



COMMUNITY DEVELOPMENT SERVICES  
PLANNING DIVISION  
COUNTY OF HUMBOLDT

<http://co.humboldt.ca.us/CDS/Planning>

DATE: June 23, 2011  
TO: Humboldt County Planning Commission  
FROM: *Michael Richardson for*  
Kirk Girard, Director of Community Development Services  
SUBJECT: **2010 Housing Element Implementation – Multifamily Rezoning Program  
(H-IM17 and H-IM18)**

This preliminary attached staff report has been prepared for your consideration of the multifamily rezoning program, implementing measures H-IM17 and H-IM18 of the 2010 Housing Element update at the public hearings on June 30, 2011 and July 14, 2011. This staff report includes the following:

Table of Contents	Page
Agenda Item Transmittal Form	2
Executive Summary	3
Maps	
Candidate Sites by Neighborhood Study Areas	insert
Attachments	
Attachment 1: Staff Analysis of Required Findings	4
Attachment 2: Draft Subsequent Environmental Impact Report (DSEIR) for the Multifamily Rezoning Project (SCH #2009022077) (provided earlier under separate cover)	14
Attachment 3: Referral Agency and Public Comments	15

A final staff report will be provided to the Commission for the continued public hearing on this item scheduled for July 14, 2014. It will include final recommendations for the selection of candidate sites, and a draft resolution for making a recommendation to the Board of Supervisors on this item.

Please contact Michael Richardson, Senior Planner at 268-3723 if you have any questions about the scheduled public hearing item.

**AGENDA ITEM TRANSMITTAL**

TO: HUMBOLDT COUNTY PLANNING COMMISSION  
FROM: Kirk A. Girard, Director of Community Development Services

HEARING DATE: June 30, 2010	SUBJECT: <input checked="" type="checkbox"/> Public Hearing Item 2010 Housing Element Implementation – Multifamily Rezoning Program (H-IM17 and H-IM18)	CONTACT: Michael Richardson 268-3723
--------------------------------	---	---

Before you is the following:

**PROJECT:** The proposed project is a General Plan Amendment, Zone Reclassification, and Local Coastal Plan Amendment of a set of candidate sites for rezoning, which will increase the inventory of multifamily housing development potential in the County by a minimum of 980 units.

The proposed project will change the General Plan Land Use and the zoning designations of the selected candidate sites to allow multifamily housing as a principally permitted use. The list of candidate sites in Attachment 1 shows the specific General Plan Land Use and the zoning designations considered for each candidate site.

Q- Qualified combining zone designations will be used to tailor the zoning for the selected candidate sites to site-specific conditions, to establish a minimum residential density of 16 units per acre, and to allow more than four units per building.

A total of 75 candidate sites with an expected total development potential for 1,504 units were evaluated in the Draft Subsequent Environmental Impact Report (DSEIR) prepared for the project (SCH 2009022077). They are listed in Attachment 1 on page 271 of the DSEIR (provided earlier under a separate cover). More candidate sites were evaluated for the Project than are actually needed to meet the project objectives to give the County some flexibility to select the best-suited candidate sites.

**PROJECT LOCATION:** The candidate sites are shown in the maps in Attachment 2 on page 283 of the DSEIR.

**PRESENT PLAN and ZONING DESIGNATIONS:** The plan and zoning designations for the candidate sites are shown on page 7 of Attachment 1 in the DSEIR (provided earlier under a separate cover)

**ASSESSOR PARCEL NUMBERS (APN's):** The APN's for candidate sites are shown on page 1 of Attachment 1 in the DSEIR (provided earlier under a separate cover)

**ENVIRONMENTAL REVIEW:**

A DSEIR has been prepared, which was provided earlier under a separate cover.

**STATE APPEAL STATUS:**

The LCP amendments must be certified by the California Coastal Commission.

**MAJOR ISSUES:**

Table 1 of the DSEIR provided earlier under a separate cover (p. 13 - Summary Impact Table) describes numerous significant and unavoidable impacts resulting from the project, including impacts to visual quality, agriculture and forest resources, biological resources, hydrology and drainage, and transportation and circulation.

**STAFF RECOMMENDATIONS AND EXECUTIVE SUMMARY**  
2009 Housing Element Implementation – Multifamily Rezoning

**STAFF RECOMMENDATIONS FOR THE JUNE 30, 2011 MEETING:**

1. Open the public hearing item and receive a staff report.
2. Receive public comment.
3. Close the public comment portion of the meeting and deliberate on the proposed rezones;
4. Continue the item to the July 14, 2011 meeting.

**EXECUTIVE SUMMARY:** The item before the Planning Commission is to review proposed changes to the land use and zoning designations for selected properties to increase the development potential in the County's multifamily residential land inventory by at least 980 units.

The proposed project will change the General Plan Land Use and the zoning designations of the selected candidate sites to allow multifamily housing as a principally permitted use. The list of candidate sites in Attachment 1 of the DSEIR shows the specific General Plan Land Use and the zoning designations considered for each candidate site.

Q- Qualified combining zone designations will be used to tailor the zoning for the selected candidate sites to site-specific conditions, to establish a minimum residential density of 16 units per acre, and to allow more than four units per building.

Since it was first described in the Notice of Preparation released in January, 2011, the Project has been modified to eliminate properties where the owners objected to their parcels being rezoned. All of the candidate sites evaluated in the DSEIR were believed to be owned by those who wanted their parcels to be rezoned for multi-family use.

Since the DSEIR was drafted, correspondence has been provided to the Department from several property owners expressing they are not supportive of having their property rezoned. These communications are provided in Attachment 3.

On Tuesday, June 21, 2011 the Board of Supervisors disclosed the terms of settlement of litigation for a lawsuit brought against the County by Humboldt Sunshine LLC and Housing for All, a non-profit housing advocacy group. The terms agreed to by the Board require adoption of the rezoning program before July 30, 2011. Consequences of the failure to take the required action include the possibility a judge may impose a moratorium on issuance of all building permits as early as October, 2011.

At the meeting of June 30, 2011, staff recommends the Commission receive a staff report and public comments, and, as time allows, deliberate on the proposed land use changes, then continue the item to the meeting of July 14, 2011. A staff report containing a resolution, further staff analysis of all the required findings and final recommendations will be presented to the Commission at the June 30, 2011 meeting.

At the July 14, 2011 meeting, staff will be recommending the Commission consider the DSEIR, all the public comments, and make a recommendation to the Board of Supervisors on which properties are best suited for inclusion in the County's multifamily land inventory.

**ALTERNATIVES:** The DSEIR evaluates alternatives in Chapter 4, including a No Project alternative, a Rezone More Properties alternative, and an Expanded Rural Rezones alternative. It concludes on page 45 that the proposed land use changes under consideration may have positive environmental impacts compared to the existing land use designations until buildout of all 18,650 units allowed under the existing 1984 Framework Plan (the No Project Alternative). After that, the proposed land use changes may have adverse impacts on the environment.

The candidate sites shown in the DSEIR have a development potential of more than 980 units (the project objective), so the Planning Commission can pick and chose among the sites to reduce the number of units to meet the project objective. Staff will present recommendations for the selection of candidate sites at the meeting on June 30, 2011.

**ATTACHMENT 1**  
**Staff Analysis of the Evidence Supporting the Required Findings**

**Required Findings:** To approve this project, the Planning Commission shall determine that there is evidence in support of making **all** of the following required findings.

**1. General Plan Consistency:** The following table identifies the evidence which supports finding that the proposed implementing ordinances, GP changes and LCP Amendments are consistent with a comprehensive view of the General Plan Volume 1 (Framework Plan).

Section(s)	Applicable Requirements	Evidence Supporting Finding
Consistency §1330	<p>The elements of the General Plan must be consistent.</p> <p>All the goals, policies and standards must be consistent.</p> <p>The General Plan text and diagrams must support each other and show the same conclusions.</p> <p>The data base must be consistent for all the elements.</p> <p>When a portion of the plan is amended, then the rest of the plan and its implementing programs must be brought into conformity.</p> <p>Zoning or the implementation of the plan is required to be consistent with the plan.</p>	<p>The new zoning changes, GP changes and LCP Amendments are required to implement the adopted 2009 Housing Element Update and to conform it to requirements of state law. Findings made in approving the 2009 Housing Element Update included the finding it is consistent with the other elements of the general plan.</p> <p>The 2009 Housing Element Update uses the same base information as the other Elements. For example the residential land inventory uses information from the Land Use Element and the Hazards and Resources chapter of the Framework Plan in setting development potential for lots.</p> <p>The project involves amendment to the land use maps of the General Plan and LCP to bring them into conformity with the programs of the 2009 Housing Element Update.</p> <p>The project also involves zoning map changes to ensure consistency with the programs of the 2009 Housing Element Update.</p>
§1452.2 Required Findings	<p>Base information or physical conditions have changed; or</p> <p>Community values and assumptions have changed; or</p> <p>There is an error in the plan; or</p> <p>To maintain established uses otherwise consistent with a comprehensive view of the plan.</p>	<p>The base information of the General Plan changed with the adoption of the 2009 Housing Element Update.</p> <p>The new GP changes and LCP Amendments are required to bring the other elements of the General Plan in line with the implementation measures of the adopted 2009 Housing Element Update.</p> <p>Implementation of the 2009 Housing Element Update is also necessary to maintain the County's competitive status with regard to grant eligibility. This could be considered an established use that is otherwise consistent with a comprehensive view of the plan.</p>

**2. Public Interest:** The following table identifies the evidence which supports finding that the proposed implementing ordinances, GP changes and LCP Amendments are in the public interest.

Plan Section(s)	Applicable Requirements	Evidence Sup[porting the Finding
Government Code Section 65356.1 and §1452.2 of the Framework Plan.	The General Plan Amendment must be in the public interest.	The project applies countywide. The implementation measures are necessary to facilitate residential development, particularly development affordable to lower income households. Assisting lower income households with renting or purchasing a home is in the public interest. Adoption of the 2009 Housing Element, and public testimony received during the public meetings for the Housing Element supported these changes, further indicating public interest in this implementation program.  The proposed land use changes are necessary to comply with requirements of state law, which is also in the public interest.

**3. Consistency With State Laws:** The following table identifies the evidence which supports finding that the proposed implementing ordinances, GP changes and LCP Amendments are consistent with State Laws.

Section(s)	Applicable Requirements	Evidence Sup[porting the Finding
Government Code Section 65302.81	Specific findings are required where a general plan element is adopted that limits the number of housing units which may be constructed on an annual basis.	The proposed implementing ordinances, GP changes and LCP Amendments support construction of new homes.
Government Code Section 65580.	Housing Elements shall include discussion of all the items required by Government Code.	The Housing Element is required to include a housing program that describe actions the County will undertake to implement the policies and achieve the goals and objectives of the Housing Element. The proposed ordinance, GP changes and LCP Amendments implement the policies and achieve the goals and objectives of the 2009 Housing Element Update.

