#)

[Land Use Designations \(descr.\)](#)

Search This Map

Find Address

Find Intersection

Find Parcel

Search by Assessor Parcel Number
Enter Full or Partial APN

Note:

A Full APN Entry is an 8-Digit Number.

Example if APN is "017-013-009-000"
Then the 8 digit input is "01701309"

Results will display at the bottom of this page. Click on the APN in the results to zoom the map to a parcel.

Go

Overview Map



Map Legend

Legend

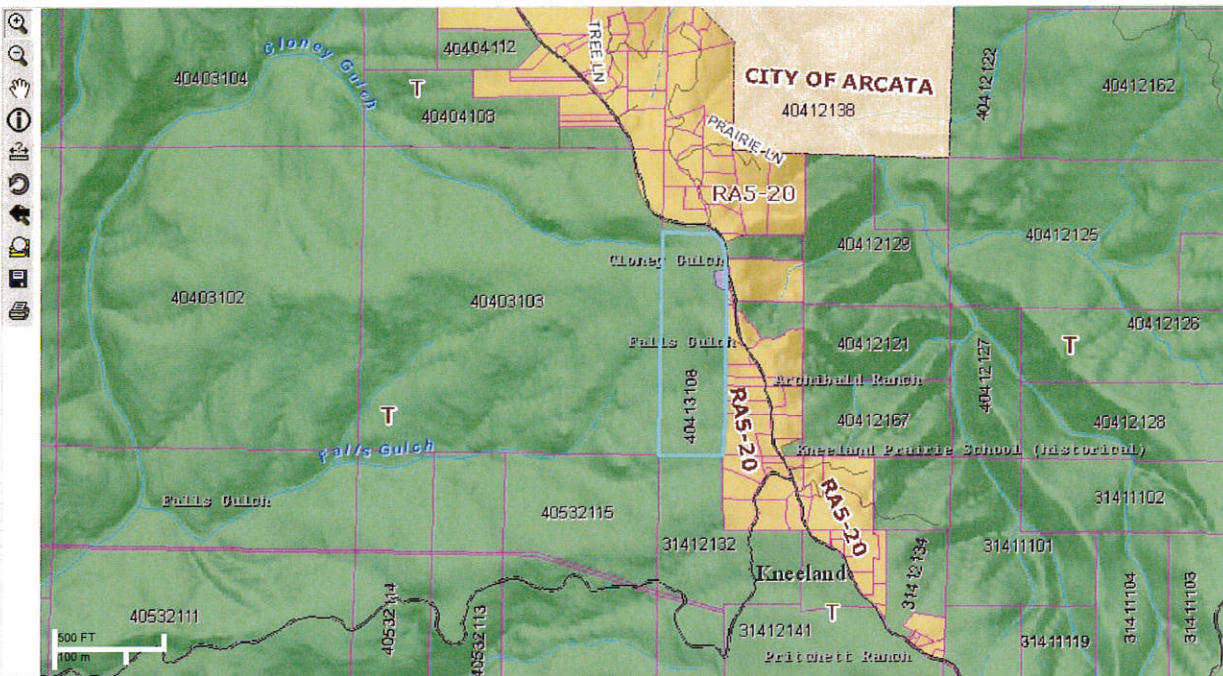
Land Use

- ☒ Parcels
- ☐ Zoning
- ☐ Current General Plan Land Use
- ☐ City Boundary

Proposed General Plan

- ☐ AE - Agricultural Exclusive
- ☐ AG - Agricultural Grazing
- ☐ 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
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- ☐ MU - Mixed Use
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- ☐ MB, CSIG - Business Park
- ☐ MRV - 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

Proposed General Plan Current General Plan Current General Plan (Color) Current Zoning 2014 Airphoto Topo Quads



Found At This Location

Selected Parcels Feature	
Assessors Parcel Number (APN)	40413108
Old APN	
Current General Plan	T (FRWK)
Zoning	TP2
Assessor Parcel Map Image	Page 40413Map
Google Maps Link	Google Maps Link

40413108
Error designation PF

Customize This Map

PLANNING MAP LAYERS

Land Use

- ☒ Parcels
- ☐ Zoning
- ☐ Current General Plan Land Use
- ☐ Current General Plan Land Use - Color

Proposed General Plan

- ☒ Board of Supervisors Land Use Mapping - Central Area (Supplemental #3)
- ☐ Recommendation





Page 14 of 20

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

June 16, 2015

**RE: Humboldt County General Plan Update; Request for Consideration of Alternative Land Use Designation
Assessor Parcel Numbers 313-051-012, and 313-061-004**

Dear Chairperson Fennel and Supervisors,

Thank you for the opportunity to participate in the process of updating the Humboldt County General Plan. With this letter Green Diamond Resource Company (GDRCo) is requesting your consideration of an alternative General Plan Land Use (GPLU) designation for two Assessor's parcels owned by GDRCo, as part of your General Plan Update process. In April 2012 the County of Humboldt (County) Planning Commission (PC) recommended a draft updated General Plan and associated mapping and technical studies for consideration by the County Board of Supervisors. The PC-recommended draft includes proposed changes in GPLU designations to a number of parcels within the unincorporated regions of the County. In particular, the PC-recommended draft General Plan proposes a change in GPLU designation for APNs 313-051-012 and 313-061-004, located near Blue Lake and owned by GDRCo (hereinafter project area; see Figure 1, attached), from the current GPLU designation of Dispersed Houses; Grazing (under the Northern Humboldt County General Plan [1968]), to Timberland (T), Agriculture Exclusive (AE), and Conservation Flood Plain (CF).

GDRCo is of the opinion that the proposed GPLU designations for the project area do not correspond with current and prior/historic land uses. GDRCo recently requested professional services from LACO Associates (LACO) to conduct a Land Evaluation and Site Assessment (LESA) analysis of the project area to evaluate the potential significance of excluding the project area from the proposed AE GPLU designation. The LESA is a point-based approach for rating the relative importance of agricultural land resources based upon specific measurable features. The LESA evaluates measures of soil resource quality, a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. For a given project, the factors are rated, weighted, and combined, resulting in a single numeric score. The project score becomes the basis for making a determination of a project's potential significance. Although the LESA is typically used to evaluate the potential significance of removing a property from current agricultural use, in this case the analysis was adapted to evaluate the potential significance of removing the property from the proposed AE GPLU designation, and thereby an assumed future agricultural use.

Based on the findings in the resulting technical memorandum (see attached), the removal of the project area from Agriculture Exclusive GPLU designation in the General Plan Update would be considered less than significant under the LESA significance criteria. Although a relatively high Land Evaluation (LE) factor score was determined for the project area, indicative of quality soils, a moderate Site Assessment (SA) factor score indicates that the location of the project area and relatively small scale of agricultural production on adjacent parcels have a low level of importance in regional agricultural production (see attached technical memorandum for further explanation of scoring criteria).

The parcels adjacent to the project area are dominated by managed timberlands and existing use of the project area supports timber production and processing; the project area itself is a former timber processing facility. A GPLU designation intended to support timber processing and production, or auxiliary uses (i.e., Industrial, Resource Related [IR]) appears more appropriate for the project area. The proposed IR GPLU designation is described as follows:

This classification provides areas for resource-related industrial processing such as timber, agriculture and mineral products processing in areas not typically served by urban services and therefore not suitable for a broader range of industrial uses.

GDRCo would like to retain the ability to manage and process timber products on the project area; therefore GDRCo respectfully requests the County's consideration of an Industrial, Resource Related (IR) GPLU designation for the above-referenced parcels. The Conservation Floodplain [CF] GPLU designation is acceptable in appropriate low-lying areas adjacent to major watercourses.

The table below summarizes current, PC-recommended, and GDRCo-requested GPLU designations for the project area.

APN	Current GPLU	PC-recommended GPLU	GDRCo-requested GPLU
313-051-012	Dispersed Houses; Grazing (NHGP)	Timberland (T), Agriculture Exclusive (AE), Conservation Flood Plain (CF)	Industrial, Resource Related [IR]; Conservation Floodplain [CF] where appropriate
313-061-004	Dispersed Houses; Grazing (NHGP)	Timberland (T), Agriculture Exclusive (AE), Conservation Flood Plain (CF)	Industrial, Resource Related [IR]; Conservation Floodplain [CF] where appropriate

I have attached the LESA analysis prepared by LACO Associates in May 2015 for your reference. Please provide written confirmation of your receipt of this request, preferably with a statement of staff disposition regarding this proposed alternate GPLU designation for the project area.

Sincerely,



Craig Compton
Manager, Land Management & Business Development

Attachment

cc: Rex Bohn, 1st District Supervisor
Mark Lovelace, 3rd District Supervisor, Vice Chair
Virginia Bass, 4th District Supervisor
Ryan Sundberg, 5th District Supervisor
Kevin Hamblin, AICP, Director, County of Humboldt Planning & Building Department
Robert Wall, AICP, Supervising Planner, County of Humboldt Planning & Building Department
Michael Richardson, Senior Planner, County of Humboldt Planning & Building Department
Mike Nelson, AICP, Planning Director, LACO Associates

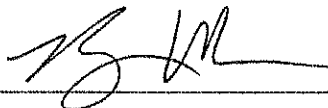
TECHNICAL MEMORANDUM

California Agricultural Land Evaluation and Site Assessment
(LESA) Summary
Korbel Nursery East Property
Assessor's Parcel Numbers 313-051-012, 313-061-004

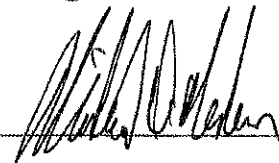
Date: May 11, 2015
Project No.: 7291.21

Prepared For: Green Diamond Resource Company

Prepared By: Ryan Wells, AICP
Associate Planner



Reviewed By: Mike Nelson, AICP
Planning Director



Attachments: Appendix 1: Figures
Appendix 2: California Agricultural LESA Worksheets
Appendix 3: Current County of Humboldt General Plan Land Use
Designation Descriptions
Appendix 4: PC-recommended General Plan Update General Plan Land Use
Designation Descriptions

1.0 INTRODUCTION

In April 2012 the County of Humboldt (County) Planning Commission (PC) recommended a draft updated General Plan for consideration by the County Board of Supervisors, as part of the County of Humboldt (County) General Plan Update process. The PC-recommended draft includes proposed changes in General Plan Land Use (GPLU) designations to a number of parcels within the unincorporated regions of the County. In particular, the PC-recommended draft General Plan proposes a change in GPLU designation for APNs 313-051-012 and 313-061-004 (hereinafter project area; see Figure 1, attached) from the current GPLU designation of Dispersed Houses; Grazing (under the Northern Humboldt County General Plan [1968]), to Timberland (T), Agriculture Exclusive (AE) and Conservation Flood Plain (CF) (see Table 1, below).

Table 1. GPLU summary

APN	Current GPLU	PC-recommended GPLU
313-051-012	Dispersed Houses; Grazing (NHGP)	Timberland [T], Ag. Exclusive [AE], Conservation Floodplain [CF]
313-061-004	Dispersed Houses; Grazing (NHGP)	Timberland [T], Ag. Exclusive [AE], Conservation Floodplain [CF]

The property owner, Green Diamond Resource Company (GDRCo), has indicated that the proposed AE GPLU designation for the project area does not correspond with current land uses, and intends to petition the County to consider alternative GPLU designations for the project area. GDRCo has requested professional services from LACO Associates (LACO) to conduct a Land Evaluation and Site Assessment (LESA) analysis of the project area to evaluate the potential significance of excluding the project area from the proposed AE GPLU designation.

2.0 METHODOLOGY

According to the State of California Department of Conservation (CDC), the LESA

...is a point-based approach for rating the relative importance of agricultural land resources based upon specific measurable features.

The California LESA Model was developed to provide lead agencies with an optional methodology to ensure that potentially significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process (Public Resources Code Section 21095), including in California Environmental Quality Act (CEQA) reviews.

The California Agricultural LESA Model evaluates measures of soil resource quality, a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. For a given project, the factors are rated, weighted, and combined, resulting in a single numeric score. The project score becomes the basis for making a determination of a project's potential significance. (CDC, 2013)

The LESA analysis for the project area followed the guidelines found in the *California Agricultural Land Evaluation and Site Assessment Model – Instruction Manual* (CDC 1997). The California Agricultural LESA Worksheets, updated by CDC in 2011, were used to achieve a LESA score for the project area.

The Natural Resources Conservation Services (NRCS) soil survey data is typically the standard data set used for LESA analyses; however, NRCS has not yet published the soil survey data for central Humboldt County (which includes the project area). In the absence of NRCS soils data, the established and accepted proxy by the County Planning Division is data from *Soils of Western Humboldt County* (McLaughlin & Harradine, 1965), which is made available on the County Planning and Building Department website (downloaded as 'agfml.zip'). LACO used this data set for the LESA analysis.

The publicly available GIS data did not cover 100 percent of the project area. To address this data gap, LACO edited the existing soil classification polygons to cover the project area. The expansion of the polygons was based on project area topography, water features, and changes in vegetation, and followed the natural contours and evident transitions between soil types present in the GIS data. The

original Land Capability Classifications and Storie Ratings associated with the original soil classification polygons were attributed to the revised polygons. (See Figure 2, attached.)

LACO used Assessor's parcel shapefiles sourced from the County Planning and Building Department website (downloaded as 'apnhum46sp.zip') to identify the parcels within the 0.25-mile zone of influence (ZOI) for the project area. This ZOI was used to identify the nearby properties being used for agriculture or otherwise protected for resource or wildlife habitats. (See Figure 3, attached.)

Based on the GIS analysis, the updated California Agricultural LESA Worksheets (CDC, 2011) were populated with the quantified attribute information applicable to the project area (e.g., Land Capability Classification, Storie rating, acreage) and parcels within the ZOI. A copy of the completed California Agricultural LESA Worksheets is attached to this technical memorandum as Appendix 2.

3.0 RESULTS

The 1997 *California Agricultural Land Evaluation and Site Assessment Model – Instruction Manual* contains a scoring matrix to assist the user in determining significance of potential removal of the project area from actual or potential agricultural production. Table 2 provides the LESA model scoring thresholds.

Table 2. California LESA Model Scoring Thresholds

Total LESA Score	Scoring Decision
0 to 39 Points	Not Considered Significant
40 to 59 Points	Considered Significant <u>only</u> if LE and SA subscores are each <u>greater</u> than or equal to 20 points
60 to 79 Points	Considered Significant <u>unless</u> either LE <u>or</u> SA subscores is <u>less</u> than 20 points
80 to 100 Points	Considered Significant

Based on the final LESA score of 38.10 for the project area, with a Land Evaluation (LE) factor score of 20.85 and a Site Assessment (SA) factor score of 17.25, the removal of the project area from Agriculture Exclusive GPU designation in the General Plan Update would be considered less than significant under the criteria presented in Table 2. Although a relatively high LE factor score was determined for the project area, indicative of quality soils, a moderate SA factor score indicates that the location of the project area and relatively small scale of agricultural production on adjacent parcels have a low level of importance in regional agricultural production.

4.0 REFERENCES

California Department of Conservation. 1997. *California Agricultural Land Evaluation and Site Assessment Model – Instruction Manual*

California Department of Conservation. Updated 2011. California Agricultural LESA Worksheets.

County of Humboldt Planning and Building Department. Accessed May 2015. GIS data download website.
<http://humboldt.gov/276/GIS-Data-Download>

County of Humboldt Planning and Building Department. Accessed May 2015. Humboldt GIS Portal.
<http://gis.co.humboldt.ca.us/Freeance/Client/PublicAccess1/index.html?appconfig=podgis4>

Karl Baruth Associates. May 21, 1968. Northern Humboldt County General Plan 1985. Prepared for the Humboldt County Board of Supervisors.

P:\7200\7291 Green Diamond Co General\7291.21 General Plan Update Assistance\06 Planning\LESA\Korbel East\7291.21_TM_LESA Analysis_Korbel East_20150511.docx

APPENDIX 1

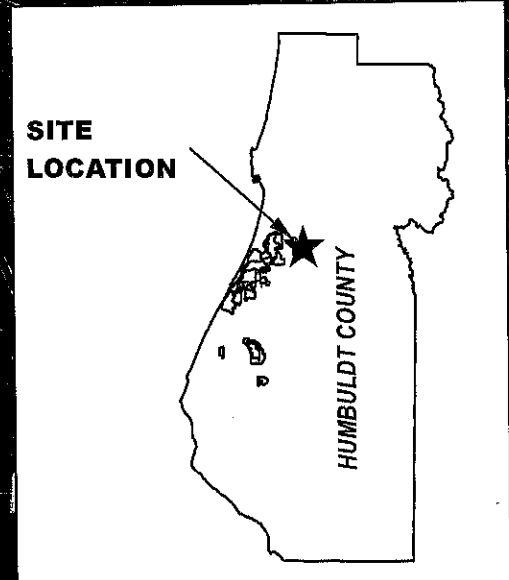
Figures

LACO

EUREKA • UKIAH • SANTA ROSA

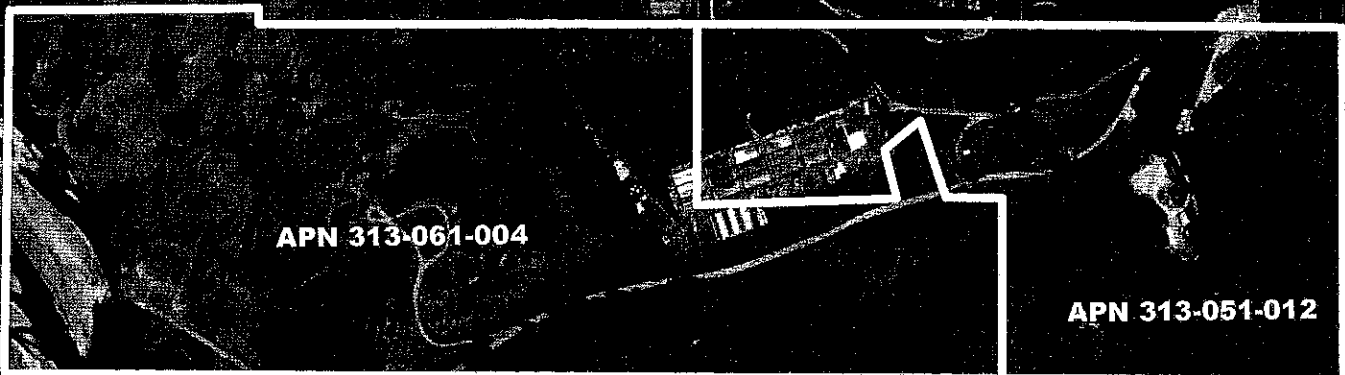
1-800-515-5054 www.lacoassociates.com

PROJECT	GDRCO GENERAL PLAN UPDATE ASSIST.	BY	RAW	FIGURE	1
CLIENT	GREEN DIAMOND RESOURCE COMPANY	CHECK	MDN		
LOCATION	KORBEL NURSERY EAST PROPERTY	DATE	5/11/15	JOB NO.	7291.21
LOCATION MAP					



AREA MAP
N.T.S.

LOCATION MAP
N.T.S.



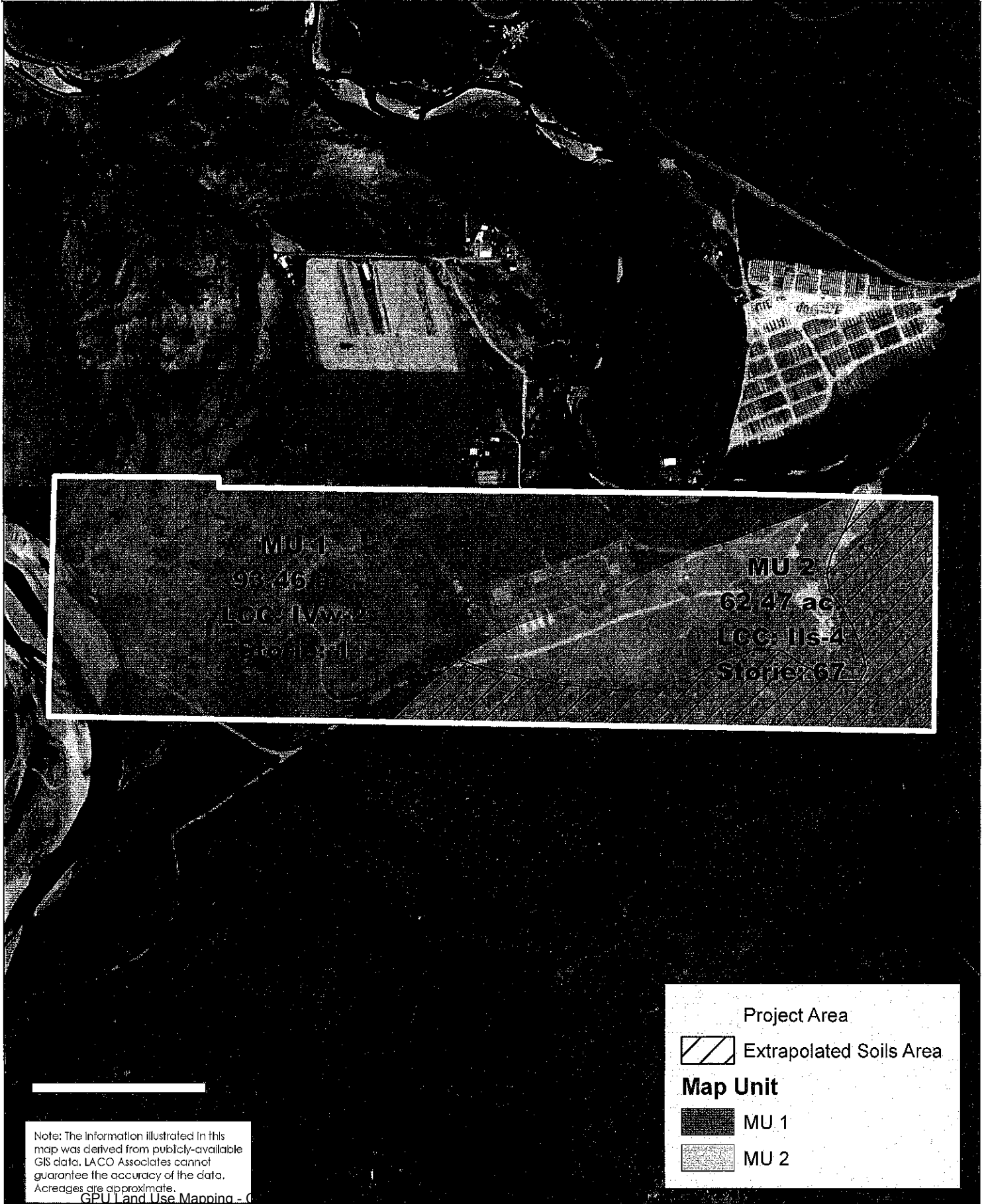
Note: The Information illustrated in this map was derived from publicly-available GIS data. LACO Associates cannot guarantee the accuracy of the information.

