

SUPPLEMENTAL INFORMATION #2

Board of Supervisors
August 17, 2015

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

Re: General Plan Update Land Use Maps, Northern and Southern Area

Attached for the Board's record and review is (are) the following additional supplementary information item(s):

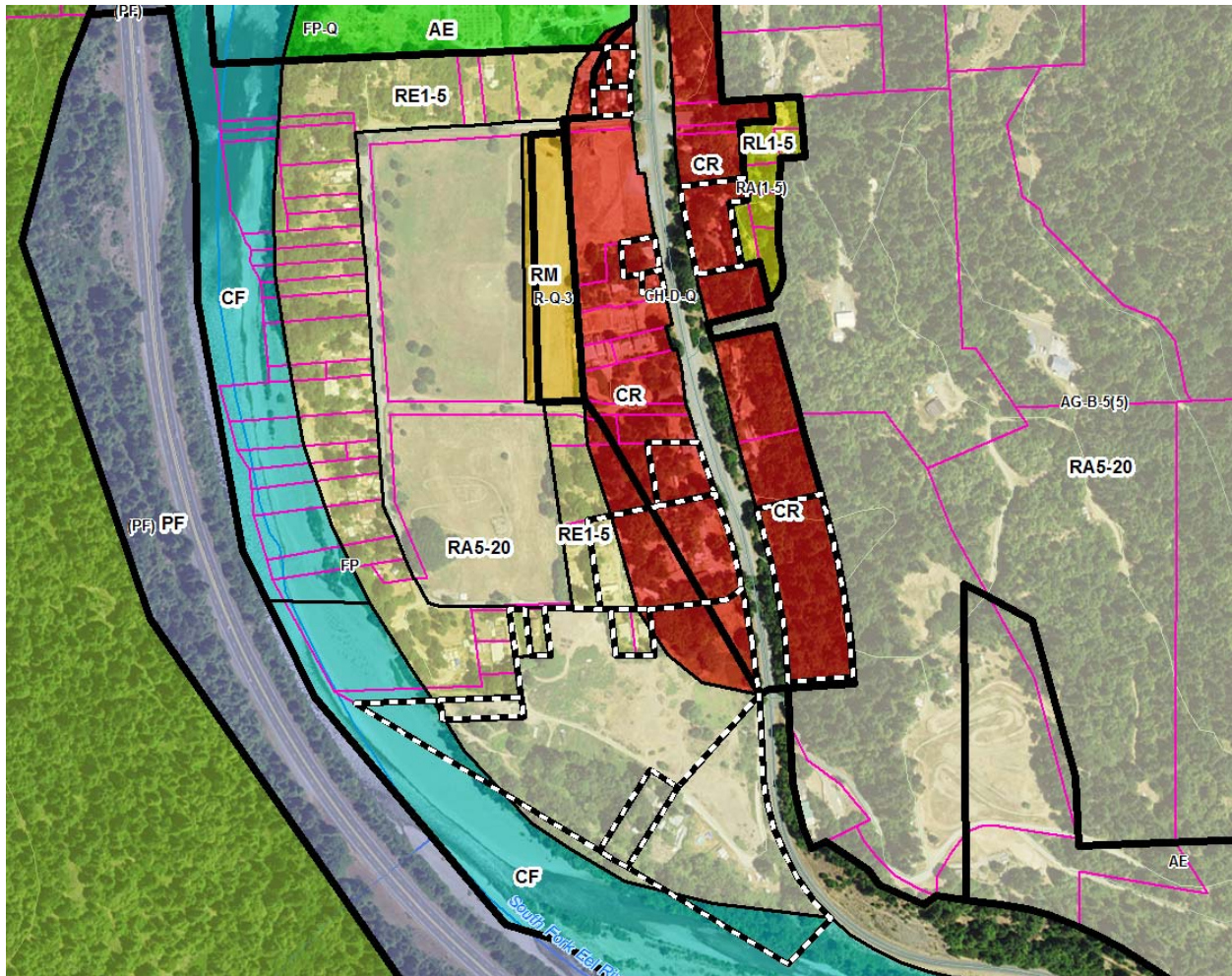
1. Table of Additional Specific Land Use Requests (page 2-3)
2. Specific Additional Land Use Request Summaries and Letters (pages 4-8)