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency:  Administrative Regulations –  Title 14, § 13551  And  Public Resources Code, § 30200  (Coastal Act)</p>	<p>The proposed amendments must conform to the policies contained in Chapter 3 of the Coastal Act. Chapter 3 sets forth policies regarding the following issues:</p> <p><b>Access</b> (including provisions for access with new development projects, public facilities, lower cost visitor facilities, and public access)</p>	<p>Maps of the proposed candidate site locations show development of multifamily housing will not interfere with public access to a greater degree than development under the existing plan and zoning designations.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p><b>Recreation</b> (including protection of water-oriented activities, ocean-front land protection for recreational uses, aquacultural uses, and priority of development purposes)</p>	<p>Humboldt County has a wealth of outdoor recreational opportunities and areas of incomparable value and unsurpassed beauty. More than twenty percent of the county's 2.3 million acres are protected open space, forests, and recreation areas. Within the county boundaries, there are 4 federal parks and beaches, 10 state parks (3 of which are encompassed by Redwood National Park), 16 county parks and beaches, recreational areas and reserves, and National Parkland and National Forest land. These areas contribute to the quality of life in Humboldt County and provide needed recreation opportunities for residents of neighboring counties and from all over the world as well.</p> <p>The policies, programs, standards and regulations referenced in the DSEIR for the 2009 Housing Element Update serve to reduce impacts to developed recreational facilities in the coastal zone.</p> <p>Other recreational resources in the coastal zone include areas for water-oriented activities, ocean-front land protected for recreational uses, and aquacultural uses. Numerous policies in the Framework Plan and coastal plans aim at avoiding any alteration of sensitive biological communities, which are found along water bodies and ocean front land. These include the Streamside Management Areas, and Coastal Zoning designations. Existing policies directed toward Streamside Management Areas protect valuable riparian and inland wetland habitat, while coastal zoning designations serve to protect sensitive habitat areas near the coast, bays, sloughs and lagoons. These same policies also serve to protect areas for water-oriented activities and ocean-front land protected for recreational uses from alteration from the proposed LCP Amendments.</p> <p>Effectuation of the policies, programs, and standards in the Framework Plan, community plans, coastal plans and other land use requirements identified in the DSEIR will reduce the potential impacts of the proposed LCP Amendments on recreational resources to less than significant levels. The County has mapped sensitive habitat areas, riparian areas and wetlands, and the building permit review process for new residential construction references these maps to avoid significant impacts on biological resources and recreational uses, and to ensure new residential construction does not conflict with policies or ordinances protecting biological or recreational resources.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p><b>Marine Resources</b> (including protecting biological productivity, prevent hazardous waste spills, diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control)</p>	<p>The County usually has some discretionary authority for all other land uses on privately held property in unincorporated areas. The Framework Plan, community plans and coastal plans guide the County in these decisions. These plans include policies for the protection and preservation of our biologically diverse county.</p> <p>Within the coastal zone, the Natural Resources zone <i>designation and a set of combining zones</i> which are applied to other base zone designations protect environmentally sensitive areas. An overlay to the zoning district designates the Coastal Wetland, Coastal Resource Dependent, Riparian and Stream Corridor, Offshore Rocks, Coastal Elk Habitat, and Beach and Dune Area. The zoning overlay requires specific development review standards in accordance with the coastal plan policies in order to ensure maximum habitat protection in these coastal areas. Development proposals within the coastal zone that may impact the mapped sensitive habitat areas must submit an environmental assessment as part of their development application.</p> <p>The California Department of Fish &amp; Game (CDFG) has developed a list of "special status species." Plant or animal species may be identified as "special status species" even if they are not officially listed as threatened or endangered.</p> <p>A number of "special status species" exist in Humboldt County. The California Department of Fish and Game (CDFG) has also identified a number of Significant Natural Areas (SNAs). SNAs are designated sites that support extremely rare communities or species, populations of several special-status species, high-quality examples of special biological communities, or high species diversity. In addition to the specific sites identified as SNAs, other biological communities in the County require special protection.</p> <p>Numerous policies in the Framework Plan, community plans and coastal plans aim to avoid any alteration of the diversity of species in sensitive biological communities resulting from the proposed LCP Amendments. These include the Streamside Management Areas, and Coastal Zoning designations. Existing policies directed toward Streamside Management Areas protect valuable riparian and inland wetland habitat, while coastal zoning designations serve to protect sensitive habitat areas near the coast, bays, sloughs and lagoons. Protection of the riparian habitat will also indirectly result in reducing impacts to water quality from erosion, pollutants and stormwater run-off.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p><b>Marine Resources</b> (including protecting biological productivity, prevent hazardous waste spills, diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control) <b>(continued)</b></p>	<p>Effectuation of the policies, programs, and standards in the Framework Plan, community plans, coastal plans and other land use requirements identified in the DSEIR will reduce the potential impacts of the proposed LCP Amendments to less than significant levels. The County has mapped sensitive habitat areas, riparian areas and wetlands, and the building permit review process for new residential construction references these maps to avoid significant impacts on biological resources, and to ensure new residential construction does not conflict with policies or ordinances protecting biological resources.</p> <p>The construction of housing that may indirectly result from the implementation of these LCP Amendments does not normally involve a risk of accidental explosion or release of hazardous substances. Although torches used in welding pipes together may result in explosions and hazardous materials such as deck sealer may tip over and drain into the soil, these impacts are normally incidental and not significant.</p> <p>Implementation of the County's coastal plans and zoning ordinance will also serve to prevent any impacts of the proposed LCP Amendments from diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control.</p>
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p><b>Land Resources</b> (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological resources)</p>	<p>A number of biological communities characterize Humboldt County. These communities include mixed evergreen forest, oak woodlands, Douglas fir forest, old growth and coast redwood forest, grassland, coastal beach-dune vegetation, northern coastal scrub, chaparral, salt marsh, riparian, and freshwater marsh. The Framework Plan, community plans, coastal plans and the Natural Resources and Hazards Report contain detailed descriptions of each of these habitats.</p> <p>As mentioned previously, a number of "special status species" exist in Humboldt County. The California Department of Fish and Game (CDFG) has also identified a number of Significant Natural Areas (SNAs). In addition to the specific sites identified as SNAs, other biological communities in the County require special protection.</p> <p>Numerous policies in the Framework Plan, community plans and coastal plans aim to avoid any alteration of the diversity of species in sensitive biological communities resulting from the proposed LCP Amendments. These include the Streamside Management Areas, and Coastal Zoning designations.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p><b>Land Resources</b> (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological resources) <b>(continued)</b></p>	<p>Existing policies directed toward Streamside Management Areas protect valuable riparian and inland wetland habitat, while coastal zoning designations serve to protect sensitive habitat areas near the coast, bays, sloughs and lagoons. Protection of the riparian habitat will also indirectly result in reducing impacts to water quality from erosion, pollutants and stormwater run-off.</p> <p>Within the coastal zone, the Natural Resources zone designation and a set of combining zones which are applied to other base zone designations protect environmentally sensitive areas. An overlay to the zoning district designates the Coastal Wetland, Coastal Resource Dependent, Riparian and Stream Corridor, Offshore Rocks, Coastal Elk Habitat, and Beach and Dune Area. The zoning overlay requires specific development review standards in accordance with the coastal plan policies in order to ensure maximum habitat protection in these coastal areas. Development proposals within the coastal zone that may impact the mapped sensitive habitat areas must submit an environmental assessment as part of their development application.</p> <p>The Framework Plan, each of the individual community plans, coastal plans, the Natural Resources and Hazards Report and the Housing Element contain a complete discussion of agricultural and timber resources.</p> <p>Agricultural and timber operations and resources may potentially be adversely affected by encouraging housing in areas used for or suitable for agricultural use and zoned to allow residential uses. Conflicts between agricultural and residential uses reduce the productivity of the agricultural lands, making them less valuable, and more vulnerable to conversion.</p> <p>The DSEIR identifies the existing policies and standards that will help mitigate potential impacts of new development on agricultural and timber lands. All of those policies, programs standards and regulations identified in the DSEIR to respond to potential impacts on Agricultural Resources serve to mitigate potential impacts of the proposed LCP Amendments on agricultural resources.</p> <p>In the coastal zone, these are sufficient to prevent agricultural and timber lands from being converted to other uses, and to prevent conflicts between agriculturally and timber- zoned properties from adjacent residential uses.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p><b>Land Resources (continued)</b> (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological resources)</p>	<p>The Framework Plan, community plans, coastal plans and the DSEIR contain a complete description of cultural resources and conditions. Existing County policies, programs, standards, and other requirements identified in DSEIR for protecting cultural resources sufficiently reduce impacts of the proposed LCP Amendments on mapped cultural and archaeological resources to a level of insignificance.</p>
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p><b>Development</b> (including scenic resources, public works facilities, safety, and priority of coastal dependent developments)</p>	<p>A complete discussion of scenic resources is contained in the Framework Plan, each of the individual community plans, coastal plans, the Natural Resources and Hazards Report (Dyett and Bhatia, 2002), and in the SEIR for the 2009 Housing Element Update.</p> <p>In general, the proposed LCP Amendments could result in impacts on the visual quality and community character of the County through additional development of multifamily residential uses, and possibly some commercial uses. Unless carefully sited and designed, this development would have the potential to block or alter water and scenic hillside and ridgeline views.</p> <p>The Housing Element, Framework Plan, and numerous community plans and coastal plans described in the DSEIR contain numerous specific policies and implementation programs designed to minimize visual impacts and maintain a high degree of design harmony with the environmental setting of the County and the scale and character of existing development. The zoning ordinance carries out these programs through application of zone designations and development standards. Implementation of the many existing policies, programs, standards, and requirements which serve to mitigate visual impacts reduce the aesthetic impacts of the project.</p> <p>The Framework Plan, community plans, coastal plans and the Natural Resources and Hazards Report contain a complete description of geologic and soils conditions. Maps in the Framework Plan depict soils and geologic conditions and areas of relative hazard.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p><b>Development</b> (including scenic resources, public works facilities, safety, and priority of coastal dependent developments)</p>	<p>The Plan intends not to remove all risks associated with each specific type of hazard, but to reduce risks to life and property and to make informed decisions about development near these hazards. These factors are considered in the type, location, design and density or intensity of development in the County. The policies and programs in the Plan that constitute part of the project, specifically address potential environmental impacts related to rupture of earthquake faults, and serve to mitigate potential impacts to some degree.</p> <p>Mitigation measures contained in the County's zoning ordinance are implemented in the review of specific development proposals. Site specific measures will further serve to mitigate this impact. They illustrate and clarify how potential impacts have been addressed in the project itself.</p> <p>Soil erosion from construction sites is now regulated by the County's Grading Ordinance, which was adopted in 2002. Measures contained in that ordinance reduce the potential for soil erosion by limiting the time for soil disturbance to the summer months, and only with an erosion control plan may soil disturbing activities occur in the winter.</p> <p>Soil testing requirements of the Health Department and the Regional Water Quality Control Board's Basin Plan for the North Coast for placement of on-site sewage disposal systems ensure soils are capable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.</p> <p>Some areas of Humboldt County face multiple geologic hazards that are not completely mapped such as areas of strong seismic shaking, landslides and areas subject to liquefaction. Mapping these hazards is beyond the scope of this project</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200	<b>Development</b> (including scenic resources, public works facilities, safety, and priority of coastal dependent developments)	<p>The objectives, policies, and programs of the Framework Plan and other County regulations aim to reduce death, injuries, damage to property, and economic and social dislocation resulting from geologic hazards and other public health and safety concerns. These measures are identified in the DSEIR.</p> <p>A complete description of public services conditions is contained in the DSEIR, community plans, coastal plans the Building Communities Report (a technical background paper for the concurrent General Plan Update program), and the Master Service Elements of each water, wastewater and fire protection district.</p> <p>The policies, programs, standards and regulations referenced in the DSEIR serve to reduce the impacts of this project on public works facilities.</p>
	<b>Industrial Development</b> (including location and expansion, use of tanker facilities, oil and gas development and transport (both onshore and off), and power plants.	<p>The proposed LCP Amendments strive to accommodate anticipated growth, and facilitate affordable housing within existing developed areas. Industrial sites in the coastal zone will not be affected by the project as residential uses are not encouraged in industrial areas.</p>
	The LCP Amendment shall be carried out in accordance with the Coastal Act (pursuant to Section 30510(a) of the Act.	<p>The LCP Amendments will be carried out in accordance with the Coastal Act (pursuant to Section 30510(a) of the Act.</p>

**4. Environmental Impact:**

A DSEIR was prepared (SCH #2009022077), which identified the potential environmental impacts, and proposed mitigation measures to reduce those impacts. The Planning Commission is required to consider the DSEIR prior to taking action on the proposed rezones.

