

**HUMBOLDT COUNTY PLANNING COMMISSION
GENERAL PLAN UPDATE**

MEETING OF FEBRUARY 9, 2012

Recommended Commission Agenda

For tonight's meeting staff recommends that the Commission:

1. Receive a staff presentation on the countywide mapping changes.
2. Allow time for public comments.
3. Review and deliberate the countywide land use mapping changes.
4. Review and deliberate on Appendix C, Community Plan Policies.
5. Continue the hearing to February 16th or other date chosen by the Commission.

Please Note: For background information on the proposed mapping changes, please see the January 5th January 24th and January 26th Planning Commission Staff Reports posted on www.planupdate.org)

Continued Review Process - Maps

The Commission has hosted one all day meeting/workshop and four subsequent Planning Commission hearings in order to receive public comments on the draft maps. These hearings (and staff review materials) were organized into 6 geographical areas with specific timeslots to allow review and public comment to be directed for that specific area. The Commission has received public comments from all these areas, provided straw votes on many of the individual mapping requests and began the initial review of the overall countywide mapping changes during the January 26th meeting.

The Commission was provided three sets of Map Books that illustrate: 1) Alternative B (the proposed Alternative) Hearing Draft Maps dated October 2011; 2) the differences in Alternatives A, B and C; and 3) the differences in Alternative B with Alternative D (the existing Framework Plan). Voting Charts were also prepared and distributed that summarized, by each geographic area, the type of change (map correction, change reflects public ownership, etc.) and assigned index numbers to better identify these changes.

During the meeting of January 26th, it was noted by staff that the organization of the Voting Charts did not work well for the review of the countywide mapping changes. The Voting Charts were organized by the six geographic areas developed specifically to receive public comments for that area (so that residents of the county could have a "time certain" hearing for their area), whereas, the Map Books were organized for review of the County from north to south. Staff therefore re-organized the Voting Charts to coincide with the organizational structure of the Map Books to better serve the Commission in their deliberation for the proposed changes. Staff removed from the chart the individual owner requests that have previously been acted on. In addition, staff has since identified additional countywide changes that are not included in the chart. Staff proposes to review the countywide changes from north to south during the meeting in the same order as the Map Books, and will highlight any additional changes at that time.

Staff previously provided a summary of the proposed changes for Plan Alternative B (the proposed alternative) and recommendations for property owner requests in the January 5th and 26th staff reports. Staff believes that these changes reflect the Board direction for the proposed plan. Staff recommends that the Commission utilize the “short list” process for the map changes similar to those of the policy decisions. For those mapping changes not “pulled” by the staff or the Commission, these items are approved as a slate of mapping recommendations to the Board of Supervisors. All others will undergo Commission deliberation and straw votes.

Attachments:

Attachment A. Revised Voting Charts for Map changes (reconfigured to reflect the pagination of the Map Books for review by the Commission)

Previously Distributed Materials for Meeting:

Map Books (previously provided to the Commission):

- Countywide Maps containing Alternative B (the proposed alternative)
- Countywide Maps illustrating Alternatives A/B/C proposed designations
- Countywide Maps illustrating differences in Alternative B (the proposed alternative) with Alternative D (the Framework Plan)
- Countywide Maps illustrating differences in Alternative B (the proposed alternative) with Alternative D (the Framework Plan) with index number of changes noted (corresponds with the voting charts)
- Maps of property owner land use requests Revised Voting Chart for proposed Map Changes (includes individual land use requests)
- Revised and/or additional Maps for the Land Use Requests

CD with land use request letters and index

Draft Planning Commission recommendations on Section 4.7 Land Use Classifications, from the PC meeting September, 2010

Background information on the draft Land Use Maps

The draft land use maps for each alternative, the Community Plan Policy Extract (Appendix) C and all Background reports can be found at Community Development Services, Planning Division, 3015 H Street, Eureka, California, and on the County's website at <http://www.planupdate.org>.

For more information, contact Martha Spencer, Senior Planner at (707) 268-3704 or mspencer@co.humboldt.ca.us.

Attachment A
Revised Voting Chart for draft Maps
Reconfigured to reflect the pagination
of the Map Books

Draft Land Use Maps – PC Voting Charts – for February 9, 2012 PC Meeting

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Orick				
Land use requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
89	COMSTOCK DONALD L	Alternative B is TC/AE60 owner wants to retain Ag uses and a boundary adjustment between TC and AE60	Staff supports change. Map Correction - request consistent with Plan principles	
90	CORDOVA MIKE J & BRENDA K	Alternative B is CG; owner wants CR to accommodate possible RV park	Staff supports change. Plan could allow request, Staff is supportive of change to CR	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
General Plan Update database error, not a proposed change				
Orick	▪ 2-13	Alt D = AR, Alt B = RR5-20	Orick area, proposed density and use the same	
Proposed land use designation or density changed to reflect physical constraints				
Orick	▪ 2-10	Alt D = AL, Alt B = RR40-160	Orick area, wetland/flood/slope/habitat	
	▪ 2-12	Alt D = AL, Alt B = RR40-160	Orick area, wetland/flood/slope/habitat	
	▪ 2-6	Alt D = AL, Alt B = RR40-160	Orick area, wetland/flood/slope/habitat	
	▪ 2-9	Alt D = AL, Alt B = RR40-160	Orick area, wetland/flood/slope/habitat	
Proposed land use designation reflects current parcelization and use				
Orick	▪ 2-15	Alt D = RL, Alt B = CG	Orick area, owner initiated former church property	
	▪ 2-7	Alt D = AL, Alt B = RE2.5-5	Orick area, developed parcel	
Orick	▪ 2-11	Alt D = IR/P, Alt B = CR	Orick area, former Simpson mill	
	▪ 2-14	Alt D = CR, Alt B = MU	Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity infill	
	▪ 2-4	Alt D = IR, Alt B = CR	Orick area, Redwood Parks Lodge initiated proposal	
	▪ 2-5	Alt D = AS/AE, Alt B = CR	Orick area, Redwood Parks Lodge initiated proposal	
Proposed land use designation reflects public or quasi public ownership or use				
Orick	▪ 2-8	Alt D = AL, Alt B = P	Orick, Redwood Nat'l Park property	

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Orleans				
Land use requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
88	PURCELL KATE M	Alternative B is RR 40 - 160, the property owner wants RR 20 similar to the neighbors	Staff supports making whole parcel RR20.	
86	HORN THOMAS W(Jen Kalt)	Alternative B is IG/RE1-5, commenter wants Alternative A Orleans area.	Alternative A accommodates request, staff supports request	
Major changes from existing plan				
Most recent mapping for Orick CPA is the 1965 Northern Humboldt General Plan. Due to the antiquated land use designations and land use maps in this area, no specific changes have been identified. The entire area is considered to be changed by the proposed General Plan Update Land Use Map				