LACO

EUREKA • UKIAH • SANTA ROSA

1-800-515-5054 www.lacoassociates.com

PROJECT	GDRCO GENERAL PLAN UPDATE ASSIST.	BY	RAW	FIGURE	2
CLIENT	GREEN DIAMOND RESOURCE COMPANY	CHECK	MDN		
LOCATION	KORBEL NURSERY EAST PROPERTY	DATE	5/11/15	JOB NO.	7291.21
LAND CAPABILITY CLASSIFICATION MAP					



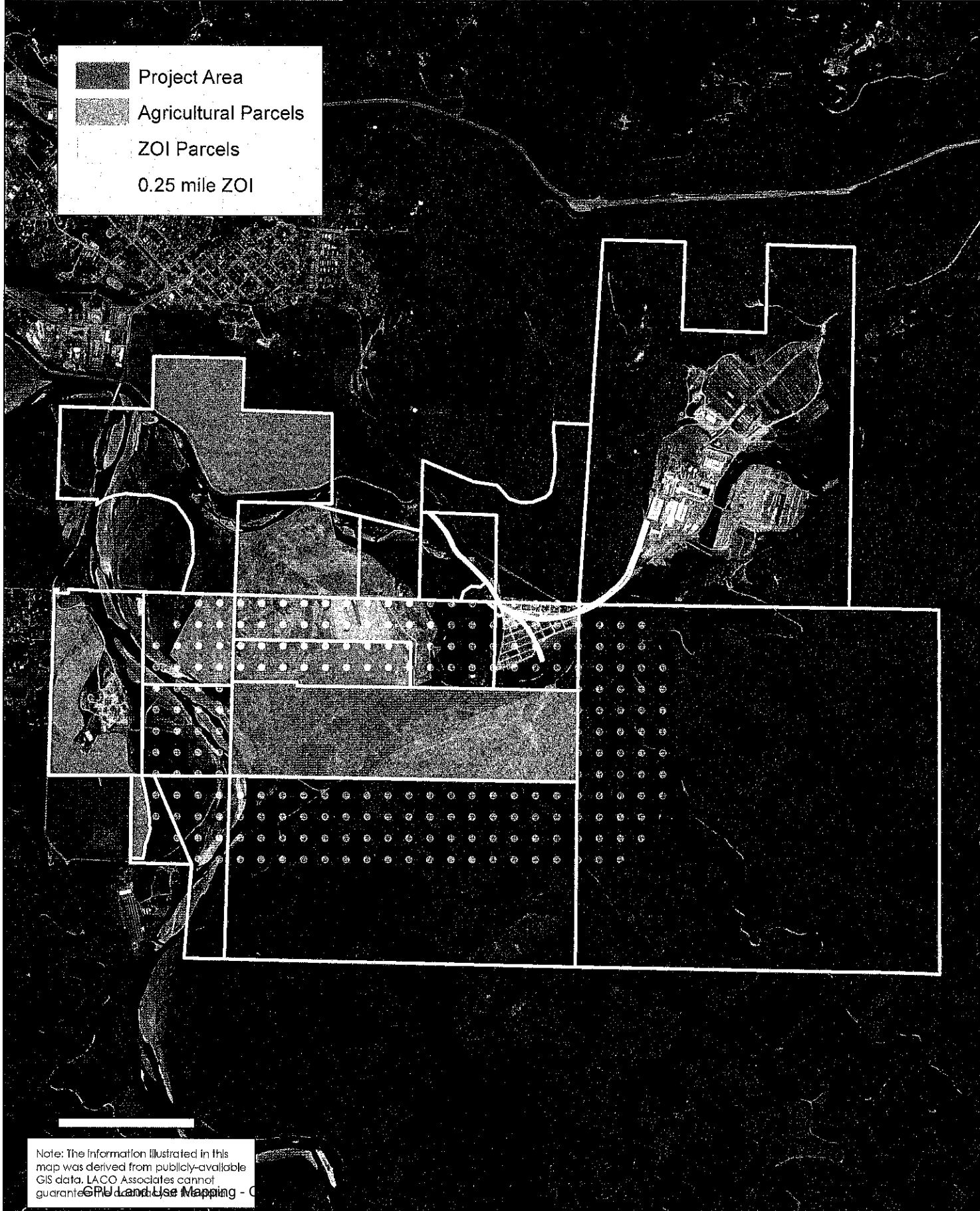
LACO

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1-800-515-5054 www.lacoassociates.com

PROJECT	GDRCO GENERAL PLAN UPDATE ASSIST.	BY	RAW	FIGURE	
CLIENT	GREEN DIAMOND RESOURCE COMPANY	CHECK	MDN		3
LOCATION	KORBEL NURSERY EAST PROPERTY	DATE	5/11/15	JOB NO.	
	AG & PROTECTED PROPERTIES MAP				7291.21

- Project Area
- Agricultural Parcels
- ZOI Parcels
- 0.25 mile ZOI



Note: The information illustrated in this map was derived from publicly-available GIS data. LACO Associates cannot guarantee the accuracy of the information.

APPENDIX 2

California Agricultural LESA Worksheets

Appendix A. California Agricultural LESA Worksheets

NOTES

Calculation of the Land Evaluation (LE) Score

Part 1. Land Capability Classification (LCC) Score:

(1) Determine the total acreage of the project.

(2) Determine the soil types within the project area and enter them in **Column A** of the **Land Evaluation Worksheet** provided on page 2-A.

(3) Calculate the total acres of each soil type and enter the amounts in **Column B**.

(4) Divide the acres of each soil type (**Column B**) by the total acreage to determine the proportion of each soil type present. Enter the proportion of each soil type in **Column C**.

(5) Determine the LCC for each soil type from the applicable Soil Survey and enter it in **Column D**.

(6) From the LCC Scoring Table below, determine the point rating corresponding to the LCC for each soil type and enter it in **Column E**.

LCC Scoring Table

LCC Class	I	Ile	Ils,w	Ille	Ills,w	IVe	IVs,w	V	VI	VII	VIII
Points	100	90	80	70	60	50	40	30	20	10	0

(7) Multiply the proportion of each soil type (**Column C**) by the point score (**Column E**) and enter the resulting scores in **Column F**.

(8) Sum the LCC scores in **Column F**.

(9) Enter the LCC score in box <1> of the **Final LESA Score Sheet** on page 10-A.

Part 2. Storie Index Score:

(1) Determine the Storie Index rating for each soil type and enter it in **Column G**.

(2) Multiply the proportion of each soil type (**Column C**) by the Storie Index rating (**Column G**) and enter the scores in **Column H**.

(3) Sum the Storie Index scores in **Column H** to gain the Storie Index Score.

(4) Enter the Storie Index Score in box <2> of the **Final LESA Score Sheet** on page 10-A.

Land Evaluation Worksheet

Land Capability Classification (LCC) and Storie Index Scores

A	B	C	D	E	F	G	H
Soil Map Unit	Project Acres	Proportion of Project Area	LCC	LCC Rating	LCC Score	Storie Index	Storie Index Score
MU 1	93.46	0.6	IVw-2	40	24	1	0.6
MU 2	62.47	0.4	II _s -4	80	32	67	26.8
Totals	155.93	(Must Sum to 1.0)		LCC Total Score	56	Storie Index Total Score	27.4

Site Assessment Worksheet 1.

Project Size Score

I	J	K
LCC Class I - II	LCC Class III	LCC Class IV - VIII
62.47		93.46
Total Acres	62.47	93.46
Project Size Scores	90	0

Highest Project Size Score

90

NOTES

Calculation of the Site Assessment (SA) Score

Part 1. Project Size Score:

- (1) Using **Site Assessment Worksheet 1** provided on page 2-A, enter the acreage of each soil type from **Column B** in the **Column - I, J or K** - that corresponds to the LCC for that soil. (Note: While the Project Size Score is a component of the Site Assessment calculations, the score sheet is an extension of data collected in the Land Evaluation Worksheet, and is therefore displayed beside it).
- (2) Sum **Column I** to determine the total amount of class I and II soils on the project site.
- (3) Sum **Column J** to determine the total amount of class III soils on the project site.
- (4) Sum **Column K** to determine the total amount of class IV and lower soils on the project site.
- (5) Compare the total score for each LCC group in the **Project Size Scoring Table** below and determine which group receives the highest score.

Project Size Scoring Table

Class I or II		Class III		Class IV or Lower	
Acreage	Points	Acreage	Points	Acreage	Points
>80	100	>160	100	>320	100
60-79	90	120-159	90	240-319	80
40-59	80	80-119	80	160-239	60
20-39	50	60-79	70	100-159	40
10-19	30	40-59	60	40-99	20
10<	0	20-39	30	40<	0
		10-19	10		
		10<	0		

- (6) Enter the **Project Size Score** (the highest score from the three LCC categories) in box <3> of the **Final LESA Score Sheet** on page 10-A.

NOTES

Part 2. Water Resource Availability Score:

- (1) Determine the type(s) of irrigation present on the project site, including a determination of whether there is dryland agricultural activity as well.
- (2) Divide the site into portions according to the type or types of irrigation or dryland cropping that is available in each portion. Enter this information in **Column B** of **Site Assessment Worksheet 2. - Water Resources Availability**.
- (3) Determine the proportion of the total site represented for each portion identified, and enter this information in **Column C**.
- (4) Using the Water Resources Availability Scoring Table, identify the option that is most applicable for each portion, based upon the feasibility of irrigation in drought and non-drought years, and whether physical or economic restrictions are likely to exist. Enter the applicable Water Resource Availability Score into **Column D**.
- (5) Multiply the Water Resource Availability Score for each portion by the proportion of the project area it represents to determine the weighted score for each portion in **Column E**.
- (6) Sum the scores for all portions to determine the project's total Water Resources Availability Score
- (7) Enter the Water Resource Availability Score in box <4> of the **Final LE SA Score Sheet** on page 10-A.

4-A

Updated 2011

Site Assessment Worksheet 2. - Water Resources Availability

A	B	C	D	E
Project Portion	Water Source	Proportion of Project Area	Water Availability Score	Weighted Availability Score (C x D)
1	None	100	25	25
2				
3				
4				
5				
6				
		(Must Sum to 1.0)	Total Water Resource Score	25

5-A

Updated 2011

Water Resource Availability Scoring Table

Option	Non-Drought Years				Drought Years			WATER RESOURCE SCORE	
	RESTRICTIONS				RESTRICTIONS				
	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?		Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?		
1	YES	NO	NO		YES	NO	NO	100	
2	YES	NO	NO		YES	NO	YES	95	
3	YES	NO	YES		YES	NO	YES	90	
4	YES	NO	NO		YES	YES	NO	85	
5	YES	NO	NO		YES	YES	YES	80	
6	YES	YES	NO		YES	YES	NO	75	
7	YES	YES	YES		YES	YES	YES	65	
8	YES	NO	NO		NO	-- --	-- --	50	
9	YES	NO	YES		NO	-- --	-- --	45	
10	YES	YES	NO		NO	-- --	-- --	35	
11	YES	YES	YES		NO	-- --	-- --	30	
12	Irrigated production not feasible, but rainfall adequate for dryland production in both drought and non-drought years								25
13	Irrigated production not feasible, but rainfall adequate for dryland production in non-drought years (but not in drought years)								20
14	Neither irrigated nor dryland production feasible								0

GPU Land Use Mapping - Central Area (Supplemental #3)

NOTES**Part 3. Surrounding Agricultural Land Use Score:**

- (1) Calculate the project's Zone of Influence (ZOI) as follows:
 - (a) a rectangle is drawn around the project such that the rectangle is the smallest that can completely encompass the project area.
 - (b) a second rectangle is then drawn which extends one quarter mile on all sides beyond the first rectangle.
 - (c) The ZOI includes all parcels that are contained within or are intersected by the second rectangle, less the area of the project itself.
- (2) Sum the area of all parcels to determine the total acreage of the ZOI.
- (3) Determine which parcels are in agricultural use and sum the areas of these parcels
- (4) Divide the area in agriculture found in step (3) by the total area of the ZOI found in step (2) to determine the percent of the ZOI that is in agricultural use.
- (5) Determine the Surrounding Agricultural Land Score utilizing the Surrounding Agricultural Land Scoring Table below.

Surrounding Agricultural Land Scoring Table

Percent of ZOI in Agriculture	Surrounding Agricultural Land Score
90-100	100
80-89	90
75-79	80
70-74	70
65-69	60
60-64	50
55-59	40
50-54	30
45-49	20
40-44	10
<40	0

- (5) Enter the Surrounding Agricultural Land Score in box <5> of the **Final LESA Score Sheet** on page 10-A.

Site Assessment Worksheet 3.

Surrounding Agricultural Land and Surrounding Protected Resource Land

GPU Land Use Mapping - Central Area (Supplemental #3)

A	B	C	D	E	F	G
Zone of Influence					Surrounding Agricultural Land Score (From Table)	Surrounding Protected Resource Land Score (From Table)
Total Acres	Acres in Agriculture	Acres of Protected Resource Land	Percent in Agriculture (A/B)	Percent Protected Resource Land (A/C)		
2,100.21	276.76	0	0.132	0	0	0

NOTES**Part 4. Protected Resource Lands Score:**

The Protected Resource Lands scoring relies upon the same Zone of Influence information gathered in Part 3, and figures are entered in Site Assessment Worksheet 3, which combines the surrounding agricultural and protected lands calculations.

- (1) Use the total area of the ZOI calculated in Part 3, for the Surrounding Agricultural Land Use score.
- (2) Sum the area of those parcels within the ZOI that are protected resource lands, as defined in the California Agricultural LESA Guidelines.
- (3) Divide the area that is determined to be protected in Step (2) by the total acreage of the ZOI to determine the percentage of the surrounding area that is under resource protection.
- (4) Determine the Surrounding Protected Resource Land Score utilizing the Surrounding Protected Resource Land Scoring Table below.

Surrounding Protected Resource Land Scoring Table

Percent of ZOI Protected	Protected Resource Land Score
90-100	100
80-89	90
75-79	80
70-74	70
65-69	60
60-64	50
55-59	40
50-54	30
45-49	20
40-44	10
<40	0

- (5) Enter the Protected Resource Land score in box <6> of the **Final LESA Score Sheet** on page 10-A.

NOTES

Final LESA Score Sheet

Calculation of the Final LESA Score:

- (1) Multiply each factor score by the factor weight to determine the weighted score and enter in Weighted Factor Scores column.
- (2) Sum the weighted factor scores for the LE factors to determine the total LE score for the project.
- (3) Sum the weighted factor scores for the SA factors to determine the total SA score for the project.
- (4) Sum the total LE and SA scores to determine the Final LESA Score for the project.

	Factor Scores	Factor Weight	Weighted Factor Scores
LE Factors			
Land Capability Classification	<1> 56	0.25	14
Soil Index	<2> 27.4	0.25	6.85
LE Subtotal		0.50	20.85
SA Factors			
Project Size	<3> 90	0.15	13.5
Water Resource Availability	<4> 25	0.15	3.75
Surrounding Agricultural Land	<5> 0	0.15	0
Protected Resource Land	<6> 0	0.05	0
SA Subtotal		0.50	17.25
Final LESA Score			38.10

For further information on the scoring thresholds under the California Agricultural LESA Model, consult Section 4 of the Instruction Manual.

APPENDIX 3

Current County of Humboldt General Plan Land Use Designation Descriptions

A. GENERAL PLAN, 1985

The concept of the General Plan, 1985 is based on the predominance of lumber related industry, recreation, commercial fishing, mining and agriculture. The Northern Humboldt County Planning Area is faced with growth in certain areas only.

The major urbanization will occur between Arcata and Blue Lake at Highway 299. The McKinleyville area will grow further north towards Clam Beach. Other communities to experience growth will include Orick, Trinidad, Willow Creek and Hoopa. In the following, the land uses shown on the 'General Plan Map' are described.

a. Urban Areas, Including Services

The residential areas include all facilities for the City of Blue Lake. The residential development is proposed to be on lots of up to 6000 sq. ft. in size.

b. Suburban Areas

These residential areas include all facilities and are planned to have a lot size of up to 12000 sq. ft. or about 1/4 acre. Such a zone is recommended for consideration by the County Planning Department for inclusion into the existing Zone Ordinance No. 519 between the R-I Zone and R-S Zone. Areas for trailers are not shown on the map owing to the small scale.

c. Dispersed Houses

The minimum lot size for this classification is one acre. In this category one will find a great many second homes.

d. Commercial

The areas for this activity are shown only diagrammatically on the map owing to the small scale. The map includes all retail and wholesale commercial, services and repair and tourist facilities.

e. Industrial

Lumbering related activities are mainly included in this classification. Mining is not shown on the map for surface land use, since mining is related to extractions from under the ground.

f. Agriculture

The major areas of grade 1 agricultural soil are shown on the map for zoning as exclusive agriculture.

g. Grazing, Crops and Open Uses

These areas serve for cattle ranching, feeding places and pasture areas.

h. Permanent Parks and Recreation

These recreation areas include those administered by Federal, State, County and the City of Blue Lake.

i. Major Parks Expansion

Only the major directions for expansion are shown on the preceding map. The County Park and Recreation Commission is studying a priority list which has been incorporated into the General Recreation Plan, 1985, in the following section.

j. Redwood Industry Private Recreation Areas

Nine timber product companies joined together to offer the recreation program. These companies are making forest lands and beaches available to the public for picnicking, fishing, hunting and organized camping. With increasing demand for recreation areas this program will grow in importance over the years.

APPENDIX 4

PC-recommended General Plan Update General Plan Land Use Designation Descriptions

Resource Production Land Use Designations

Timberland (T)

The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 -160 acres/unit.

Split Vote: 2-2-2-1 on the allowable uses for Timberlands. See notes below chart.

Agricultural Exclusive (AE)

This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Density range is 20-60 acres/unit.

Agricultural Grazing (AG)

This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation **and other non-prime agricultural lands**. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.

~~Ranchland (AGR)~~

~~Similar to the AG designation above, this designation applies to dry land grazing areas that primarily support cattle ranching, supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation.~~

~~The AGR applies to cohesive major cattle ranching areas and includes the lands that support the above described agricultural use, as well as TPZ land that may be intermixed and typically considered an integral part of the ranching operations. The balance of lands in this use in smaller management units are designated AG. Density range is 160-600 acres/unit. Split vote to delete: 4-3~~

Table 4-G Resource Production Land Use Classifications

Allowable Use Types	T	AE	AG	AGR
Agricultural				
Agriculture-Related Recreation		X	X	✗
Feed Lot/Slaughter House		X	X	✗
General Agriculture	X	X	X	✗
Hog Farming		X	X	✗
Intensive Agriculture		X	X	✗
Stables & Kennels		X	X	✗
Timber (see recorded straw votes below)				
Timber Production	X	X	X	✗
Timber-Related Recreation	X		X	✗
Commercial				
Agriculture-Related Visitor-Serving ¹		X	X	✗
Timber-Related Visitor-Serving ²	X		X	✗
Industrial/Extractive				
Agriculture & Timber Products Processing	X	X	X	✗

Allowable Use Types	T	AE	AG	AGR
Aquaculture		X	X	X
Oil & Gas Drilling & Processing	X	X	X	X
Metallic Mining	X		X	X
Surface Mining	X	X	X	X
Natural Resource				
Fish & Wildlife Habitat Mgt	X	X	X	X
Public Access Facilities	X	X	X	X
Resource-Related Recreational	X	X	X	X
Watershed Management	X	X	X	X
Wetland Restoration	X	X	X	X
Other				
Cottage Industry		X	X	X
Farm Employee Housing		X	X	X
Labor Camps	X	X	X	X
Public Recreation	X	X	X	X
Residence Incidental to Principal Use	X	X	X	X
Second Agriculture Residence		X	X	X
Utilities & Energy Facilities ³	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Minimum Parcel Size	40-160 acres	60 acres	20-160 acres	160 acres
Ground Coverage		2 acres max.	2 acres max.	10 acres max.
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Agriculture-Related Visitor-Serving: cheese factories and sales rooms, wineries and wine tasting and sales rooms, produce sales, etc. which do not change the character of the principal use.
2. Timber-Related Visitor-Serving: burl shops, timber museums, interpretive centers, etc. which do not change the character of the principal use.
3. Utilities & Energy Facilities: The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.