Northern and Southern Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Northern Area							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Phillipsville	4	214-021-008	RUSSELL GRAHAM E & DOROTHY A	MU	CR (AVES)	CR	
Phillipsville	4	214-041-011	RUSSELL DOROTHY A	RE1-5	CFR (AVES)	RA5-20	
Phillipsville	5	214-041-022	RUSSELL GRAHAM & DOROTHY A	MU	CFR;CR (AVES)	CR/RE1-5	
Phillipsville	5	214-041-026	RUSSELL GRAHAM & DOROTHY A	MU	CR (AVES)	CR	
Phillipsville	5	214-041-027	RUSSELL GRAHAM E & DOROTHY A	RE1-5	CFR (AVES)	RA5-20	
Phillipsville	5	214-041-028	RUSSELL GRAHAM E & DOROTHY A	MU/RE1-5	CFR;CR (AVES)	CR/RA5-20	
Phillipsville	5	214-041-029	RUSSELL GRAHAM E & DOROTHY A	MU/RE1-5	CFR (AVES)	RA5-20	
Phillipsville	6	214-051-009	RUSSELL GRAHAM E & DOROTHY A	MU	CR (AVES)	CR	

Northern and Southern Area Land Use Mapping - Individual Land Use Requests (Supplemental 2)

Northern Area							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Phillipsville	6	214-051-011	RUSSELL GRAHAM E & DOROTHY A	MU	CR (AVES)	CR	
Phillipsville	6	214-081-004	RUSSELL GRAHAM E & DOROTHY A	MU	CR (AVES)	CR	
Phillipsville	6	214-081-019	RUSSELL GRAHAM & DOROTHY	MU	CR (AVES)	CR	
Phillipsville	6	214-280-012	RUSSELL DOROTHY A & GRAHAM E	MU	CR (AVES)	CR	
Northern	9	316-233-017	DILLON DANIEL J & CATHERINE F	RA40	AG (FRWK)	AG/RA40	
Northern	9	316-233-019	DILLON THERESA R	RA40	AG (FRWK)	AG	
Northern	12	534-151-025	JOHN GRIMES	T	P (FRWK)	TL	
Northern	12	534-152-010	JOHN GRIMES	T	P (FRWK)	TL	



RUSSELL GRAHAM E & DOROTHY A		214-021-008-000	Phillipsville
Name	RUSSELL GRAHAM E & DOROTHY A	Community	Phillipsville
Parcel	214-021-008-000	Address	2907 ST HWY 254
Parcel Size	0.99 acres	Water/Sewer	Water
Request	MU	Provider	Phillipsville CSD
Current General Plan	CR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	CR	Zoning	CH-D-Q

RUSSELL DOROTHY A		214-041-011-000	Phillipsville
Name	RUSSELL DOROTHY A	Community	Phillipsville
Parcel	214-041-011-000	Address	2584 ST HWY 254
Parcel Size	0.67 acres	Water/Sewer	Water
Request	RE1-5	Provider	Phillipsville CSD
Current General Plan	CFR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	RA5-20	Zoning	FP

RUSSELL GRAHAM & DOROTHY A		214-041-022-000	Phillipsville
Name	RUSSELL GRAHAM & DOROTHY A	Community	Phillipsville
Parcel	214-041-022-000	Address	2762 ST HWY 254
Parcel Size	2.99 acres	Water/Sewer	Water
Request	MU	Provider	Phillipsville CSD
Current General Plan	CFR;CR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	CR/RE1-5	Zoning	CH-D-Q;FP

RUSSELL GRAHAM & DOROTHY A		214-041-026-000	Phillipsville
Name	RUSSELL GRAHAM & DOROTHY A	Community	Phillipsville
Parcel	214-041-026-000	Address	2788 ST HWY 254
Parcel Size	0.69 acres	Water/Sewer	Water
Request	MU	Provider	Phillipsville CSD
Current General Plan	CR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	CR	Zoning	CH-D-Q

RUSSELL GRAHAM E & DOROTHY A		214-041-027-000	Phillipsville
Name	RUSSELL GRAHAM E & DOROTHY A	Community	Phillipsville
Parcel	214-041-027-000	Address	
Parcel Size	0.34 acres	Water/Sewer	Water
Request	RE1-5	Provider	Phillipsville CSD
Current General Plan	CFR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	RA5-20	Zoning	FP

