

**SUPPLEMENTAL INFORMATION
No. 10**

For Planning Commission Agenda of:
June 3, 2010

- | | | | |
|-------------------------------------|-------------------------------|---|-------|
| <input type="checkbox"/> | Administrative Agenda Item | } | |
| <input checked="" type="checkbox"/> | Continued Public Hearing Item | } | No. 6 |
| <input type="checkbox"/> | New Public Hearing Item | } | |
| <input type="checkbox"/> | Old Business Item | } | |
| <input type="checkbox"/> | New Business Item | } | |

Re: Applicant: John and Katrin Homan
 Case Nos.: FMS-08-02
 File No.: APN: 515-191-37

Attached are additional public comment letters.

Stephen G. Benavides
A Professional Accountancy Corporation
1910 East Warner Avenue, Suite 2-F
Santa Ana, California 92705
949-474-7427 (f) 949-474-1501



February 24, 2010

Humboldt County Planning Department
3015 H Street
Eureka, CA 95501-4485

Dear Sir or Madame:

Re: Homan Major Subdivision, 101 Anderson Lane, Trinidad, CA

Our family has been vacationing in the Trinidad area for over 40 years. We have friends who live in McKinleyville and visit them often. Over the course of the years we have often thought of building a retirement home in the Trinidad area. I have become aware of the Homan Major Subdivision and have followed its progress with some interest and will admit to having an interest in acquiring one of Mr. Homan's lots when the County has completed its evaluation of the project. We would love to become full-time residents of your community some day.

I have also been made aware of the opposition from a group calling itself "The Friends of College Cove." This has nothing to do with College Cove. I have received their literature and am astounded at the misunderstandings and outright misdirection presented by Mr. Larry Goldberg and this group of NIMBY's whose interest appears self centered in nature and certainly lacks understanding of the efforts made by Mr. Homan to address all the required elements in his plan. They cite a letter which was issued before the RWQB received the subdivision packet, clearly casting doubt without all the information. For instance, they fault his compliance with regional water quality standards and cite a lack of water but I noticed when I walked the property with the owner that there are many, many times the required well sites with adequate flow rates to service this project. Each proposed lot has access to multiple well heads and there appears to be more than enough water to supply the projected usage. I was also impressed that every lot has multiple options to service septic fields for each parcel. It appears the owner has gone out of his way to provide far more support services to the lots than the minimum required.


It is obvious that Mr. Homan has invested a great deal of effort in creating an aesthetically pleasing project that actually honors the physical layout of the land. His design will produce home sites with superior views and privacy befitting a community such as Trinidad deserves. I only wish that the adjoining property, the trailer park to the east near the highway, and the small subdivision on Stagecoach Road just north of the proposed development were as well planned or cared for as the proposed Homan subdivision. Perhaps those opposing Mr. Homan's project would be better served raising the aesthetic appeal of the Trinidad Community by applying their efforts to those and elsewhere.

I note that this will be a phased development and it will be some time before prospective buyers would construct homes on the site. All these homes, including ours if we choose to move there, will be high end construction projects and will bring in a small number (nine families, 18

people?) of the kind of people Trinidad needs and wants as residents if the town wants to thrive and prosper.

Do not let those with a vested self interest in self isolation deny the rights of landowners and prospective citizens of Trinidad, like ourselves, the freedom to improve and better our lives and the lives of your community. If the project conforms to the law it should be allowed.

Sincerely,



Stephen G. Benavides



Margaret E. Benavides

Estlow, Trevor

From: Eric Hann [erichann@hotmail.com]
Sent: Wednesday, April 14, 2010 3:06 PM
To: Estlow, Trevor
Subject: College Cove Development



Mr. Trevor Estlow,

I am writing you in regards to the proposed "College Cove Development Project". Myself, my family, friends and neighbors will be present for the upcoming hearing on June 3 at the County Courthouse (825 5th Street, Eureka) at 6pm. We intend to express our deep concerns about this project: we believe that it would result in the most destructive approach to developing this very sensitive property. We are asking the Planning Commission to deny the application and require a full Environmental Impact Report (EIR) instead.

We need and deserve a better study. The California courts have said that the EIR is the heart of the California Environmental Quality Act (CEQA) - that the EIR demonstrates to an apprehensive citizenry that agencies such as this Planning Commission have, in fact, analyzed and considered the ecological implications of their action.

We respectfully ask the Planning Commission to deny the special permit for lot size averaging, to deny the MND, and to require the applicant to conduct the careful study of environmental impacts appropriate to the unique sensitivity of this project through a full EIR.