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

Timber Classification Allowable Uses: Straw vote of 2-2-2-1 on July 8, 2010

Commissioners Mayo and Nelson wanted the Resource Working Lands Group recommendations added (Residential Uses added as a Use Type).

Commissioners Kreb and Gearheart supported the staff's version.

Commissioner Faust does not support having a residence by right and wouldn't want anything less than 160 acres for development standards.

Commissioner Smith and Emad supported staff's version with the word "incidental" removed.

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

June 16, 2015

**RE: Humboldt County General Plan Update; Request for Consideration of Alternative Land Use Designation
Assessor Parcel Numbers 313-091-016, 313-091-021, and 313-091-022**

Dear Chairperson Fennel and Supervisors,

Thank you for the opportunity to participate in the process of updating the Humboldt County General Plan. With this letter Green Diamond Resource Company (GDRCo) is requesting your consideration of an alternative General Plan Land Use (GPLU) designation for three Assessor's parcels owned by GDRCo, as part of your General Plan Update process. In April 2012 the County of Humboldt (County) Planning Commission (PC) recommended a draft updated General Plan and associated mapping and technical studies for consideration by the County Board of Supervisors. The PC-recommended draft includes proposed changes in GPLU designations to a number of parcels within the unincorporated regions of the County. In particular, the PC-recommended draft General Plan proposes a change in GPLU designation for APNs 313-091-016, 313-091-021, and 313-091-022, located near Blue Lake and owned by GDRCo (hereinafter project area; see Figure 1, attached), from the current GPLU designation of Redwood; Grazing (under the Northern Humboldt County General Plan [1968]), to Agriculture Exclusive (AE) and Conservation Flood Plain (CF).

GDRCo is of the opinion that the proposed GPLU designations for the project area do not correspond with current and prior/historic land uses. GDRCo recently requested professional services from LACO Associates (LACO) to conduct a Land Evaluation and Site Assessment (LESA) analysis of the project area to evaluate the potential significance of excluding the project area from the proposed AE GPLU designation. The LESA is a point-based approach for rating the relative importance of agricultural land resources based upon specific measurable features. The LESA evaluates measures of soil resource quality, a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. For a given project, the factors are rated, weighted, and combined, resulting in a single numeric score. The project score becomes the basis for making a determination of a project's potential significance. Although the LESA is typically used to evaluate the potential significance of removing a property from current agricultural use, in this case the analysis was adapted to evaluate the potential significance of removing the property from the proposed AE GPLU designation, and thereby an assumed future agricultural use.

Based on the findings in the resulting technical memorandum (see attached), the removal of the project area from Agriculture Exclusive GPLU designation in the General Plan Update would be considered less than significant under the LESA significance criteria. Although a relatively high Land Evaluation (LE) factor score was determined for the project area, indicative of quality soils, a moderate Site Assessment (SA) factor score indicates that the location of the project area and relatively small scale of agricultural production on adjacent parcels have a low level of importance in regional agricultural production (see attached technical memorandum for further explanation of scoring criteria).

The parcels adjacent to the project area are dominated by managed timberlands and existing use of the project area supports timber production and processing; the project area itself is a former timber processing facility. A GPLU designation intended to support timber processing and production, or auxiliary uses (i.e., Industrial, Resource Related [IR]) appears more appropriate for the project area. The proposed IR GPLU designation is described as follows:

This classification provides areas for resource-related industrial processing such as timber, agriculture and mineral products processing in areas not typically served by urban services and therefore not suitable for a broader range of industrial uses.

GDRCo would like to retain the ability to manage and process timber products on the project area; therefore GDRCo respectfully requests the County's consideration of an Industrial, Resource Related (IR) GPLU designation for the above-referenced parcels. The Conservation Floodplain [CF] GPLU designation is acceptable in appropriate low-lying areas adjacent to major watercourses.

The table below summarizes current, PC-recommended, and GDRCo-requested GPLU designations for the project area.

APN	Current GPLU	PC-recommended GPLU	GDRCo-requested GPLU
313-091-016	Redwood; Grazing (NHGP)	Ag. Exclusive [AE], Conservation Floodplain [CF]	Industrial, Resource Related [IR]; Conservation Floodplain [CF] where appropriate
313-091-021	Redwood; Grazing (NHGP)	Agriculture Exclusive (AE)	Industrial, Resource Related [IR]
313-091-022	Redwood; Grazing (NHGP)	Agriculture Exclusive (AE)	Industrial, Resource Related [IR]

I have attached the LESA analysis prepared by LACO Associates in May 2015 for your reference. Please provide written confirmation of your receipt of this request, preferably with a statement of staff disposition regarding this proposed alternate GPLU designation for the project area.

Sincerely,



Craig Compton
Manager, Land Management & Business Development

Attachment

cc: Rex Bohn, 1st District Supervisor
Mark Lovelace, 3rd District Supervisor, Vice Chair
Virginia Bass, 4th District Supervisor
Ryan Sundberg, 5th District Supervisor
Kevin Hamblin, AICP, Director, County of Humboldt Planning & Building Department
Robert Wall, AICP, Supervising Planner, County of Humboldt Planning & Building Department
Michael Richardson, Senior Planner, County of Humboldt Planning & Building Department
Mike Nelson, AICP, Planning Director, LACO Associates

TECHNICAL MEMORANDUM

California Agricultural Land Evaluation and Site Assessment
(LESA) Summary

Korbel Nursery West Property

Assessor's Parcel Numbers 313-091-016, 313-091-021, & 313-091-022

Date: May 11, 2015

Project No.: 7291.21

Prepared For: Green Diamond Resource Company

Prepared By: Ryan Wells, AICP
Associate Planner



Reviewed By: Mike Nelson, AICP
Planning Director



Attachments: Appendix 1: Figures
Appendix 2: California Agricultural LESA Worksheets
Appendix 3: Current County of Humboldt General Plan Land Use
Designation Descriptions
Appendix 4: PC-recommended General Plan Update General Plan Land Use
Designation Descriptions

1.0 INTRODUCTION

In April 2012 the County of Humboldt (County) Planning Commission (PC) recommended a draft updated General Plan for consideration by the County Board of Supervisors, as part of the County of Humboldt (County) General Plan Update process. The PC-recommended draft includes proposed changes in General Plan Land Use (GPLU) designations to a number of parcels within the unincorporated regions of the County. In particular, the PC-recommended draft General Plan proposes a change in GPLU designation for APNs 313-091-016, 313-091-021, and 313-091-022 (hereinafter project area; see Figure 1, attached) from the current GPLU designation of Redwood; Grazing (under the Northern Humboldt County General Plan [1968]), to Agriculture Exclusive (AE) and Conservation Flood Plain (CF) (see Table 1, below).

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

Toll Free 800 515-5054 www.lacoassociates.com

Table 1. GPU summary

APN	Current GPU	PC-recommended GPU
313-091-016	Redwood; Grazing (NHGP)	Ag. Exclusive [AE], Conservation Floodplain [CF]
313-091-021	Redwood; Grazing (NHGP)	Ag. Exclusive [AE]
313-091-022	Redwood; Grazing (NHGP)	Ag. Exclusive [AE]

The property owner, Green Diamond Resource Company (GDRCo), has indicated that the proposed AE GPU designation for the project area does not correspond with current land uses, and intends to petition the County to consider alternative GPU designations for the project area. GDRCo has requested professional services from LACO Associates (LACO) to conduct a Land Evaluation and Site Assessment (LESA) analysis of the project area to evaluate the potential significance of excluding the project area from the proposed AE GPU designation.

2.0 METHODOLOGY

According to the State of California Department of Conservation (CDC), the LESA

...is a point-based approach for rating the relative importance of agricultural land resources based upon specific measurable features.

The California LESA Model was developed to provide lead agencies with an optional methodology to ensure that potentially significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process (Public Resources Code Section 21095), including in California Environmental Quality Act (CEQA) reviews.

The California Agricultural LESA Model evaluates measures of soil resource quality, a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. For a given project, the factors are rated, weighted, and combined, resulting in a single numeric score. The project score becomes the basis for making a determination of a project's potential significance. (CDC, 2013)

The LESA analysis for the project area followed the guidelines found in the *California Agricultural Land Evaluation and Site Assessment Model – Instruction Manual* (CDC 1997). The California Agricultural LESA Worksheets, updated by CDC in 2011, were used to achieve a LESA score for the project area.

The Natural Resources Conservation Services (NRCS) soil survey data is typically the standard data set used for LESA analyses; however, NRCS has not yet published the soil survey data for central Humboldt County (which includes the project area). In the absence of NRCS soils data, the established and accepted proxy by the County Planning Division is data from *Soils of Western Humboldt County* (McLaughlin & Harradine, 1965), which is made available on the County Planning and Building Department website (downloaded as 'agfnl.zip'). LACO used this data set for the LESA analysis.

The publicly available GIS data did not cover 100 percent of the project area. To address this data gap, LACO edited the existing soil classification polygons to cover the project area. The expansion of the polygons was based on project area topography, water features, and changes in vegetation, and

followed the natural contours and evident transitions between soil types present in the GIS data. The original Land Capability Classifications and Storie Ratings, associated with the original soil classification polygons were attributed to the revised polygons. (See Figure 2, attached.)

LACO used Assessor's parcel shapefiles sourced from the County Planning and Building Department website (downloaded as 'apnhum46sp.zip') to identify the parcels within the 0.25-mile zone of influence (ZOI) for the project area. This ZOI was used to identify the nearby properties being used for agriculture or otherwise protected for resource or wildlife habitats. (See Figure 3, attached.)

Based on the GIS analysis, the updated California Agricultural LESA Worksheets (CDC, 2011) were populated with the quantified attribute information applicable to the project area (e.g., Land Capability Classification, Storie rating, acreage) and parcels within the ZOI. A copy of the completed California Agricultural LESA Worksheets is attached to this technical memorandum as Appendix 2.

3.0 RESULTS

The 1997 *California Agricultural Land Evaluation and Site Assessment Model – Instruction Manual* contains a scoring matrix to assist the user in determining significance of potential removal of the project area from actual or potential agricultural production. Table 2 provides the LESA model scoring thresholds.

Table 2. California LESA Model Scoring Thresholds

Total LESA Score	Scoring Decision
0 to 39 Points	Not Considered Significant
40 to 59 Points	Considered Significant <u>only</u> if LE <u>and</u> SA subscores are each <u>greater</u> than or equal to 20 points
60 to 79 Points	Considered Significant <u>unless</u> either LE <u>or</u> SA subscores is <u>less</u> than 20 points
80 to 100 Points	Considered Significant

Based on the final LESA score of 41.16 for the project area, with a Land Evaluation (LE) factor score of 29.91 and a Site Assessment (SA) factor score of 11.25, the removal of the project area from Agriculture Exclusive GPU designation in the proposed General Plan Update would be considered less than significant under the criteria presented in Table 2. Although a relatively high LE factor score was determined for the project area, indicative of quality soils, a low SA factor score indicates that the location of the project area and relatively small scale of agricultural production on adjacent parcels have a low level of importance in regional agricultural production..

4.0 REFERENCES

California Department of Conservation. 1997. *California Agricultural Land Evaluation and Site Assessment Model – Instruction Manual*

California Department of Conservation. Updated 2011. California Agricultural LESA Worksheets.

County of Humboldt Planning and Building Department. Accessed May 2015. GIS data download website.
<http://humboldt.gov/276/GIS-Data-Download>

County of Humboldt Planning and Building Department. Accessed May 2015. Humboldt GIS Portal.
<http://gis.co.humboldt.ca.us/Freeance/Client/PublicAccess1/index.html?appconfig=podgis4>

Karl Baruth Associates. May 21, 1968. Northern Humboldt County General Plan 1985. Prepared for the Humboldt County Board of Supervisors.

P:\7200\7291 Green Diamond Co General\7291.21 General Plan Update Assistance\06 Planning\LESA\Korbel West\7291.21_TM_LESA Analysis_Korbel West_20150511.docx

APPENDIX 1

Figures

LACO

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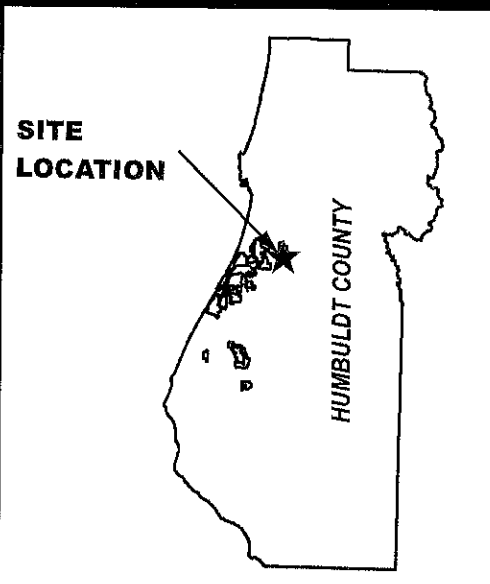
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PROJECT	GDRCO GENERAL PLAN UPDATE ASSIST.	BY	RAW	FIGURE	1
CLIENT	GREEN DIAMOND RESOURCE COMPANY	CHECK	MDN		
LOCATION	KORBEL NURSERY WEST PROPERTY	DATE	5/11/15	JOB NO.	7291.21
LOCATION MAP					



**HUMBOLDT
COUNTY, CA**

**AREA MAP
N.T.S.**

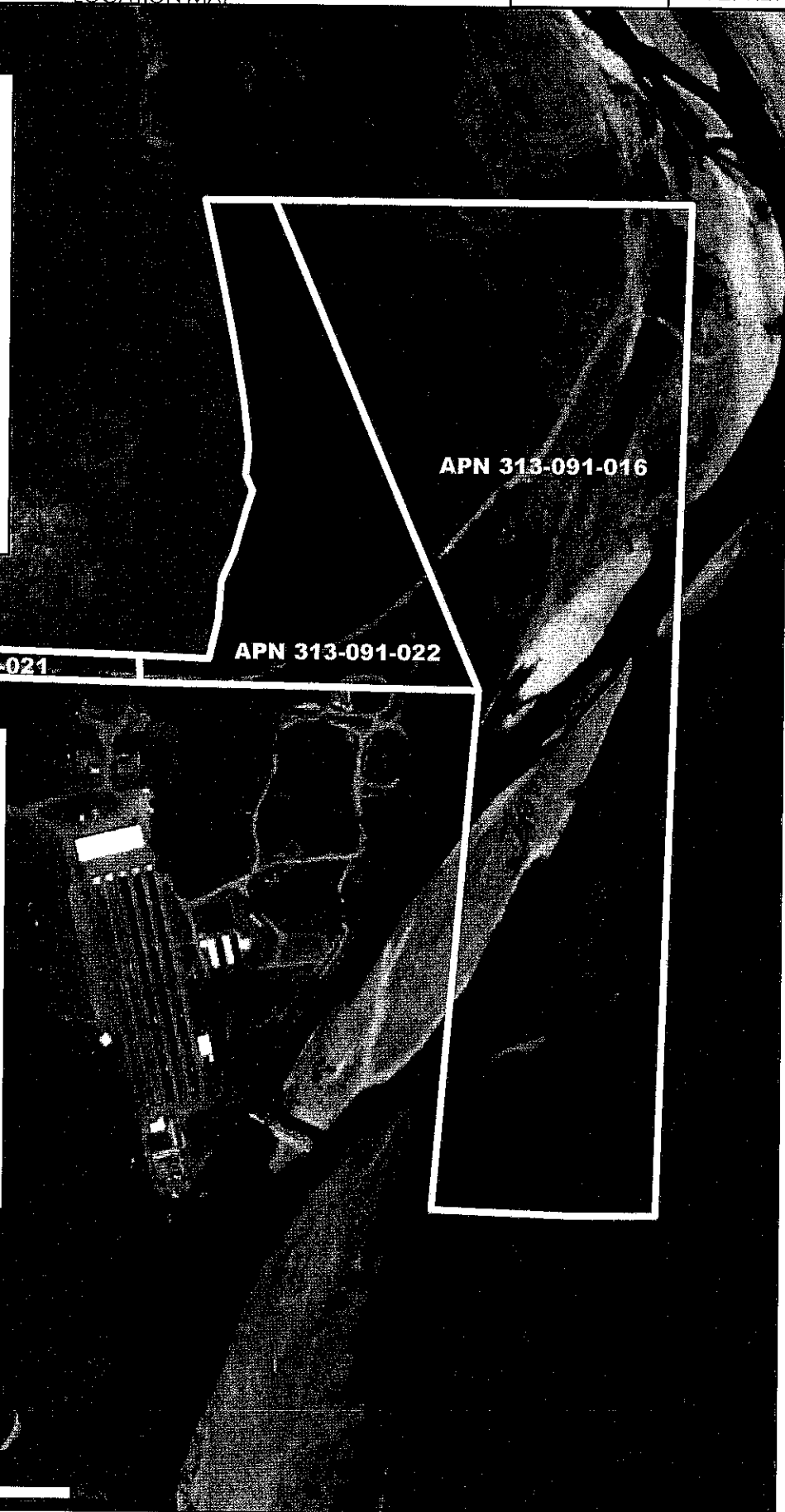


**SITE
LOCATION**

HUMBOLDT COUNTY

**LOCATION MAP
N.T.S.**

Note: The information illustrated in this map was derived from publicly-available GIS data. LACO Associates cannot guarantee the accuracy of the data.



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PROJECT	GDRCO GENERAL PLAN UPDATE ASSIST.	BY	RAW	FIGURE	2
CLIENT	GREEN DIAMOND RESOURCE COMPANY	CHECK	MDN		
LOCATION	KORBEL NURSERY WEST PROPERTY	DATE	5/11/15	JOB NO.	7291.21
LAND CAPABILITY CLASSIFICATION MAP					

Project Area

 Extrapolated Soils Area

Map Unit

 MU 1

 MU 2

 MU 3

 MU 4

MU 1
19.14 ac.
LCC: IIw-2
Storie: 76

MU 2
19.43 ac.
LCC: IVw-2
Storie: 1

MU 4
1.92 ac.
LCC: IIIe-1
Storie: 40

MU 3
14.91 ac.
LCC: IIb-1
Storie: 100

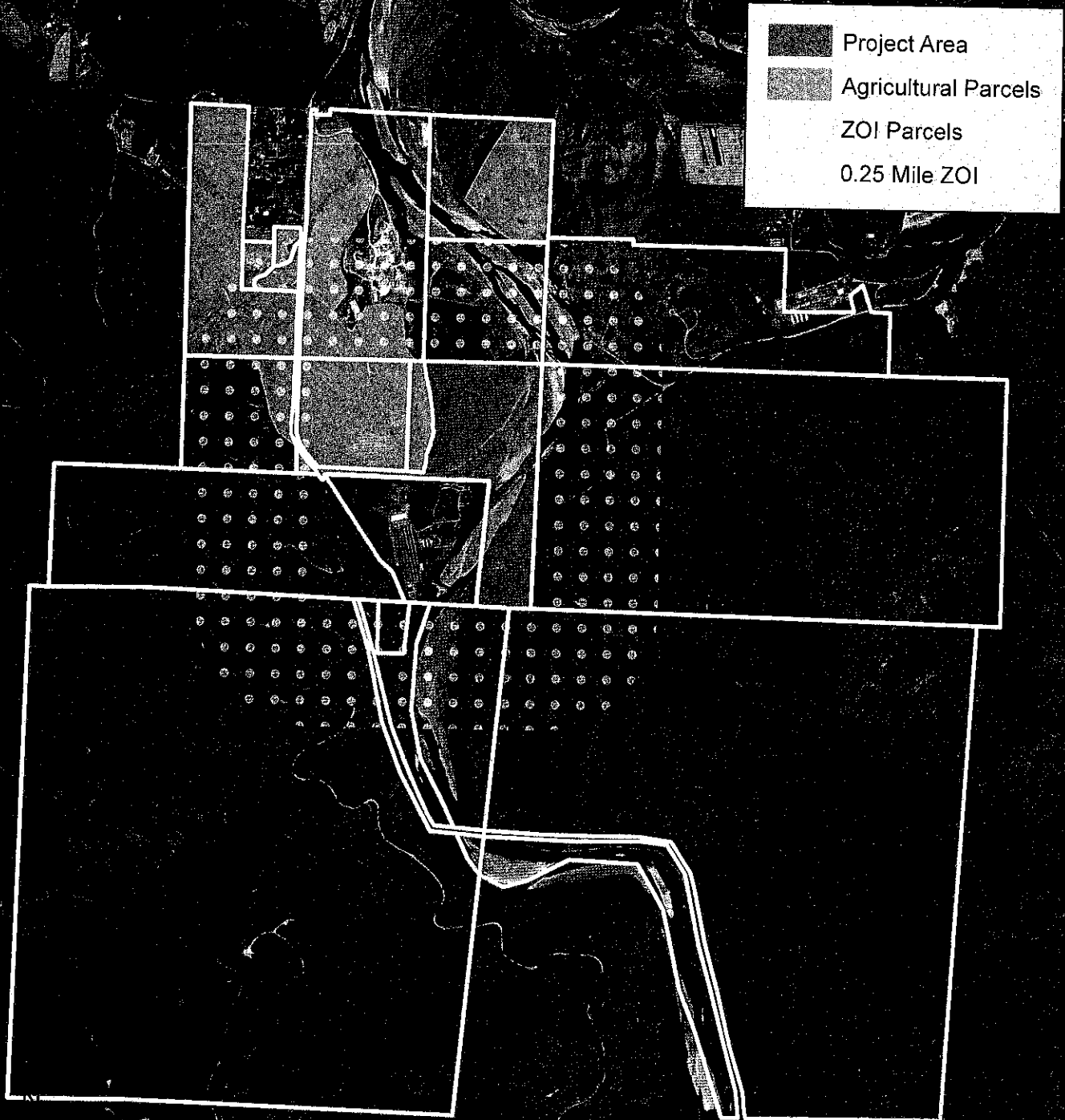
Note: The Information Illustrated In this map was derived from publicly-available GIS data. LACO Associates cannot guarantee the accuracy of the data. Acreages are approximate.

