

August 20, 2012

Lands of Christie, Alfred

Analysis of 17 separate Assessor Parcel numbers in the Glendale/Mad River/Blue Lake area shows that Mr. Christie appears to be being downgraded in his Land Use designations on each parcel, here is a parcel by parcel explanation:

- | Parcel # | |
|---------------|---|
| 1. 312-081-02 | 3.65 GIS acres
Currently: Dispersed Housing at 1/acre minimum = 3 potential units
PC Recommended: RE 2.5-5 acre minimum parcel size = 1 unit
A taking of 2 units |
| 2. 312-082-05 | 2.00 GIS acres
Currently: Dispersed Housing at 1/acre minimum = 2 potential units
PC Recommended: RE 2.5-5 acre minimum parcel size = 1 unit
A taking of 1, unit and the creation of a substandard size parcel, so no accessory dwelling unit (ADU) potential without conditional use permit process = \$\$\$ |
| 3. 312-082-06 | 33 GIS acres
Currently: Suburban at 6 units/acre= 198 potential units
PC Recommended: AG = 1 unit (AG 20 acre minimum parcel size pg 4-59 of GPU Draft dated 3/19/2012)
A taking of 196 units |
| 4. 312-091-02 | 1.74 GIS acres
Currently: Suburban at 6 units/acre= 10 potential units
PC Recommended: AG & RE 2.5-5 = 1 unit
A taking of 9 units and the creation of a substandard size parcel, so no ADU potential without conditional use permit process, and potentially proving the residence is necessary to the agricultural operation. |
| 5. 312-091-17 | 41.38 GIS acres
Currently: Dispersed housing at 1/acre & Timber = 41 potential units
PC Recommended: AE = 1 unit (AE 60 acre minimum parcel size pg 4-59 of GPU Draft dated 3/19/2012)
A taking of 41 units and the creation of a substandard size parcel |
| 6. 312-091-20 | 1.42 GIS acres
Currently: Suburban at 6 units/acre= 8 potential units
PC Recommended: RE 2.5-5 = 1 unit
A taking of 7 units and the creation of a substandard size parcel, so no ADU potential without conditional use permit process. |
| 7. 312-101-10 | 7.09 GIS acres
Currently: Suburban at 6 units/acre = 42 potential units
PC Recommended: AE = 1 unit (AE 60 acre minimum parcel size pg 4-59 of GPU Draft dated 3/19/2012)
A taking of 41 units and the creation of a substandard size parcel, so no ADU potential without conditional use permit process, and proving any residence is necessary to the agricultural operation. |

- 8. 516-171-05 2.86 GIS acres
 Currently: Grazing AE
 PC Recommended: CF
 A taking, 1 potential residence, additionally CF is more restrictive than AE, see GPU Draft dated 3/19/2012 pages 4-57 through 4-59. AE allows for all of the uses in CF, plus more agricultural related uses.
- 9. 516-171-06 78 GIS acres
 Currently: Grazing AE
 PC Recommended: CF & AE
 A taking, 1 potential residence, additionally CF is more restrictive than AE, see GPU Draft dated 3/19/2012 pages 4-57 through 4-59.
- 10. 516-171-08 48 GIS acres
 Currently: Dispersed Housing 1 unit/acre; Grazing
 PC Recommended: AE (Residence Incidental to Ag Use)
 A taking, 48 units and making it potentially unbuildable if residence isn't for Ag use
- 11. 516-171-09 29 GIS acres
 Currently: Dispersed Housing 1 unit/acre; Grazing
 PC Recommended: AE
 A taking, 29 units and making it potentially unbuildable
- 12. 516-181-05 40 GIS acres
 Currently: Dispersed Housing 1 unit/acre; Grazing
 PC Recommended: AE
 A taking, 40 units and making it potentially unbuildable
- 13. 516-181-09 94 GIS acres
 Currently: Dispersed Housing 1 unit/acre; Grazing
 PC Recommended: AE & CF
 A taking, 94 units and making it potentially unbuildable
- 14. 516-181-10 56 GIS acres
 Currently: Grazing
 PC Recommended: CF
 A downward designation, AE would be more similar to Grazing
- 15. 516-191-08 11.21 GIS acres
 Currently: Dispersed Housing 1 unit/acre; AE
 PC Recommended: AE
 A taking, 11 units and making it potentially unbuildable

The total potential subdivision potential that is lost as a result of the Planning Commission Recommended version is 521 units, because of changes to Mr. Christie's land use designations.