RUSSELL GRAHAM E & DOROTHY A		214-041-028-000	Phillipsville
Name	RUSSELL GRAHAM E & DOROTHY A	Community	Phillipsville
Parcel	214-041-028-000	Address	
Parcel Size	10.3 acres	Water/Sewer	Water
Request	MU/RE1-5	Provider	Phillipsville CSD
Current General Plan	CFR;CR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	CR/RA5-20	Zoning	CH-D-Q;FP

RUSSELL GRAHAM E & DOROTHY A		214-041-029-000	Phillipsville
Name	RUSSELL GRAHAM E & DOROTHY A	Community	Phillipsville
Parcel	214-041-029-000	Address	2558 ST HWY 254
Parcel Size	5.1 acres	Water/Sewer	Water
Request	MU/RE1-5	Provider	Phillipsville CSD
Current General Plan	CFR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	RA5-20	Zoning	FP

RUSSELL GRAHAM E & DOROTHY A		214-051-009-000	Phillipsville
Name	RUSSELL GRAHAM E & DOROTHY A	Community	Phillipsville
Parcel	214-051-009-000	Address	2904 ST HWY 254
Parcel Size	0.26 acres	Water/Sewer	Water
Request	MU	Provider	Phillipsville CSD
Current General Plan	CR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	CR	Zoning	CH-D-Q

RUSSELL GRAHAM E & DOROTHY A		214-051-011-000	Phillipsville
Name	RUSSELL GRAHAM E & DOROTHY A	Community	Phillipsville
Parcel	214-051-011-000	Address	2890 ST HWY 254
Parcel Size	0.09 acres	Water/Sewer	Water
Request	MU	Provider	Phillipsville CSD
Current General Plan	CR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	CR	Zoning	CH-D-Q

RUSSELL GRAHAM E & DOROTHY A		214-081-004-000	Phillipsville
Name	RUSSELL GRAHAM E & DOROTHY A	Community	Phillipsville
Parcel	214-081-004-000	Address	3010 ST HWY 254
Parcel Size	0.2 acres	Water/Sewer	Water
Request	MU	Provider	Phillipsville CSD
Current General Plan	CR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	CR	Zoning	CH-D-Q

RUSSELL GRAHAM & DOROTHY		214-081-019-000	Phillipsville
Name	RUSSELL GRAHAM & DOROTHY	Community	Phillipsville
Parcel	214-081-019-000	Address	11 PHILLIPSVILLE RD
Parcel Size	0.23 acres	Water/Sewer	Water
Request	MU	Provider	Phillipsville CSD
Current General Plan	CR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	CR	Zoning	CH-D-Q

RUSSELL DOROTHY A & GRAHAM E		214-280-012-000	Phillipsville
Name	RUSSELL DOROTHY A & GRAHAM E	Community	Phillipsville
Parcel	214-280-012-000	Address	2719 ST HWY 254
Parcel Size	2.59 acres	Water/Sewer	Water
Request	MU	Provider	Phillipsville CSD
Current General Plan	CR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	CR	Zoning	CH-D-Q

South end of Phillipsville

The following changes will make the land use designation of the properties fairer and more compatible with neighboring property designations.

This applies to the following properties to which we hold title:

APN	General Plan land use	Requested land use	Current use
214-041-028	CR and RA 5-20	MU on 325ft wide segment by the Avenue; RE 1-5 on the remainder.	Vacant lot and light agriculture
214-041-029	RA 5-20	MU on 325ft wide segment by the Avenue; RE 1-5 on the remainder.	Residence and light agriculture
214-041-011	RA 5-20	RE 1-5	Residence
214-041-027	RA 5-20	RE 1-5	Empty lot

Notes:

1. 214-041-027 is almost identical to the adjacent parcel 214-041-019, which is already designated RE 1-5 on the General Plan. Why would they be different?
2. All the parcels along the Phillipsville Loop Road are receiving RE 1-5 land use designation. This should be applied equally and fairly to 214-041-028 and 214-041-029.
3. There is no reason to stop the commercial designation of the property bordering the Avenue of the Giants at the end of parcel 214-041-028. It should continue into 214-041-029 to be consistent with other parcels along the Avenue.

