Mr. Robert Morris, Chair – Second District  
Humboldt County Planning Commission  
3015 H Street  
Eureka, CA 95501

October 3, 2018

RE: Zoning Text Amendments and Zone Reclassification to Implement the General Plan

Dear Chair Morris and Planning Commissioners,

Green Diamond Resource Company (GDRCo) respectfully submits the following comments regarding the Zoning Text Amendments and Zone Reclassifications to Implement the General Plan.

Upon reviewing the proposed Zoning Maps, GDRCo identified 5 Assessor Parcels, or portions thereof, within the non-coastal area for which the land use depicted in the Humboldt County Web GIS system is not consistent with the land use changes included as part of the Humboldt County General Plan adopted in October 2017. Further review identified 5 additional Assessor Parcels within the coastal area for which the land use depicted in the Humboldt County Web GIS system is not consistent with the land use changes included as part of the Humboldt County General Plan adopted in October 2017. Given the objective of this project is to ensure consistency of the Zoning Regulations Map with the 2017 Humboldt County General Plan and Land Use Maps, it is necessary to ensure that the Land Use Maps correctly represent those land use designation changes included as part of the Humboldt County General Plan adopted in October 2017. GDRCo requests that the land use for following Assessor Parcels, including those in the coastal area, be evaluated to ensure consistency with the Humboldt County General Plan adopted in October 2017 (see attached maps).

<table>
<thead>
<tr>
<th>APN</th>
<th>GPU Approved Land Use</th>
<th>Land Use on Web GIS</th>
<th>Area</th>
<th>Comment</th>
<th>Inland/Coastal</th>
</tr>
</thead>
<tbody>
<tr>
<td>311-171-025</td>
<td>IR</td>
<td>IR/AE</td>
<td>Salmon Creek</td>
<td>Please update land use to coincide with parcel. Land use represents old configuration of parcel.</td>
<td>Inland</td>
</tr>
<tr>
<td>515-261-007</td>
<td>CR</td>
<td>TC</td>
<td>Trinidad</td>
<td>should be CR for whole parcel</td>
<td>Coastal</td>
</tr>
<tr>
<td>515-251-003</td>
<td>CR</td>
<td>TC/CR</td>
<td>Trinidad</td>
<td></td>
<td>Split</td>
</tr>
<tr>
<td>517-142-014</td>
<td>CR</td>
<td>TC</td>
<td>Big Lagoon</td>
<td></td>
<td>Coastal</td>
</tr>
<tr>
<td>517-152-002</td>
<td>TC</td>
<td>TC/PR</td>
<td>Big Lagoon</td>
<td>convert &quot;PR&quot; portion to &quot;TC&quot;</td>
<td>Coastal</td>
</tr>
<tr>
<td>517-155-007</td>
<td>IG</td>
<td>MH</td>
<td>Big Lagoon</td>
<td></td>
<td>Coastal</td>
</tr>
<tr>
<td>517-155-008</td>
<td>IG</td>
<td>MH</td>
<td>Big Lagoon</td>
<td></td>
<td>Coastal</td>
</tr>
<tr>
<td>518-014-002</td>
<td>TC</td>
<td>TC/PR</td>
<td>McDonald Creek</td>
<td>convert &quot;PR&quot; portion to &quot;T/TC&quot;</td>
<td>Split</td>
</tr>
<tr>
<td>518-015-002</td>
<td>TC</td>
<td>TC/PR</td>
<td>McDonald Creek</td>
<td>convert &quot;PR&quot; portion to &quot;T/TC&quot;</td>
<td>Split</td>
</tr>
<tr>
<td>518-063-003</td>
<td>TC</td>
<td>TC/PR</td>
<td>McDonald Creek</td>
<td>convert &quot;PR&quot; portion to &quot;T/TC&quot;</td>
<td>Split</td>
</tr>
</tbody>
</table>
Regarding the proposed Zone Reclassifications, GDRCo has identified 31 Assessor Parcels owned by GDRCo which appear to have proposed Zone Reclassifications which are potentially inconsistent with the land use designations approved as part of the Humboldt County General Plan. GDRCo requests that the following Assessor Parcels, be evaluated to ensure consistency with the Humboldt County General Plan adopted in October, 2017 prior to adopting Zone Reclassifications for these Assessor Parcels (see attached maps).