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Westhaven/Trinidad				
Land use Requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
21	SCOLLARD CORRIE L	Alternative B is RE1-5, owner wants to maintain public stable use	Proposed plan is consistent with maintaining ag uses; no change recommended	
22	Stagecoach Road petition	Alternative B is RE 2.5 -5, Petitioners support Alt A for certain Stagecoach Rd areas	Staff supports 5 ac density on northern area; recommend no change to Homan property(See revised map #22)	
Land use Requests – staff does not supports				
13	ORLIKOFF LEE et al	Alternative B is RR5-20, Property owner wants RE2.5-5 for his 8.5 ac lot.	Alternative C accommodates request, staff continues to recommend Alt B. Area is adjacent to RE2.5-5 lots.	
18	MAAS BRIAN	Alternative B is RE 2.5 – 5, owner wants 1 acre lots. Trinidad/Westhaven area.	Staff does not support 1 acre lots here. No municipal water; property is adjacent to resource land.	
Major changes from existing plan				
Land use designation changed to reflect existing zoning, plan policy, or existing use				
Westhaven/ Trinidad	▪ 25	Alt D = RR(C), Alt B = RE2-5	Trinidad, Patrick's Pt Rd change L/U to match zone	
Proposed land use designation reflects current parcelization and use				
Westhaven/ Trinidad	▪ -27	Alt D = CR, Alt B = RE2.5-5	Trinidad, Patrick's Pt Rd average parcel size ~3 acres	

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Willow Creek-North				
Land use requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
57	DOBREC VICTOR A JR & ELLA M	Alternative B is OS/CF, owner wants RE1-5/CF. Willow Ck area.	Staff supports change Map Correction - request consistent with Proposed Plan	
83	TONKIN ARTHUR K CONSTRUCTION INC	Alternative B is RL1; owner wants commercial. Willow Ck area.	Staff supports change to CS or CG	
Land use requests – staff does not supports				
71	JURIN CHARLES R & BILLIE J TR	Alternative B is T, owner wants to change RL to allow for residential subdivision. Willow Ck area.	Staff does not support. Not consistent with Proposed Plan principles, needs individual petition, no change recommended	
72	DOBREC VICTOR A JR & ELLA M	Alternative B is AE, owner want to remain RL1 (RE1-5) (Alt C, D); Alt B = AE. Willow Ck area.	Currently planned and zoned for 1 acre lots. Appears to be good productive farm land.	
77	PHILLIPS NOLEN R WRSE	Alternative B is T, owner wants RR1-5Willow Ck area.	Staff does not support. Not consistent with Proposed Plan principles, planned and zoned for resource production, slope constraints.	
80	SHANNON KATHERINE	Alternative B is T, owner wants RR1-5Willow Ck area.	Not consistent with Proposed Plan principles, planned and zoned for resource production, Not a change appropriate for this countywide plan amendment process. Owner can pursue an individual GP amendment.	
81	SHANNON PATRICK	Alternative B is T, owner wants RR1-5Willow Ck area.	Not consistent with Proposed Plan principles, planned and zoned for resource production, Not a change appropriate for this countywide plan amendment process.	

Draft Land Use Maps: Geographic Areas			PC Vote R,M,D
Willow Creek-North			
			Owner can pursue an individual GP amendment.
Major changes from existing plan			
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation
General Plan Update database error, not a proposed change			
Willow Creek – North	<ul style="list-style-type: none"> ▪ 5-41 Alt D = AS, Alt B = RE2.5-5 Willow Creek, no change in use or density 		
Map correction			
Willow Creek - North	<ul style="list-style-type: none"> ▪ 5-44 Alt D = P, Alt B = RL1 Willow Creek, reflects private ownership 		
Proposed land use designation or density changed to reflect physical constraints			
Willow Creek - North	<ul style="list-style-type: none"> ▪ 5-33 Alt D = RL(1), Alt B = RR5-20 Willow Creek, Patterson Rd rural residential and agricultural ▪ 5-35 Alt D = RL(1), Alt B = RR5-20 Willow Creek, Patterson Rd rural residential and agricultural ▪ 5-42 Alt D = AS, Alt B = AG Willow Creek, WCCSD critical water supply ▪ 5-43 Alt D = AS, Alt B = AG Willow Creek, WCCSD critical water supply ▪ 5-47 Alt D = AR, Alt B = AG Willow Creek, WCCSD critical water supply ▪ 5-49 Alt D = AR, Alt B = AG Willow Creek, WCCSD critical water supply ▪ 5-54 Alt D = CR, Alt B = AG Willow Creek, WCCSD critical water supply 		
Proposed land use designation reflects current parcelization and use			
Willow Creek - North	<ul style="list-style-type: none"> ▪ 5-39 Alt D = RL, Alt B = RL1-4 Willow Cr, country club area, ~1/4 acre smallest ▪ 5-50 Alt D = IG, Alt B - RL3-8 Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity infill ▪ 5-51 Alt D = AR, Alt B = RE1-5 Willow Creek, developed single family residential, limited development potent ▪ 5-59 Alt D = CS, Alt B = RE2.5-5 Willow Creek, Willow Rd area 		
Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity			
Willow Creek - North	<ul style="list-style-type: none"> ▪ 5-56 Alt D = IG, Alt B = RM Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity infill ▪ 5-57 Alt D = IG, Alt B = CS Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity infill ▪ 5-60 Alt D = IG, Alt B = PF Proposed land use designation reflects existing mix of housing and 		

Draft Land Use Maps: Geographic Areas		PC Vote R,M,D
Willow Creek-North		
	<ul style="list-style-type: none"> commercial, industrial reuse, or infill opportunity infill ▪ 5-65 Alt D = CS, Alt B = MU Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity infill ▪ 5-66 Alt D = CS, Alt B = MU Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity infill ▪ 5-67 Alt D = CS, Alt B = MU Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity infill ▪ 5-69 Alt D = CS, Alt B = MU Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity infill 	
Proposed land use designation reflects historic use and surrounding uses		
Willow Creek - North	<ul style="list-style-type: none"> ▪ 5-28 Alt D = RL(1), Alt B = CR Willow Creek, S.R. 96 owner initiated w/ CR use type 	
Proposed land use designation or boundary reflects improved constraints mapping		
Willow Creek - North	<ul style="list-style-type: none"> ▪ 5-53 Alt D = AR, Alt B = OS Willow Creek, slope and resource areas adjacent to Trinity ▪ 5-55 Alt D = CR, Alt B = RR5-20 Willow Creek, owner initiated change ▪ 5-58 Alt D = IG, Alt B = OS Willow Creek, slope and resource areas adjacent to Trinity 	
Proposed land use designation reflects surrounding residential uses and/or density		
Willow Creek - South	<ul style="list-style-type: none"> ▪ 6-70 Alt D = RL(2)/RL(1), Alt B = RE2.5-5 Willow Creek, SR 299 may provide increase in density ▪ 6-71 Alt D = AR, Alt B = RE1-5 Willow Creek, SR 299 would provide increase in density 	
Density and land use designation intended to match parcel size standard of zoning classification		
Willow Creek - North	<ul style="list-style-type: none"> ▪ 5-29 Alt D = AS, Alt B = RE2.5-5 Willow Creek, prior residential density not appropriate ▪ 5-61 Alt D = RL, Alt B = RE1-5 Willow Creek, prior residential density not appropriate 	