**Attachment 2**

Draft Subsequent Environmental Impact Report (DSEIR)  
for the Multifamily Rezoning Project  
SCH #2009022077

Note: the DSEIR was provided earlier under a separate cover.

**Attachment 3**

Referral Agency and Public Comments



DEPARTMENT OF PUBLIC WORKS  
**COUNTY OF HUMBOLDT**  
 MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
 AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL  
 MCKINLEYVILLE  
 FAX 839-3596

PUBLIC WORKS BUILDING  
 SECOND & L ST., EUREKA  
 FAX 445-7409

CLARK COMPLEX  
 HARRIS & H ST., EUREKA  
 FAX 445-7389

AVIATION	839-5401	ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741	LAND USE	445-7205
		BUSINESS	445-7652	PARKS	445-7651		
		ENGINEERING	445-7377	ROADS & EQUIP. MAINT.	445-7421		
		FACILITY MAINTENANCE	445-7493				

**LAND USE DIVISION INTEROFFICE MEMORANDUM**

**TO:** Michael Richardson, Senior Planner

**FROM:** Robert W. Bronkall, Associate Engineer *RB*

**DATE:** 06/23/2011

**RE:** **MULTI-FAMILY REZONE PROJECT  
 IMPACTS TO INCREASED TRAFFIC VOLUME ON ROADS**



This memo is to follow-up our meeting on 06/10/2011 to address the impacts of increased traffic on roads from rezoning properties to a higher density. It is my understanding that there are approximately 75 parcels being considered for rezoning to multi-family.

It is the Department's recommendation that each road be assessed as part of the environmental document. This will insure that the neighborhood understands the traffic impacts from the proposed zoning; and that the landowners will understand the extent of off-site improvements necessary to develop their property. This work can be done by Planning Division/Community Development Services Department staff with oversight by the Land Use Division; or the work can be done by Land Use Division / DPW staff if funding to the Department is provided. Please feel free to contact me to discuss availability of Land Use Division staff, funding for Land Use Division staff, and your deadline. If you wish to do the work yourself, we would like to work closely with you in evaluating one road so that you could then use that road's evaluation as a template for the remaining roads.

In general, the following should be done:

1. Determine the number of units using the road(s); and document the number of vacant parcels.
2. Document with photographs and measurements the length and cross section of the road(s).
3. Based upon full build-out of the lands served by the road(s), determine the ultimate cross section needed for the road(s).
4. Determine if the existing road cross section can support further development; or if the existing road cross section cannot support any further development.

5. If the road cannot support further development, then determine the extent of off-site improvements that must be done in order to allow incremental development to occur.
6. If the road can support further development, determine the remaining development potential of the properties served by the road(s).
7. Calculate the linear feet of off-site road improvements needed to allow the road to be built out as incremental development occurs.

// END //

**Richardson, Michael**

---

**From:** Spinosa, David  
**Sent:** Thursday, June 09, 2011 9:18 AM  
**To:** Richardson, Michael  
**Subject:** RE: Drafft EIR for your review

Michael I've attached a policy from 1994 which we use as a general practice for addressing lot size when onsite sewage disposal systems are used. In addition to excess sewage disposal system density, the two sites mentioned have other issues. As you've noted the fill depth at the Phillipsville site is now a concern and the groundwater depth along Hwy 36 is quite shallow and not suitable in some cases for use of any type of onsite sewage disposal system. It does not appear that Env. Health can support the number of MF units indicated in the document for these two sites. Dave

---

**From:** Richardson, Michael  
**Sent:** Friday, June 03, 2011 5:09 PM  
**To:** Spinosa, David  
**Subject:** Drafft EIR for your review

Hi Dave,

There are a couple of properties described in this EIR where the zoning might change to allow multifamily structures that I'd like to get your comments on to give to the Planning Commission. Two of them (the Hydesville site and the Phillipsville site) would be served by on-site sewer. This could be a problem with the Phillipsville site since it is relatively close to the Eel River, and it has a lot of fill on it. The 101 slide was put there recently. I'm not sure the property owner knows how difficult it might be to develop that site because of the fill and the proximity to the Eel River.

Thanks for your help.

- Michael Richardson  
Senior Planner  
Humboldt County Community Development Services  
(707) 268-3723

## **Richardson, Michael**

---

**From:** George Bell [gwsbell1963@gmail.com]  
**Sent:** Thursday, June 16, 2011 7:47 PM  
**To:** Richardson, Michael  
**Cc:** Smith, Jimmy R.; Bass, Virginia  
**Subject:** Re-zoning of Parcels to Multifamily

Reference: (a) Assessors Parcel Number 303191048, 5956 Christopher Drive, Eureka  
(b) Pubic Hearing Notice dated May 25, 2011  
(Re-zoning of Parcels to Multifamily)

Dear Senior Planner Richardson,

My name is George Bell and I live at (and own) the property at 5937 Christopher Drive, Eureka, which is across the street from the Reference (a) parcel. On June 8th, I attended Community Workshop 2 to voice my concerns about the proposed re-zoning of parcel number 303191048. The concerns I voiced at the meeting were, (1) the insertion of Multifamily units in a quiet, exclusively single family neighborhood, and (2) the topography of the Reference (a) parcel. At the meeting, I noted that very little of the parcel was on level ground and the vast majority of the parcel was part of the gulch (wetland) shown on the topographic maps of the area.

Following the June 8th community workshop, I talked to my neighbor at 5940 Christopher Drive, Kari Hemmingsen, about the proposed re-zoning of the parcel next to her residence. Ms Hemmingsen noted that the land behind both her property and the 303191048 parcel was indeed a gulch/wetland, and that foresters had advised her that the redwoods on the parcel could not be logged because of the wetland status. I realize that this is hearsay evidence, so I believe that the county planners should visit the site to verify the condition/status of the proposed parcel, and its unsuitability for construction of multifamily dwellings.

Thank you for consideration of my concerns.

George Bell  
442-3016  
gwsbell1963@gmail.com

cc: Jimmy Smith  
Virginia Bass (who was present at the June 8th workshop)

## **Richardson, Michael**

---

**From:** Julie McNiel [myrtle@humboldt1.com]  
**Sent:** Tuesday, June 14, 2011 4:20 PM  
**To:** Richardson, Michael  
**Subject:** I oppose the Proposed Change to Residential Multi-Family Project

Dear Mr. Richardson,

I am a single-family home owner who resides in a quiet, semi-rural, unincorporated neighborhood on the fringes of Eureka called Pine Hill. This neighborhood is characterized by very narrow semi-paved streets, fairly dense single-family homes, minimal to no public transportation close by, very little room for street parking and traffic, very little maintenance by city or county in all the years I've lived here, no regular garbage service, and a steep gully with a stream flowing through it that includes native plants and wildlife. I was shocked to recently receive a notice in the mail that there are plans to build multi-family housing units but a few feet away from my house, in several locations around my home and in my neighborhood.

I am writing to find out how to oppose this, as I believe this plan to develop in Pine Hill (and many of the other neighborhoods mentioned) is environmentally damaging on many levels. I do not want to see this region become another SF Bay Area, with endless sprawl and over-development. The local environment, from forests to rivers, and watersheds, is already under heavy impact by development. Located exceptionally close to many of the parcels is the Humboldt Bay Nuclear Power Plant. It is not a good idea to build more residential units so close to a nuclear power plant, which rests on a fault line and is susceptible to tsunamis. Recent events in Japan have many planning commissions re-considering increased population levels so close to nuclear plants like ours.

To prevent sprawl, traffic, increased pressure on local schools, facilities, maintenance, and other infrastructure, I recommend that you consider using already zoned and available units for family residences. There are a multitude of properties on the market to choose from, already. Multi-family units should be located close to ample public transportation, safe streets with sidewalks so that children can safely walk/bike to school as well as elders and the disabled who require access for wheelchairs (there are many in my neighborhood), access to grocery stores and schools as well as transportation to places of work (this isn't the case in my Pine Hill neighborhood), and building methods that minimally impact the environment (in other words, do not pave-in rivers, watersheds, over gullies, green spaces and ravines, etc.. We already can see the damage from this practice on my very street, Sea Avenue, where the road is frequently flooded and covered with potholes, and garbage is dumped into the gully's stream where tree frogs, hummingbirds, and herons live.

I would like to find out more. I believe that residents in the region need to be informed about this thrust to more heavily develop in an environmentally sensitive coastal zone, and that there needs to be discussion and consideration of alternatives to further building. Your suggestions and input are appreciated.

Thank you for your time taken in reading my letter, and I look forward to your reply.

Sincerely,  
Julie McNiel  
765 Sea Avenue (at Crestview)

**Richardson, Michael**

---

**From:** dottie williams [dottiew.1@sbcglobal.net]  
**Sent:** Tuesday, June 14, 2011 1:05 PM  
**To:** Richardson, Michael  
**Subject:** Re: Upcoming workshops and the draft EIR for the revised Multifamily Rezoning Implementation Program

Dear Mr. Richardson,

I would like to state again that we live in a single family neighborhood. We bought our houses that way and do not want multifamily zoning on Freese Ave. We are not opposed to single family dwellings.

Sincerely,  
Dottie williams

---

**From:** "Richardson, Michael" <MRichardson@co.humboldt.ca.us>  
**To:** "Richardson, Michael" <MRichardson@co.humboldt.ca.us>  
**Sent:** Thu, June 2, 2011 6:52:48 PM  
**Subject:** Upcoming workshops and the draft EIR for the revised Multifamily Rezoning Implementation Program

Hi all,

Attached is a notice for upcoming workshops, and the draft EIR for the revised Multifamily Rezoning Implementation Program. Also attached is the list of candidate sites.

I apologize for the late notice of the workshops. I'll make myself available to anyone that wants to discuss it that can't make it to the workshops, or even hold some additional ones if that would be helpful.

The maps showing the candidate sites are too large to send by bulk email, but I'm glad to provide them to you individually. Preliminary versions are shown on our website:

<http://www.co.humboldt.ca.us/gpu/documentshousingelement.aspx>

They show most of the information spoken to in the EIR. They are going to be replaced with some higher end ones this weekend.

Please let me know if you have any questions or comments.

Thanks.

- Michael Richardson  
Senior Planner  
Humboldt County Community Development Services  
(707) 268-3723

**Richardson, Michael**

---

**From:** Jenny [jsf@wavecable.com]  
**Sent:** Monday, June 13, 2011 2:59 PM  
**To:** Richardson, Michael  
**Cc:** Lodes, Sharyn; Girard, Kirk  
**Subject:** 188 rusk ln. Redway,ca.... rezoning project

Hello, I am writing to you in regards to my property being on your rezoning list. I received this letter last Monday, the day of the workshop meeting. I want my property taken off this list, clearly you have not seen my property as it is mostly a hillside. There is no way that a multi-family unit(s) is even feasible for this parcel. My other concern is we have no more water or sewage space in the whole town of Redway to even think about putting more homes in. I am upset that you just pick my property at random, and send out letters that don't give a sufficient amount of time for one to reschedule their lives to make it to a workshop. I would like my parcel OFF the list due to the facts it is NOT possible for rezoning for a multi-family housing. I do not agree with picking my property for rezoning and demand it off your list. Please let me know when it is... Thank you, Jenny S. Fuson

Travis and Danielle Carmesin  
2094 Sutter Rd  
McKinleyville Ca 95519  
707-839-3175  
[dmm1984@aol.com](mailto:dmm1984@aol.com)

June 12, 2011

Dear Planning Commissioners,

This letter is in regards to the local coastal plan and zoning changes of parcels to multifamily for 2160 and 2116 Sutter Road in McKinleyville, California. In 1952 our family moved from the densely populated Southern California area to rural Mckinleyville, and opened a successful chicken farm. At this time, my grandparents purchased 9 acres of property with the dream of one day having each of their children build homes on their property, and raise their families where my grandparents could play active roles in the rearing of their grandchildren. Fifty-nine years later my grandparents 9 nine acres houses five family homes, 2 of their children reside there, 2 grand-children have built homes on the property and 4 great-grandchildren learn from their 92 year old grandparents daily.