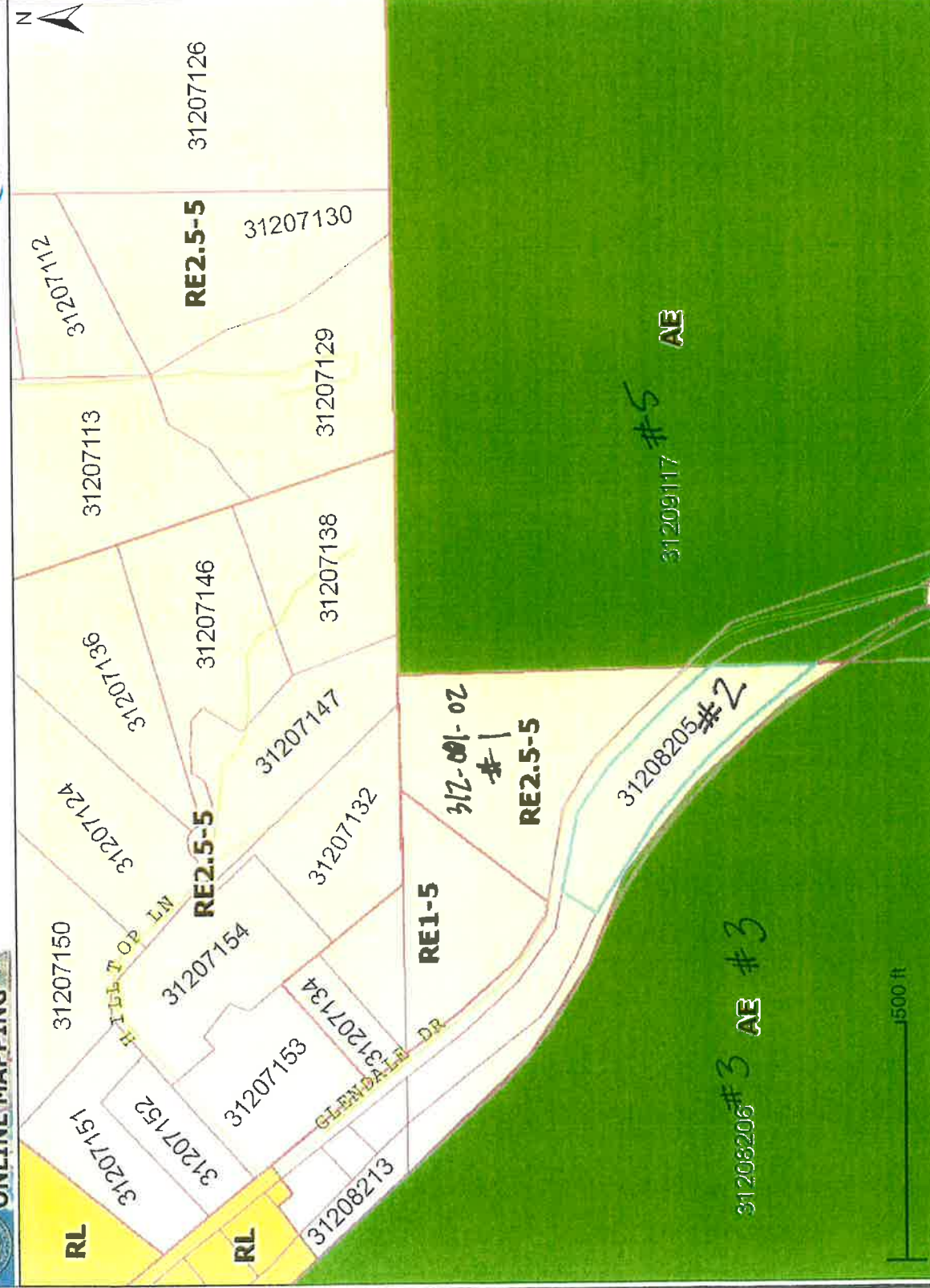
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 50,000
 521
 \$ 26,500,000

Humboldt County Web GIS Map



Legend

- Alternative A**
 - AG1 - Agricultural Grazing
 - AG2 - Agricultural Grazing
 - AG3 - Agricultural Grazing
 - AG4 - Agricultural Grazing
 - AG5 - Agricultural Grazing
 - AG6 - Agricultural Grazing
 - AG7 - Agricultural Grazing
 - AG8 - Agricultural Grazing
 - AG9 - Agricultural Grazing
 - AG10 - Agricultural Grazing
 - AG11 - Agricultural Grazing
 - AG12 - Agricultural Grazing
 - AG13 - Agricultural Grazing
 - AG14 - Agricultural Grazing
 - AG15 - Agricultural Grazing
 - AG16 - Agricultural Grazing
 - AG17 - Agricultural Grazing
 - AG18 - Agricultural Grazing
 - AG19 - Agricultural Grazing
 - AG20 - Agricultural Grazing
 - AG21 - Agricultural Grazing
 - AG22 - Agricultural Grazing
 - AG23 - Agricultural Grazing
 - AG24 - Agricultural Grazing
 - AG25 - Agricultural Grazing
 - AG26 - Agricultural Grazing
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 - AG30 - Agricultural Grazing
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 - AG32 - Agricultural Grazing
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 - AG35 - Agricultural Grazing
 - AG36 - Agricultural Grazing
 - AG37 - Agricultural Grazing
 - AG38 - Agricultural Grazing
 - AG39 - Agricultural Grazing
 - AG40 - Agricultural Grazing
 - AG41 - Agricultural Grazing
 - AG42 - Agricultural Grazing
 - AG43 - Agricultural Grazing
 - AG44 - Agricultural Grazing
 - AG45 - Agricultural Grazing
 - AG46 - Agricultural Grazing
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 - AG50 - Agricultural Grazing
- Alternative B**
 - AG51 - Agricultural Grazing
 - AG52 - Agricultural Grazing
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 - AG95 - Agricultural Grazing
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- Alternative C**
 - AG101 - Agricultural Grazing
 - AG102 - Agricultural Grazing
 - AG103 - Agricultural Grazing
 - AG104 - Agricultural Grazing
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- Alternative D**
 - AG151 - Agricultural Grazing
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 - AG197 - Agricultural Grazing
 - AG198 - Agricultural Grazing
 - AG199 - Agricultural Grazing
 - AG200 - Agricultural Grazing



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

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