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Willow Creek-South				
Land use requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
76	SHANNON PATRICK E & KATHERINE M O	Alternative B is RE2.5-5; owner wants to add cabins Willow Ck area.	Staff supports. A plan change to CR would be acceptable; adjacent to CS, good hwy frontage.	
Land use requests – staff does not supports				
82	SHANNON PATRICK	Alternative B is T/RR40-160; owner wants RR1-5 for more housing Willow Ck area.	Not consistent with Proposed Plan principles, planned and zoned for resource production, Not a change appropriate for this countywide plan amendment process. Owner can pursue an individual GP amendment.	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Proposed land use designation or density changed to reflect physical constraints				
Willow Creek – South	6-72	Alt D = RL, Alt B = RE1-5	Willow Cr, 299 no sewer services, current dens too high	
Proposed land use designation reflects surrounding residential uses and/or density				
Willow Creek – South	6-70	Alt D = RL(2)/RL(1), Alt B = RE2.5-5	Willow Creek, SR 299 may provide increase in density	
	6-71	Alt D = AR, Alt B = RE1-5	Willow Creek, SR 299 would provide increase in density	

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
McKinleyville				
Land use requests staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
11	Ocean Drive	Alternative B is RL 1-4, neighborhood is concerned with change of density for area	Staff recommends keeping west side Ocean Dr. lots at current RL 0-2 density.	
17	DREYER KEVIN R	Alternative B is RR10 and T, owner wants GPU to reflect TPZ boundary	Staff supports change Map Correction to T boundary	
Major changes from existing plan				
Index Number	Proposed Change		Staff Remarks/ Implementation	
Proposed land use designation reflects current parcelization and use				
McKinleyville	<ul style="list-style-type: none"> ▪ 7-30 Alt D = AE, Alt B = RE2-5 McKinleyville, Archer Rd., average parcel size ~5 acres ▪ 7-32 Alt D = AR(10AC), Alt B = RR5-20 McKinleyville, Hooven/Blake/Norton Rds, average Parcel ~5 ac ▪ 7-62 Alt D = RE0-2, Alt B = RL1-4 Ocean Ave area, average parcel size 0.6 acres 			
Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity				
McKinleyville	<ul style="list-style-type: none"> ▪ 7-34 Alt D = CS, Alt B = MU McKinleyville, N side of Murray Rd E side of Central Ave, provides flexibility in future use and transition between uses ▪ 7-36 Alt D = RL, Alt B = MU Central Ave S of Reasor Rd, provides flexibility in future use and transition between uses ▪ 7-37, 38 Alt D = CS, Alt B = MU Central Ave S of Reasor Rd and Central Ave N of Bates Rd, provides flexibility in future use and transition between uses ▪ 7-45 Alt D = CS, Alt B = MU McKinleyville Town Center implementation ▪ 7-46 Alt D = CS, Alt B = MU McKinleyville Town Center implementation ▪ 7-48 Alt D = CS, Alt B = MU McKinleyville Town Center implementation ▪ 7-68 Alt D = RL, Alt B = RM McKinleyville School parcel, residential infill 			
McKinleyville	<ul style="list-style-type: none"> ▪ Discuss Alt D = RL, Alt B = RL3-8 changes 			
Proposed land use designation reflects surrounding residential uses and/or density				
McKinleyville	<ul style="list-style-type: none"> ▪ 7-31 Alt D = AS, Alt B = RL1 McKinleyville, Oliver Rd, owner initiated ▪ 7-64 Alt D = CS, Alt B = RL Central Ave, property owner initiated 			

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Fieldbrook				
Land use requests staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
19	FLIEDBROOK SCHOOL DISTRICT	Alternative B is RR5-20, owner wants PF (Fieldbrook School)	Staff supports map correction	
12	FLIEDBROOK CSD	Alternative B is RL1, owner wants PF (Fieldbrook CSD)	Staff supports map correction	
14	VANECK FRED M FOREST FOUNDATION	Alternative B is RE2.5-5, suggested land use designation to T to reflect Conservation Easement	Staff supports change subject to confirming conservation easement.	
Land use requests staff does not supports				
20	REINUS JEFFREY & JINNI	Alternative B is AE, Property owner wants RR5-20	Zoned AE, adjacent to resource land, Warrants project level review-refer to individual GP amendment.	
Major changes from existing plan				
Index Number	Proposed Change		Staff Remarks/ Implementation	
	Most recent mapping for Fieldbrook-Glendale CPA is the 1965 Northern Humboldt General Plan. Due to the antiquated land use designations and land use maps in this area, no specific changes have been identified. The entire area is considered to be changed by the proposed General Plan Update Land Use Map			

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Arcata-Bottoms				
Land use requests				
No land use requests for the Arcata Bottoms				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
Major changes from existing plan				
Index Number	Proposed Change		Staff Remarks/ Implementation	
Agricultural land - either prime land, zoned AE, or used for agriculture and proposed to be Planned AE or AG				
Arcata - Bottoms	<ul style="list-style-type: none"> ▪ 9-73 Alt D = GEN IND/MED DENS RES, Alt B = AE Arcata Sphere of Influence area, Reflects Ag soils and Ag uses ▪ 9-75 Alt D = RV/RL, Alt B = AE Arcata Sphere of Influence area, Reflects Ag soils and Ag uses 			
Planned for annexation by adjacent city				
Arcata – Bottoms	<ul style="list-style-type: none"> ▪ 9-74 Alt D = MG, Alt B = RL/UR Arcata Sphere of Influence area, Reflects annexation plans 			

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Arcata-East				
Land use requests staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
55, 56, & 59	Aaron McKinney Bernice Huston Mary Jackson	Alternative B is MU, commenter wants MU - Glendale area.	No changes needed	
61	ABLER WILLIAM L & EHLERT-ABLER PATRICK	Alternative B is RE2.5-5; owners want to maintain ag uses, limit lot splits. Warren Ck area	Existing AG zoning would not change; no change recommended	
66	GUINTOLI PAUL	Alternative B is RE2.5-5; owners want to maintain ag uses, limit lot splits. Warren Ck area	Existing AG zoning would not change; no change recommended	
67	KINZER DAVID C & ROBIN C TR	Alternative B is RE2.5-5; owners want to maintain ag uses, limit lot splits. Warren Ck area	Existing AG zoning would not change; no change recommended	
69	SMITH THOMAS A & SUSAN D	Alternative B is RE2.5-5; owners want to maintain ag uses, limit lot splits. Warren Ck area	Existing AG zoning would not change; no change recommended	
62	SHEPHERD BEN & WAHLUND WENDY	Alternative B is CG, owner wants CG; public comment against. Glendale area	No change needed.	
65	COHEN EDWARD	Alternative B is RR5-20; owner wants RE2.5-5 to allow for future subdivision. Warren Ck area	Current plan is 1 acre dispersed housing. Staff is not opposed to this change.	
Major changes from existing plan				
Index Number	Proposed Change	Staff Remarks/ Implementation		
Map Correction				
Arcata - East	<ul style="list-style-type: none"> 11-76 Alt D = RESIDENTIAL ESTATES, Alt B = RR5-20 Property proposed to be acquired by the City of Arcata as part of community forest – Should be planned "T" 			