Our family has played an active role in the shaping of McKinleyville and we've seen it grown into a bustling friendly city. We completely understand that multifamily residential living is an essential element of our city and we know that there is a need for more multi-family living. We oppose the rezoning of the two parcels located on Sutter Road due to potentially fatal increase in traffic and the disruption to our multi-generational property. The rezoning of 2160 and 2116 Sutter Road could lead to increase county costs of sidewalks all along Sutter Road, streetlights and road widening for adequate bus stops.

Thank you for considering our request to deny the rezoning of 2116 and 2160 Sutter Road.

Sincerely,  
Travis Carmesin

**Richardson, Michael**


---

**From:** TED STODDER [tstodder@suddenlink.net]  
**Sent:** Tuesday, May 17, 2011 11:03 AM  
**To:** Richardson, Michael  
**Subject:** RE: Multifamily rezones

I have never heard about mapped flood hazards for that property. The property was researched at different times by both Omsberg Engineering and Marty McClelland for development potential and neither found any issues with flood hazard. If it is mapped, it is incorrect. It might be lumped in with nearby properties that are substantially lower. The Martin Ranch to the rear (East) is probably 6 – 8' lower. This parcel is the highest one on that entire stretch of Central Ave – on both sides of the road. It is substantially higher than the Humboldt Sanitation property next door that just had a “development plan” approved. There would be no flood hazard constraints to the development of this property.

thanks

---

**From:** Richardson, Michael [mailto:MRichardson@co.humboldt.ca.us]  
**Sent:** Monday, May 16, 2011 4:54 PM  
**To:** TED STODDER  
**Subject:** RE: Multifamily rezones

Hi Ted,

That parcel has mapped flood hazards on it, which is why our development potential estimates are low. Do you have any information about how high the 100' flood hazard would be on the property, and whether that would be a constraint to the development of multifamily housing?

Thanks.

- Michael R.

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

**From:** TED STODDER [mailto:tstodder@suddenlink.net]  
**Sent:** Monday, May 16, 2011 4:10 PM  
**To:** Richardson, Michael  
**Subject:** RE: Multifamily rezones

Since Central property is almost 2 acres of level ground, I think we can put more than 1 unit on it. Maybe 30 or more.....

---

**From:** Richardson, Michael [mailto:MRichardson@co.humboldt.ca.us]  
**Sent:** Monday, May 16, 2011 12:32 PM  
**To:** TED STODDER  
**Subject:** RE: Multifamily rezones

Yes, that's the minimum number of units we are expecting to be developed on the property. We can increase that as necessary.

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

**From:** TED STODDER [mailto:tstodder@suddenlink.net]  
**Sent:** Monday, May 16, 2011 10:25 AM  
**To:** Richardson, Michael  
**Subject:** RE: Multifamily rezones

Thanks.

On Central, 510071001, it says "1 unit" – what does that mean?  
Alpha, 302021003, "14 units" – same question....number of potential units?

ted

---

**From:** Richardson, Michael [mailto:MRichardson@co.humboldt.ca.us]  
**Sent:** Friday, May 13, 2011 10:37 AM  
**To:** Ted Stodder  
**Subject:** Multifamily rezones

Hi Ted,

You've got 2 properties on our list of candidate sites:

<b>302021003</b>
------------------

<b>510071001</b>
------------------

They are shown on the attached maps, along with the assigned development potential.

Let me know if you have any questions or comments.

Thanks!

- Michael Richardson  
Senior Planner  
Humboldt County Community Development Services  
(707) 268-3723

**Richardson, Michael**

---

**From:** Kurt Kramer [Kurt@kkramer.com]

**Sent:** Friday, May 13, 2011 11:43 AM

**To:** Richardson, Michael

**Cc:** Kurt Kramer

**Subject:** Multi-family rezonings

Michael;

As you know, We have a couple of requests in to the county for rezone, they are all in Fields Landing 306-022-001, this is actually a 12 unit complex that is currently legal "non-conforming" so in the event that there was fire or significant damage they may not allow rebuild, this was a rehab project I did a number of years ago. Not much to gain but housekeeping..It looks like you are only showing 2 units? Also, On 306-023-002,004,005,006,007 this is a collection of parcels that is currently zoned commercial, (3 vacant, 1 with non conforming single family home and 1 with a park model mobile home)we were planning a 38 unit project of 1 bedroom apts for students at College of the Redwoods (similar to what I have done in Arcata next to HSU)being in the coastal zone we can build up to 30 units an acre so realistically we are probably going to be held to a density of 24 units. You are only showing 2 units per parcel not sure why? You mentioned that the work the county is doing to rezone would have properties "permit ready" is this still the case?

Just want to make certain I can help assist in providing needed housing! Let me know if I am missing something... Thanks Kurt

**Richardson, Michael**

---

**From:** Jim furtado [jlfconst@sbcglobal.net]  
**Sent:** Thursday, May 05, 2011 9:18 AM  
**To:** Richardson, Michael  
**Cc:** Girard, Kirk  
**Subject:** Re: rezoning

Hi Michael,

I need you to remove 508-073-003 from the list to rezone to multi-family. See highlighted text below and attachment. Because of topography my parcel is access and utility landlocked for more then 1 unit without the neighboring parcels being rezoned which apparently the land owners don't want.

On apns 510-211-075,076,077 the potential units listed need to be greater then 8 or I don't want them rezoned either. The 3 parcels total 29,773 square feet. If the parcels are to be rezoned at only 16 units per acre it won't work for me to be able to build 1-bedrooms, I need 30 units per acre which would allow 20 units on the 3 parcels.

Please reply and acknowledge my concerns.

**Jim Furtado**

J L F Construction, Inc.

3329 Halfway Avenue

McKinleyville, CA 95519

707-839-0137 office

707-839-5082 fax

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

**From:** Jim Furtado [mailto:[jfurtado@jlfconstruction.net](mailto:jfurtado@jlfconstruction.net)]  
**Sent:** Tuesday, December 21, 2010 4:06 PM  
**To:** Richardson, Michael  
**Cc:** Girard, Kirk  
**Subject:** rezoning

Hi Michael & Kirk,

I mailed the attached surveys the day after receiving them in early November prior to the Meeting at Azalea Hall November 16. On apn 508-351-040 I have recorded a 20 lot Final Map Subdivision and applied for building permits on

6/23/2011

27

every lot. On apn 509-240-037 I have tentative map approval and approved construction plans for 25 lots. I also have major concerns regarding apn 508-252-001 (Central Estates) zoning for homeless shelters as it will make it difficult to sell homes to people with the possibility a homeless shelter could end of on the property next to them as I can't guarantee I will be able to build out the entire project.

I appreciate you adding apns 510-211-075,76,77 to multi-family list. At the meeting in McKinleyville I told you Michael you could add 508-073-004 if 508-081-057,58 became multi-family but the map dated 12/15/10 doesn't show this.

Jim Furtado

J L F Construction, Inc.

3329 Halfway Avenue

McKinleyville, CA 95519

707-839-0137 office

707-839-5082 fax

**Richardson, Michael**

---

**From:** Jim Furtado [jfurtado@jlfconstruction.net]  
**Sent:** Friday, May 06, 2011 8:19 AM  
**To:** Richardson, Michael  
**Cc:** Girard, Kirk  
**Subject:** Re: rezoning

Hi Michael,

I am fine with you pursuing that.

I noticed on the maps you were proposing 509-201-048 be rezoned, I don't have a problem with that. But I own 509-201-47 currently R-1, it is .62 acres with a single-family home on it that is sandwiched between 509-201-045 (my existing R-4) and the proposed 509-201-048. So add 509-201-047 to the rezone list.

**Jim Furtado**

J L F Construction, Inc.

3329 Halfway Avenue

McKinleyville, CA 95519

707-839-0137 office

707-839-5082 fax

---

**From:** "Richardson, Michael" <MRichardson@co.humboldt.ca.us>  
**To:** Jim furtado <jfurtado@jlfconstruction.net>  
**Cc:** "Girard, Kirk" <KGirard@co.humboldt.ca.us>  
**Sent:** Thu, May 5, 2011 5:31:36 PM  
**Subject:** RE: rezoning

Hi Jim,

Before I drop your parcel from the list, I'd like to see if I can get your neighbors to change their minds next week. I'll get back to you by the end of the week next week with those results.

We are planning to have the Commission take a look at rezoning your other properties to allow up to 30 units per acre.

- Michael R.

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

**From:** Jim furtado [mailto:jlfconst@sbcglobal.net]  
**Sent:** Thursday, May 05, 2011 9:18 AM  
**To:** Richardson, Michael  
**Cc:** Girard, Kirk

6/23/2011

29

Mr. Kirk Girard  
Community Development Director  
County of Humboldt  
3015 H Street  
Eureka, CA 95501-4484

Dear Mr. Girard,

We received letters from your department notifying us of your intent to rezone our property to Multi Family at the June 30 Planning Commission Meeting. The letters we received are for parcels west and south of the McKinleyville Shopping Center (APNs: 510-132-31 and 508-251-055). Please note that the east end of parcel 31 contains the shopping center and the remainder is the area in question. We also own parcel 510-133-013 located adjacent to the south boundary of Hiller Road but have not seen a letter for that parcel. This letter addresses our desire for all three properties.

As you know from past discussions, we believe a Town Center is the highest and best use for our property and the best for the future of the McKinleyville community. Our vision is to see commercial, civic and mixed use development on the land, not have it be filled with high-density housing projects. While we may choose to incorporate housing in the future, we see this use as secondary and can not commit to any level of housing at this time.

Given the existing constraints to development in our County and in California in general, including wetlands, utility capacity, retention ponds, etc., we do not want our parcels to be rezoned or encumbered in any way. Doing so would reduce the land available for civic and commercial development and further complicate creation of a Town Center as envisioned by ourselves and the residents of McKinleyville when they created and adopted the McKinleyville Community Plan.

Please remove parcels 510-132-031; 508-251-055; and 510-133-013 from the rezoning process.

Sincerely,



Gregory E. Pierson  
Agent for L&A Enterprises LLC

Cc: Humboldt County Supervisors via email to Kathy Hayes and Nikki Turner  
Humboldt County Planning Commissioners via email to Siana Watts  
NCHB via email  
HELP via email

30

Date: 6/22/11

To: Humboldt County Officials

Subject: County Proposed Multifamily Zoning

The following is a re-cap of things wrong with proposed Multifamily Zoning of Assessor Parcel # 303-240-11 (Humboldt Community Services District parcel # and old 303-053-44 assessor Parcel #) at the end of Windwood Lane.

1. County officials' are inappropriately pushing to meet distant Sacramento state mandated housing numbers that ignore site specific neighborhood conditions and potential problems.
2. Zoning is being placed on this parcel in a location where there are no services (groceries, hospital, etc.) within walking distances. Future for having such services for low income, disabled, and older people is questionable and realistically should not be expected.
3. Single family use will be limited and restricted; so, that potential for multifamily development is not hindered. This will kill the potential for starter homes and movement from low income to higher income housing.
4. Ignores this county being a car county for all age and income classes. No one is going to bicycle to anywhere when the rain flies and the hills get steep; so, why isn't multifamily zoning placed in areas away from mostly residential areas that do not want them? Why are proposed General Plan development restrictions being developed to increase housing costs and reduce starter home affordability in rural areas where the census numbers show the highest existing amount of existing moderate to low income housing is located? Why are road blocks being put in place to stop starter home people from buying homes and giving them the ability to move-out of lower costing apartments which should be located in more properly located and serviced populated urban areas.