<table>
<thead>
<tr>
<th>APN</th>
<th>Approved Land Use</th>
<th>Zoning shown on map</th>
<th>Zoning Map</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>515-251-003</td>
<td>CR</td>
<td>TPZ</td>
<td>Westhaven/Trinidad</td>
<td>See Web GIS for Correct Land Use (entire parcel is CR)</td>
</tr>
<tr>
<td>509-061-001</td>
<td>RAS-20 &amp; T</td>
<td>RA-20, AE, TPZ-WR, TPZ</td>
<td>McKinleyville</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>510-011-016</td>
<td>RAS-20, T, AP</td>
<td>RA-5-WR, TPZ-AP-N-WR</td>
<td>McKinleyville</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>509-063-003</td>
<td>T</td>
<td>TPZ-WR, AE</td>
<td>McKinleyville</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>516-081-003</td>
<td>RAS-20</td>
<td>RA-20</td>
<td>Fieldbrook</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>516-091-063</td>
<td>RAS-20</td>
<td>RA-20</td>
<td>Fieldbrook</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>507-041-001</td>
<td>RE2.5-5, OS</td>
<td>RA-20, AE-WR</td>
<td>Arcata</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>504-011-004</td>
<td>RE2.5-5, OS</td>
<td>RA-20, AE-WR</td>
<td>Arcata</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>313-061-004</td>
<td>CF, IR, T</td>
<td>AE, TPZ</td>
<td>Blue Lake/Glendale</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>313-051-012</td>
<td>CF, IR, T</td>
<td>AE, TPZ</td>
<td>Blue Lake/Glendale</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>313-051-011</td>
<td>CF, IR, T, MH-Q, AE, T</td>
<td>Blue Lake/Glendale</td>
<td>See Web GIS for Correct Land Use</td>
<td></td>
</tr>
<tr>
<td>313-071-001</td>
<td>CF, IR, T</td>
<td>AE, TPZ</td>
<td>Blue Lake/Glendale</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>313-091-016</td>
<td>CF, IR, AE, FP-WR</td>
<td>AE, FP-WR</td>
<td>Blue Lake/Glendale</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>313-091-023</td>
<td>IR</td>
<td>AE</td>
<td>Blue Lake/Glendale</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>313-091-021</td>
<td>IR</td>
<td>AE</td>
<td>Blue Lake/Glendale</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>404-061-031</td>
<td>RA10-20</td>
<td>AG-B-5(S)</td>
<td>Bayside/Jacoby Creek</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>404-061-030</td>
<td>RA10-20</td>
<td>TPZ</td>
<td>Bayside/Jacoby Creek</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>404-071-003</td>
<td>RA10-20</td>
<td>TPZ</td>
<td>Bayside/Jacoby Creek</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>404-051-009</td>
<td>RA10-20</td>
<td>TPZ</td>
<td>Bayside/Jacoby Creek</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>017-032-014</td>
<td>OS, RL1-7, RM, TC</td>
<td>R-1, TPZ, R-3-Q</td>
<td>South Eureka</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>300-011-029</td>
<td>OS, RL1-7, RM, CG</td>
<td>R-1, TPZ, AE, R-4</td>
<td>South Eureka</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>303-012-022</td>
<td>OS, RL1-7</td>
<td>RA-5, TPZ, AE</td>
<td>South Eureka</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>303-012-021</td>
<td>T</td>
<td>TPZ, AE</td>
<td>South Eureka</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>017-241-001</td>
<td>T/TC</td>
<td>RA-B-6</td>
<td>Freshwater</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>300-011-018</td>
<td>T</td>
<td>RA-B-6</td>
<td>Freshwater</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>300-011-028</td>
<td>T</td>
<td>RA-B-6</td>
<td>Freshwater</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>303-161-004</td>
<td>T</td>
<td>RA-B-6</td>
<td>Freshwater</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>405-081-012</td>
<td>T</td>
<td>RA-B-6</td>
<td>Freshwater</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>405-081-045</td>
<td>T</td>
<td>RA-B-6</td>
<td>Freshwater</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>205-031-047</td>
<td>RAS-20/UR</td>
<td>TPZ</td>
<td>Scotia/Rio Dell</td>
<td>See Web GIS for Correct Land Use</td>
</tr>
<tr>
<td>311-171-025</td>
<td>IR</td>
<td>AE</td>
<td>not on map- see Web GIS</td>
<td>See Web GIS for correct parcel configuration; entire parcel IR</td>
</tr>
</tbody>
</table>
We appreciate the opportunity to provide comment and would be available to meet with Humboldt Planning & Building Department staff to discuss further if necessary.

Sincerely,

Craig A. Compton
Manager, Land Management

Attachment
cc: Dave Edmonds, Vice Chair- At Large
    Alan Bongio, First District
    Noah Levy, Third District
    Mike L. Newman, Fourth District
    Ben Shepherd, Fifth District
    Brian Mitchell, At-Large
    John H. Ford, Director, County of Humboldt Planning & Building Department
    John Miller, Senior Planner, County of Humboldt Planning & Building Department
LAND USE MAPS
ArcGIS Web Map

Humboldt County Planning and Building Department

Printed: July 17, 2018

Web AppBuilder 2.0 for ArcGIS

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 & effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.

Sources: Humboldt County GIS
California Coastal Commission GIS/Mapping Unit, 2014
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AaeroGRID, IGN, and the GIS User Community
FRAP, FEMA, USGS

Highways and Roads
- Principal Arterials
- Minor Arterials
- Major Collectors
- Minor Collectors
- Local Roads

Private or Unclassified
Intermittent
Major River or Stream
Subsurface

Blue Line Streams
- Perennial 1-3
- Perennial >4

RF = 1:18,056
1 in = 1,505 ft

0 0.125 0.25 0.5 Miles
0 700 1,400 2,800 Feet

Feet
Miles

McDonald Creek
TC
PR
T
P

518-052-004
518-053-004
518-053-006
518-046-001
518-031-001
518-014-002
518-015-002
518-015-003
518-013-003
518-013-005
518-014-003
518-015-006
518-053-007
ArcGIS Web Map

Highways and Roads
- Principal Arterials
- Minor Arterials
- Major Collectors
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Blue Line Streams
- Private or Unclassified
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- Major River or Stream
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RF = 1:18,056
1 in = 1,505 ft

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FRAP, FEMA, USGS
ZONING MAPS
Westhaven/Trinidad

2018 Humboldt County Zone Reclassifications to Implement the General Plan

September 2018
2018 Humboldt County Zone Reclassifications to Implement the General Plan

Scotia/Rio Dell

APN: 205-031-047
GPU approved
RA5-20/UR

2018 Humboldt County Zone Reclassifications to Implement the General Plan

Scotia/Rio Dell