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Blue Lake/Glendale				
Land use requests staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
52	ALVERNAZ SUZANNE M & OBANKS THOMAS	Alternative B is CG, owner wants CS - Glendale area.	Staff supports change. Request consistent with Proposed Plan	
53	ALVERNAZ SUZANNE M & OBANKS THOMAS	Alternative B is CG, owner wants CS - Glendale area.	Staff supports change Request consistent with Proposed Plan –	
Land use requests staff does not supports				
60	MORRIS STEVEN S & GWEN K –	Alternative B is CS/IG, commenter concerned about MU across the road, and noise compatibility. Glendale area	Staff continues to recommend Alt B Commission consideration of land use compatibility in Glendale	
73	ROHN ALEXANDER D & JILL M	Alternative B is RR 5-20; property owner wants RE2.5-5 for future division. Blue Lake area.	Staff does not support. Alternative C accommodates request, warrants project level review, staff continues to recommend Alt B	
75	PLEVIN STEPHEN R & SHERRY K	Alternative B is RE2.5-5; owner wants to subdivide. Blue Lake area.	Staff does not support. Alternative C accommodates request, warrants project level review, staff continues to recommend Alt B	
Major changes from existing plan				
Index Number	Proposed Change		Staff Remarks/ Implementation	
Most recent mapping for Blue Lake and Fieldbrook-Glendale CPAs is the 1965 Northern Humboldt General Plan. Due to the antiquated land use designations and land use maps in this area, no specific changes have been identified. The entire area is considered to be changed by the proposed General Plan Update Land Use Map				

Draft Land Use Maps: Geographic Areas			PC Vote R,M,D
Manila/Samoa/Fairhaven			
Land use Requests			
No owner requests			
Major changes from existing plan			
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation
Proposed land use designation reflects public or quasi public ownership or use			
Manila/Samoa/ Fairhaven	▪ 12-86	Alt D = MC, Alt B = PF Fairhaven, Samoa Penn FPD land	

Draft Land Use Maps: Geographic Areas Indianola/Myrtle town			PC Vote R,M,D
Land use requests staff does not support			
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation
3	KONICKE RONALD G & BARBARA A TR	Alternative B is CR, Owner wants IG	Existing Coastal Plan is CR, staff recommends no change, warrants project level review
Major changes from existing plan			
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation
Map correction			
Indianola/ Myrtle town	<ul style="list-style-type: none"> ▪ 15-79 Alt D = AS, Alt B = RL Indianola area, MH park ▪ 15-80 Alt D = RL, Alt B = RE2.5-5 Indianola area, large lot single family residential 		
Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity			
Indianola/ Myrtle town	<ul style="list-style-type: none"> ▪ 15-85 Alt D = CG, Alt B = MU Myrtle town, commercial single family residential mix 		
Planned for annexation by adjacent city			
Proposed land use designation reflects current parcelization and use			
Indianola/ Myrtle town	<ul style="list-style-type: none"> ▪ 15-81 Alt D = AR, Alt B = RE2.5-5 Ole Hanson/Indianola area, average parcel size 3.5 acres ▪ 15-82 Alt D = AL, Alt B = RR10 Ole Hanson area, average parcel size >5 acres 		
Proposed land use designation reflects historic use and surrounding uses			
Indianola/ Myrtle town	<ul style="list-style-type: none"> ▪ 15-87 Alt D = RL, Alt B = CG Myrtle town, former school building commercial use 		

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Bayside				
Land use requests				
No outstanding owner requests for this area.				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Land use designation changed to reflect existing zoning, plan policy, or existing use				
Bayside	<ul style="list-style-type: none"> ▪ 13-77 Alt D = RS, Alt B = RE2.5-5 ▪ 13-78 Alt D = RS, Alt B = RE2.5-5 	Jacoby Creek urban/rural parcel size		
General Plan Update database error, not a proposed change				
Bayside	<ul style="list-style-type: none"> ▪ 13-83 Alt D = T, Alt B = RR5-20 	Prior immediate TPZ rezone, no change		
Rural residential land use designation applied where rural land is used primarily for residential purposes and area is zoned “U”				
Bayside	<ul style="list-style-type: none"> ▪ 13-84 Alt D = T/RR, Alt B = RR5-20 	Most of parcel is zoned U, improved rural residential		

Draft Land Use Maps: Geographic Areas			PC Vote R,M,D
South Eureka			
Land use requests			
There are no land owner requests in South Eureka			
Major changes from existing plan			
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation
Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity			
South Eureka	<ul style="list-style-type: none"> ▪ 16-108 Alt D = RL(700 UNIT MAX), Alt B = MU Reflects Ridgewood Village proposal ▪ 16-110 Alt D = RL(700 UNIT MAX), Alt B = MU Reflects Ridgewood Village proposal ▪ 16-112 Alt D = RL(700 UNIT MAX), Alt B = MU Reflects Ridgewood Village proposal ▪ 16-113 Alt D = RL, Alt B = MU Reflects Ridgewood Village proposal ▪ 16-119 Alt D = RV/RE, Alt B = RM Humboldt Hill infill proposal ▪ 16-115 Alt D = CG, Alt B = MU Ridgewood area, historic mixed use area ▪ 16-118 Alt D = RL, Alt B = MU Ridgewood area, historic mixed use area 	1-26-12 PC supports Alt D	
South Eureka	<ul style="list-style-type: none"> ▪ Discuss Alt D = RL, Alt B = RL3-8 changes 		
Proposed land use designation reflects historic use and surrounding uses			
South Eureka	<ul style="list-style-type: none"> ▪ 16-105 Alt D = AE, Alt B = RM Spruce Point mobile home park ▪ 16-116 Alt D = RM, Alt B = RL Ridgewood area, fully developed with single family residential 	1-26-12 PC supports Alt D	
Proposed land use designation or boundary reflects improved constraints mapping			
South Eureka	<ul style="list-style-type: none"> ▪ 16-89 Alt D = T, Alt B = OS Proposed land use designation or boundary reflects improved constraints mapping ▪ 16-96 Alt D = T, Alt B = OS McKay Tract constraints mapping ▪ 16-98 Alt D = RL, Alt B = RM McKay Tract, revised mapping shows greater RM area ▪ 16-99 Alt D = RL, Alt B = OS McKay Tract constraints mapping ▪ 16-100 Alt D = RL, Alt B = OS McKay Tract constraints mapping ▪ 16-101 Alt D = RL(700 UNIT MAX), Alt B = OS Gill/Winzler Tract constraints mapping ▪ 16-102 Alt D = RL(300 UNIT MAX), Alt B = OS Gill/Winzler Tract constraints mapping ▪ 16-103 Alt D = T, Alt B = OS McKay Tract constraints mapping ▪ 16-104 Alt D = RL(700 UNIT MAX), Alt B = OS Gill/Winzler Tract constraints mapping 	1-26-12 PC supports Alt D C. Nelson recused himself	