The whole planning process is backwards and does not fit the real world. People needing low income housing and who need special services need to be located near services and in more densely populated urban areas. The fixation on protectionism and restricting open space development in unincorporated areas is killing potential for lower costing starter homes in unincorporated areas. Movement from properly located lower costing apartment and other affordable housing in urban areas which are serviced by public entities is hindered. The placement of multifamily zoning on the mentioned parcels and other surrounding parcels ignores the lack of service facilities in the adjacent areas and ignores how Humboldt County is a car and not a bicycle County.

I have to ask, what happens if county does what the citizens of Humboldt County want to do, and county never gets certified as meeting state mandated numbers? Lose some grant money? Any other impacts? Why are county officials pushing for planning and zoning that does not fit the real world? Why are county officials trying to put a square peg in a round hole or vice versa? Who runs things, the county or the people?

Yours,



Charles L. Ciancio

P.O. Box 172

Cutten, CA 95534

707-445-2179

Date: 6/22/11

To: Humboldt County Officials

I am here to talk about Assessor Parcel # 303-053-44 at east end of Windwood Road and Multifamily Zoning. After finally being able to locate where this parcel is located, I find I am an adjacent neighbor; so, I got to thinking about what is going to happen.

Having gone to a lot of Planning Commission meetings, I understand the planning and zoning process. I have seen some pretty petty and mundane things put in place to hurt a lot of landowners. One thing I always accepted as okay were requirements based on logical and commonsensical site specific things with human health and safety requirements being unavoidable. The placement of multifamily zoning allowing a bunch of families to exist on 1.5 acre lot in the middle of a mostly single housing area as illustrated by accompanying parcel map is not smart planning. This is dumb planning for the following reasons.

1. County is doing this just to meet some arbitrary nonsite specific often illogical housing numbers provided by some folks in distant Sacramento. Having followed the Housing Element process and how it works, the county planners should be ashamed to do a lot of what they are doing.
2. Placing multiple families in the middle of a mostly single family housing area will mean more crime and people problems in an area already starting to experience such problems. This will not help with the current problem of county budget shortfalls.
3. Cramming a lot of people down a 25 foot right-of-way is not a safe thing to do and if not, should be a violation of county permit requirements.
4. Any county people, who interpret this zoning to be okay with all the county access and other permit requirements, are ignoring neighbor public input, ignoring county General Plan goals, not being smart, and being selective and hypocritical when it comes to how they apply county's rules and regulations.
5. County planners are doing all they can to use regulatory restrictions to keep rural lands unaffordable and undevelopable in proposed General Plan, and when they are in bind, they have been stupidly applying inappropriate zoning to urban areas lacking access to needed infrastructure; thereby increasing human health and safety and county budget problems.

My experience with similar governmental situations only allows me to hope someone will apply some site specific common sense to the proposed zoning of this parcel. Public input and logic and common sense regarding site specific human health and safety issues are routinely ignored by governmental folks, but maybe this time stupidity will be exposed and the right thing will be done..

I firmly believe landowners should be able to do what they want with their land if human health and safety issues are not involved, and I expected this parcel to be developed with this in mind. After some review, I have decided placing multiple families on the involved parcel is simply a dumb thing to do.

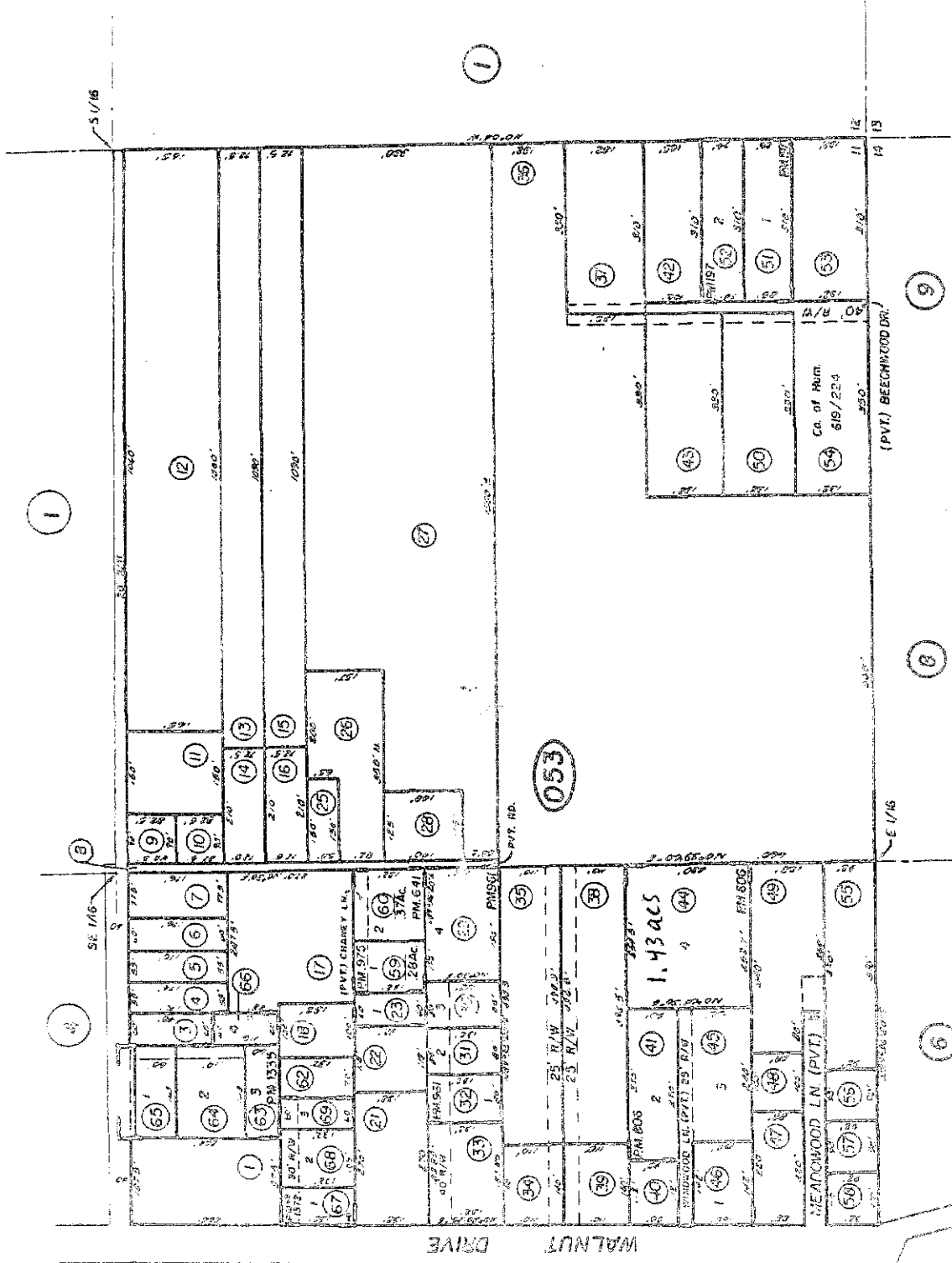
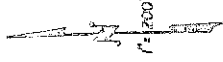
Yours,



Charles L. Ciancio  
P.O. BOX 172  
Cuttan, CA 95534  
707-445-2179

POR. OF SE 1/4 SEC. 11, T. 4 N., R. 1 W., H. B. & M.

303-05



Assessor's Map Bk 303-Pg. 5  
County of Humboldt, Calif.

PM No. 1335 of PM Bk. 11, Pg. 141  
EM No. 1372 of PM Bk. 12, Pg. 36

PM Bk. 2, Pg. 105  
PM Bk. 7, Pg. 31  
PM Bk. 8, Pg. 96  
PM Bk. 5, Pg. 26  
Bk. 9, Pg. 113

## Summary Multifamily Zoning 6/21/11 talk

I wrote a book about what is going on, and I still have a hard time believing what I wrote.

Those who care to get involved attempt to put their thoughts into three minute bites. County does their duty and takes my and other public comment  
Then, as in the case of the multifamily zoning mess, if public input does not fit county officials' interpretation of needs and wants, input is basically ignored.

I thought the idea of planning ahead was to make things better, to utilize existing public facilities, and do what the public wants. With this thought in mind, I ask the following questions.

How are things made better by applying multifamily zoning in a way that makes a lot of county residential folks mad? Why is this zoning put in areas without services or in areas that have low potential for services (groceries, hospitals, etc.) as in the case of Assessor Parcel # 303-240-11. Why is this zoning applied where there is a long walk or problematic access for those too broke to afford a car, are disabled, or too old to drive? How is it better to increase problems by putting multifamily zoning in places lacking infrastructure (water, sewer, security) and forcing 20 plus families down a twenty five foot wide lane?

Why are first time home buyer affordable housing opportunities as now being utilized per consensus moderate to low income information for unincorporated areas being hindered by new proposed General Plan?

All the things wanted for those too broke to afford a car, disabled, or too old to drive are in urban areas, and this is where multifamily housing should be placed. If the distant mandated Sacramento housing numbers which are not based on the real site specific world have to be applied in Humboldt County, why not place this zoning where it works, is already in place, and can do the most good in urban areas with more accessible services?

Why hinder more affordable housing in the outlying areas for first time buyers and moving upper folks who will move leaving multiple family arrangements open in urban areas?

What is being planned looks backwards from what needs to be done.



McKinleyville Congregation of  
Jehovah's Witnesses, CA  
P.O. Box 2415  
McKinleyville, CA 95519  
June 1, 2011

County of Humboldt  
Community Development Services  
Planning Division  
3015 H Street  
Eureka, CA 95501

RE: MF Candidate Rezone Candidate Sites, McKinleyville

To whom it may concern,

We were not informed that our property at 1580 Betty Court, McKinleyville, CA;  
APN 506-061-20, is being considered for rezoning.

We are currently in the permitting process for a church.

We would like to be removed from any rezoning decisions regarding this property.

Enclosed is a copy of the county rezoning, McKinleyville-South NSA with our property  
marked.