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PROJECT	GDRCO GENERAL PLAN UPDATE ASSIST.	BY	RAW	FIGURE	
CLIENT	GREEN DIAMOND RESOURCE COMPANY	CHECK	MDN		3
LOCATION	KORBEL NURSERY WEST PROPERTY	DATE	5/11/15	JOB NO.	
	AG & PROTECTED PROPERTIES MAP				7291.21



Note: The Information illustrated in this map was derived from publicly-available GIS data. LACO Associates cannot guarantee the accuracy of the data.

Date: 5/2/2015 Time: 8:38:08 PM

Path: P:\7200\7291 Green Diamond Co General\7291.21 General Plan Update Assistance\12 Figures_Maps\Korbel Nursery\7291.21_KorbelWest_LESAFig3_SurrAgLU_20150511.mxd

GPU Land Use Mapping - Central Area (Supplemental #3)

APPENDIX 2

California Agricultural LESA Worksheets

Appendix A. California Agricultural LESA Worksheets

NOTES

Calculation of the Land Evaluation (LE) Score

Part 1. Land Capability Classification (LCC) Score:

- (1) Determine the total acreage of the project.
- (2) Determine the soil types within the project area and enter them in **Column A** of the **Land Evaluation Worksheet** provided on page 2-A.
- (3) Calculate the total acres of each soil type and enter the amounts in **Column B**.
- (4) Divide the acres of each soil type (**Column B**) by the total acreage to determine the proportion of each soil type present. Enter the proportion of each soil type in **Column C**.
- (5) Determine the LCC for each soil type from the applicable Soil Survey and enter it in **Column D**.
- (6) From the LCC Scoring Table below, determine the point rating corresponding to the LCC for each soil type and enter it in **Column E**.

LCC Scoring Table

LCC Class	I	Ile	Ils,w	IIle	IIls,w	IVe	IVs,w	V	VI	VII	VIII
Points	100	90	80	70	60	50	40	30	20	10	0

- (7) Multiply the proportion of each soil type (**Column C**) by the point score (**Column E**) and enter the resulting scores in **Column F**.
- (8) Sum the LCC scores in **Column F**.
- (9) Enter the LCC score in box <1> of the **Final LESA Score Sheet** on page 10-A.

Part 2. Storie Index Score:

- (1) Determine the Storie Index rating for each soil type and enter it in **Column G**.
- (2) Multiply the proportion of each soil type (**Column C**) by the Storie Index rating (**Column G**) and enter the scores in **Column H**.
- (3) Sum the Storie Index scores in **Column H** to gain the Storie Index Score.
- (4) Enter the Storie Index Score in box <2> of the **Final LESA Score Sheet** on page 10-A.

Land Evaluation Worksheet

Land Capability Classification (LCC) and Storie Index Scores

A	B	C	D	E	F	G	H
Soil Map Unit	Project Acres	Proportion of Project Area	LCC	LCC Rating	LCC Score	Storie Index	Storie Index Score
MU 1	19.14	0.351	IIw-2	80	28.08	76	26.68
MU 2	19.43	0.356	IVw-2	40	14.24	1	0.36
MU 3	14.11	0.258	IIIs-4	80	20.64	100	25.8
MU 4	1.92	0.035	IIIe-1	70	2.45	40	1.4
Totals	54.6	(Must Sum to 1.0)		LCC Total Score	65.41	Storie Index Total Score	54.24

Site Assessment Worksheet 1.

Project Size Score

I	J	K
LCC Class I - II	LCC Class III	LCC Class IV - VIII
33.25	1.92	19.43
33.25	1.92	19.43
50	0	0

Total Acres

Project Size Scores

Highest Project Size Score

50

NOTES

Calculation of the Site Assessment (SA) Score

Part 1. Project Size Score:

- (1) Using Site Assessment Worksheet 1 provided on page 2-A, enter the acreage of each soil type from Column B in the Column - I, J or K - that corresponds to the LCC for that soil. (Note: While the Project Size Score is a component of the Site Assessment calculations, the score sheet is an extension of data collected in the Land Evaluation Worksheet, and is therefore displayed beside it).
- (2) Sum Column I to determine the total amount of class I and II soils on the project site.
- (3) Sum Column J to determine the total amount of class III soils on the project site.
- (4) Sum Column K to determine the total amount of class IV and lower soils on the project site.
- (5) Compare the total score for each LCC group in the Project Size Scoring Table below and determine which group receives the highest score.

Project Size Scoring Table

Class I or II		Class III		Class IV or Lower	
Acreage	Points	Acreage	Points	Acreage	Points
>80	100	>160	100	>320	100
60-79	90	120-159	90	240-319	80
40-59	80	80-119	80	160-239	60
20-39	50	60-79	70	100-159	40
10-19	30	40-59	60	40-99	20
10<	0	20-39	30	40<	0
		10-19	10		
		10<	0		

- (6) Enter the Project Size Score (the highest score from the three LCC categories) in box <3> of the Final LESA Score Sheet on page 10-A.

NOTES

Part 2. Water Resource Availability Score:

- (1) Determine the type(s) of irrigation present on the project site, including a determination of whether there is dryland agricultural activity as well.
- (2) Divide the site into portions according to the type or types of irrigation or dryland cropping that is available in each portion. Enter this information in **Column B** of **Site Assessment Worksheet 2. - Water Resources Availability**.
- (3) Determine the proportion of the total site represented for each portion identified, and enter this information in **Column C**.
- (4) Using the Water Resources Availability Scoring Table, identify the option that is most applicable for each portion, based upon the feasibility of irrigation in drought and non-drought years, and whether physical or economic restrictions are likely to exist. Enter the applicable Water Resource Availability Score into **Column D**.
- (5) Multiply the Water Resource Availability Score for each portion by the proportion of the project area it represents to determine the weighted score for each portion in **Column E**.
- (6) Sum the scores for all portions to determine the project's total Water Resources Availability Score
- (7) Enter the Water Resource Availability Score in box <4> of the **Final LESA Score Sheet** on page 10-A.

Site Assessment Worksheet 2. - Water Resources Availability

A	B	C	D	E
Project Portion	Water Source	Proportion of Project Area	Water Availability Score	Weighted Availability Score (C x D)
1	None	100	25	25
2				
3				
4				
5				
6				
		(Must Sum to 1.0)	Total Water Resource Score	25

5-A

Updated 2011

Water Resource Availability Scoring Table

Option	Non-Drought Years				Drought Years				WATER RESOURCE SCORE	
	RESTRICTIONS				RESTRICTIONS					
	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?		Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?			
1	YES	NO	NO		YES	NO	NO		100	
2	YES	NO	NO		YES	NO	YES		95	
3	YES	NO	YES		YES	NO	YES		90	
4	YES	NO	NO		YES	YES	NO		85	
5	YES	NO	NO		YES	YES	YES		80	
6	YES	YES	NO		YES	YES	NO		75	
7	YES	YES	YES		YES	YES	YES		65	
8	YES	NO	NO		NO	--	--		50	
9	YES	NO	YES		NO	--	--		45	
10	YES	YES	NO		NO	--	--		35	
11	YES	YES	YES		NO	--	--		30	
12	Irrigated production not feasible, but rainfall adequate for dryland production in both drought and non-drought years									25
13	Irrigated production not feasible, but rainfall adequate for dryland production in non-drought years (but not in drought years)									20
14	Neither irrigated nor dryland production feasible									0

NOTES

Part 3. Surrounding Agricultural Land Use Score:

- (1) Calculate the project's Zone of Influence (ZOI) as follows:
 - (a) a rectangle is drawn around the project such that the rectangle is the smallest that can completely encompass the project area.
 - (b) a second rectangle is then drawn which extends one quarter mile on all sides beyond the first rectangle.
 - (c) The ZOI includes all parcels that are contained within or are intersected by the second rectangle, less the area of the project itself.
- (2) Sum the area of all parcels to determine the total acreage of the ZOI.
- (3) Determine which parcels are in agricultural use and sum the areas of these parcels
- (4) Divide the area in agriculture found in step (3) by the total area of the ZOI found in step (2) to determine the percent of the ZOI that is in agricultural use.
- (5) Determine the Surrounding Agricultural Land Score utilizing the Surrounding Agricultural Land Scoring Table below.

Surrounding Agricultural Land Scoring Table

Percent of ZOI in Agriculture	Surrounding Agricultural Land Score
90-100	100
80-89	90
75-79	80
70-74	70
65-69	60
60-64	50
55-59	40
50-54	30
45-49	20
40-44	10
<40	0

- (5) Enter the Surrounding Agricultural Land Score in box <5> of the **Final LESA Score Sheet** on page 10-A.

Site Assessment Worksheet 3.
Surrounding Agricultural Land and Surrounding Protected Resource Land

A	B	C	D	E	F	G
Zone of Influence						
Total Acres	Acres in Agriculture	Acres of Protected Resource Land	Percent in Agriculture (A/B)	Percent Protected Resource Land (A/C)	Surrounding Agricultural Land Score (From Table)	Surrounding Protected Resource Land Score (From Table)
1,946.23	159.64	0	0.082	0	0	0

NOTES

Part 4. Protected Resource Lands Score:

The Protected Resource Lands scoring relies upon the same Zone of Influence information gathered in Part 3, and figures are entered in Site Assessment Worksheet 3, which combines the surrounding agricultural and protected lands calculations.

- (1) Use the total area of the ZOI calculated in Part 3. for the Surrounding Agricultural Land Use score.
- (2) Sum the area of those parcels within the ZOI that are protected resource lands, as defined in the California Agricultural LESA Guidelines.
- (3) Divide the area that is determined to be protected in Step (2) by the total acreage of the ZOI to determine the percentage of the surrounding area that is under resource protection.
- (4) Determine the Surrounding Protected Resource Land Score utilizing the Surrounding Protected Resource Land Scoring Table below.

Surrounding Protected Resource Land Scoring Table

Percent of ZOI Protected	Protected Resource Land Score
90-100	100
80-89	90
75-79	80
70-74	70
65-69	60
60-64	50
55-59	40
50-54	30
45-49	20
40-44	10
<40	0

- (5) Enter the Protected Resource Land score in box <6> of the **Final LESA Score Sheet** on page 10-A.

NOTES

Final LESA Score Sheet

Calculation of the Final LESA Score:

- (1) Multiply each factor score by the factor weight to determine the weighted score and enter in Weighted Factor Scores column.
- (2) Sum the weighted factor scores for the LE factors to determine the total LE score for the project.
- (3) Sum the weighted factor scores for the SA factors to determine the total SA score for the project.
- (4) Sum the total LE and SA scores to determine the Final LESA Score for the project.

LE Factors		Factor Scores	Factor Weight	Weighted Factor Scores
Land Capability Classification	<1>	65.41	0.25	16.35
Soil Index	<2>	54.24	0.25	13.56
<i>LE Subtotal</i>			0.50	29.91
SA Factors		Factor Scores	Factor Weight	Weighted Factor Scores
Project Size	<3>	50	0.15	7.5
Water Resource Availability	<4>	25	0.15	3.75
Surrounding Agricultural Land	<5>	0	0.15	0
Protected Resource Land	<6>	0	0.05	0
<i>SA Subtotal</i>			0.50	11.25
Final LESA Score				41.16

For further information on the scoring thresholds under the California Agricultural LESA Model, consult Section 4 of the Instruction Manual.

APPENDIX 3

Current County of Humboldt General Plan Land Use Designation Descriptions

d. Commercial

The areas for this activity are shown only diagrammatically on the map owing to the small scale. The map includes all retail and wholesale commercial, services and repair and tourist facilities.

e. Industrial

Lumbering related activities are mainly included in this classification. Mining is not shown on the map for surface land use, since mining is related to extractions from under the ground.

f. Agriculture

The major areas of grade 1 agricultural soil are shown on the map for zoning as exclusive agriculture.

g. Grazing, Crops and Open Uses

These areas serve for cattle ranching, feeding places and pasture areas.

h. Permanent Parks and Recreation

These recreation areas include those administered by Federal, State, County and the City of Blue Lake.

i. Major Parks Expansion

Only the major directions for expansion are shown on the preceding map. The County Park and Recreation Commission is studying a priority list which has been incorporated into the General Recreation Plan, 1985, in the following section.

j. Redwood Industry Private Recreation Areas

Nine timber product companies joined together to offer the recreation program. These companies are making forest lands and beaches available to the public for picnicking, fishing, hunting and organized camping. With increasing demand for recreation areas this program will grow in importance over the years.

APPENDIX 4

PC-recommended General Plan Update General Plan Land Use Designation Descriptions

Resource Production Land Use Designations

Timberland (T)

The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 -160 acres/unit.

Split Vote: 2-2-2-1 on the allowable uses for Timberlands. See notes below chart.

Agricultural Exclusive (AE)

This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Density range is 20-60 acres/unit.

Agricultural Grazing (AG)

This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation **and other non-prime agricultural lands**. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.

~~Ranchland (AGR)~~

~~Similar to the AG designation above, this designation applies to dry-land grazing areas that primarily support cattle ranching, supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation.~~

~~The AGR applies to cohesive major cattle ranching areas and includes the lands that support the above-described agricultural use, as well as TPZ land that may be intermixed and typically considered an integral part of the ranching operations. The balance of lands in this use in smaller management units are designated AG. Density range is 160-600 acres/unit. Split vote to delete: 4-3~~

Table 4-G Resource Production Land Use Classifications

Allowable Use Types	T	AE	AG	AGR
Agricultural				
Agriculture-Related Recreation		X	X	✗
Feed Lot/Slaughter House		X	X	✗
General Agriculture	X	X	X	✗
Hog Farming		X	X	✗
Intensive Agriculture		X	X	✗
Stables & Kennels		X	X	✗
Timber (see recorded straw votes below)				
Timber Production	X	X	X	✗
Timber-Related Recreation	X		X	✗
Commercial				
Agriculture-Related Visitor-Serving ¹		X	X	✗
Timber-Related Visitor-Serving ²	X		X	✗
Industrial/Extractive				
Agriculture & Timber Products Processing	X	X	X	✗

Allowable Use Types	T	AE	AG	AGR
Aquaculture		X	X	X
Oil & Gas Drilling & Processing	X	X	X	X
Metallic Mining	X		X	X
Surface Mining	X	X	X	X
Natural Resource				
Fish & Wildlife Habitat Mgt	X	X	X	X
Public Access Facilities	X	X	X	X
Resource-Related Recreational	X	X	X	X
Watershed Management	X	X	X	X
Wetland Restoration	X	X	X	X
Other				
Cottage Industry		X	X	X
Farm Employee Housing		X	X	X
Labor Camps	X	X	X	X
Public Recreation	X	X	X	X
Residence Incidental to Principal Use	X	X	X	X
Second Agriculture Residence		X	X	X
Utilities & Energy Facilities ³	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Minimum Parcel Size	40-160 acres	60 acres	20-160 acres	160 acres
Ground Coverage		2 acres max.	2 acres max.	10 acres max.
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Agriculture-Related Visitor-Serving: cheese factories and sales rooms, wineries and wine tasting and sales rooms, produce sales, etc. which do not change the character of the principal use.
2. Timber-Related Visitor-Serving: burl shops, timber museums, interpretive centers, etc. which do not change the character of the principal use.
3. Utilities & Energy Facilities: The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.

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

Timber Classification Allowable Uses: Straw vote of 2-2-2-1 on July 8, 2010

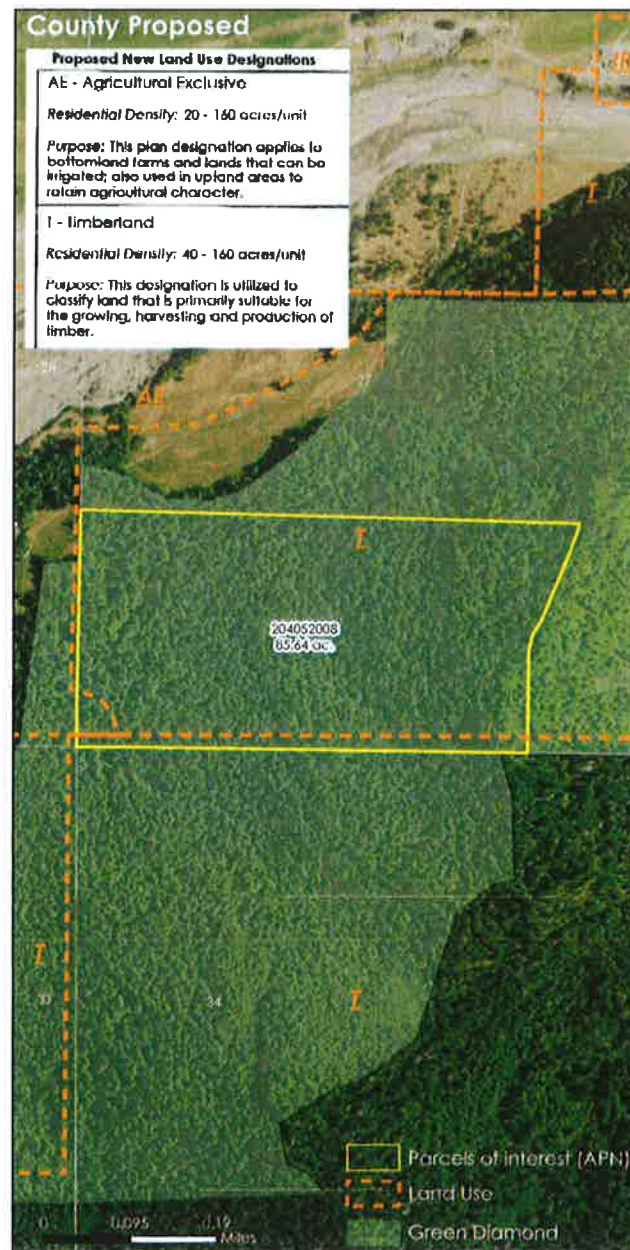
Commissioners Mayo and Nelson wanted the Resource Working Lands Group recommendations added (Residential Uses added as a Use Type).

Commissioners Kreb and Gearheart supported the staff's version.

Commissioner Faust does not support having a residence by right and wouldn't want anything less than 160 acres for development standards.

Commissioner Smith and Emad supported staff's version with the word "incidental" removed.







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

June 16, 2015

**RE: Humboldt County General Plan Update; Request for Consideration of Alternative Land Use Designation
Assessor Parcel Numbers 311-171-007, and 311-171-025**

Dear Chairperson Fennel and Supervisors,

Thank you for the opportunity to participate in the process of updating the Humboldt County General Plan. With this letter Green Diamond Resource Company (GDRCo) is requesting your consideration of an alternative General Plan Land Use (GPLU) designation for two Assessor's parcels owned by GDRCo, as part of your General Plan Update process. In April 2012 the County of Humboldt (County) Planning Commission (PC) recommended a draft updated General Plan and associated mapping and technical studies for consideration by the County Board of Supervisors. The PC-recommended draft includes proposed changes in GPLU designations to a number of parcels within the unincorporated regions of the County. In particular, the PC-recommended draft General Plan proposes a continuation of the GPLU designation for APN 311-171-007 and 311-171-025, located near Loleta and owned by GDRCo (hereinafter project area; see Figure 1, attached), from the current GPLU designation of Agriculture Exclusive [AE] (under the current Humboldt County General Plan – Volume I Framework Plan, 1984), to Agriculture Exclusive (AE).

GDRCo is of the opinion that the proposed GPLU designation for the project area does not correspond with current and prior/historic land uses. GDRCo recently requested professional services from LACO Associates (LACO) to conduct a Land Evaluation and Site Assessment (LESA) analysis of the project area to evaluate the potential significance of excluding the project area from the proposed AE GPLU designation. The LESA is a point-based approach for rating the relative importance of agricultural land resources based upon specific measurable features. The LESA evaluates measures of soil resource quality, a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. For a given project, the factors are rated, weighted, and combined, resulting in a single numeric score. The project score becomes the basis for making a determination of a project's potential significance. Although the LESA is typically used to evaluate the potential significance of removing a property from current agricultural use, in this case the analysis was adapted to evaluate the potential significance of removing the property from the proposed AE GPLU designation, and thereby an assumed future agricultural use.

Based on the findings in the resulting technical memorandum (see attached), the removal of the project area from Agriculture Exclusive GPLU designation in the General Plan Update would be considered less than significant under the LESA significance criteria. Although a relatively high Land Evaluation (LE) factor score was determined for the project area, indicative of quality soils, a low Site Assessment (SA) factor score indicates that the location and size of the project area result in a relatively low level of importance of the project area in regional agricultural production (see attached technical memorandum for further explanation of scoring criteria).

The parcels adjacent to the project area are dominated by agriculture and managed timberlands, and the existing use of the project area supports agriculture and timber production; the project area itself is a former timber processing facility. A GPLU designation intended to support timber processing and production, or auxiliary uses (i.e., Industrial, Resource Related [IR]) appears more appropriate for the project area. The proposed IR GPLU designation is described as follows:

This classification provides areas for resource-related industrial processing such as timber, agriculture and mineral products processing in areas not typically served by urban services and therefore not suitable for a broader range of industrial uses.

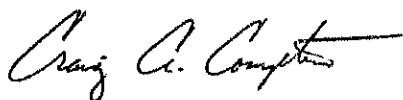
GDRCo would like to retain the ability to manage and process timber products on the project area; therefore GDRCo respectfully requests the County's consideration of an Industrial, Resource Related (IR) GPLU designation for the above-referenced parcels.