Draft Land Use Maps: Geographic Areas		PC Vote R,M,D
South Eureka		
	<ul style="list-style-type: none"> ▪ 16-106 Alt D = RL(700 UNIT MAX), Alt B = OS Gill/Winzler Tract constraints mapping ▪ 16-107 Alt D = RL(700 UNIT MAX), Alt B = OS Proposed land use designation or boundary reflects improved constraints mapping ▪ 16-109 Alt D = RL(700 UNIT MAX), Alt B = OS Gill/Winzler Tract constraints mapping ▪ 16-111 Alt D = RL(700 UNIT MAX), Alt B = OS Gill/Winzler Tract constraints mapping ▪ 16-114 Alt D = RL(240), Alt B = RR5-20 Eggert Tract, steeper slopes ▪ 16-117 Alt D = RL, Alt B = OS Proposed land use designation or boundary reflects improved constraints mapping ▪ 16-120 Alt D = RL(240), Alt B = RR5-20 Eggert Tract, steeper slopes ▪ 16-121 Alt D = RL(240), Alt B = OS Eggert Tract RL/OS boundary revision ▪ 16-122 Alt D = AR-5, Alt B = OS Eggert Tract RL/OS boundary revision 	
Proposed land use designation reflects public or quasi public ownership or use		
South Eureka	<ul style="list-style-type: none"> ▪ 16-91 Alt D = RL, Alt B = PR Redwood Ball Fields, Cutten 	1-26-12 PC supports Alt D

Draft Land Use Maps: Geographic Areas			PC Vote R,M,D
Freshwater			
Land use requests			
There are no land owner requests in Freshwater			
Major changes from existing plan			
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation
Proposed land use designation reflects historic use and surrounding uses			
Freshwater	▪ 17-90	Alt D = T, Alt B = RE2.5-5	Freshwater, portion of parcel
Density and land use designation intended to match parcel size standard of zoning classification			
Freshwater	▪ 17-92	Alt D = AL, Alt B = RR40-160	Mitchell Heights, zoned AE
	▪ 17-93	Alt D = T/AL, Alt B = RR40-160	Mitchell Heights, zoned TPZ
	▪ 17-94	Alt D = AL, Alt B = RR40-160	Mitchell Heights, zoned AE
	▪ 17-95	Alt D = AL, Alt B = RR40-160	Mitchell Heights, zoned AE
	▪ 17-97	Alt D = AL, Alt B = RR40-160	Mitchell Heights, zoned AE
	▪ 17-88	Alt D = RR, Alt B = RE2.5-5	Mitchell Heights, parcel range 0.5 to 10 average = 3.5 acre

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Upper Jacoby Creek				
Land use requests				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
There are no land owner requests in Upper Jacoby Creek				
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Upper Jacoby Creek	▪	Should we add Alt D = T, Alt B = RR5-20/P	Fickle Hill Road, Following parcel lines, HSU Parcel	

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Fields Landing				
Land use requests staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
1	BI INVESTMENTS LLC (Mike Atkins)	Alternative B is RR 5-20, owner wants a "T" designation to reflect conservation easement	Request consistent with Proposed Plan - staff supports change	
Land use requests staff does not supports				
7	CASERZA STEVEN	Alternative B is AE/T, owner wants RR40 to allow for subdivision. Beatrice area.	Area is an agricultural/timber area. Not a change appropriate for this countywide plan amendment process. Owner can pursue an individual GP amendment.	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Agricultural land - either prime land, zoned AE, or used for agriculture and proposed to be Planned AE or AG				
Fields Landing	18-129	Alt D = AR-10, Alt B = AE Elk River prime agricultural land		
Proposed land use designation or boundary reflects improved constraints mapping				
Fields Landing	18-123	Alt D = T, Alt B = OS Eggert Tract RL/OS boundary revision		
	18-124	Alt D = T, Alt B = OS Eggert Tract RL/OS boundary revision		
	18-125	Alt D = RL(240), Alt B = OS Eggert Tract RL/OS boundary revision		

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Loleta				
Land use Requests staff does not support				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
4	MONTGOMERY H LARRY & FRANCES	Alternative B is AEG160; owner wants RE-2.5 or RE-5 to allow subdivision	Existing Coastal Plan is AEG160, Request does not fit within any of the Alternatives, warrants project level review	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Proposed land use designation reflects historic use and surrounding uses				
Loleta	▪ 19-131	Alt D = RV, Alt B = AE	Loleta, near Fireman's Hall	
Proposed land use designation reflects public or quasi public ownership or use				
Loleta	▪ 19-130	Alt D = RV/AE, Alt B = PF	Loleta Fireman's Hall	

Draft Land Use Maps: Geographic Areas			PC Vote R,M,D
Ferndale/ Fortuna			
Land use Requests			
No outstanding land use requests for the Ferndale area			
No outstanding land use requests for the Fortuna area			
Major changes from existing plan			
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation
Rural residential land use designation applied where rural land is used primarily for residential purposes and area is zoned “U”			
Ferndale	<ul style="list-style-type: none"> ▪ 20-135 Alt D = AG, Alt B = RR5-20 ▪ 20-136 Alt D = AG, Alt B = RR5-20 	Owner initiated, appropriate for RR expansion	
Database error, not a change			
Fortuna	<ul style="list-style-type: none"> ▪ 21-132 Alt D = MG, Alt B = AE 	Should be planned NR like adjacent land	
Planned for annexation by adjacent city			
Fortuna	<ul style="list-style-type: none"> ▪ 21-133 Alt D = AE, Alt B = UR ▪ 21-134 Alt D = IG, Alt B = UR 	Reflects proposed Fortuna annexation areas	

Draft Land Use Maps: Geographic Areas Rohnerville/Hydesville/Carlotta				PC Vote R,M,D
Land use requests staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
51	TUCKER KENNETH W TR	Alternative B is IG, owner wants RE2.5-5 Add adjacent property.	Staff supports change Adjacent to RE2.5-5, being used as residential not industrial, Request consistent with Proposed Plan principles	
Land use requests staff does not supports				
45	HILL EDWARD J & DIANE E TR	Alternative B is T/RR5-20, owner wants RR. Hydesville area.	Staff does not support. Property is zoned TPZ, Alternative C partially accommodates request, staff continues to recommend Alt B	
48	RICHARDSON MARVIN P JR & JUDITH T TR	Alternative B is RE2.5-5; Property owner wants RE1-5. Rohnerville Rd.	Staff does not support. Warrants project level review, Alternative C accommodates request, staff continues to recommend Alt B	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Proposed land use designation or density changed to reflect physical constraints				
Rohnerville/ Hydesville	22-148	Alt D = AR, Alt B = RR40	Metropolitan, rural residential use, timber resources	
Proposed land use designation reflects current parcelization and use				
Rohnerville/ Hydesville	22-137	Alt D = AE, Alt B = RE2.5-5	Rohnerville area, rural residential average parcel size ~5 acres	
	22-140	Alt D = AE/T, Alt B = IG	Carlotta, Yager Camp mill and industrial area	
	22-143	Alt D = IG, Alt B = RR10	Alton, rural residential use amongst industrial uses	
	22-152	Alt D = AE, Alt B = RE2.5-5	Metropolitan, small parcels surrounded by Ag land	
Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity				