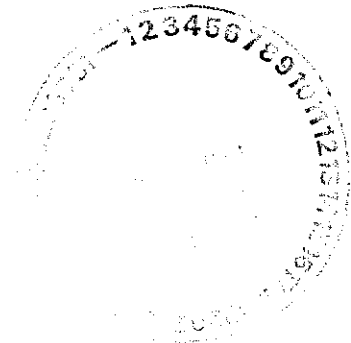
Sincerely,

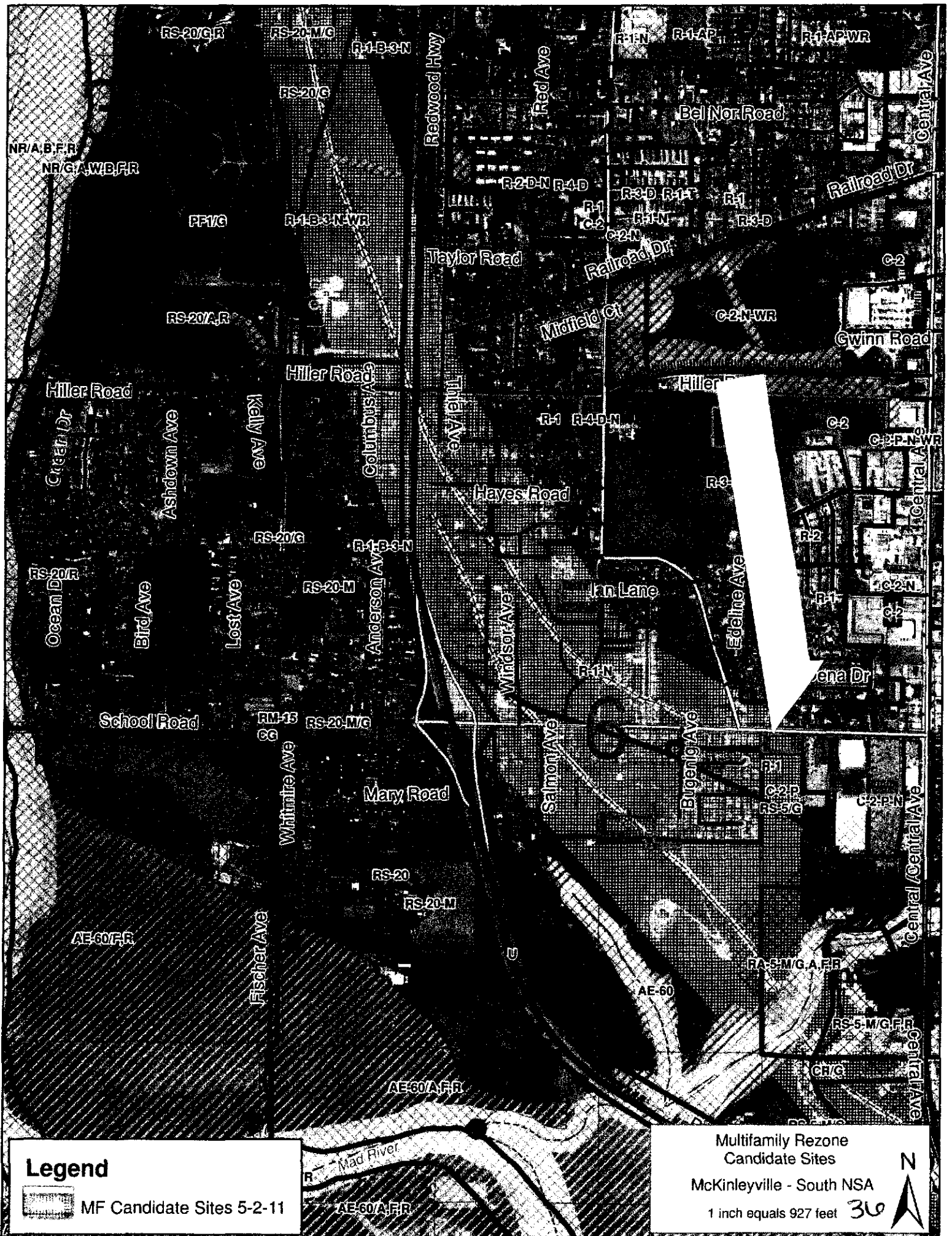
Trustees:

*Glen E. Hermans*  
Glen E. Hermans 707-839-0229

*Jason Hayes*  
Jason Hayes


*Don Reiswig*  
Don Reiswig





**Legend**  
 MF Candidate Sites 5-2-11

Multifamily Rezone  
 Candidate Sites  
 McKinleyville - South NSA  
 1 inch equals 927 feet

N  
  
 30

***Humboldt Sanitation Company, Inc.***

2585 Central Avenue, Post Office Box 2812

McKinleyville, CA 95519

(707) 839-3285 / Fax (707) 839-8064

05/18/2011

Community Development Services County of Humboldt  
3015 H Street  
Eureka, CA 95501

Re: McKinleyville Multifamily Rezoning

Attn: Tom Hofweber, Supervising Planner

Dear Mr. Hofweber,

We have just reviewed the latest Multifamily Rezone Candidate Sites for McKinleyville and find that the property to the north of our ownership, APN 510-071-001 is still shown on the site map as being proposed for change to a multifamily use.

As the owner and operator of Humboldt Sanitation and the contiguous property owner to the south of this parcel, we feel that the County and those reviewing these sites need to be aware of current and planned uses not only for the Candidate Sites but the adjacent properties.

Our ownership is currently in use as a commercial site with an intensive use factor that now nor in the future will be compatible with residential use! Our ownership and neighboring properties were designated in the 2003 McKinleyville General Plan for commercial and industrial uses. It is not good nor prudent planning to change the current Plan and Zone use from Commercial Services/Community Commercial, a compatible use, to a residential use which we feel will not only be an incompatible but create serious conflict between the uses. Hours of operation, noise and traffic generated seven days per week will not be conducive to residential use on parcel 510-071-001.

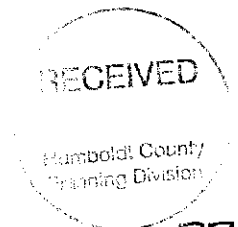
Properties along the frontage of Central Avenue were designated for commercial uses in varying degrees of intensity not only in the current General Plan but also in previous plans. Adding high-density residential use next door to existing commercial operations is not a good idea. Our property and property to the south have historically been used in a more intense manor for commercial purposes. Residential use next door to a recycling and transfer station will not be a compatible use.

We would request that the land use and zoning of properties along the frontage of Central Avenue be maintained as approved and implemented by the 2003 McKinleyville General Plan.

Sincerely,



Greg Cain  
cc Planning Commission



## Richardson, Michael

---

**From:** Jim Monahan [jimmnhn2@gmail.com]  
**Sent:** Thursday, June 23, 2011 8:36 AM  
**To:** Richardson, Michael  
**Subject:** Central Rezone in McKinleyville

List of concerns in general:

The letter informing us of the June 9 meeting arrived in the mail June 9th. Mr. Richardson,

I am a property owner that will be affected by the rezone. Our property will not be rezoned. One property to be rezoned in particular (Parcel 510101020) is a flag lot with the access road adjacent to our property (2615 Wanda Ln.). I am also concerned about the impact of all rezoning in the Central NSA as well as the total of McKinleyville.

List of Concerns directly related to my parcel:

Ability to address drainage and traffic and other concerns if parcel # 510101020 is developed. Also, parcel 510101008 is fronting Reasor Rd in McKileyville. The rezoning of that particular parcel does not make sense as it will stand out as different from every other parcel on that side of the street and I oppose it being approved.

The properties selected stand to financially benefit the owners and thus and it feels as if cronyism is a factor in this area and McKinleyville in general.

The map in the EIR online that has the chart indicating the number of unit potential per parcel: The chart is unreadable.

The amount of rezoning in the Central NSA and the fact that traffic concerns have apparently passed the test tells me none of you have ever tried to turn on to Central Ave. from a side street in this area during busy time of the day.

And lastly, if my concerns count for anything I oppose the EIR being finalized for the current configuration of proposed parcels and would prefer that McKinleyville be less of a dumping ground because it is an easy target.

Thanks - Jim Monahan

**Richardson, Michael**


---

**From:** Rhonda Maciel [rdistributors@yahoo.com]  
**Sent:** Thursday, June 23, 2011 9:08 AM  
**To:** Richardson, Michael  
**Subject:** Re: APN 01812101

Michael,

I do not want my property rezoned. My boys are planning to build their homes there.

Correction on my number; 443-7743

Sincerely,  
 Rhonda Maciel

---

**From:** "Richardson, Michael" <MRichardson@co.humboldt.ca.us>  
**To:** Rhonda Maciel <rdistributors@yahoo.com>  
**Sent:** Wed, June 22, 2011 2:52:24 PM  
**Subject:** RE: APN 01812101

Hi Rhonda,

I left a voice mail for you as well, but I wanted to follow up with you by email too.

According to our records, there are about 1 ¼ acres on your property that could be developed with multifamily housing, so we think someone could build up to 20 units, such as five four-plexes. The property would not have to be subdivided to develop it with multifamily housing.

We are willing to reduce the number of multifamily units down to 16 or fewer to meet your needs. If we could keep it at 16 units, that would be most helpful.

We have a workshop tonight at the Wharfinger Building on Marina Way in Eureka beginning at 6:30 if you would like to discuss this further.

Thanks!

- Michael Richardson  
 Senior Planner  
 Humboldt County Community Development Services  
 (707) 268-3723

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

**From:** Rhonda Maciel [mailto:rdistributors@yahoo.com]  
**Sent:** Wednesday, June 22, 2011 2:39 PM  
**To:** Richardson, Michael  
**Subject:** APN 01812101

I had originally filed to make two more parcels on this property for my two sons to build their homes on. This request was denied and Planning split the property into eight parcels.

Does multifamily mean you now want to split the property into twenty parcels? If that is what multifamily means, I am not interested in having my property rezoned.

**Richardson, Michael**

---

**From:** Lodge 636 [lodge636@suddenlinkmail.com]  
**Sent:** Thursday, June 23, 2011 10:07 AM  
**To:** Richardson, Michael  
**Subject:** Moose Lodge 636 rezone?

Dear Mr. Richardson,

About two weeks ago I hand delivered a letter to you via your receptionist request removal of our property from the list. A few days ago I received a letter from you indicating our desire to be included! We need confirmation from you that we are NOT a participant in this action. To further complicate this issue, you have sent this letter to the Moose Lodge 636 at 4298 Campton Road and our address is 4329 Campton Road. Also, our AP# is 300-191-01, not 300-181-11 as stated in your letter. Regardless of all this inaccuracy and confusion, please remit a letter for our files confirming our removal from this re-zone project.

Gratefully,  
Michael D. Garoutte, Administrator  
Eureka Moose Lodge 636  
P.O.Box 6099/4329 Campton Road  
Eureka, CA 95502

40

June 20, 2011  
765 Sea Ave.  
Eureka, CA. 95503

Humboldt County Planning Commission,  
Community Development Services  
3015 H Street  
Eureka, CA. 95501

Dear Planning Commission and Community,

I am a resident of an unincorporated neighborhood in Eureka, called Pine Hill. I live on Sea Avenue, where it intersects with Crestview. Three weeks ago I received a notice in my mailbox from the Planning Commission, describing plans to change zoning in my neighborhood so as to build hundreds of apartment/multi-family units. I was shocked and horrified. One of the proposed sites is about 10 paces from my house, which is located in a peaceful, semi-rural, residential area. I am opposed to any such heavy development in my neighborhood, and believe that many of the other neighborhoods mentioned, are also inappropriate for this type of development.

The proposed sites for re-zoning, such as Assessors Parcels on Sea Avenue at Crestview, Sea Avenue at Union, Sea Avenue at Little Fairfield, Alpha at Bingen, etc... are not located in areas suitable for multi-family development, with its significant increase in population. There are no grocery stores, few sidewalks, many street sections flooded during winter months, spotty public transportation, and no place for employment. It would be more sensible to locate families in the downtown area, where there is access to social services, jobs, shopping, etc... rather than build in semi-rural, unincorporated fringe regions of the city which contributes to sprawl.

Sea Avenue at Union is located on wetlands. There is a stream, with a gully, upon which sits narrow Sea Avenue, rutted from water damage and covered in potholes. These can be quite deep during the winter rainy months, when it floods. Tree frogs, native plants, and herons, can often be seen or heard here, in the dense shrubbery surrounded by redwoods and alders. It is amazing to me that such a site would be considered for development. Just up the steep hill, Sea Avenue at Crestview affords a lovely panoramic view of redwood forests, grazing horses, distant mountains, a vast sky – it is a peaceful enclave with a few houses nestled amongst greenery, or bordering fields. This view is the reason I bought my little house here. Contemplating the loss of this at the hands of the Humboldt County Planning Commission, I have begun a petition against the proposed re-zoning. Several neighbors have signed my petition (also in horror) and with more time, I will gather many more signatures. If you take a minute to glance through the little photo-book that I have quickly constructed, you will soon see why this is not the right neighborhood to build multi-family housing units. (continued)

I am hoping that you are willing to listen to the residents of the neighborhoods involved. I've lived here for 8 years, and like my neighbors, can tell you why you should consider building in places that are already appropriately zoned and with services that families need, located close by. Please do not build in the Pine Hill neighborhood - it would be damaging to the already fragile natural environment, including this wetlands area with its redwoods and green spaces, and peaceful way of life for the residents who live here currently.