Thank you in advance for your consideration of this very important issue,
Eric Hann

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Estlow, Trevor

From: Dana Hope [danahope66@hotmail.com]
Sent: Wednesday, April 14, 2010 12:27 PM
To: Estlow, Trevor
Subject: College Cove Development Project



Mr. Trevor Estlow,

I am writing you in regards to the proposed "College Cove Development Project". Myself, my family, friends and neighbors will be present for the upcoming hearing on June 3 at the County Courthouse (825 5th Street, Eureka) at 6pm. We intend to express our deep concerns about this project: we believe that it would result in the most destructive approach to developing this very sensitive property. We are asking the Planning Commission to deny the application and require a full Environmental Impact Report (EIR) instead.

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Thank you in advance for your consideration of this very important issue,
Dana Hope

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Stephen & Pamela Leach
P.O. Box 1339
Trinidad, CA
95570

To: Whom it may concern
Date: 2/29/10
Subject: Homan Subdivision

We are residents and property owners in Trinidad and Westhaven.
We have no objections to the human subdivision. We feel if anything that there is a lack of opportunity for new responsible development in the area.
It is our understanding that the Homan's have more than met their requirements for this subdivision and that it should be approved.

Sincerely,

Stephen Leach



March 3, 2010

Trevor Estlow
Humboldt County Planning Division
3015 H Street
Eureka, California 95501



Re. Homan Major Subdivision north of Trinidad

To whom it may concern,

We have known John and Katrin Homan for many years and can't say enough good things about them. They are extremely generous with their time and money in our community. They have 3 children who attend Trinidad School and a fourth who will soon start. John not only is a physician but is very active in youth sports coaching and was even president of McKinleyville Little League in the past. There is a group called "Friends of College Cove" that has been spreading misinformation all over the place trying to stir up an emotional response from the public. John Homan showed us his property as well as his plan's. There are very strict guide lines in place and enforced by several agencies which had been met. We now see how this misguided group of hypocrits calling themselves "Friends of College Cove" operates. They have used a series of mistruths, misinformation and deceit to rally an emotional response from a collection of career protesters. They are running the risk of discrediting all sincere environmental groups with their tactics.

Now we very much support this project and feel it will only enhance the community of Trinidad. Please do the right thing and approve this project.

Sincerely

Bert Crossen
Box 221
Trinidad CA
95570

Rosie Crossen
Rosie Crossen
Box 221
Trinidad, CA 95570



March 3, 2010

Trevor Estlow
Humboldt County Planning Division
3015 H Street
Eureka, California 95501

Re. Homan Major Subdivision north of Trinidad

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Sincerely

Ma Mrs Kenny Dianne Marshall

KENNY DIANNE MARSHALL
103 Stumptown Rd.
TRINIDAD, CA

March 3, 2010

Humboldt County Planning Division
3015 H Street
Eureka, California 95501



Re. Homan Major Subdivision north of Trinidad

To whom it may concern,

We were made aware of the Homan Subdivision by a group called "Friends of College Cove". After first feeling deeply bothered by this project due to initial misinformation on the group's part we contacted the property owner. John Homan was generous to show us his property as well as plan's. All of our concern's had been adressed. We were pleased to lern that there are very strict guide lines in place and enforced by several agencies which had been met. We now see how this misguided group of hypocrits calling themselves "Friends of College Cove" operates. They have used a series of mistruths, misinformation and deceit to rally an emotional response from a collection of career protasters. They are running the risk of discrediting all sincere environmental groups with their tactics. Now we very much support this project and feel it will only enhance the community of Trinidad. Please do the right thing and approve this project.

Sincerely *Robert G. Herd*

Robert G. Herd
136 STUMPTOWN RD.
TRINIDAD, CA 95570

March 3, 2010

Trevor Estlow
Humboldt County Planning Division
3015 H Street
Eureka, California 95501

Re. Homan Major Subdivision north of Trinidad

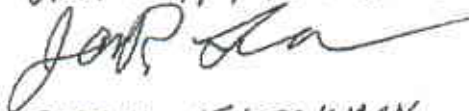
To whom it may concern,

My wife and I are property owners and our property is immediately adjacent to Dr. Homans property just north of Trinidad. We have known John and Katrin Homan for many years and can't say enough good things about them. They are extremely generous with their time and money in our community. They have 3 children who attend Trinidad School and a fourth who will soon start. John not only is a physician but is very active in youth sports coaching and was even president of McKinleyville Little League in the past. There is a group called "Friends of College Cove" that has been spreading misinformation all over the place trying to stir up an emotional response from the public. John Homan showed us his property as well as his plan's. There are very strict guide lines in place and enforced by several agencies which had been met. We now see how this misguided group of hypocrits calling themselves "Friends of College Cove" operates. They have used a series of mistruths, misinformation and deceit to rally an emotional response from a collection of career protesters. They are running the risk of discrediting all sincere environmental groups with their tactics.