Draft Land Use Maps: Geographic Areas		PC Vote R,M,D
Rohnerville/Hydesville/Carlotta		
Rohnerville/ Hydesville	<ul style="list-style-type: none"> ▪ 22-142 Alt D = CG, Alt B = VC Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity infill ▪ 22-144 Alt D = CG, Alt B = VC Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity infill ▪ 22-147 Alt D = IG, Alt B = MU Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity infill 	
Proposed land use designation or boundary reflects improved constraints mapping		
Rohnerville/ Hydesville	<ul style="list-style-type: none"> ▪ 22-141 Alt D = CR, Alt B = OS Alton, owner initiated change 	
Density and land use designation intended to match parcel size standard of zoning classification		
Rohnerville/ Hydesville	<ul style="list-style-type: none"> ▪ 22-146 Alt D = T, Alt B = RR40 Metropolitan, rural residential use, timber resources 	
Agricultural land - either prime land, zoned AE, or used for agriculture and proposed to be Planned AE or AG		
Carlotta	<ul style="list-style-type: none"> ▪ 24-150 Alt D = AL, Alt B = AE Carlotta area, plan to match zone and use ▪ 24-153 Alt D = AL, Alt B = AE Carlotta area, plan to match zone and use ▪ 24-155 Alt D = AR(12), Alt B = AE Carlotta area, plan to match zone and use 	
Database error, not a change		
Carlotta	<ul style="list-style-type: none"> ▪ 24-145 Alt D = T, Alt B = RE2.5-5 Prior immediate TPZ rezone, no change 	
Rohnerville/ Hydesville	<ul style="list-style-type: none"> ▪ 22-151 Alt D = AG, Alt B = AE Metropolitan, indicated as a change, not a significant change 	

Draft Land Use Maps: Geographic Areas			PC Vote R,M,D	
Scotia/Rio Dell				
Land use Requests				
No outstanding requests for this area.				
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Proposed land use designation reflects current parcelization and use				
Scotia/Rio Dell	<ul style="list-style-type: none"> ▪ 23-157 Alt D = CON-T-R, Alt B = RR5-20 ▪ 23-158 Alt D = CON-T-R, Alt B = RR5-20 	Rio Dell, Monument area rural residential Rio Dell, Monument area rural residential		
Scotia/Rio Dell	<ul style="list-style-type: none"> ▪ 23-156 Note re index matched shape of land use requests – change to UR <p>See LU request # 50 for Christensen - Commission recommended T for the Christensen ownership and the RR5-20/UR designation for the Green Diamond portion on 1-26-12</p>			

Draft Land Use Maps: Geographic Areas Stafford, Shively/Pepperwood, Redcrest/Holmes				PC Vote R,M,D
Land use Requests				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
There are no land owner requests in Stafford				
There are no land owner requests in Shively/Pepperwood				
There are no land owner requests in Redcrest/Holmes				
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Stafford	▪ No Index	Alt D = RL1-5, Alt B = RL1-5 one to five acres per dwelling unit) Should be RE1-5	Stafford (Aves Plan indicates RL1-5 in Stafford means	
Shively/Pepperwood	▪ No Index	Alt D = RL1-5, Alt B = RL1-5 one to five acres per dwelling unit) Should be RE1-5	Stafford (Aves Plan indicates RL1-5 in Stafford means	
Redcrest/Holmes	▪ No Major changes from existing plan			

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Petrolia				
Land use Requests – staff does not supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
26	CAPUTO NICOLE	Alternative B is RE1-5, Property owner wants RL	No sewer available, Clearly not consistent with Proposed Plan , No change recommended	
44	SCHEINMAN RICHARD P TR	Alternative B is AG, owner wants RR5-20	Zoned U, planned AG; near some small lots. Warrants project level review-refer to individual GP amendment.	
Major changes from existing plan				
Map correction				
Petrolia	<ul style="list-style-type: none"> ▪ 28-168 Alt D = P/T, Alt B = RR40 ▪ 28-169 Alt D = P, Alt B = RR160 	Petrolia area, reflects private ownership Petrolia area, reflects private ownership		
Boundaries of RCC or VC land use designations changed to reflect precise mapping				
Petrolia	<ul style="list-style-type: none"> ▪ No Index 	Alt D = AG/RCC, Alt B = RCC/AG	Petrolia area, existing and developable area	
Proposed land use designation reflects current parcelization and use				
Petrolia	<ul style="list-style-type: none"> ▪ 28-167 Alt D = AG, Alt B = RR5-20 	Petrolia, adjacent to VC ~5 acre average parcel size		

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Weott, Myers Flat, Miranda, Phillipsville				
Land use Requests staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
40	LA BOYTEAUX JOHN C	Alternative B is AGR, owner wants AE	Staff supports change Map Correction - request consistent with Proposed Plan	
There are no land owner requests in Myers Flat or Miranda				
Land use Requests staff does not supports				
35	Phillipsville community	Alternative B is CFR, property owners want residential designation	Staff does not support Alternative B is same as current Plan, In the designated floodplain, major CEQA issues	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Map Correction				
Weott		<ul style="list-style-type: none"> No Index timber land Alt D = P, Alt B = T 	Weott, Land is not part of Humboldt Redwoods Park, private	
Myers Flat		<ul style="list-style-type: none"> No Index private timber land Alt D = P, Alt B = T 	Myers Flat, Land is not part of Humboldt Redwoods Park,	
General Plan Update database error, not a proposed change				
Weott		<ul style="list-style-type: none"> No Index Alt D = RL1-5, Alt B = RL1-5 Weott (Aves Plan indicates RL1-5 in Weott means one to five acres per dwelling unit) Should be RE1-5 No Index Alt D = RL1-5, Alt B = RL1-5 Weott rd (Aves Plan indicates RL1-5 in Weott means one to five acres per dwelling unit) Should be RE1-5 		
Proposed land use designation reflects surrounding residential uses and/or density				
Miranda		<ul style="list-style-type: none"> 31-172 Alt D = T, Alt B = RR5-20 	Miranda area, TPZ slide out in progress	
Proposed land use designation or density changed to reflect physical constraints				
Phillipsville		<ul style="list-style-type: none"> 32-173 Alt D = AL20, Alt B = T 	Phillipsville, poor access and substantial timber	

Draft Land Use Maps: Geographic Areas			PC Vote R,M,D
Alderpoint			
Land Owner requests			
There are no land owner requests in Alderpoint			
Major changes from existing plan			
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation
Rural residential land use designation applied where rural land is used primarily for residential purposes and area is zoned "U"			
Alderpoint	<ul style="list-style-type: none"> ▪ 33-176 Alt D = AG/T, Alt B = RR40 ▪ 33-177 Alt D = AG/AR20-5, Alt B = RR40 ▪ 33-178 Alt D = AG/T, Alt B = RR40 	Alderpoint area, limited or no subdivision potential	

Draft Land Use Maps: Geographic Areas			PC Vote R,M,D
Redway			
Land use Requests			
No outstanding requests for Redway			
Major changes from existing plan			
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation
Proposed land use designation or density changed to reflect physical constraints			
Redway	▪ 34-187	Alt D = AL, Alt B = RR40-160	Redway, proximity to river and slopes
Proposed land use designation reflects current parcelization and use			
Redway	▪ 34-186	Alt D = IG, Alt B = CS/IG	Redway, existing heavy commercial uses
Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity			
Redway	▪ 34-184	Alt D = CG, Alt B = MU	Proposed land use designation reflects existing mix of housing and commercial, industrial reuse, or infill opportunity infill