Thank you for your time taken in reading my letter, and please feel free to contact me with questions.

Sincerely,



Julie McNeil,  
Resident of Pine Hill neighborhood

P.S. Please see attached petition, and feel free to look through the photo book I have constructed. I can be contacted at my e-mail: [myrtle@humboldt1.com](mailto:myrtle@humboldt1.com), and am happy to e-mail you photos if you wish. Thank you.

**Dear Pine Hill Neighbor,**

June 18, 2011

I am a resident, like you, of an unincorporated neighborhood in Eureka, called Pine Hill. Like me, you may have been surprised to recently receive information in your mailbox from the Humboldt County Planning Commission, describing plans to change zoning in our neighborhood. This zoning change would allow developers to build hundreds of apartment units in our immediate neighborhood.

Although I agree that Humboldt County needs more available multi-family housing, I do not agree that such heavy development in our little neighborhood is appropriate. There are better places to build apartment units, closer to downtown with more employment access, public transportation, shopping and other services.

**The construction of hundreds of apartment units in the Union Street/Sea Avenue/Crestview intersections (as well as at Madison/Little Fairfield/Bingen and Meyers Ave sections) will lead to:**

- increased street traffic and congestion.
- more noise.
- need for garbage collection and other services, leading to rise in utilities fees to support increase in population.
- less free street parking.
- less 'green space' such as the stream with trees at Union/Sea gully and pasture lands with horses, views to redwoods and mountains which will be blocked by construction.
- more 'corner stores' in response to growth.
- a more 'urban' environment, rather than the semi-rural environment we currently enjoy.

Please consider attending the upcoming **Planning Commission Public Hearing on Thursday, June 30, 2011**, at the Board of Supervisors Chamber, Humboldt Co. Courthouse, at 6:00pm, to learn more about plans to re-zone and develop your neighborhood. If you oppose the development (as I do) please consider signing the petition below.

Thanks so much, Neighbor, for your time and thoughts!

--Julie McNiel, resident of Sea Avenue in Eureka.

---

**Petition to Oppose Zoning Change and Development of Hundreds of Apartment Units:  
(Please write your name and address below.)**

---

---

---

---

continued next page

June 21, 2011

To Whom It May Concern,

The following individuals are extremely opposed to the multi-family re-zoning of the property at Windwood Lane. This property has always been zoned a residential area and it was never the intent to be zoned as multi-family. Following are the reasons for our opposition:

- This lane is a small confined area of only a few homes.
- There will be an increase of traffic trying to ingress/egress Walnut from Windwood Lane, with Walnut traffic going 45-60 miles per hour. To make matters worse, all the northbound traffic comes around a blind corner with the traffic off Beachwood onto Walnut filling in the gaps, thus making it very hard to access Walnut.
- Traffic safety concerns were validated when Jerry Johnson and his daughter of Windwood Lane were southbound, stopped on Walnut, with his turn signal on waiting for the high volume of traffic to clear and was rear ended with substantial damage.
- There is already a problem with individuals speeding down the lane.
- A low income, multi-family scenario will most certainly raise the crime rate near the our homes.
- An influx of housing/people at said property will increase the noise level.
- The neighborhood is also very concerned regarding the water run off issues onto the property line to the East.
- The enjoyable, quite, peaceful, county living will be severely impacted by the multi-family zoning. Years ago we all planned and paid for this type of lifestyle with our mortgages. Re-zoning is absolutely not acceptable, we would like to keep the lifestyle that we bought, paid for and worked toward for many years.

Dana & Eric Schoty  
2180 Windwood Lane  
Eureka, CA 95503 707-442-2828

Jerry L Johnson  
2183 Windwood Ln.  
Eureka, Ca 95503 707-845-2237

Sheri Quigley  
2183 Windwood Lane  
Eureka, Ca. 95503 707-616-9816

DORELL L Johnson  
2183 Windwood Ln  
Eureka, CA 95503 707-601-4607

JOHN C. LAITPLE  
2183 WINDWOOD LN  
EUREKA, CA 95503 707-499-0446

Herald & Hazel  
5915 Walnut Dr  
Eureka Calif

Stan & Vernice Sherin  
5954 Walnut Dr.  
Eureka, Ca.

Allen and Augustine Bams  
5975 Walnut Drive  
Eureka, California 95503

Ben & Diane Olson  
2177 Meadowood Lane  
Eureka, Cal. 95503

Marilyn & Jim Gallagher  
2201 Meadowood Lane  
Eureka, CA 95503

Sona Sherman  
2121 MEADOWOOD LN  
Eureka CA 95503

Sona Sherman  
2121 MEADOWOOD LN  
Eureka CA 95503

Jenny Quigley  
2194 Meadowood LN

Stefan Vaughn  
2194 Meadowood Lane

Linda Stierdt

707-2688546

2158 Meadowood Ave.

Eureka, Ca. 95503

Stephanie M Kelly

707-4452653

5937 Walnut Dr

Eureka, CA 95503

LARRY & Brenda Shelden

5932 WALNUT DR

EUREKA, CAL 95503

Charles L. Ciancio

2500 Walnut Drive

Eureka, 95503

June 16, 2011

Humboldt County Planning Commission  
825 Fifth Street  
Eureka, CA 95501

Re: General Plan Update, Proposed Multifamily Housing, Manila

Dear Commissioners:

I appreciate the presentation by Michael Richardson given at the June 8 community workshop. I am a Manila resident and live near where the multifamily housing is being proposed. The following are some comments.

First, Manila is not a "walkable" friendly community. There are no sidewalks, crosswalks, and few street lights, and a highway divides the town. Highway 255 safety has long been a concern of Manila residents. On a number of occasions in the past, the Manila board has advocated for highway safety improvements of turn lanes, nighttime lighting, better signage, and lowering of the speed limit. Also, there are no grocery stores or other commercial shops (excepting a thrift shop at the community center) and no public laundry facilities. Presently, public transit does not stop frequently in Manila. Increased population density, along with the proposed development in Samoa, will likely add to the highway traffic and make the need for highway safety improvements more urgent.

Second, there are rumors that in a significant seismic event, the industrial power lines that supply the mill may fall, and the fallen lines will be fatal to anyone within a 50 or 90 foot radius. These lines are within potential tsunami escape routes. Given the recent catastrophe in Japan, it is important to put these rumors to rest.

If Manila is selected for actual construction of multifamily housing as proposed in the plan, please consider addressing these concerns.

Sincerely,



Rita Carlson

cc: Humboldt County Board of Supervisors



**Richardson, Michael**

---

**From:** Spencer, Martha  
**Sent:** Monday, June 20, 2011 12:03 PM  
**To:** 'Cate Holm'  
**Cc:** Richardson, Michael  
**Subject:** RE: Mckinleyville rezoning

Hi Cate,

The Housing Element and multi family rezoning issues are very complicated and I appreciate all that you are doing to try to be involved and make your voice heard. I would like to let you know that staff only makes recommendations to the Planning Commission, who in turn makes recommendations to the Board of Supervisors, the ultimate decision maker for the rezoning effort. So even if it seemed that staff implied that this was a "done deal", there are so many different outcomes that could happen in this process. It is true that if our Housing Element is not certified by the state by the end of August, we (the County) will lose out of millions of dollars in funding for much needed housing programs, which is very concerning to the Board. However, with that said, I know all the Board members take the community members input to heart when grappling with these complicated and life altering choices. As you probably already know, there is a community meeting to again discuss this at Azalea Hall this Thursday and a Planning Commission public hearing scheduled for both June 30<sup>th</sup> and July 14<sup>th</sup>. If there is anything else I can help you with, please do not hesitate to contact me.

Take care,  
 Martha

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

**From:** Cate Holm [mailto:kalossalon@att.net]  
**Sent:** Friday, June 17, 2011 1:41 PM  
**To:** Spencer, Martha; thofweber@cohumboldt.ca.us  
**Subject:** Mckinleyville rezoning

Dear Martha

I am a resident of Mckinleyville and have grave concerns of the current DEIR. Michael Richardson implied at the last meeting at Azalea Hall, even with future meetings, this is a done deal. If Mckinleyville residents do not go along with this plan the county will be at risk of losing 24 million dollars in funding. It feels as though we are being held hostage. We are already stretched thin on maintaining our private roads and adding duplexes or apartments will definitely take a toll when we will still be responsible for maintenance. Another concern is how will our schools, which are already impacted, handle additional students. I am supportive of implementing some low income housing, but do not feel it fair that the community of Mckinleyville should be responsible for 54 percent because we have transportation and easy access to shopping and ample amount of land that can be developed. I was recently at Sacramento and voiced my concern of being held hostage.

I hope the concerns addressed will be taken seriously and not ignored by the Planning Commission.

Terryholm@sbcglobal.net

Cate Holm

Dear Mr. Richardson,

I attended June 9's workshop  
& was advised ~~me~~ by you to  
send this letter because I will  
be out of town for the next one.

I would very much like  
to have multiple family zoning reinstated  
on my rental property - McKinley-  
ville - South NSA - 1895, 1901, 1931, 1925, 1933  
Ocean dr. These are existing  
rentals (tri-plexes) There are 13 of them.  
I have room for more and I  
would like to do that but I  
can't with the existing zoning.

Thank you,

Barbara Benson

707-599-0764

707-840-9041

760-619-3944



1941 Ocean dr

McKenzieville, Ca 95519

Mr. Kirk Girard  
Community Development Director  
County of Humboldt  
3015 H Street  
Eureka, CA 95501-4484

Dear Mr. Girard,

We received letters from your department notifying us of your intent to rezone our property to Multi Family at the June 30 Planning Commission Meeting. The letters we received are for parcels west and south of the McKinleyville Shopping Center (APNs: 510-132-31 and 508-251-055). Please note that the east end of parcel 31 contains the shopping center and the remainder is the area in question. We also own parcel 510-133-013 located adjacent to the south boundary of Hiller Road but have not seen a letter for that parcel. This letter addresses our desire for all three properties.

As you know from past discussions, we believe a Town Center is the highest and best use for our property and the best for the future of the McKinleyville community. Our vision is to see commercial, civic and mixed use development on the land, not have it be filled with high-density housing projects. While we may choose to incorporate housing in the future, we see this use as secondary and can not commit to any level of housing at this time.

Given the existing constraints to development in our County and in California in general, including wetlands, utility capacity, retention ponds, etc., we do not want our parcels to be rezoned or encumbered in any way. Doing so would reduce the land available for civic and commercial development and further complicate creation of a Town Center as envisioned by ourselves and the residents of McKinleyville when they created and adopted the McKinleyville Community Plan.

Please remove parcels 510-132-031; 508-251-055; and 510-133-013 from the rezoning process.

Sincerely,

  
Gregory E. Pierson  
Agent for L&A Enterprises LLC

Cc: Humboldt County Supervisors via email to Kathy Hayes and Nikki Turner  
Humboldt County Planning Commissioners via email to Siana Watts  
NCHB via email  
HELP via email



Good afternoon Senior Planner Richardson,  
After attending the Workshop Wednesday, June 8, 2011 we realized we had further questions regarding the Rezoning process:

- 1.) How can Amendments be proposed on an uncertified and incomplete Document, the Housing Element of the General Plan Update, from 2006-2011?
- 2.) You made comments that do not seem to be factual regarding accessible public transportation for nominated sites:  
There are no bus stops within two miles of four Ridgewood area sites with 67 proposed multi-family units.
- 3.) The process does not consider the unconstitutional and probably illegal aspects of the Rezoning Proposals which override(?) future CEQA regulations. You stated neighboring residents would be required to present their concerns through the Court system using legal representation.
- 4.) Is it written and required for Developers to include all infrastructure, necessary road improvements and traffic lights for their development?
- 5.) A privately owned High Density apartment complex is a Commercial venture within appropriate Commercial Zoning including nearby Retail, which is missing in the Rezoning proposals.
- 6.) The proposed County wide Rezoning will lower property values for thousands of County residents with "Full Disclosure" of proposed neighboring High Density units. However, it will increase property values in residential areas of Humboldt County that are not close to proposed Rezoned High Density parcels. This Rezoning Proposal is discriminating and illogical.