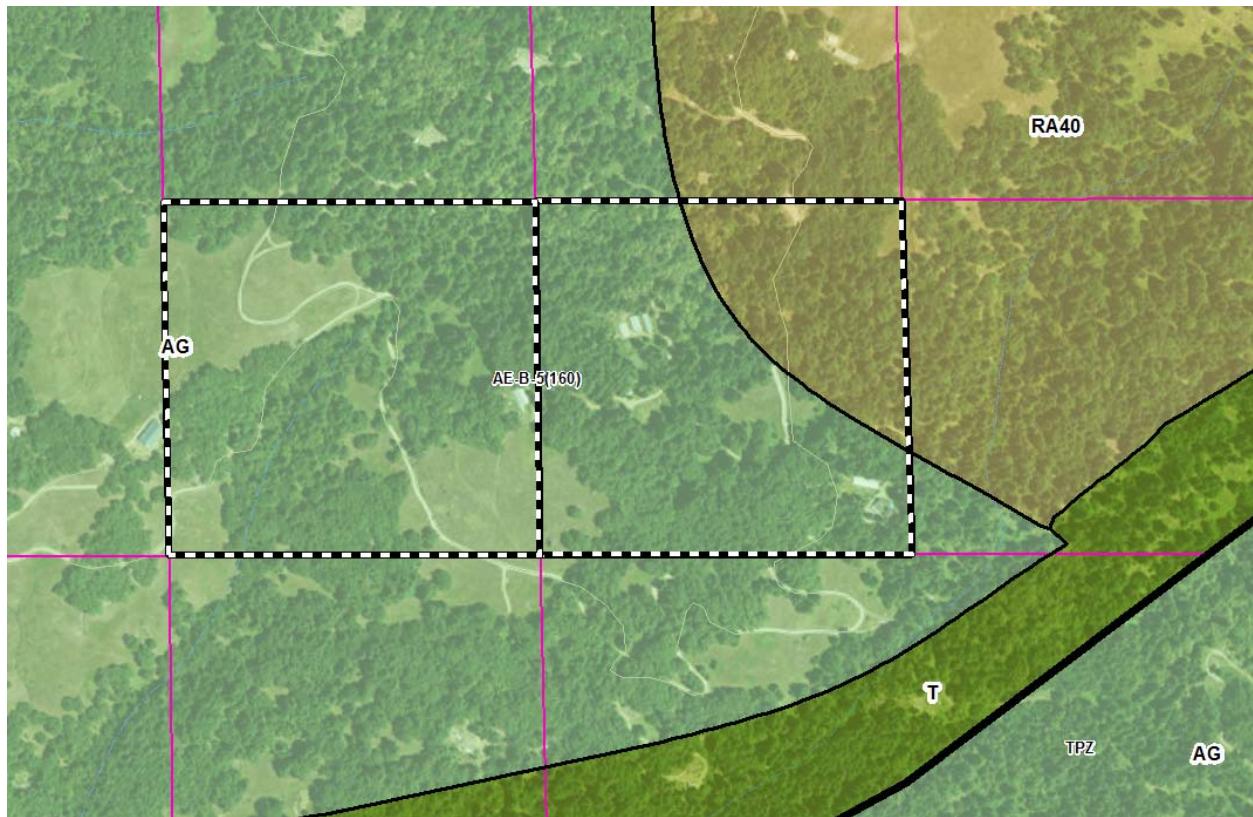
Avenue of the Giants in Phillipsville

We request the designation Mixed Use (MU) for the highway commercial properties in Phillipsville. This will be a truer representation of the existing use, since there is a 50-50 mix of commercial and residential uses at present.

This applies to the following properties to which we hold title:

APN	General Plan land use	Requested land use	Current use
214-081-004	CR	MU	Residence
214-081-019	CR	MU	Residence
214-051-009	CR	MU	Residence and permitted gift store
214-051-011	CR	MU	Residence
214-021-008	CR	MU	Motel
214-280-012	CR	MU	Residence
214-041-022	CR	MU	Trailer park and general store
214-041-026	CR	MU	Trailer park and post office