Now we very much support this project and feel it will only enhance the community of Trinidad. Please do the right thing and approve this project.

Sincerely

JAMES R FLESHMAN



BETTY FLESHMAN

Betty Freshman

480 PATRICK POINT DRIVE

TRINIDAD



March 4, 2010

To: Humboldt County Planning Commissioners
3015 H Street
Eureka, California 95501

Re: Homan 19-acre parcel at Anderson Lane and Stagecoach Road

Dear Commissioners:

We are Trinidad residents, and we support the development of the Homan property at Anderson Lane and Stagecoach Road. We believe this project will greatly benefit the Trinidad area. The Homans have followed all the procedures, carried out recommendations, and have done testing beyond the requirements. This development is ecologically sound and will greatly benefit the community. It will provide jobs, help the local economy, and make this a safer and more stable area.

Respectfully yours,

JIM AND SANDRA CUTHBERTSON
840 VAN WYCKE TRINIDAD





March 4, 2010

To: Humboldt County Planning Department
3015 H Street
Eureka, California 95501

Homan subdivision at Anderson Lane and Stagecoach Road

We are residents of the Trinidad and Westhaven area. Having examined the Homans' project, we support their development and urge the Commissioners to approve this subdivision. We know this project will enhance the attractiveness of our community (not to mention the monetary benefits to our local economy!)

We have known the Homans for years and know them to be trust-worthy people who are involved in improving our community through various activities. Their children attend Trinidad School, so they have an interest in ensuring that the surrounding areas are safe and stable.

We are writing on behalf of ourselves and many others in the area to show our support of the Homan project and ask that the Humboldt Planning Department approve this project.

Yours truly,

J.D. Edmiston

Rosemary & Steve Edmiston
683 Kahlstrom Ave
Westhaven, CA 95570

Trevor Estlow
Kirk Girard
Humboldt County Planing Division
3015 H Street
Eureka, CA 95501

March 1, 2010



Dear Sir's,

We wish to express our suport for the Homan Subdivision in Trinidad. We understand the Homan's wish to divide their 19 acre property into 9 residential parcels. They have worked hard to meet all county and state requirements and we feel they should be allowed to execute their property rights. There have been very few parcels available in the Trinidad area and this is an excellent opportunity to allow more families the chance to raise families in this beautiful region.

for in meeting 3/1/2010

March 4, 2010

Mr. Trevor Estlow, Planning Division
Humboldt County
3015 H Street
Eureka, CA 95501

Re: Homan proposed subdivision of 515 191 37

Dear Sir,

This is a letter of support for the development of the Homan property at Anderson Lane and Stagecoach Road. We are residents of the Trinidad/Westhaven area and believe this project should be approved. The Homans have devoted much time and energy to making sure this project is one of the most environmentally-sound developments in the North Humboldt region. It will be a source of jobs for our citizens and income for our businesses and increased revenue for our region. It will also improve the ambience of this area, add to the beauty of our community, and definitely improve the future of the Trinidad/Westhaven region. So please approve this project.

Respectfully,

William H. Simmons

P# BOV213
Ph# 773309



March 4, 2010

Humboldt County Planning Commissioners
3015 H Street
Eureka, California 95501

Re: Homan parcel at Anderson Lane and Stagecoach Road

Dear Commissioners:

As Trinidad residents, we support the development of the Homan property at Anderson Lane and Stagecoach Road. The Homans have diligently followed all the requirements specified, and they have tasted even beyond the requirements, because they want this to be a safe and environmentally sound project.

This project will be of great benefit to the community and cash-strapped local and County governmental entities. It will provide jobs for the area's residents and income for local businesses. It will also greatly enhance the attractiveness and beauty of the area.

So we urge the Planning Commission to approve this project.

Respectfully yours,

William J. Hawkins

60 Scenic Dr, Trinidad

RECEIVED
MAY 12 2010
Humboldt County
Planning Div

March 3, 2010


Humboldt County Planning Division
3015 H Street
Eureka, California 95501

Re. Homan Major Subdivision north of Trinidad

To whom it may concern,

We were made aware of the Homan Subdivision by a group called "Friends of College Cove". After first feeling deeply bothered by this project due to initial misinformation on the group's part we contacted the property owner. John Homan was generous to show us his property as well as plan's. All of our concern's had been adressed. We were pleased to learn that there are very strict guide lines in place and enforced by several agencies which had been met. Now we very much support this project and feel it will only enhance the community of Trinidad.