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Garberville/Benbow				
Land use Requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
23	GARBERVILLE SANITARY DISTRICT	Alternative B is RL, Property owner wants P (Garberville Sanitary District)	Staff supports change Map Correction - request consistent with Proposed Plan	
24	GARBERVILLE SANITARY DISTRICT	Alternative B is RL, Property owner wants P (Garberville Sanitary District)	Staff supports change Map Correction - request consistent with Proposed Plan	
33	SERGI JAMES S & HUEGEL ALLISON	Alternative B is RR5-20; owner wants CR	Staff supports plan change to CRPlan to reflect existing permitted uses	
34	GARBERVILLE SANITARY DISTRICT	Alternative B is RR5-20, Property owner wants P (Garberville Sanitary District)	Staff supports change Map Correction - request consistent with Proposed Plan	
27	GARBERVILLE SANITARY DISTRICT	Alternative B is RL, Property owner wants P (Garberville Sanitary District)	Staff supports change Map Correction - request consistent with Proposed Plan	
42	SOUTHERN HUMBOLDT COMMUNITY PARK	Alternative B is mostly RR5-20	Being handled as a separate GP amendment – no change recommended.	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Density and land use designation intended to match parcel size standard of zoning classification				
Garberville/ Benbow	▪ 35-194	Alt D = AL20, Alt B = RR40	Garberville area, beyond Kimtu	

Draft Land Use Maps: Geographic Areas			PC Vote R,M,D
Shelter Cove			
Land use Requests			
There are no land owner requests in Shelter Cove			
Major changes from existing plan			
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation
Proposed land use designation reflects current parcelization and use			
Shelter Cove	<ul style="list-style-type: none"> ▪ 36-195 Alt D = AL160/P, Alt B = RR40-160 ▪ 36-197 Alt D = AL160/P/P-M, Alt B = RR40-160 	Holdings ~20 ac Shelter Cove/Kings Peak Rd., rural residential in Holdings ~20 ac Shelter Cove/Kings Peak Rd., rural residential in	

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Northern Humboldt				
Land use requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
85	MCMURRAY THOMAS J JR & GRETHA K TR	Alternative B is T; owner wants CR on portion of property between hwy and river. Orleans area.	Staff supports requested change Map Correction to reflect existing uses - request consistent with Proposed Plan principles	
88	PURCELL KATE M	Alternative B is RR 40 - 160, the property owner wants RR 20 similar to the neighbors	Staff supports making whole parcel RR20.	
Land use requests – staff does not supports				
78	ROVERSI ANN	Alternative B is AG, property owner wants RR Redwood Valley	Alternative C accommodates request, small lots in vicinity, but surrounding area all planned AG, neighborhood opposition; staff continues to recommend Alt B	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Proposed land use designation or density changed to reflect physical constraints				
Hwy 299 East	<ul style="list-style-type: none"> ▪ -40 Alt D = AR20-5, Alt B = RR20 ▪ -63 Alt D = AR20-5, Alt B = RR20 	Willow Cr, Brannon Mtn area, average parcel size ~20 acres		
General Plan Update database error, not a proposed change				
Northern Humboldt	<ul style="list-style-type: none"> ▪ N-16 	Alt D = AEP, Alt B = AE Dry Lagoon, AEP to AE, not a change		
Map correction				
Northern Humboldt	<ul style="list-style-type: none"> ▪ N-20 	Alt D = PR, Alt B = TC Big Lagoon area, Land use boundaries to reflect ownership		
Proposed land use designation reflects current parcelization and use				
Northern Humboldt	<ul style="list-style-type: none"> ▪ N-1 ▪ N-17 	Alt D = AL40, Alt B = RR5-20 Alt D = AG, Alt B = RR5-20	Orleans, will allow legalization of existing dev Dry Lagoon area, parcel ~5 acres	

Draft Land Use Maps: Geographic Areas		PC Vote R,M,D
Northern Humboldt		
	<ul style="list-style-type: none"> ▪ N-19 Alt D = AG, Alt B = RR5-20 North Big Lagoon area ▪ N-2 Alt D = AL40, Alt B = RR5-20 Orleans, will allow legalization of existing dev ▪ N-21 Alt D = AR/RCC, Alt B = RR5-20 Weitchpec, previous RCC deleted ▪ N-3 Alt D *- = AL40, Alt B = RR5-20 Orleans, will allow legalization of existing dev 	
Density and land use designation intended to match parcel size standard of zoning classification		
Northern Humboldt	<ul style="list-style-type: none"> ▪ N-18 Alt D = AG, Alt B = RR5-20 North Big Lagoon area 	
Land use designation changed to reflect existing zoning, plan policy, or existing use		
Northern Humboldt	<ul style="list-style-type: none"> ▪ N-23 Alt D = RR(A), Alt B = TC Patrick's Pt, pending CCC action 	
Proposed land use designation or density changed to reflect physical constraints		
Northern Humboldt	<ul style="list-style-type: none"> ▪ N-24 Alt D = RR(A), Alt B = RR20 Patrick's Pt area 	

Draft Land Use Maps: Geographic Areas			PC Vote R,M,D
Central Humboldt			
Land use Requests			
There are no land owner requests in Central Humboldt outside of mapped community areas			
Major changes from existing plan			
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation
Agricultural land - either prime land, zoned AE, or used for agriculture and proposed to be Planned AE or AG			
Central Humboldt	<ul style="list-style-type: none"> ▪ C-154 Alt D = AL40, Alt B = AGR ▪ C-161 Alt D = AR, Alt B = AE ▪ C-162 Alt D = AR, Alt B = AE 	<ul style="list-style-type: none"> Bridgeville area, Williamson Act parcels Swains Flat, zoned AE/TPZ, contains river Swains Flat, zoned AE, contains river 	
Proposed land use designation reflects current parcelization and use			
Central Humboldt	<ul style="list-style-type: none"> ▪ C-160 Alt D = T, Alt B = RR5-20 ▪ C-163 Alt D = RL, Alt B = RE1-5 ▪ M-127 Alt D = AG, Alt B = RR20-160 ▪ M-139 Alt D = AG, Alt B = RE2.5-5 	<ul style="list-style-type: none"> Swains Flat, zone U/TPZ parcel size 0.25-8 acres residential average~2 Golden Gate, sewer services not available Kneeland, parcels range from 5-40acresidential average=35 Ferndale area, parcels average 4.5 acres 	
Density and land use designation intended to match parcel size standard of zoning classification			
Central Humboldt	<ul style="list-style-type: none"> ▪ C-164 Alt D = AE, Alt B = RR40 	<ul style="list-style-type: none"> Bridgeville area, vacant residential and improved rural residential 40 acre 	
Rural residential land use designation applied where rural land is used primarily for residential purposes and area is zoned "U"			
Central Humboldt	<ul style="list-style-type: none"> ▪ C-149 Alt D = AE, Alt B = RR5-20 ▪ C-159 Alt D = AG, Alt B = RR40 ▪ M-126 Alt D = AG/AL20, Alt B = RR20-160 ▪ M-128 Alt D = AG, Alt B = RR20-160 ▪ M-138 Alt D = AG, Alt B = RR5-20 ▪ S-165 Alt D = AG, Alt B = RR40 	<ul style="list-style-type: none"> Ferndale area, Price Creek limited development potential Bridgeville area, average parcel approx 40 acres Kneeland, Kneeland, parcels range from 5-40acresidential average=35 Ferndale area, Williams Creek portion of 45 acre parcel Bridgeville area, average parcel approx 40 acres 	