The table below summarizes current, PC-recommended, and GDRCo-requested GPLU designations for the project area.

APN	Current GPLU	PC-recommended GPLU	GDRCo-requested GPLU
311-171-007	Agriculture Exclusive [AE]	Agriculture Exclusive [AE]	Industrial, Resource Related [IR]
311-171-025	Agriculture Exclusive [AE]	Agriculture Exclusive [AE]	Industrial, Resource Related [IR]

I have attached the LESA analysis prepared by LACO Associates in May 2015 for your reference. Please provide written confirmation of your receipt of this request, preferably with a statement of staff disposition regarding this proposed alternate GPLU designation for the project area.

Sincerely,



Craig Compton
Manager, Land Management & Business Development

Attachment

cc: Rex Bohn, 1st District Supervisor
Mark Lovelace, 3rd District Supervisor, Vice Chair
Virginia Bass, 4th District Supervisor
Ryan Sundberg, 5th District Supervisor
Kevin Hamblin, AICP, Director, County of Humboldt Planning & Building Department
Robert Wall, AICP, Supervising Planner, County of Humboldt Planning & Building Department
Michael Richardson, Senior Planner, County of Humboldt Planning & Building Department
Mike Nelson, AICP, Planning Director, LACO Associates

TECHNICAL MEMORANDUM

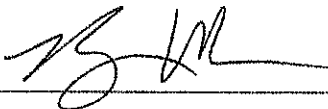
California Agricultural Land Evaluation and Site Assessment
(LESA) Summary
Salmon Creek Property
Assessor's Parcel Number 311-171-007 & 311-171-025

Date: May 11, 2015

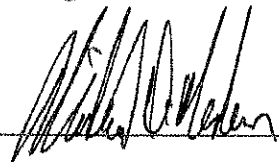
Project No.: 7291.21

Prepared For: Green Diamond Resource Company

Prepared By: Ryan Wells, AICP
Associate Planner



Reviewed By: Mike Nelson, AICP
Planning Director



Attachments: Appendix 1: Figures
Appendix 2: California Agricultural LESA Worksheets
Appendix 3: Current County of Humboldt General Plan Land Use
Designation Descriptions
Appendix 4: PC-recommended General Plan Update General Plan Land Use
Designation Descriptions

1.0 INTRODUCTION

In April 2012 the County of Humboldt (County) Planning Commission (PC) recommended a draft updated General Plan for consideration by the County Board of Supervisors, as part of the County of Humboldt (County) General Plan Update process. The PC-recommended draft includes proposed changes in General Plan Land Use (GPLU) designations to a number of parcels within the unincorporated regions of the County. In particular, the PC-recommended draft General Plan proposes a continuation of the GPLU designation for APN 311-171-007 and 311-171-025 (hereinafter project area; see Figure 1, attached) from the current GPLU designation of Agriculture Exclusive [AE] (under the current Humboldt County General Plan – Volume I Framework Plan, 1984), to Agriculture Exclusive [AE] (see Table 1, below).

Table 1. GPLU summary

APN	Current GPLU	PC-recommended GPLU
311-171-007	Agriculture Exclusive [AE]	Agriculture Exclusive [AE]
311-171-025	Agriculture Exclusive [AE]	Agriculture Exclusive [AE]

The property owner, Green Diamond Resource Company (GDRCo), has indicated that the proposed AE GPLU designation for the project area does not correspond with current land uses, and intends to petition the County to consider an alternative GPLU designation for the project area. GDRCo has requested professional services from LACO Associates (LACO) to conduct a Land Evaluation and Site Assessment (LESA) analysis of the project area to evaluate the potential significance of excluding the project area from the proposed AE GPLU designation.

2.0 METHODOLOGY

According to the State of California Department of Conservation (CDC), the LESA

...is a point-based approach for rating the relative importance of agricultural land resources based upon specific measurable features.

The California LESA Model was developed to provide lead agencies with an optional methodology to ensure that potentially significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process (Public Resources Code Section 21095), including in California Environmental Quality Act (CEQA) reviews.

The California Agricultural LESA Model evaluates measures of soil resource quality, a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. For a given project, the factors are rated, weighted, and combined, resulting in a single numeric score. The project score becomes the basis for making a determination of a project's potential significance. (CDC, 2013)

The LESA analysis for the project area followed the guidelines found in the *California Agricultural Land Evaluation and Site Assessment Model – Instruction Manual* (CDC 1997). The California Agricultural LESA Worksheets, updated by CDC in 2011, were used to achieve a LESA score for the project area.

The Natural Resources Conservation Services (NRCS) soil survey data is typically the standard data set used for LESA analyses; however, NRCS has not yet published the soil survey data for central Humboldt County (which includes the project area). In the absence of NRCS soils data, the established and accepted proxy by the County Planning Division is data from *Soils of Western Humboldt County* (McLaughlin & Harradine, 1965), which is made available on the County Planning and Building Department website (downloaded as 'agfnl.zip'). LACO used this data set for the LESA analysis

The publicly available GIS Assessor's parcel data did not accurately correspond with the property boundaries of the project area. To address this, LACO used GIS data provided by GDRCo that clearly aligned with the property boundary indicators on the aerial base map (NAIP 2012). The *Soils of Western Humboldt County* GIS shapefile was then reviewed in relation to this project area polygon. (See Figure 2, attached.)

LACO used Assessor's parcel shapefiles sourced from the County Planning and Building Department website (downloaded as 'apnhum46sp.zip') to identify the parcels within the 0.25-mile zone of influence (ZOI) for the project area. This ZOI was used to identify the nearby properties being used for agriculture or otherwise protected for resource or wildlife habitats. (See Figure 3, attached.)

Based on the GIS analysis, the updated California Agricultural LESA Worksheets (CDC, 2011) were populated with the quantified attribute information applicable to the project area (e.g., Land Capability Classification, Storie rating, acreage) and parcels within the ZOI. A copy of the completed California Agricultural LESA Worksheets is attached to this technical memorandum as Appendix 2.

3.0 RESULTS

The 1997 *California Agricultural Land Evaluation and Site Assessment Model – Instruction Manual* contains a scoring matrix to assist the user in determining significance of potential removal of the project area from actual or potential agricultural production. Table 2 provides the LESA model scoring thresholds.

Table 2. California LESA Model Scoring Thresholds

Total LESA Score	Scoring Decision
0 to 39 Points	Not Considered Significant
40 to 59 Points	Considered Significant <u>only</u> if LE <u>and</u> SA subscores are each <u>greater</u> than or equal to 20 points
60 to 79 Points	Considered Significant <u>unless</u> either LE <u>or</u> SA subscores is <u>less</u> than 20 points
80 to 100 Points	Considered Significant

Based on the final LESA score of 54.39 for the project area, with a Land Evaluation (LE) factor score of 43.14 and a Site Assessment (SA) factor score of 11.25, the removal of the project area from Agriculture Exclusive GPLU designation in the General Plan Update would be considered less than significant under the criteria presented in Table 2. Although a relatively high LE factor score was determined for the project area, indicative of quality soils, a low SA factor score indicates that the location and size of the project area result in a relatively low level of importance of the project area in regional agricultural production.

4.0 REFERENCES

California Department of Conservation. 1997. *California Agricultural Land Evaluation and Site Assessment Model – Instruction Manual*

California Department of Conservation. Updated 2011. California Agricultural LESA Worksheets.

County of Humboldt. 1984. Humboldt County General Plan – Volume I Framework Plan.

County of Humboldt Planning and Building Department. Accessed May 2015. GIS data download website.
<http://humboldt.gov.org/276/GIS-Data-Download>

County of Humboldt Planning and Building Department. Accessed May 2015. Humboldt GIS Portal.
<http://gis.co.humboldt.ca.us/Freeance/Client/PublicAccess1/index.html?appconfig=podgis4>

P:\7200\7291 Green Diamond Co General\7291.21 General Plan Update Assistance\06 Planning\LESA\Salmon Creek\7291.21_TM_LESA
Analysis_Salmon Creek_20150511.docx

APPENDIX 1

Figures

LACO

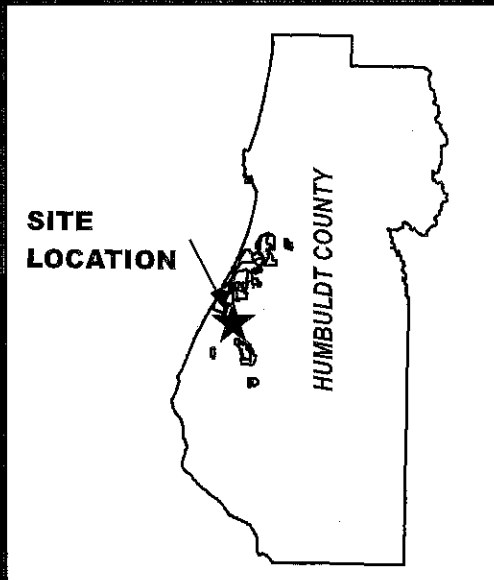
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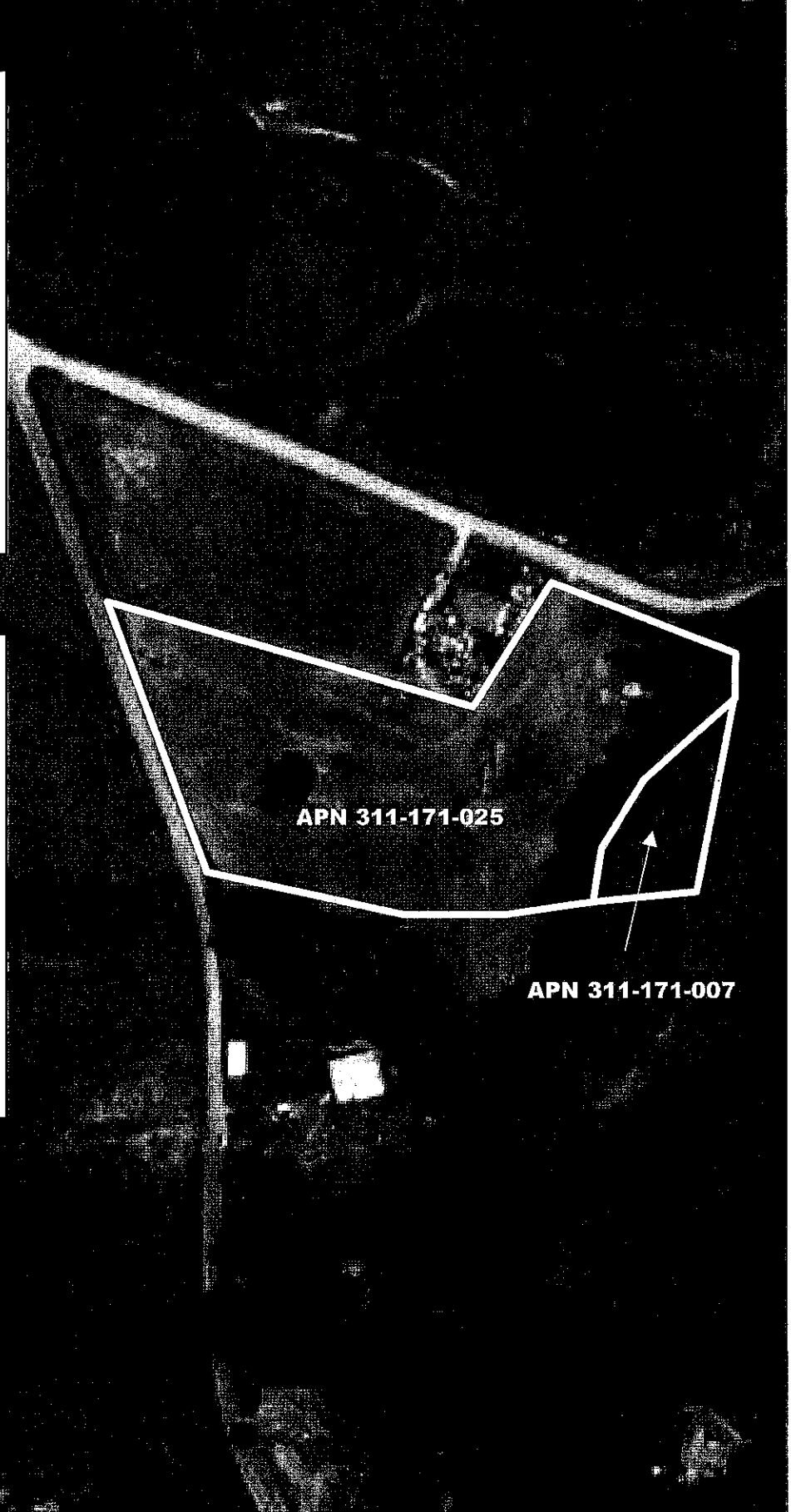
PROJECT	GDRCO GENERAL PLAN UPDATE ASSIST.	BY	RAW	FIGURE	1
CLIENT	GREEN DIAMOND RESOURCE COMPANY	CHECK	MDN	JOB NO.	
LOCATION	SALMON CREEK PROPERTY	DATE	5/11/15		
	LOCATION MAP				7291.21



**AREA MAP
N.T.S.**



**LOCATION MAP
N.T.S.**



Note: The information illustrated in this map was derived from publicly-available GIS data. LACO Associates cannot guarantee the accuracy of the data.

OPU Land Use Mapping - Central Area (Supplemental 1/16)

Date: 5/10/2015 Time: 7:38:04 PM

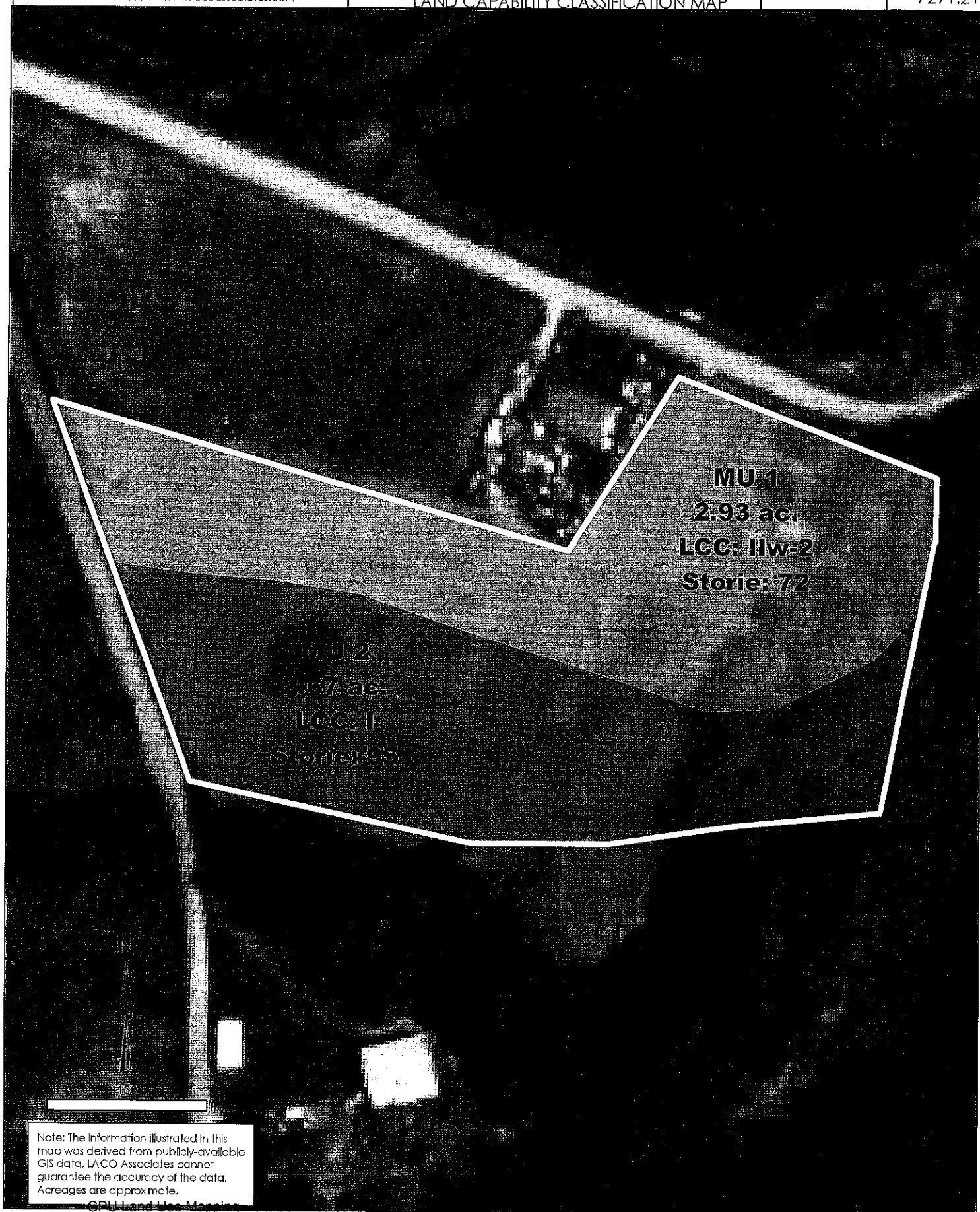
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LACO

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PROJECT	GDRCO GENERAL PLAN UPDATE ASSIST.	BY	RAW	FIGURE	2
CLIENT	GREEN DIAMOND RESOURCE COMPANY	CHECK	MDN		
LOCATION	SALMON CREEK PROPERTY	DATE	5/11/15	JOB NO.	7291.21
LAND CAPABILITY CLASSIFICATION MAP					



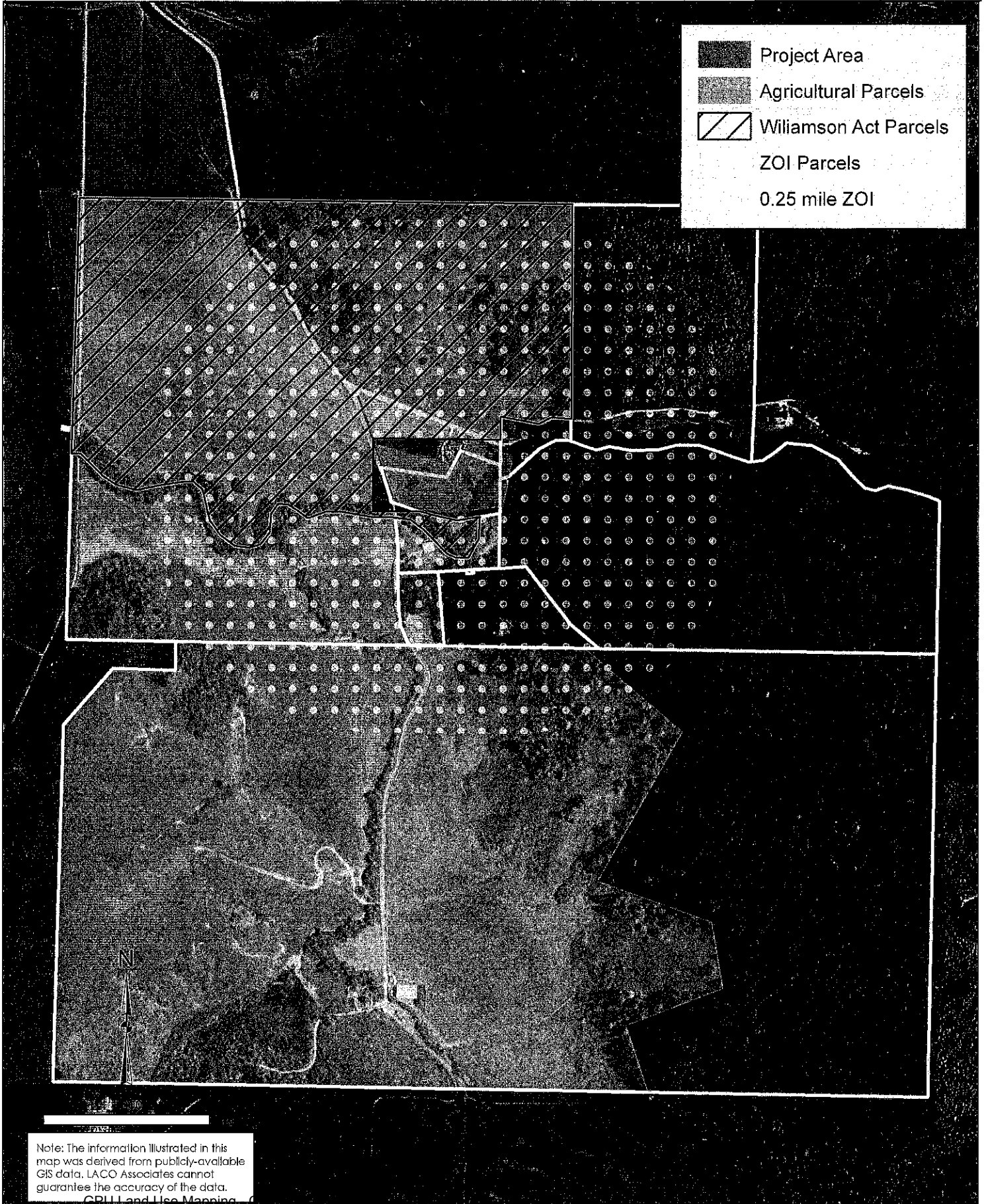
LACO

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1-800-515-5054 www.lacoassociates.com

PROJECT	GDRCO GENERAL PLAN UPDATE ASSIST.	BY	RAW	FIGURE	
CLIENT	GREEN DIAMOND RESOURCE COMPANY	CHECK	MDN		3
LOCATION	SALMON CREEK PROPERTY	DATE	5/11/15	JOB NO.	
AG & PROTECTED PROPERTIES MAP					7291.21

-  Project Area
-  Agricultural Parcels
-  Williamson Act Parcels
-  ZOI Parcels
-  0.25 mile ZOI



Note: The information illustrated in this map was derived from publicly-available GIS data. LACO Associates cannot guarantee the accuracy of the data.