In order to meet State mandates for Housing on site inspections of each proposed parcel with all available infrastructure information is necessary.

Thank you for your consideration of our concerns.  
Nancy and Glenn Pritchard



Rec'd 06/16/11

Rita Carlson

POB 3753 \* Eureka, CA 95502-3753

June 16, 2011

Humboldt County Planning Commission  
825 Fifth Street  
Eureka, CA 95501

Re: General Plan Update, Proposed Multifamily Housing, Manila

Dear Commissioners:

I appreciate the presentation by Michael Richardson given at the June 8 community workshop. I am a Manila resident and live near where the multifamily housing is being proposed. The following are some comments.

First, Manila is not a "walkable" friendly community. There are no sidewalks, crosswalks, and few street lights, and a highway divides the town. Highway 255 safety has long been a concern of Manila residents. On a number of occasions in the past, the Manila board has advocated for highway safety improvements of turn lanes, nighttime lighting, better signage, and lowering of the speed limit. Also, there are no grocery stores or other commercial shops (excepting a thrift shop at the community center) and no public laundry facilities. Presently, public transit does not stop frequently in Manila. Increased population density, along with the proposed development in Samoa, will likely add to the highway traffic and make the need for highway safety improvements more urgent.

Second, there are rumors that in a significant seismic event, the industrial power lines that supply the mill may fall, and the fallen lines will be fatal to anyone within a 50 or 90 foot radius. These lines are within potential tsunami escape routes. Given the recent catastrophe in Japan, it is important to put these rumors to rest.

If Manila is selected for actual construction of multifamily housing as proposed in the plan, please consider addressing these concerns.

Sincerely,



Rita Carlson

cc: Humboldt County Board of Supervisors

Planning Commission:

Hello:

My name is John King and I live at 4127 Soule Street in the Pine Hill area of Eureka. In response to a change in zoning which would allow the building of apartments in this area I say "no rezoning". I moved to this area because although it is in town it has a rural feel to it. The streets are narrow, the houses old, the families friendly and there are great views of the ocean and hills. The building of two story apartment complexes would detract from the rural feel as well as increase traffic, noise and congestion. One of the parcels up for rezoning is a mobile home park down the hill from us. It seems counter productive to remove the mobile home park which is a very low income housing solution, to build apartment complexes which in reality are not low income solutions. There are three mobile home parks in Pine Hill which seems like Pine Hill has done more than most areas already in addressing "low income" housing.

It also doesn't seem right to be able to rezone in any area just because a parcel owner thinks it is a good idea. If I could build apartments on my parcel of land and make tons of more money I would not do it knowing the families which surround me would be impacted.

If this rezoning ends up happening, I would hope the rezoning will also happen in the center of the good neighborhoods of Henderson Center, next to the "castles" in McKinleyville and other high income areas. I would also rather have mobile home parks than two story apartments. They are truly low income and seem less intrusive than apartment complexes.

Thanks

John King





Regina Case  
4127 Soule Street  
Eureka, California 95503  
(707) 442-1419

June 28, 2011

Humboldt County Planning Commission  
Community Development Services  
3015 H Street  
Eureka, CA. 95501

Dear Board of Supervisors and Planning Commission,

I am a resident of Pine Hill. We purchased our home 20 years ago for the quiet, somewhat country, single family aspect of the neighborhood. Like my neighbors, I am horrified that our area may be rezoned for multi-family; resulting in more dense population, noise and traffic. Sea Avenue is a narrow street, full of kids and animals, and unsuitable to increased traffic.

Since the point is to create low-income housing, does replacing the low-rent trailer park with apartments that will rent for more make sense?

Please consider the quality of our homes and lives when making your decision.

Thanks for your consideration,

*Regina Case*

Regina Case

r.case@suddenlink.net • [reginacase.com](http://reginacase.com)



3011 Cedar Lane  
Eureka, CA 95503  
June 25, 2011

Michael Richardson  
Senior Planner  
Humboldt County Development Services  
Planning Division  
County of Humboldt  
3015 H St.  
Eureka, CA 95501

Dear Mr. Richardson:

I attended the Community Workshop 2 at the Wharfinger Building on June 8<sup>th</sup> but did not give public input as I was there mostly for informational purposes. I am a property owner on Cedar Lane near Freese Ave. and will be affected by changing the general plan of certain parcels from RL, RS, and R-1 to RM. My street borders the Green Diamond property which is one of the proposed parcels – parcel 017032007.

I will be out of town for the June 30<sup>th</sup> public hearing and thus, I am writing this letter to express some grave concerns for the rezoning change for this parcel.

- Increased traffic and noise: Currently there is only one ingress and egress from Freese Ave. There is already a housing subdivision being built directly across from Freese which has increased wait time for exiting Freese onto Harris. Increased traffic and noise lowers quality of life. The wait at the new Safeway superstore light at Walford Ave. has already caused traffic to back up on Harris and the store hasn't even opened yet! What will this traffic be like after 70 multi-family units have been built behind Freese Ave.?
- Lowering of property values: Property owners have bought homes in this neighborhood expressly because of the quiet neighborhood, green belt, and open sight lines. It will be harder to sell our properties because of a loss of these desirable characteristics.
- Increased urban sprawl: Harris Street is becoming denser and denser with the building of the new Safeway superstore. Slowly the increase in businesses is changing the neighborhood from what used-to-be residences to a southern California strip mall. I attended the meeting of property owners when Safeway was first proposing their superstore and nowhere were we shown plans for 50 ft. concrete walls which were shipped up from down south and erected within a day. There is little to no setback from the street and the walls look like a prison. Will the proposed developments on Green Diamond property be able to commit similar architectural monstrosities? I hope not but I am leery of the design review process if there is one.



Please consider my concerns as you consider the 75 candidate properties. I am hoping you reconsider the change of rezoning of parcel 017032007 to multi-family.

Respectfully,

A handwritten signature in black ink that reads "Libby Yee". The signature is written in a cursive style with a large, looped "L" and a long, sweeping "Y".

Libby Yee  
3011 Cedar Lane  
Eureka, CA 95503

Nancy Firth  
P.O. Box 1692  
Chester, Ca 96020  
APN #509071002  
& #509071003

*23 June 2011*

Planning Division of  
Community Development Services  
County of Humboldt

**Subject: Proposed Multi-Family Rezoning Of Parcel #509093002, 2185 Second Road, McKinleyville**

I am the property owner who owns the two parcels next door to APN#509093002. I oppose this parcel, 2185 Second Road, McKinleyville being rezoned to Residential Multi-Family low income apartment housing. This is a quiet residential neighborhood where we are able to raise a garden and keep farm animals. Apartment dwellers' wouldn't like being woke up by "chickens crowing". We wish to be able to live in our neighborhood and enjoy raising animals without the new neighbor's complaining of any noise or smell that may bother them.

The parcel already has two homes, a main house and smaller home. Both of these are currently rentals. The property only has a one way in or out access which is "C" Ave. The back half of the property gets very swampy in our wet winters, just like my parcel. Our roads are not county maintained. Only a few of the property owner's along C Ave and Second Road have done the improvements. The property owner of this parcel has not helped with any improvements in many years. The main house, 2185 Second Road, was just involved in a grow house issue.

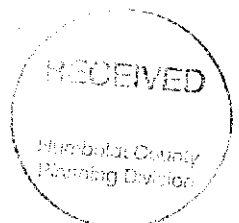
My house at 2205 Second Road is not a rental, it is my vacation home until I am able to retire. I maintain my property and enjoy my frequent working vacations working in my yard. I don't wish to have an apartment complex built next door. It's a very peaceful setting and having high density housing would spoil my future dreams. My parcels have been in my family since 1964.

Our neighborhood has had to do a Civil Code Section 3479 & 3480 against the property owner of 1995 C Ave for maintaining a public nuisance. This was an alleged drug house (trailer). We won a judgment but the case is still pending due to the property owner's appeal. We are going on 2 years of waiting.

I believe that multi-family housing should be close to major developed streets, transportation and other necessary amenities to provide for your daily living needs.

Thank You,

*Nancy Firth*



# Arcata pot bust leads to McK grow house

By Kevin L. Hoover

MAD RIVER NEWSPAPER GUILD

Another big, blatant grow house on California Avenue in Arcata was taken offline last week, this one coincidentally just up the street from a similar big-time bust of just a few weeks back.

The raid netted the usual haul of plants, processed pot, lights, ballasts, fans and a couple of suspects, but also included a few unusual wrinkles - a child endangerment charge against

one of the accused and a mobile processing facility in the backyard which was hauled away and impounded.

On Wednesday, April 13, in response to neighbor complaints, officers from the Arcata Police Department's Special Services Unit, assisted by the Humboldt County Drug Task Force and the Humboldt County Sheriff's Office served two search warrants on residences where illegal marijuana cultivation operations were suspected to

be taking place.

The first search warrant was served at a residence at 645 California Avenue. Officers discovered a large-scale indoor marijuana cultivation operation both inside and underneath the home.

Nearly 1,500 marijuana plants and more than 15 pounds of processed marijuana along with an array of cultivation equipment - including 28 grow lights - and nearly \$3,000 in cash was seized.

See WEED, page 10

## Weed

Continued from page 1

Julie Robbins, 29, of Arcata, was arrested and booked on charges of possession of marijuana for sale, operating a house for the manufacture of drugs, cultivation of marijuana and child endangerment.

Korwyn Jensen, 32, of Garberville, was arrested and booked on charges of possession of marijuana for sale, operating a house for the manufacture of drugs and cultivation of marijuana.

The second search warrant was served at a residence at 2185 Second Road in McKinleyville, a house owned by William L. Rice and Judith L. Mitchell-Rice. The residence was associated with the Arcata home.

A small marijuana growing operation was discov-

ered at the McKinleyville residence as well. Nearly seven pounds of processed marijuana along with additional cultivation equipment was seized. No arrests were made at that location.

City of Arcata building inspectors discovered numerous building code violations at the California Avenue location, necessitating the immediate disconnection of electrical service.

The California Avenue house is owned by Susan E. Shores of Palo Alto. APD Chief Tom Chapman said that the crawlspace of the home had been heavily modified to accommodate a grow, with unsafe lights and wiring running at all times underneath the house in which two children lived.

"The electrical situation in this house is one of the worst jobs that we have seen in terms of unsafe, exposed wiring," Chapman said.

"It was appalling to see a four- and seven-year-old living in this situation, that only seemed like a matter of time before something happened," Chapman said.

On top of that "practically the entire home" had been utilized for cannabis production to some degree. Not even living spaces were cannabis-free. "There were bong on the table where the kids were eating," he said.

The sketchy electrical lashups and immersive drug-production environment added up to APD's first child endangerment charge for a cannabis growing suspect.

"This is the first case that we have done grow house-wise where we encountered small children," Chapman said. "To arrest, we have to have probable cause that these kids were in danger. Conditions were

bad enough that we felt it warranted this particular charge."

The District Attorney's Office will make the final decision on charges against the two suspects.

Out back of the home, a windowless, 18-foot cargo trailer was in use as a cannabis drying facility. It was towed away by the HCSO and impounded.

As officers packed up grow lights, ballasts and fans, area residents gathered across the street and gave the officers the thumbs-up sign. One neighbor said the house's garage door hadn't been open in five years.

Det. Sgt. Todd Dokweiler said other suspected grow houses are under investigation, with more search warrants likely to be served soon.

25 April 2011 McKinleyville Press