DILLON DANIEL J & CATHERINE F & TERESA	Titlow Hill
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DILLON DANIEL J & CATHERINE F		316-233-017-000	Northern
Name	DILLON DANIEL J & CATHERINE F	Community	Titlow Hill
Parcel	316-233-017-000	Address	
Parcel Size	38.6 acres	Water/Sewer	
Request	RA40	Provider	On-site
Current General Plan	AG (FRWK)	Plan Area	
Proposed General Plan	AG/RA40	Zoning	AE-B-5(160)

DILLON THERESA R		316-233-019-000	Northern
Name	DILLON THERESA R	Community	Titlow Hill
Parcel	316-233-019-000	Address	
Parcel Size	38.83 acres	Water/Sewer	
Request	RA40	Provider	On-site
Current General Plan	AG (FRWK)	Plan Area	
Proposed General Plan	AG	Zoning	AE-B-5(160)

From: daniel dillon [danieldilloncpa@yahoo.com]
Sent: Tuesday, August 11, 2015 10:14 AM Pacific Standard Time
To: Sundberg, Ryan
Subject: Property eir titlow hill

Dear Mr. Ryan Sundberg:

My name is Daniel J. Dillon. I am contacting you with regard to the 40 acre parcel I own located in the Titlow hill area. The APN Number is 316-233-017.

I have owned this property for approximately 12 to 14 years. I purchased that property from Mr. Quintrell .

I understand that there are problems with the zoning of my parcel and adjoining parcels as a result of the way they were orginnally subdivided. I was not aware at the time I purchased the property that there would be any problems with obtaining any permits. Hence , I am in the current difficult situation. It has been indicated to me that if an EIR was done by the various property owner involved and the parcels re zoned into their current 40 acre Ag/res or otherwise that would resolve the situation. I am willing to help with that effort. I would like to thank you for any help you may provide in resolving this issue.

I find it difficult to find that the 40 acre subdivisions is not legal as the county accepted the recording of the titles and collects property tax on the parcels.

Daniel Dillon
danieldilloncpa@yahoo.com

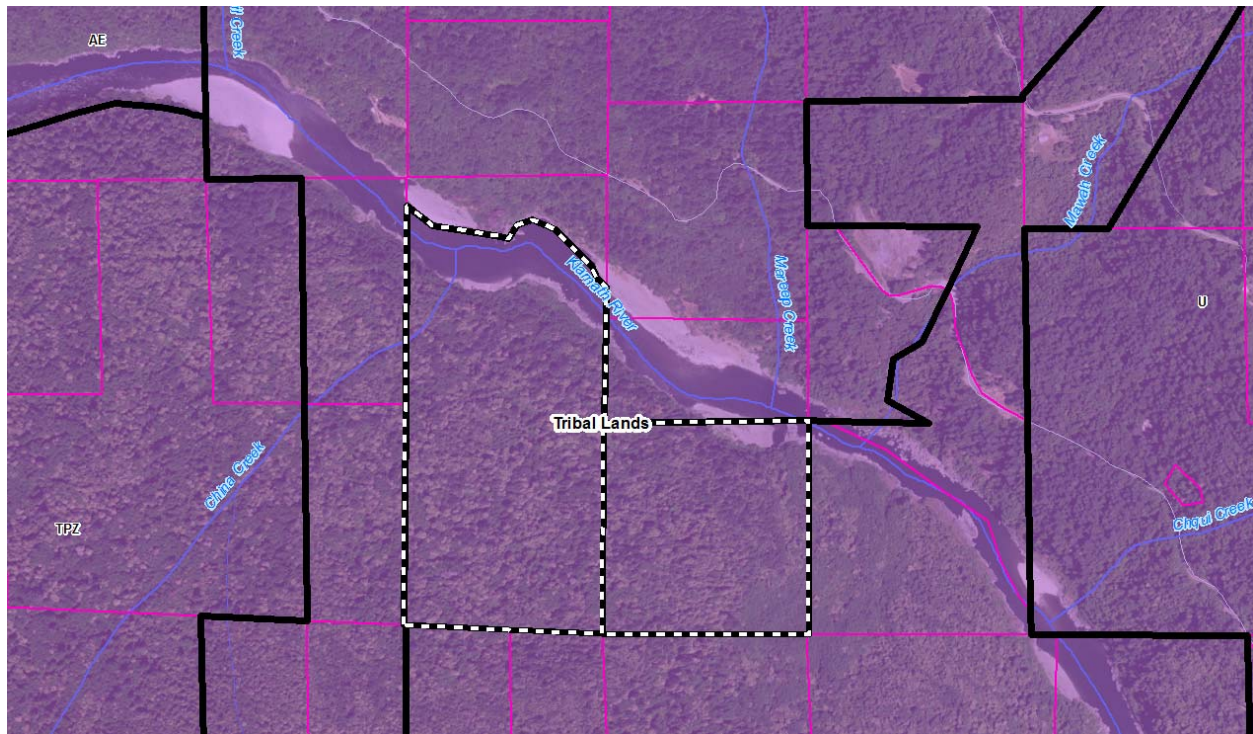
From: Theresa Dillon [tdillon74@yahoo.com]