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Southern Humboldt				
Land use Requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
25	MCCLURE WILLIAM H	Alternative B is RR5-20, owner wants to maintain building rights	Staff is supportive of planning this area RE2.5-5, which is more consistent with existing lot sizes.	
28	COOK TIMOTHY & KATHRYN	Alternative B is RR5-20/T, owner wants all T	Staff supports change Map Correction - request consistent with Proposed Plan	
29	EASTWOOD WILLIAM	Alternative B is T, owner wants no zoning change	No changes needed Alternative B would not change existing zoning	
32	GROSS ROBERT & LYNDA R	Alternative B is RR20; owner wants RR20	No changes needed	
41	STEWART JOHN F	Alternative B is P, owner wants AG	Staff supports change Map Correction - request consistent with Proposed Plan	
Land use request staff does not support				
31	SHER-SKELTON SAMUELA R & OLSON A EHRE	Alternative B is T, owner wants to change RR40	Plan could allow request - Commission consideration needed	
37	MINER DENNIS (Josh Free)	Alternative B is RR20, owner wants RR5-20 to allow for future subdivision	Staff does not support warrants project level review, Alternative C accommodates request, staff continues to recommend Alt B	
38	DORN FAMILY PARTNERSHIP AGREEMENT	Alternative B is T, owner wants RR40	Staff supports keeping T/TPZ-(has NTMP on file) warrants project level review, refer to individual GPA	
Major changes from existing plan				

Draft Land Use Maps: Geographic Areas				PC Vote R,M,D
Southern Humboldt				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Agricultural land - either prime land, zoned AE, or used for agriculture and proposed to be Planned AE or AG				
Southern Humboldt	<ul style="list-style-type: none"> ▪ S-174 Alt D = AL40, Alt B = AGR ▪ S-175 Alt D = AL40, Alt B = AG ▪ S-209 Alt D = AL40, Alt B = AG ▪ S-211 Alt D = AL40/T, Alt B = AGR ▪ S-212 Alt D = AL40, Alt B = AGR ▪ S-214 Alt D = AL40/T/AG, Alt B = AGR ▪ S-216 Alt D = AL40, Alt B = AGR 	<ul style="list-style-type: none"> Briceland area, Williamson Act land Briceland area, agricultural/timber Harris/Island Mtn area, very large parcels Harris/Island Mtn area, Williamson Act land Harris/Island Mtn area, Williamson Act land Harris/Island Mtn area, Williamson Act land Harris/Island Mtn area, likely Williamson Act land 		
Map correction				
Southern Humboldt	<ul style="list-style-type: none"> ▪ S-210 	Alt D = T, Alt B = RR5-20	Whitethorn area, average parcel size is 15 acres	
Boundaries of RCC or VC land use designations changed to reflect precise mapping				
Southern Humboldt	<ul style="list-style-type: none"> ▪ S-171 	Alt D = AG, Alt B = RCC	Honeydew area, existing and developable area	
Boundaries of RCC or VC land use designations changed to reflect precise mapping				
Proposed land use designation reflects current parcelization and use				
Southern Humboldt	<ul style="list-style-type: none"> ▪ S-193 ▪ S-199 ▪ S-200 ▪ S-201 ▪ S-202 ▪ S-203 ▪ S-204 ▪ S-205 	<ul style="list-style-type: none"> Alt D = AL160, Alt B = RR40-160 Alt D = AL160, Alt B = RR40-160 Alt D = AL160, Alt B = RR40-160 Alt D = AL160, Alt B = RR40-160 Alt D = AL160/P, Alt B = RR40-160 Alt D = T, Alt B = RR5-20 Alt D = AL40, Alt B = RR20 Alt D = AL40, Alt B = RR5-20 	<ul style="list-style-type: none"> Shelter Cove/Kings Peak Rd., rural residential provides subdivide p Shelter Cove/Kings Peak Rd., rural residential in holdings ~20 ac Shelter Cove/Kings Peak Rd., rural residential in holdings ~20 ac Shelter Cove/Kings Peak Rd., rural residential in holdings ~30 ac Shelter Cove/Kings Peak Rd., rural residential in holdings ~20 ac Richardson Grove area, rural residential average parcel size 3.5 Richardson Grove area, rural residential use average parcel size 15 Richardson Grove area, rural residential average parcel size 3.5 	

Draft Land Use Maps: Geographic Areas		PC Vote R,M,D
Southern Humboldt		
	<ul style="list-style-type: none"> ▪ S-206 Alt D = AL40, Alt B = CR Richardson Grove area, Hwy commercial uses ▪ S-207 Alt D = AL40, Alt B = CR Richardson Grove area, Hwy commercial uses ▪ S-213 Alt D = AL40, Alt B = CR Richardson Grove area, Hwy commercial uses 	
Proposed land use designation reflects historic use and surrounding uses		
Southern Humboldt	<ul style="list-style-type: none"> ▪ S-217 Alt D = T, Alt B = IR Benbow area, gravel extraction area 	
Proposed land use designation reflects surrounding residential uses and/or density		
Southern Humboldt	<ul style="list-style-type: none"> ▪ S-181 Alt D = AL40/T, Alt B = RR5-20 Briceland area, slight expansion of residential corridor ▪ S-182 Alt D = AL20, Alt B = RR5-20 Briceland area, slight expansion of residential corridor ▪ S-183 Alt D = T, Alt B = RR5-20 Briceland area, owner initiated residential rezone ▪ S-185 Alt D = T, Alt B = RR5-20 Briceland area, owner initiated residential rezone ▪ S-190 Alt D = T, Alt B = RR40/RR5-20 Briceland area, currently zoned U ▪ S-198 Alt D = T/AL20, Alt B = RR20-160 Benbow area 	
Rural residential land use designation applied where rural land is used primarily for residential purposes and area is zoned “U”		
Southern Humboldt	<ul style="list-style-type: none"> ▪ S-166 Alt D = AG, Alt B = RR40 Petrolia area, Mostly vacant non-TPZ ▪ S-170 Alt D = AG, Alt B = RR40-16 Petrolia area, ▪ S-179 Alt D = AG/T, Alt B = RR20 Alderpoint area, limited or no subdivision potential ▪ S-180 Alt D = AG/T, Alt B = RR40 Alderpoint area, limited or no subdivision potential ▪ S-188 Alt D = AG, Alt B = RR40-160 Alderpoint area, limited or no subdivision potential ▪ S-189 Alt D = AL20, Alt B = RR5-20 Briceland area, owner initiated ▪ S-191 Alt D = AG/T, Alt B = RR40 Alderpoint area, limited or no subdivision potential ▪ S-192 Alt D = AG, Alt B = RR40 Alderpoint area, limited or no subdivision potential ▪ S-196 Alt D = T, Alt B = RR40 Alderpoint area, limited or no subdivision potential ▪ S-208 Alt D = T, Alt B = RR5-20 Whitethorn area, ▪ S-215 Alt D = AL40, Alt B = RR5-20 Benbow area, large parcel size to be limited by zone 	