GPULand Use Mapping

Date: 5/2/2015 Time: 8:44:30 PM

Path: P:\7200\7291 Green Diamond Co General\7291.21 General Plan Update Assistance\12 Figures_Maps\Salmon Creek\7291.21_Salmon_LESAFig3_SurrAgLU_20150511.mxd

APPENDIX 2

California Agricultural LESA Worksheets

Appendix A. California Agricultural LESA Worksheets

NOTES

Calculation of the Land Evaluation (LE) Score

Part 1. Land Capability Classification (LCC) Score:

(1) Determine the total acreage of the project.

(2) Determine the soil types within the project area and enter them in **Column A** of the **Land Evaluation Worksheet** provided on page 2-A.

(3) Calculate the total acres of each soil type and enter the amounts in **Column B**.

(4) Divide the acres of each soil type (**Column B**) by the total acreage to determine the proportion of each soil type present. Enter the proportion of each soil type in **Column C**.

(5) Determine the LCC for each soil type from the applicable Soil Survey and enter it in **Column D**.

(6) From the **LCC Scoring Table** below, determine the point rating corresponding to the LCC for each soil type and enter it in **Column E**.

LCC Scoring Table

LCC Class	I	IIe	IIIs,w	IIle	IIIs,w	IVe	IVs,w	V	VI	VII	VIII
Points	100	90	80	70	60	50	40	30	20	10	0

(7) Multiply the proportion of each soil type (**Column C**) by the point score (**Column E**) and enter the resulting scores in **Column F**.

(8) Sum the LCC scores in **Column F**.

(9) Enter the LCC score in box <1> of the **Final LESA Score Sheet** on page 10-A.

Part 2. Storie Index Score:

(1) Determine the Storie Index rating for each soil type and enter it in **Column G**.

(2) Multiply the proportion of each soil type (**Column C**) by the Storie Index rating (**Column G**) and enter the scores in **Column H**.

(3) Sum the Storie Index scores in **Column H** to gain the Storie Index Score.

(4) Enter the Storie Index Score in box <2> of the **Final LESA Score Sheet** on page 10-A.

1-A

Updated 2011

Land Evaluation Worksheet

Land Capability Classification (LCC) and Storie Index Scores

A	B	C	D	E	F	G	H
Soil Map Unit	Project Acres	Proportion of Project Area	LCC	LCC Rating	LCC Score	Storie Index	Storie Index Score
MU 1	2.93	0.523	IIw-2	80	41.84	72	37.66
MU 2	2.67	0.477	I	100	47.7	95	45.32
Totals	5.6	(Must Sum to 1.0)		LCC Total Score	89.54	Storie Index Total Score	82.98

Site Assessment Worksheet 1.

Project Size Score

I	J	K
LCC Class I - II	LCC Class III	LCC Class IV - VIII
5.6		
Total Acres	5.6	
Project Size Scores	0	

Highest Project Size Score

0

NOTES**Calculation of the Site Assessment (SA) Score****Part 1. Project Size Score:**

- (1) Using **Site Assessment Worksheet 1** provided on page 2-A, enter the acreage of each soil type from **Column B** in the **Column - I, J or K** - that corresponds to the LCC for that soil. (Note: While the Project Size Score is a component of the Site Assessment calculations, the score sheet is an extension of data collected in the Land Evaluation Worksheet, and is therefore displayed beside it).
- (2) Sum **Column I** to determine the total amount of class I and II soils on the project site.
- (3) Sum **Column J** to determine the total amount of class III soils on the project site.
- (4) Sum **Column K** to determine the total amount of class IV and lower soils on the project site.
- (5) Compare the total score for each LCC group in the Project Size Scoring Table below and determine which group receives the highest score.

Project Size Scoring Table

Class I or II		Class III		Class IV or Lower	
Acreage	Points	Acreage	Points	Acreage	Points
>80	100	>160	100	>320	100
60-79	90	120-159	90	240-319	80
40-59	80	80-119	80	160-239	60
20-39	50	60-79	70	100-159	40
10-19	30	40-59	60	40-99	20
10<	0	20-39	30	40<	0
		10-19	10		
		10<	0		

- (6) Enter the **Project Size Score** (the highest score from the three LCC categories) in box <3> of the **Final LESA Score Sheet** on page 10-A.

NOTES

Part 2. Water Resource Availability Score:

- (1) Determine the type(s) of irrigation present on the project site, including a determination of whether there is dryland agricultural activity as well.
- (2) Divide the site into portions according to the type or types of irrigation or dryland cropping that is available in each portion. Enter this information in **Column B** of **Site Assessment Worksheet 2 - Water Resources Availability**.
- (3) Determine the proportion of the total site represented for each portion identified, and enter this information in **Column C**.
- (4) Using the Water Resources Availability Scoring Table, identify the option that is most applicable for each portion, based upon the feasibility of irrigation in drought and non-drought years, and whether physical or economic restrictions are likely to exist. Enter the applicable Water Resource Availability Score into **Column D**.
- (5) Multiply the Water Resource Availability Score for each portion by the proportion of the project area it represents to determine the weighted score for each portion in **Column E**.
- (6) Sum the scores for all portions to determine the project's total Water Resources Availability Score
- (7) Enter the Water Resource Availability Score in box <4> of the **Final LESA Score Sheet** on page 10-A.

Site Assessment Worksheet 2. - Water Resources Availability

A	B	C	D	E
Project Portion	Water Source	Proportion of Project Area	Water Availability Score	Weighted Availability Score (C x D)
1	None	100	25	25
2				
3				
4				
5				
6				
		(Must Sum to 1.0)	Total Water Resource Score	25

5-A

Updated 2011

Water Resource Availability Scoring Table

Option	Non-Drought Years				Drought Years				WATER RESOURCE SCORE
	RESTRICTIONS				RESTRICTIONS				
	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?			
1	YES	NO	NO	YES	NO	NO	NO	100	
2	YES	NO	NO	YES	NO	NO	YES	95	
3	YES	NO	YES	YES	NO	NO	YES	90	
4	YES	NO	NO	YES	YES	NO	NO	85	
5	YES	NO	NO	YES	YES	YES	YES	80	
6	YES	YES	NO	YES	YES	NO	NO	75	
7	YES	YES	YES	YES	YES	YES	YES	65	
8	YES	NO	NO	NO	--	--	--	50	
9	YES	NO	YES	NO	--	--	--	45	
10	YES	YES	NO	NO	--	--	--	35	
11	YES	YES	YES	NO	--	--	--	30	
12	Irrigated production not feasible, but rainfall adequate for dryland production in both drought and non-drought years								25
13	Irrigated production not feasible, but rainfall adequate for dryland production in non-drought years (but not in drought years)								20
14	Neither irrigated nor dryland production feasible								0

NOTES**Part 3. Surrounding Agricultural Land Use Score:**

- (1) Calculate the project's Zone of Influence (ZOI) as follows:
- (a) a rectangle is drawn around the project such that the rectangle is the smallest that can completely encompass the project area.
 - (b) a second rectangle is then drawn which extends one quarter mile on all sides beyond the first rectangle.
 - (c) The ZOI includes all parcels that are contained within or are intersected by the second rectangle, less the area of the project itself.
- (2) Sum the area of all parcels to determine the total acreage of the ZOI.
- (3) Determine which parcels are in agricultural use and sum the areas of these parcels
- (4) Divide the area in agriculture found in step (3) by the total area of the ZOI found in step (2) to determine the percent of the ZOI that is in agricultural use.
- (5) Determine the Surrounding Agricultural Land Score utilizing the Surrounding Agricultural Land Scoring Table below.

Surrounding Agricultural Land Scoring Table

Percent of ZOI in Agriculture	Surrounding Agricultural Land Score
90-100	100
80-89	90
75-79	80
70-74	70
65-69	60
60-64	50
55-59	40
50-54	30
45-49	20
40-44	10
<40	0

- (5) Enter the Surrounding Agricultural Land Score in box <5> of the **Final LESA Score Sheet** on page 10-A.

Site Assessment Worksheet 3.

Surrounding Agricultural Land and Surrounding Protected Resource Land

A	B	C	D	E	F	G
Zone of Influence					Surrounding Agricultural Land Score (From Table)	Surrounding Protected Resource Land Score (From Table)
Total Acres	Acres in Agriculture	Acres of Protected Resource Land	Percent in Agriculture (A/B)	Percent Protected Resource Land (A/C)		
588.63	370.97	114.23	0.63	0.194	50	0

NOTES

Part 4. Protected Resource Lands Score:

The Protected Resource Lands scoring relies upon the same Zone of Influence information gathered in Part 3, and figures are entered in Site Assessment Worksheet 3, which combines the surrounding agricultural and protected lands calculations.

- (1) Use the total area of the ZOI calculated in Part 3, for the Surrounding Agricultural Land Use score.
- (2) Sum the area of those parcels within the ZOI that are protected resource lands, as defined in the California Agricultural LESA Guidelines.
- (3) Divide the area that is determined to be protected in Step (2) by the total acreage of the ZOI to determine the percentage of the surrounding area that is under resource protection.
- (4) Determine the Surrounding Protected Resource Land Score utilizing the Surrounding Protected Resource Land Scoring Table below.

Surrounding Protected Resource Land Scoring Table

Percent of ZOI Protected	Protected Resource Land Score
90-100	100
80-89	90
75-79	80
70-74	70
65-69	60
60-64	50
55-59	40
50-54	30
45-49	20
40-44	10
<40	0

(5) Enter the Protected Resource Land score in box <6> of the **Final LESA Score Sheet** on page 10-A.

NOTES**Final LESA Score Sheet****Calculation of the Final LESA Score:**

- (1) Multiply each factor score by the factor weight to determine the weighted score and enter in Weighted Factor Scores column.
- (2) Sum the weighted factor scores for the LE factors to determine the total LE score for the project.
- (3) Sum the weighted factor scores for the SA factors to determine the total SA score for the project.
- (4) Sum the total LE and SA scores to determine the Final LESA Score for the project.

LE Factors		Factor Scores	Factor Weight	Weighted Factor Scores
Land Capability Classification	<1>	89.54	0.25	22.39
Storie Index	<2>	82.98	0.25	20.75
LE Subtotal			0.50	43.14
SA Factors				
Project Size	<3>	0	0.15	0
Water Resource Availability	<4>	25	0.15	3.75
Surrounding Agricultural Land	<5>	50	0.15	7.5
Protected Resource Land	<6>	0	0.05	0
SA Subtotal			0.50	11.25
Final LESA Score				54.39

For further information on the scoring thresholds under the California Agricultural LESA Model, consult Section 4 of the Instruction Manual.

APPENDIX 3

Current County of Humboldt General Plan Land Use Designation Descriptions

2. Each parcel has frontage on an existing publicly maintained road; and
3. All such zoning is within 1/4 mile of an existing maintained public road.
4. Subdivision to the minimum parcel size allowed in the zone may be permitted where no parcel is created with less than forty (40) acres of Site III or lower or twenty (20) acres of Site II or higher, except where separate management units of a smaller size already exist and based on the findings that:
 - A. The subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth and harvest through intensive management; and
 - B. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and
 - C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.
 - D. Access to the remainder is consistent with the uses of the remaining property.
 - E. A joint timber management plan will be prepared on the division.
5. Lot Line Adjustments of TPZ may be approved without regard to the standards 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management.
6. The total density shall not exceed one (1) dwelling unit per twenty (20) acres. A use permit or special permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed 2 acres total for both dwellings and accessory structures. (Res. 89-106, 6/27/89)

2722 Agriculture Exclusive (AE)

- I. Character: Agricultural Exclusive includes prime agricultural lands as identified by any of the following definitions:
 - A. Land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.

- B. Land which qualifies for rating 80 through 100 in the Storie Index Rating. (Res. 85-55, 5/7/85)
 - C. Land that has a livestock carrying capacity of one animal unit per acre.
 - D. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally provide a return adequate for economically viable operations during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production.
 - E. Land capable of producing an unprocessed plant production adequate for economically viable operations.
 - F. Additional lands adjacent to 1, 2, or 3 above which presently or historically have been necessary to provide for economically viable agricultural areas. These lands are included to prevent the establishment of incompatible land uses within an area defined by natural or man-made boundaries.
2. Primary and Compatible Uses: Primary uses shall be limited to the production of food, fiber, plants, timber, timber agriculturally related uses, and agriculture related recreational uses. Very low intensity residential uses may be allowed if they are incidental to the property and if they support agricultural activities, or are necessary for the enhancement and protection of the natural resources of the area. Building sites shall be clustered adjacent to existing developed areas or on portions of land least suited for agricultural use with the least adverse effects on the environment.

Compatible uses in the Agriculture Exclusive designation include:

- A. Hog production.
- B. Animal feed yards and sales yards.
- C. Agricultural and timber products processing plants.
- D. Animal hospitals.
- E. Rental or sale of agricultural equipment and storage thereto.
- F. Watershed management.
- G. Management for fish and wildlife habitat.
- H. Recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.
- I. The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.
- J. Farm labor housing and temporary labor camps.

Adopted: 12/10/84

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Chapter 2-59

Amended: 02/09/98

K. Cottage industries.

3. Minimum Parcel Size: Sixty (60) acres minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement.

The total number of building sites shall not exceed a density of one dwelling unit per 20 acres. A use permit or special permit shall be required where a density of more than one dwelling unit per parcel is sought, except that 40 acres or larger agriculture parcels zoned Agriculture Exclusive (AE) will be allowed two single family farm dwellings as a principal use. Total homesite coverage shall not exceed two acres for both dwellings and accessory structures. (Res. 89-106, 6-27-89).

2723 Agriculture Grazing (AG)

1. Character: Agriculture Grazing includes lands characterized by any of the following:
 - A. Lands which are not prime agricultural lands, but are in agricultural uses shall be planned for continued agricultural use. This should include lands rated "fair" to "very good" or "medium" to "very high" by soil-vegetation maps for grazing use.
 - B. Lands which are not prime agricultural lands and are not currently being used for agricultural purposes but are in proximity to agricultural areas and which are predominantly of a suitable parcel size shall be planned for future agricultural use. These lands can contribute to the maintenance of the long term viability and integrity of the County's grazing lands.
 - C. Lands which are not in agricultural production, but which directly contribute to the viability of adjoining viable agricultural land, should be planned for uses compatible to and consistent with agriculture.
2. Primary and Compatible Uses: (See 2722.2)
3. Density Range: One (1) dwelling unit per 160 acres to one (1) dwelling unit per 20 acres. The following findings must be made in determining appropriate density ranges.
 - A. Zoning based on an average parcel size of 40 acres may be permitted, where the protection of agricultural operations will be ensured, maintained or enhanced based on the following findings:
 1. It shall not significantly detract from the use of the property for, or inhibit agricultural operations; and

APPENDIX 4

PC-recommended General Plan Update General Plan Land Use Designation Descriptions

Resource Production Land Use Designations

Timberland (T)

The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 -160 acres/unit.

Split Vote: 2-2-2-1 on the allowable uses for Timberlands. See notes below chart.

Agricultural Exclusive (AE)

This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Density range is 20-60 acres/unit.

Agricultural Grazing (AG)

This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation and other non-prime agricultural lands. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.

~~Ranchland (AGR)~~

~~Similar to the AG designation above, this designation applies to dry-land grazing areas that primarily support cattle ranching, supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation.~~

~~The AGR applies to cohesive major cattle ranching areas and includes the lands that support the above-described agricultural use, as well as TPZ land that may be intermixed and typically considered an integral part of the ranching operations. The balance of lands in this use in smaller management units are designated AG. Density range is 160-600 acres/unit. Split vote to delete: 4-3~~

Table 4-G Resource Production Land Use Classifications

Allowable Use Types	T	AE	AG	AGR
Agricultural				
Agriculture-Related Recreation		X	X	✗
Feed Lot/Slaughter House		X	X	✗
General Agriculture	X	X	X	✗
Hog Farming		X	X	✗
Intensive Agriculture		X	X	✗
Stables & Kennels		X	X	✗
Timber (see recorded straw votes below)				
Timber Production	X	X	X	✗
Timber-Related Recreation	X		X	✗
Commercial				
Agriculture-Related Visitor-Serving ¹		X	X	✗
Timber-Related Visitor-Serving ²	X		X	✗
Industrial/Extractive				
Agriculture & Timber Products Processing	X	X	X	✗

Allowable Use Types	T	AE	AG	AGR
Aquaculture		X	X	X
Oil & Gas Drilling & Processing	X	X	X	X
Metallic Mining	X		X	X
Surface Mining	X	X	X	X
Natural Resource				
Fish & Wildlife Habitat Mgt	X	X	X	X
Public Access Facilities	X	X	X	X
Resource-Related Recreational	X	X	X	X
Watershed Management	X	X	X	X
Wetland Restoration	X	X	X	X
Other				
Cottage Industry		X	X	X
Farm Employee Housing		X	X	X
Labor Camps	X	X	X	X
Public Recreation	X	X	X	X
Residence Incidental to Principal Use	X	X	X	X
Second Agriculture Residence		X	X	X
Utilities & Energy Facilities ³	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Minimum Parcel Size	40-160 acres	60 acres	20-160 acres	160 acres
Ground Coverage		2 acres max.	2 acres max.	10 acres max.
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Agriculture-Related Visitor-Serving: cheese factories and sales rooms, wineries and wine tasting and sales rooms, produce sales, etc. which do not change the character of the principal use.
2. Timber-Related Visitor-Serving: burl shops, timber museums, interpretive centers, etc. which do not change the character of the principal use.
3. Utilities & Energy Facilities: The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.

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

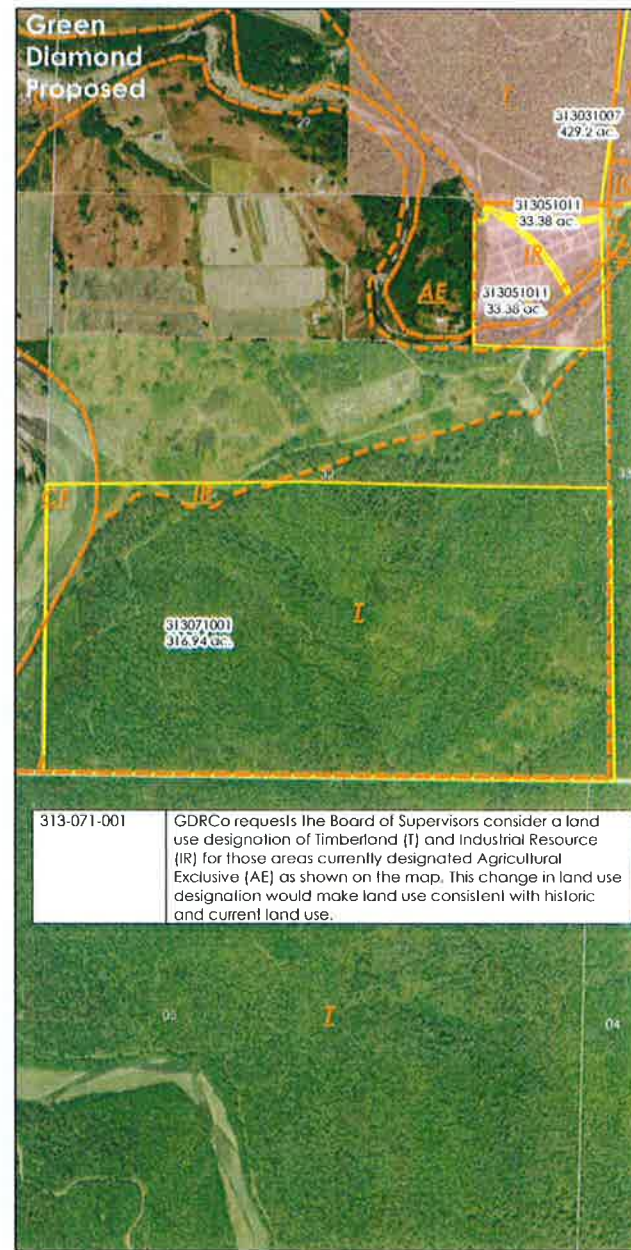
Timber Classification Allowable Uses: Straw vote of 2-2-2-1 on July 8, 2010

Commissioners Mayo and Nelson wanted the Resource Working Lands Group recommendations added (Residential Uses added as a Use Type).

Commissioners Krebs and Gearheart supported the staff's version.

Commissioner Faust does not support having a residence by right and wouldn't want anything less than 160 acres for development standards.

Commissioner Smith and Emad supported staff's version with the word "incidental" removed.



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

June 16, 2015

**RE: Humboldt County General Plan Update; Request for Consideration of Alternative Land Use Designation
Assessor Parcel Numbers 313-091-016, 313-091-021, and 313-091-022**

Dear Chairperson Fennel and Supervisors,

Thank you for the opportunity to participate in the process of updating the Humboldt County General Plan. With this letter Green Diamond Resource Company (GDRCo) is requesting your consideration of an alternative General Plan Land Use (GPLU) designation for three Assessor's parcels owned by GDRCo, as part of your General Plan Update process. In April 2012 the County of Humboldt (County) Planning Commission (PC) recommended a draft updated General Plan and associated mapping and technical studies for consideration by the County Board of Supervisors. The PC-recommended draft includes proposed changes in GPLU designations to a number of parcels within the unincorporated regions of the County. In particular, the PC-recommended draft General Plan proposes a change in GPLU designation for APNs 313-091-016, 313-091-021, and 313-091-022, located near Blue Lake and owned by GDRCo (hereinafter project area; see Figure 1, attached), from the current GPLU designation of Redwood; Grazing (under the Northern Humboldt County General Plan [1968]), to Agriculture Exclusive (AE) and Conservation Flood Plain (CF).