Sent: Wednesday, August 12, 2015 11:05 AM Pacific Standard Time

To: Sundberg, Ryan

Subject: APN parcel number 316-233-19

Dear Ryan Sundberg and Other Members of the Board, I am Theresa Dillon Alvarenga, owner of APN parcel #316-233-19. I am writing to let you know I have owned this property for approximately 14 years and have been stuck in limbo due to the way it was illegally zoned. I did not buy this property from Ken Barellies. This property was sold by Ken in 1982 and subsequently passed on by several owners over the years. I was unaware at the time of purchase I would be unable to get permits and subsequently I have been stuck in current situation. I write this letter to express my willingness to help get an EIR done and the parcels re zoned into their current configuration which is 40 acre Ag/res. Thank you for your help in resolving this issue so we can proactively move on with our lives. Theresa Dillon Alvarenga



FRASE DAVID P & ROBERTS JAMES W TR		534-151-025-000	Northern Area
Name	FRASE DAVID P & ROBERTS JAMES W TR	Community	Yurok Reservation
Parcel	534-151-025-000	Address	
Parcel Size	72.62 acres	Water/Sewer	
Request	T	Provider	On-site
Current General Plan	P (FRWK)	Plan Area	
Proposed General Plan	TL	Zoning	TPZ

FRASE DAVID P & ROBERTS JAMES W TR		534-152-010-000	Northern Area
Name	FRASE DAVID P & ROBERTS JAMES W TR	Community	Yurok Reservation
Parcel	534-152-010-000	Address	
Parcel Size	40.36 acres	Water/Sewer	
Request	T	Provider	On-site
Current General Plan	P (FRWK)	Plan Area	
Proposed General Plan	TL	Zoning	TPZ

GRIMES & COMPANY

Certified Public Accountants

P.O. Box 1220

Palo Cedro, CA 96073

~~~ Member of the American Institute of Certified Public Accountants and the California Society of Certified Public Accountants since 1990 ~~~  
~~~ Member of the Professional Fiduciary Association of California 2007 ~~~

John M. Grimes C.P.A., C.L.P.F., N.C.G.

Cynthia R. Willems, C.P.A.

Katrina Penland, Executive Assistant

Jacqueline Carroll, Administrative Assistant

Tel: (530) 547-3450

Location:

9485 Deschutes Road, Suite A

Palo Cedro, California 96073

August 12, 2015

Estelle Fennel

Humboldt County Board of Supervisors

825 5th Street, Room 111

Eureka, CA 95501

RE: Proposed Land Use Designation Request for APNs 534-151-025 and 534-152-010

Sent via Email Only to: efennell@co.humboldt.ca.us

Dear Ms. Fennel:

We respectfully request that the proposed land use designations for our property, referenced above, be changed:

FROM "Tribal Lands" TO "Timber Production"

This request is being made to reflect the existing Timber Production Zoning that applies to the property. I have consulted with the other owners of this property and they are in agreement with this request to reflect "Timber Production" and will sign or verify their agreement to this request if needed.

Please include our letter request with the supplemental package that is being prepared to address this issue and further for your upcoming meeting on August 17, 2015.

If you have questions on any of the above, please contact me.

Sincerely,



JOHN M. GRIMES, Trustee, David P. Frase Trust

Cc Ryan Sundberg, 5th District rsundberg@co.humboldt.ca.us
Robert S. Wall, Planning Supervisor rwall@co.humboldt.ca.us
Michael Richardson, Senior Planner mrichardson@co.humboldt.ca.us
Jim Roberts, Co-Owner jimroberts@mac.com
Francis Belden, Co-Owner lake1777@charter.net