GDRCo is of the opinion that the proposed GPLU designations for the project area do not correspond with current and prior/historic land uses. GDRCo recently requested professional services from LACO Associates (LACO) to conduct a Land Evaluation and Site Assessment (LESA) analysis of the project area to evaluate the potential significance of excluding the project area from the proposed AE GPLU designation. The LESA is a point-based approach for rating the relative importance of agricultural land resources based upon specific measurable features. The LESA evaluates measures of soil resource quality, a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. For a given project, the factors are rated, weighted, and combined, resulting in a single numeric score. The project score becomes the basis for making a determination of a project's potential significance. Although the LESA is typically used to evaluate the potential significance of removing a property from current agricultural use, in this case the analysis was adapted to evaluate the potential significance of removing the property from the proposed AE GPLU designation, and thereby an assumed future agricultural use.

Based on the findings in the resulting technical memorandum (see attached), the removal of the project area from Agriculture Exclusive GPLU designation in the General Plan Update would be considered less than significant under the LESA significance criteria. Although a relatively high Land Evaluation (LE) factor score was determined for the project area, indicative of quality soils, a moderate Site Assessment (SA) factor score indicates that the location of the project area and relatively small scale of agricultural production on adjacent parcels have a low level of importance in regional agricultural production (see attached technical memorandum for further explanation of scoring criteria).

The parcels adjacent to the project area are dominated by managed timberlands and existing use of the project area supports timber production and processing; the project area itself is a former timber processing facility. A GPLU designation intended to support timber processing and production, or auxiliary uses (i.e., Industrial, Resource Related [IR]) appears more appropriate for the project area. The proposed IR GPLU designation is described as follows:

This classification provides areas for resource-related industrial processing such as timber, agriculture and mineral products processing in areas not typically served by urban services and therefore not suitable for a broader range of industrial uses.

GDRCo would like to retain the ability to manage and process timber products on the project area; therefore GDRCo respectfully requests the County's consideration of an Industrial, Resource Related (IR) GPLU designation for the above-referenced parcels. The Conservation Floodplain [CF] GPLU designation is acceptable in appropriate low-lying areas adjacent to major watercourses.

The table below summarizes current, PC-recommended, and GDRCo-requested GPLU designations for the project area.

APN	Current GPLU	PC-recommended GPLU	GDRCo-requested GPLU
313-091-016	Redwood; Grazing (NHGP)	Ag. Exclusive [AE], Conservation Floodplain [CF]	Industrial, Resource Related [IR]; Conservation Floodplain [CF] where appropriate
313-091-021	Redwood; Grazing (NHGP)	Agriculture Exclusive (AE)	Industrial, Resource Related [IR]
313-091-022	Redwood; Grazing (NHGP)	Agriculture Exclusive (AE)	Industrial, Resource Related [IR]

I have attached the LESA analysis prepared by LACO Associates in May 2015 for your reference. Please provide written confirmation of your receipt of this request, preferably with a statement of staff disposition regarding this proposed alternate GPLU designation for the project area.

Sincerely,



Craig Compton
Manager, Land Management & Business Development

Attachment

cc: Rex Bohn, 1st District Supervisor
Mark Lovelace, 3rd District Supervisor, Vice Chair
Virginia Bass, 4th District Supervisor
Ryan Sundberg, 5th District Supervisor
Kevin Hamblin, AICP, Director, County of Humboldt Planning & Building Department
Robert Wall, AICP, Supervising Planner, County of Humboldt Planning & Building Department
Michael Richardson, Senior Planner, County of Humboldt Planning & Building Department
Mike Nelson, AICP, Planning Director, LACO Associates

TECHNICAL MEMORANDUM

California Agricultural Land Evaluation and Site Assessment
(LESA) Summary

Korbel Nursery West Property

Assessor's Parcel Numbers 313-091-016, 313-091-021, & 313-091-022

Date: May 11, 2015

Project No.: 7291.21

Prepared For: Green Diamond Resource Company

Prepared By: Ryan Wells, AICP
Associate Planner



Reviewed By: Mike Nelson, AICP
Planning Director



Attachments:

- Appendix 1: Figures
- Appendix 2: California Agricultural LESA Worksheets
- Appendix 3: Current County of Humboldt General Plan Land Use Designation Descriptions
- Appendix 4: PC-recommended General Plan Update General Plan Land Use Designation Descriptions

1.0 INTRODUCTION

In April 2012 the County of Humboldt (County) Planning Commission (PC) recommended a draft updated General Plan for consideration by the County Board of Supervisors, as part of the County of Humboldt (County) General Plan Update process. The PC-recommended draft includes proposed changes in General Plan Land Use (GPLU) designations to a number of parcels within the unincorporated regions of the County. In particular, the PC-recommended draft General Plan proposes a change in GPLU designation for APNs 313-091-016, 313-091-021, and 313-091-022 (hereinafter project area; see Figure 1, attached) from the current GPLU designation of Redwood; Grazing (under the Northern Humboldt County General Plan [1968]), to Agriculture Exclusive (AE) and Conservation Flood Plain (CF) (see Table 1, below).

21 W. 4th Street, Eureka, California 95501 707 443-5054 Fax 707 443-0553
311 S. Main Street, Ukiah, California 95482 707 462-0222 Fax 707 462-0223
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Table 1. GPU summary

APN	Current GPU	PC-recommended GPU
313-091-016	Redwood; Grazing (NHGP)	Ag. Exclusive [AE], Conservation Floodplain [CF]
313-091-021	Redwood; Grazing (NHGP)	Ag. Exclusive [AE]
313-091-022	Redwood; Grazing (NHGP)	Ag. Exclusive [AE]

The property owner, Green Diamond Resource Company (GDRCo), has indicated that the proposed AE GPU designation for the project area does not correspond with current land uses, and intends to petition the County to consider alternative GPU designations for the project area. GDRCo has requested professional services from LACO Associates (LACO) to conduct a Land Evaluation and Site Assessment (LESA) analysis of the project area to evaluate the potential significance of excluding the project area from the proposed AE GPU designation.

2.0 METHODOLOGY

According to the State of California Department of Conservation (CDC), the LESA

...is a point-based approach for rating the relative importance of agricultural land resources based upon specific measurable features.

The California LESA Model was developed to provide lead agencies with an optional methodology to ensure that potentially significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process (Public Resources Code Section 21095), including in California Environmental Quality Act (CEQA) reviews.

The California Agricultural LESA Model evaluates measures of soil resource quality, a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. For a given project, the factors are rated, weighted, and combined, resulting in a single numeric score. The project score becomes the basis for making a determination of a project's potential significance. (CDC, 2013)

The LESA analysis for the project area followed the guidelines found in the *California Agricultural Land Evaluation and Site Assessment Model – Instruction Manual* (CDC 1997). The California Agricultural LESA Worksheets, updated by CDC in 2011, were used to achieve a LESA score for the project area.

The Natural Resources Conservation Services (NRCS) soil survey data is typically the standard data set used for LESA analyses; however, NRCS has not yet published the soil survey data for central Humboldt County (which includes the project area). In the absence of NRCS soils data, the established and accepted proxy by the County Planning Division is data from *Soils of Western Humboldt County* (McLaughlin & Harradine, 1965), which is made available on the County Planning and Building Department website (downloaded as 'agfnl.zip'). LACO used this data set for the LESA analysis.

The publicly available GIS data did not cover 100 percent of the project area. To address this data gap, LACO edited the existing soil classification polygons to cover the project area. The expansion of the polygons was based on project area topography, water features, and changes in vegetation, and

followed the natural contours and evident transitions between soil types present in the GIS data. The original Land Capability Classifications and Storie Ratings, associated with the original soil classification polygons were attributed to the revised polygons. (See Figure 2, attached.)

LACO used Assessor's parcel shapefiles sourced from the County Planning and Building Department website (downloaded as 'apnhum46sp.zip') to identify the parcels within the 0.25-mile zone of influence (ZOI) for the project area. This ZOI was used to identify the nearby properties being used for agriculture or otherwise protected for resource or wildlife habitats. (See Figure 3, attached.)

Based on the GIS analysis, the updated California Agricultural LESA Worksheets (CDC, 2011) were populated with the quantified attribute information applicable to the project area (e.g., Land Capability Classification, Storie rating, acreage) and parcels within the ZOI. A copy of the completed California Agricultural LESA Worksheets is attached to this technical memorandum as Appendix 2.

3.0 RESULTS

The 1997 *California Agricultural Land Evaluation and Site Assessment Model – Instruction Manual* contains a scoring matrix to assist the user in determining significance of potential removal of the project area from actual or potential agricultural production. Table 2 provides the LESA model scoring thresholds.

Table 2. California LESA Model Scoring Thresholds

Total LESA Score	Scoring Decision
0 to 39 Points	Not Considered Significant
40 to 59 Points	Considered Significant <u>only</u> if LE <u>and</u> SA subscores are each <u>greater</u> than or equal to 20 points
60 to 79 Points	Considered Significant <u>unless</u> either LE <u>or</u> SA subscores is <u>less</u> than 20 points
80 to 100 Points	Considered Significant

Based on the final LESA score of 41.16 for the project area, with a Land Evaluation (LE) factor score of 29.91 and a Site Assessment (SA) factor score of 11.25, the removal of the project area from Agriculture Exclusive GPU designation in the proposed General Plan Update would be considered less than significant under the criteria presented in Table 2. Although a relatively high LE factor score was determined for the project area, indicative of quality soils, a low SA factor score indicates that the location of the project area and relatively small scale of agricultural production on adjacent parcels have a low level of importance in regional agricultural production..

4.0 REFERENCES

California Department of Conservation. 1997. *California Agricultural Land Evaluation and Site Assessment Model – Instruction Manual*

California Department of Conservation. Updated 2011. California Agricultural LESA Worksheets.

County of Humboldt Planning and Building Department. Accessed May 2015. GIS data download website.
<http://humboldt.gov/276/GIS-Data-Download>

County of Humboldt Planning and Building Department. Accessed May 2015. Humboldt GIS Portal.
<http://gis.co.humboldt.ca.us/Freeance/Client/PublicAccess1/index.html?appconfig=podgis4>

Karl Baruth Associates. May 21, 1968. Northern Humboldt County General Plan 1985. Prepared for the Humboldt County Board of Supervisors.

P:\7200\7291 Green Diamond Co General\7291.21 General Plan Update Assistance\06 Planning\LESA\Korbel West\7291.21_TM_LESA Analysis_Korbel West_20150511.docx

APPENDIX 1

Figures

LACO

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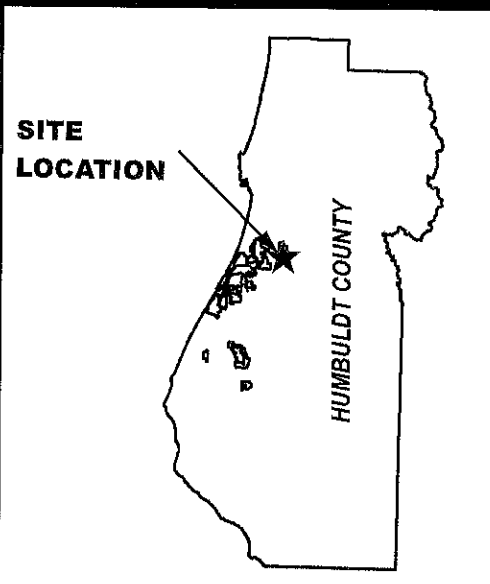
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PROJECT	GDRCO GENERAL PLAN UPDATE ASSIST.	BY	RAW	FIGURE	1
CLIENT	GREEN DIAMOND RESOURCE COMPANY	CHECK	MDN		
LOCATION	KORBEL NURSERY WEST PROPERTY	DATE	5/11/15	JOB NO.	7291.21
	LOCATION MAP				



**HUMBOLDT
COUNTY, CA**

**AREA MAP
N.T.S.**

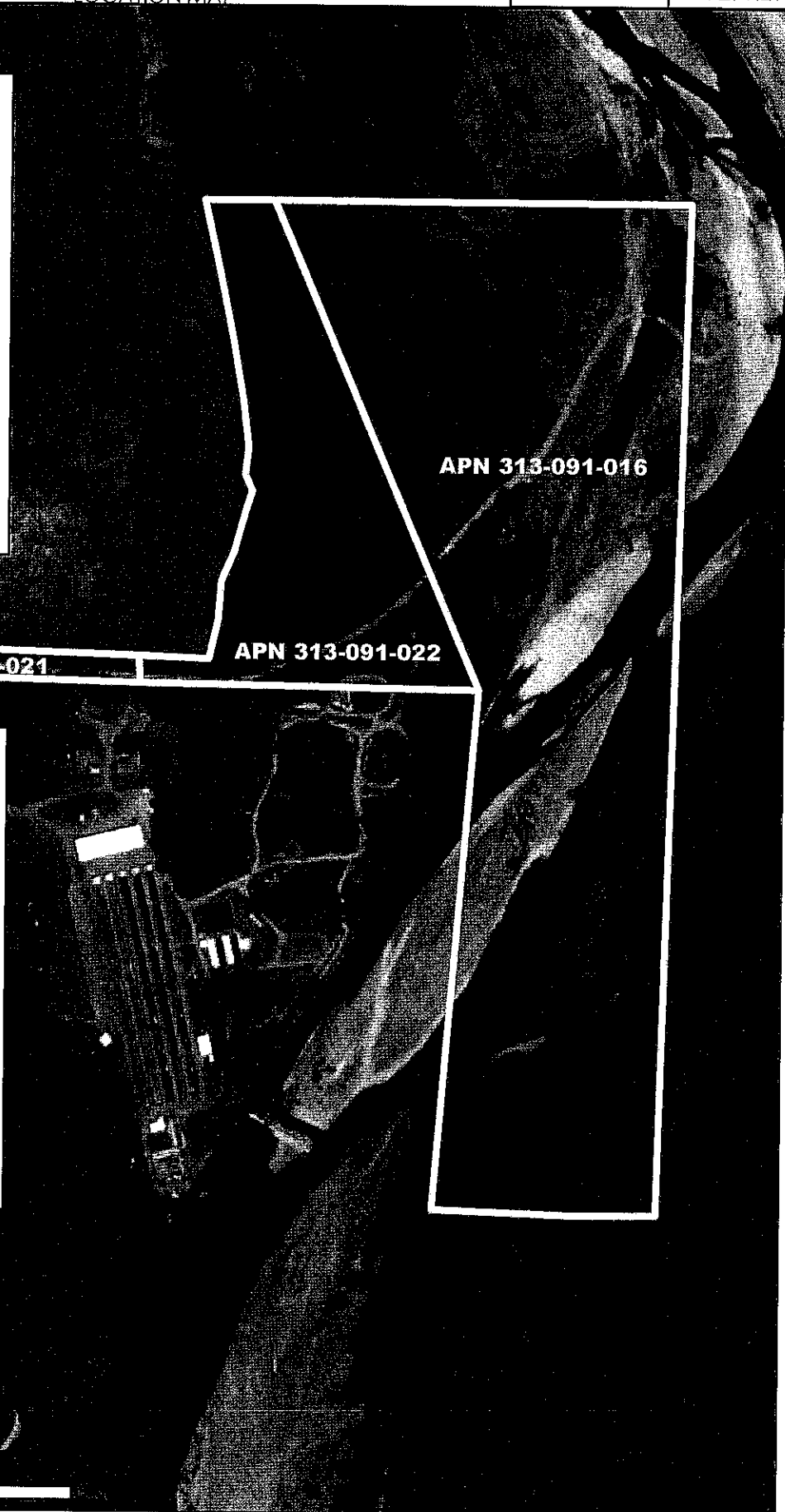


**SITE
LOCATION**

HUMBOLDT COUNTY

**LOCATION MAP
N.T.S.**

Note: The information illustrated in this map was derived from publicly-available GIS data. LACO Associates cannot guarantee the accuracy of the data.



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PROJECT	GDRCO GENERAL PLAN UPDATE ASSIST.	BY	RAW	FIGURE	2
CLIENT	GREEN DIAMOND RESOURCE COMPANY	CHECK	MDN		
LOCATION	KORBEL NURSERY WEST PROPERTY	DATE	5/11/15	JOB NO.	7291.21
LAND CAPABILITY CLASSIFICATION MAP					

Project Area

 Extrapolated Soils Area

Map Unit

 MU 1

 MU 2

 MU 3

 MU 4

MU 1
19.14 ac.
LCC: IIw-2
Storie: 76

MU 2
19.43 ac.
LCC: IVw-2
Storie: 1

MU 4
1.92 ac.
LCC: IIIe-1
Storie: 40

MU 3
14.01 ac.
LCC: IIb-1
Storie: 100

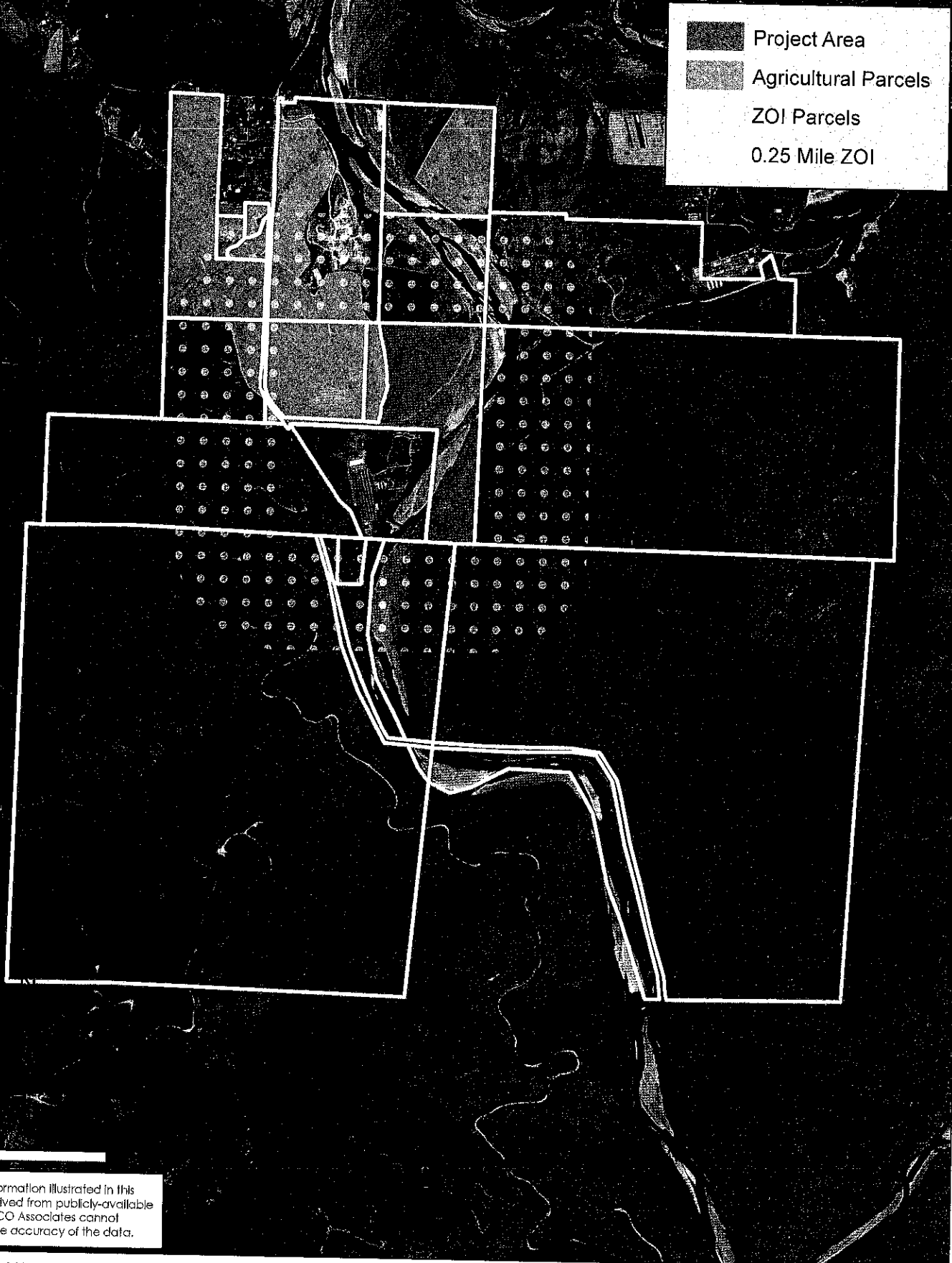
Note: The Information Illustrated In this map was derived from publicly-available GIS data. LACO Associates cannot guarantee the accuracy of the data. Acreages are approximate.

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PROJECT	GDRCO GENERAL PLAN UPDATE ASSIST.	BY	RAW	FIGURE	
CLIENT	GREEN DIAMOND RESOURCE COMPANY	CHECK	MDN		3
LOCATION	KORBEL NURSERY WEST PROPERTY	DATE	5/11/15	JOB NO.	
	AG & PROTECTED PROPERTIES MAP				7291.21



APPENDIX 2

California Agricultural LESA Worksheets

Appendix A. California Agricultural LESA Worksheets

NOTES

Calculation of the Land Evaluation (LE) Score

Part 1. Land Capability Classification (LCC) Score:

- (1) Determine the total acreage of the project.
- (2) Determine the soil types within the project area and enter them in **Column A** of the **Land Evaluation Worksheet** provided on page 2-A.
- (3) Calculate the total acres of each soil type and enter the amounts in **Column B**.
- (4) Divide the acres of each soil type (**Column B**) by the total acreage to determine the proportion of each soil type present. Enter the proportion of each soil type in **Column C**.
- (5) Determine the LCC for each soil type from the applicable Soil Survey and enter it in **Column D**.
- (6) From the LCC Scoring Table below, determine the point rating corresponding to the LCC for each soil type and enter it in **Column E**.

LCC Scoring Table

LCC Class	I	Ile	Ils,w	Ille	Ills,w	IVe	IVs,w	V	VI	VII	VIII
Points	100	90	80	70	60	50	40	30	20	10	0

- (7) Multiply the proportion of each soil type (**Column C**) by the point score (**Column E**) and enter the resulting scores in **Column F**.
- (8) Sum the LCC scores in **Column F**.
- (9) Enter the LCC score in box <1> of the **Final LESA Score Sheet** on page 10-A.

Part 2. Storie Index Score:

- (1) Determine the Storie Index rating for each soil type and enter it in **Column G**.
- (2) Multiply the proportion of each soil type (**Column C**) by the Storie Index rating (**Column G**) and enter the scores in **Column H**.
- (3) Sum the Storie Index scores in **Column H** to gain the Storie Index Score.
- (4) Enter the Storie Index Score in box <2> of the **Final LESA Score Sheet** on page 10-A.

Land Evaluation Worksheet

Land Capability Classification (LCC) and Storie Index Scores

A	B	C	D	E	F	G	H
Soil Map Unit	Project Acres	Proportion of Project Area	LCC	LCC Rating	LCC Score	Storie Index	Storie Index Score
MU 1	19.14	0.351	IIw-2	80	28.08	76	26.68
MU 2	19.43	0.356	IVw-2	40	14.24	1	0.36
MU 3	14.11	0.258	IIIs-4	80	20.64	100	25.8
MU 4	1.92	0.035	IIIe-1	70	2.45	40	1.4
Totals	54.6	(Must Sum to 1.0)		LCC Total Score	65.41	Storie Index Total Score	54.24

Site Assessment Worksheet 1.

Project Size Score

I	J	K
LCC Class I - II	LCC Class III	LCC Class IV - VIII
33.25	1.92	19.43
33.25	1.92	19.43
50	0	0

Total Acres

Project Size Scores

Highest Project Size Score

50

NOTES

Calculation of the Site Assessment (SA) Score

Part 1. Project Size Score:

- (1) Using Site Assessment Worksheet 1 provided on page 2-A, enter the acreage of each soil type from **Column B** in the **Column - I, J or K** - that corresponds to the LCC for that soil. (Note: While the Project Size Score is a component of the Site Assessment calculations, the score sheet is an extension of data collected in the Land Evaluation Worksheet, and is therefore displayed beside it).
- (2) Sum **Column I** to determine the total amount of class I and II soils on the project site.
- (3) Sum **Column J** to determine the total amount of class III soils on the project site.
- (4) Sum **Column K** to determine the total amount of class IV and lower soils on the project site.
- (5) Compare the total score for each LCC group in the Project Size Scoring Table below and determine which group receives the highest score.

Project Size Scoring Table

Class I or II		Class III		Class IV or Lower	
Acreage	Points	Acreage	Points	Acreage	Points
>80	100	>160	100	>320	100
60-79	90	120-159	90	240-319	80
40-59	80	80-119	80	160-239	60
20-39	50	60-79	70	100-159	40
10-19	30	40-59	60	40-99	20
10<	0	20-39	30	40<	0
		10-19	10		
		10<	0		

- (6) Enter the **Project Size Score** (the highest score from the three LCC categories) in box <3> of the **Final LESA Score Sheet** on page 10-A.

NOTES

Part 2. Water Resource Availability Score:

- (1) Determine the type(s) of irrigation present on the project site, including a determination of whether there is dryland agricultural activity as well.
- (2) Divide the site into portions according to the type or types of irrigation or dryland cropping that is available in each portion. Enter this information in **Column B** of **Site Assessment Worksheet 2. - Water Resources Availability**.
- (3) Determine the proportion of the total site represented for each portion identified, and enter this information in **Column C**.
- (4) Using the Water Resources Availability Scoring Table, identify the option that is most applicable for each portion, based upon the feasibility of irrigation in drought and non-drought years, and whether physical or economic restrictions are likely to exist. Enter the applicable Water Resource Availability Score into **Column D**.
- (5) Multiply the Water Resource Availability Score for each portion by the proportion of the project area it represents to determine the weighted score for each portion in **Column E**.
- (6) Sum the scores for all portions to determine the project's total Water Resources Availability Score
- (7) Enter the Water Resource Availability Score in box <4> of the **Final LESA Score Sheet** on page 10-A.

Site Assessment Worksheet 2. - Water Resources Availability

A	B	C	D	E
Project Portion	Water Source	Proportion of Project Area	Water Availability Score	Weighted Availability Score (C x D)
1	None	100	25	25
2				
3				
4				
5				
6				
		(Must Sum to 1.0)	Total Water Resource Score	25

5-A

Updated 2011

Water Resource Availability Scoring Table

Option	Non-Drought Years				Drought Years				WATER RESOURCE SCORE
	RESTRICTIONS				RESTRICTIONS				
	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?		Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?		
1	YES	NO	NO		YES	NO	NO		100
2	YES	NO	NO		YES	NO	YES		95
3	YES	NO	YES		YES	NO	YES		90
4	YES	NO	NO		YES	YES	NO		85
5	YES	NO	NO		YES	YES	YES		80
6	YES	YES	NO		YES	YES	NO		75
7	YES	YES	YES		YES	YES	YES		65
8	YES	NO	NO		NO	--	--		50
9	YES	NO	YES		NO	--	--		45
10	YES	YES	NO		NO	--	--		35
11	YES	YES	YES		NO	--	--		30
12	Irrigated production not feasible, but rainfall adequate for dryland production in both drought and non-drought years								25
13	Irrigated production not feasible, but rainfall adequate for dryland production in non-drought years (but not in drought years)								20
14	Neither irrigated nor dryland production feasible								0

NOTES

Part 3. Surrounding Agricultural Land Use Score:

- (1) Calculate the project's Zone of Influence (ZOI) as follows:
 - (a) a rectangle is drawn around the project such that the rectangle is the smallest that can completely encompass the project area.
 - (b) a second rectangle is then drawn which extends one quarter mile on all sides beyond the first rectangle.
 - (c) The ZOI includes all parcels that are contained within or are intersected by the second rectangle, less the area of the project itself.
- (2) Sum the area of all parcels to determine the total acreage of the ZOI.
- (3) Determine which parcels are in agricultural use and sum the areas of these parcels
- (4) Divide the area in agriculture found in step (3) by the total area of the ZOI found in step (2) to determine the percent of the ZOI that is in agricultural use.
- (5) Determine the Surrounding Agricultural Land Score utilizing the Surrounding Agricultural Land Scoring Table below.

Surrounding Agricultural Land Scoring Table

Percent of ZOI in Agriculture	Surrounding Agricultural Land Score
90-100	100
80-89	90
75-79	80
70-74	70
65-69	60
60-64	50
55-59	40
50-54	30
45-49	20
40-44	10
<40	0

- (5) Enter the Surrounding Agricultural Land Score in box <5> of the **Final LESA Score Sheet** on page 10-A.

Site Assessment Worksheet 3.
Surrounding Agricultural Land and Surrounding Protected Resource Land

A	B	C	D	E	F	G
Zone of Influence						
Total Acres	Acres in Agriculture	Acres of Protected Resource Land	Percent in Agriculture (A/B)	Percent Protected Resource Land (A/C)	Surrounding Agricultural Land Score (From Table)	Surrounding Protected Resource Land Score (From Table)
1,946.23	159.64	0	0.082	0	0	0

NOTES

Part 4. Protected Resource Lands Score:

The Protected Resource Lands scoring relies upon the same Zone of Influence information gathered in Part 3, and figures are entered in Site Assessment Worksheet 3, which combines the surrounding agricultural and protected lands calculations.

- (1) Use the total area of the ZOI calculated in Part 3. for the Surrounding Agricultural Land Use score.
- (2) Sum the area of those parcels within the ZOI that are protected resource lands, as defined in the California Agricultural LESA Guidelines.
- (3) Divide the area that is determined to be protected in Step (2) by the total acreage of the ZOI to determine the percentage of the surrounding area that is under resource protection.
- (4) Determine the Surrounding Protected Resource Land Score utilizing the Surrounding Protected Resource Land Scoring Table below.

Surrounding Protected Resource Land Scoring Table

Percent of ZOI Protected	Protected Resource Land Score
90-100	100
80-89	90
75-79	80
70-74	70
65-69	60
60-64	50
55-59	40
50-54	30
45-49	20
40-44	10
<40	0

- (5) Enter the Protected Resource Land score in box <6> of the **Final LESA Score Sheet** on page 10-A.

NOTES

Final LESA Score Sheet

Calculation of the Final LESA Score:

- (1) Multiply each factor score by the factor weight to determine the weighted score and enter in Weighted Factor Scores column.
- (2) Sum the weighted factor scores for the LE factors to determine the total LE score for the project.
- (3) Sum the weighted factor scores for the SA factors to determine the total SA score for the project.
- (4) Sum the total LE and SA scores to determine the Final LESA Score for the project.

LE Factors		Factor Scores	Factor Weight	Weighted Factor Scores
Land Capability Classification	<1>	65.41	0.25	16.35
Storie Index	<2>	54.24	0.25	13.56
LE Subtotal			0.50	29.91
SA Factors				
Project Size	<3>	50	0.15	7.5
Water Resource Availability	<4>	25	0.15	3.75
Surrounding Agricultural Land	<5>	0	0.15	0
Protected Resource Land	<6>	0	0.05	0
SA Subtotal			0.50	11.25
Final LESA Score				41.16

For further information on the scoring thresholds under the California Agricultural LESA Model, consult Section 4 of the Instruction Manual.

APPENDIX 3

Current County of Humboldt General Plan Land Use Designation Descriptions

d. Commercial

The areas for this activity are shown only diagrammatically on the map owing to the small scale. The map includes all retail and wholesale commercial, services and repair and tourist facilities.

e. Industrial

Lumbering related activities are mainly included in this classification. Mining is not shown on the map for surface land use, since mining is related to extractions from under the ground.

f. Agriculture

The major areas of grade 1 agricultural soil are shown on the map for zoning as exclusive agriculture.

g. Grazing, Crops and Open Uses

These areas serve for cattle ranching, feeding places and pasture areas.

h. Permanent Parks and Recreation

These recreation areas include those administered by Federal, State, County and the City of Blue Lake.

i. Major Parks Expansion

Only the major directions for expansion are shown on the preceding map. The County Park and Recreation Commission is studying a priority list which has been incorporated into the General Recreation Plan, 1985, in the following section.

j. Redwood Industry Private Recreation Areas

Nine timber product companies joined together to offer the recreation program. These companies are making forest lands and beaches available to the public for picnicking, fishing, hunting and organized camping. With increasing demand for recreation areas this program will grow in importance over the years.

APPENDIX 4

PC-recommended General Plan Update General Plan Land Use Designation Descriptions

Resource Production Land Use Designations

Timberland (T)

The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 -160 acres/unit.

Split Vote: 2-2-2-1 on the allowable uses for Timberlands. See notes below chart.

Agricultural Exclusive (AE)

This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Density range is 20-60 acres/unit.

Agricultural Grazing (AG)

This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation **and other non-prime agricultural lands**. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.

~~Ranchland (AGR)~~

~~Similar to the AG designation above, this designation applies to dry land grazing areas that primarily support cattle ranching, supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation.~~

~~The AGR applies to cohesive major cattle ranching areas and includes the lands that support the above described agricultural use, as well as TPZ land that may be intermixed and typically considered an integral part of the ranching operations. The balance of lands in this use in smaller management units are designated AG. Density range is 160-600 acres/unit. Split vote to delete: 4-3~~

Table 4-G Resource Production Land Use Classifications

Allowable Use Types	T	AE	AG	AGR
Agricultural				
Agriculture-Related Recreation		X	X	✗
Feed Lot/Slaughter House		X	X	✗
General Agriculture	X	X	X	✗
Hog Farming		X	X	✗
Intensive Agriculture		X	X	✗
Stables & Kennels		X	X	✗
Timber (see recorded straw votes below)				
Timber Production	X	X	X	✗
Timber-Related Recreation	X		X	✗
Commercial				
Agriculture-Related Visitor-Serving ¹		X	X	✗
Timber-Related Visitor-Serving ²	X		X	✗
Industrial/Extractive				
Agriculture & Timber Products Processing	X	X	X	✗

Allowable Use Types	T	AE	AG	AGR
Aquaculture		X	X	X
Oil & Gas Drilling & Processing	X	X	X	X
Metallic Mining	X		X	X
Surface Mining	X	X	X	X
Natural Resource				
Fish & Wildlife Habitat Mgt	X	X	X	X
Public Access Facilities	X	X	X	X
Resource-Related Recreational	X	X	X	X
Watershed Management	X	X	X	X
Wetland Restoration	X	X	X	X
Other				
Cottage Industry		X	X	X
Farm Employee Housing		X	X	X
Labor Camps	X	X	X	X
Public Recreation	X	X	X	X
Residence Incidental to Principal Use	X	X	X	X
Second Agriculture Residence		X	X	X
Utilities & Energy Facilities ³	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Minimum Parcel Size	40-160 acres	60 acres	20-160 acres	160 acres
Ground Coverage		2 acres max.	2 acres max.	10 acres max.
Additional Provisions	per zoning	per zoning	per zoning	per zoning

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

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

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

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

Timber Classification Allowable Uses: Straw vote of 2-2-2-1 on July 8, 2010

Commissioners Mayo and Nelson wanted the Resource Working Lands Group recommendations added (Residential Uses added as a Use Type).

Commissioners Kreb and Gearheart supported the staff's version.

Commissioner Faust does not support having a residence by right and wouldn't want anything less than 160 acres for development standards.

Commissioner Smith and Emad supported staff's version with the word "incidental" removed.



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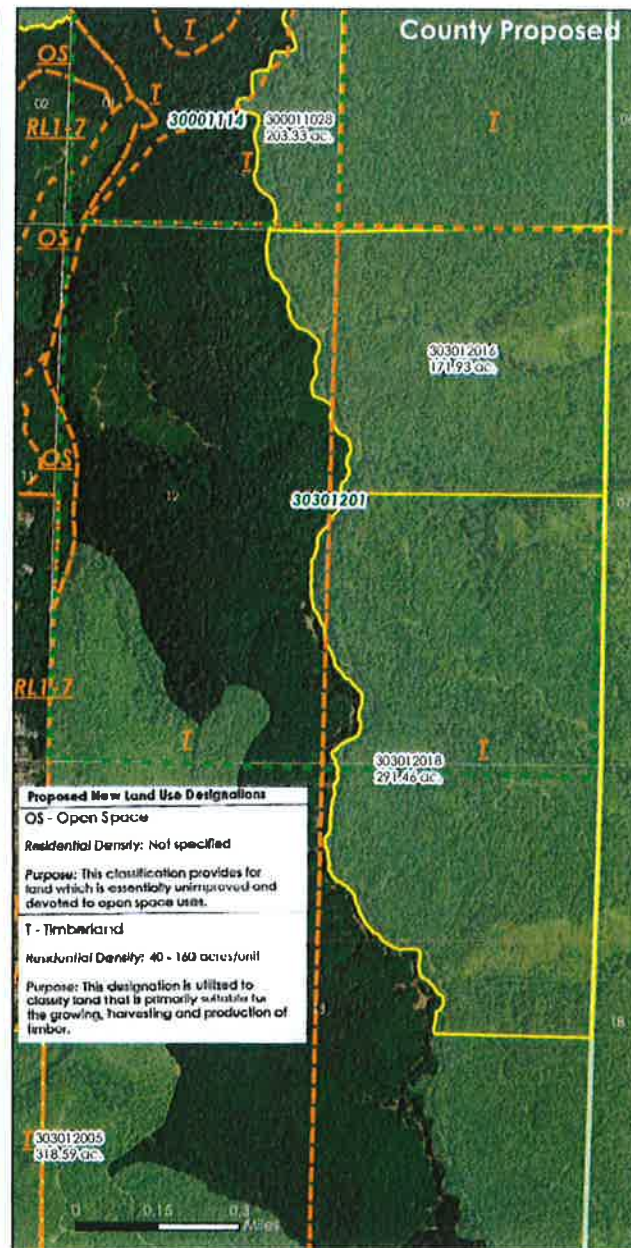
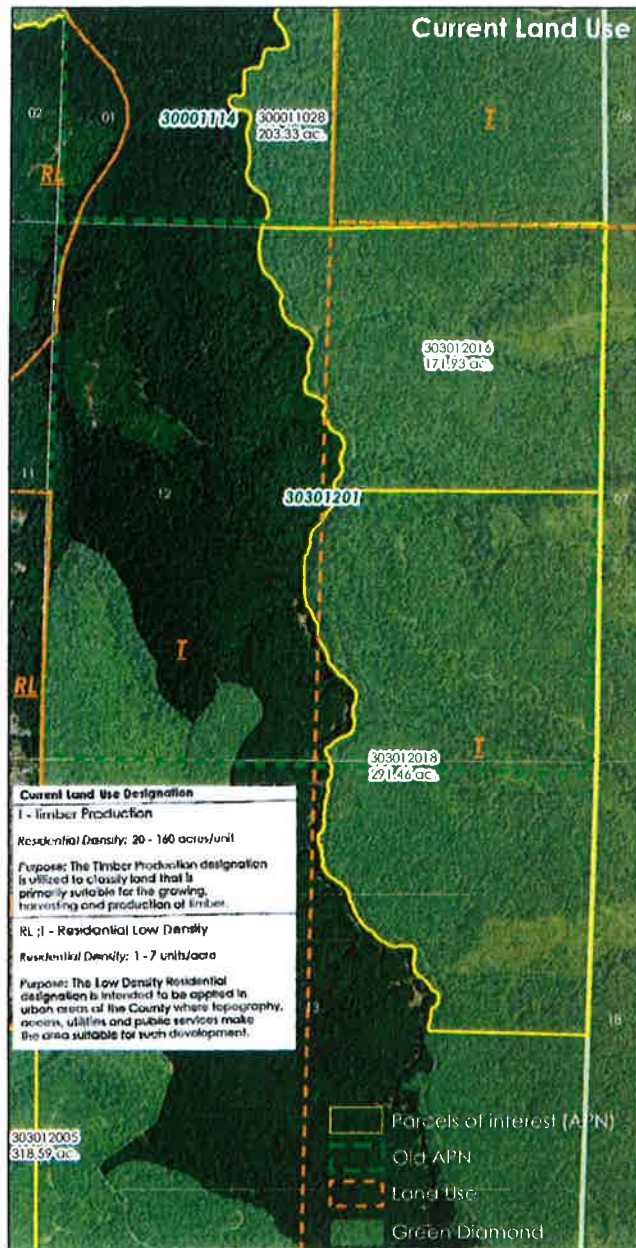


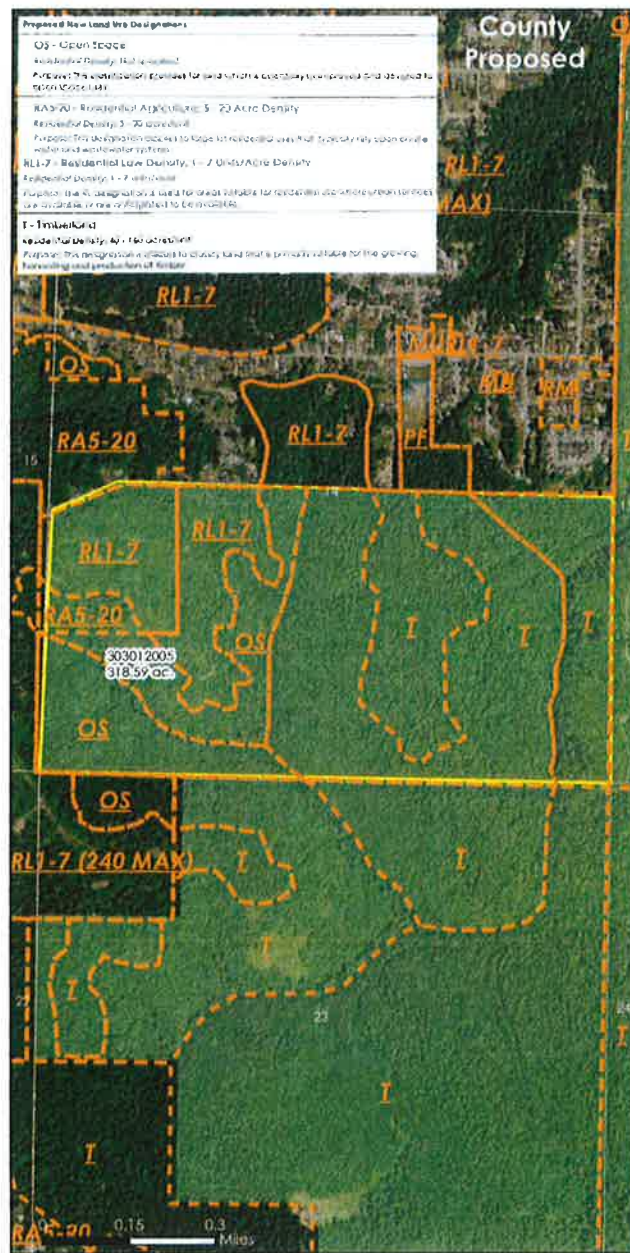




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