Sincerely

 Erik J. HAKONEN
817 9TH AVENUE
TRINIDAD, CA 95570



March 4, 2010

To: Humboldt County Planning Department
3015 H Street
Eureka, California 95501

Homan subdivision at Anderson Lane and Stagecoach Road

As residents of Trinidad, we are writing in support of the Homan development project. This project will provide jobs for the local businesses and residents, thereby increasing the revenue for our community and local government. This project is also environmentally safer and "greener" than probably most of the surrounding area. The Homans have worked very hard at ensuring protections for the ecology of the area. They also have children attending Trinidad School, love the area and, therefore, are ensuring this will be of great benefit to the area. So we urge the Planning Department to approve this project, and we speak for many residents of Trinidad.

Yours truly,

Sam Odum
881 Van Wye St
Trinidad, Ca



Trevor Estlow
Kirk Girard
Humboldt County Planning Division
3015 H Street
Eureka, CA 95501



March 1, 2010

Dear Sir's,

We wish to express our support for the Homan Subdivision in Trinidad. We understand the Homan's wish to divide their 19 acre property into 9 residential parcels. They have worked hard to meet all county and state requirements and we feel they should be allowed to execute their property rights. There have been very few parcels available in the Trinidad area and this is an excellent opportunity to allow more families the chance to raise families in this beautiful region.

STAN DICKEY
Owner Rich Well Drilling



I would like to add my voice in support of the proposed subdivision near College Cove in Trinidad. I am familiar with the plan and many people are spreading falsehoods about it - so opposed to any kind of development they will go to most any lengths to fight it, even if it means spreading untruths and misrepresenting the facts.

I understand there were several offers on the land when it was for sale. I believe many, if not all offers regarding the purchase of it, except for the Homans, were from developers who reside in Los Angeles and other areas. The Homans secured the property in part because they are local residents who presented a solid workable plan, unlike outside interests who have no commitment to our community or what happens to it. The Homans live here. Their children attend Trinidad Union School. They care about our community and how it is impacted not only by their plan, but by what others do as well.

The Homans hired experts to run tests from everything to septic and leach field considerations, water issues, habitat impact and more. They have put forth a great deal of effort to ensure these and other concerns are addressed and have received positive feedback from the experts who have run the tests and studied the proposed development. The Homans are interested in subdividing the acreage into roughly nine, two-acre parcels. The development of these parcels would take place under very strict zoning measures. The sale of all the parcels would take years and I know for a fact the Homans are hoping to save at least one, maybe two parcels either for themselves or for sale at a later time to help finance their children's college educations.

The desire to protect the environment and the character of the community is crucial and resides at the center of the opposition. However, in this case, I believe to oppose this meticulously thought out development demonstrates a lack of willingness to look beyond the immediate knee-jerk reaction that is based on a fear that this plan represents a kind of free-for-all haphazard development that could open the proverbial floodgate to other land development projects. One need only peruse the plan thoughtfully to see that this fear is unfounded. The bigger picture however includes the possibility of families with children; interested and participatory citizens to add to the wonderful mix we have now. In addition, while perhaps distasteful to address, the tax revenue generated for the county and the town of Trinidad by this proposed development must not be overlooked and is, I think, an important consideration.

The potential for many positive benefits generated by the proposed development I believe is being lost in translation as it were. Eventually, the land will most likely be subdivided and developed, that just seems to be the way of things. I believe it is wise to consider who is designing, planning and asking permission to subdivide. Seeing financial opportunity, developers often come from big cities armed with a great deal of money and a dedicated marketing staff. They design and implement a campaign to relentlessly court officials and

eventually push through their interests

I believe the interests of the community and the environment have been addressed and are appropriately balanced with the personal interests of the Homan family and their Residential Development Plan. I know the Homans and can attest to the integrity of their character and the commitment they demonstrate to this community. Frankly, given that some development is inevitable, I am relieved it is the Homans, residents of the community, who are dedicated to the area as a whole and the community in particular.

Most Sincerely,



Valle R. Janes

PO box 670
Trinidad, CA. 95570
707-616-9325



March 4, 2010

Mr. Trevor Estlow, Planning Division
Humboldt County
3015 H Street
Eureka, CA 95501

Re: Homan proposed subdivision of 515 191 37

Dear Sir,

This is a letter of support for the development of the Homan property at Anderson Lane and Stagecoach Road. I am a resident of the Trinidad/Westhaven area and believe this project should be approved. The Homans have devoted much time and energy to making sure this project is one of the most environmentally-sound developments in the North Humboldt region. It will be a source of jobs for our citizens and income for our businesses and increased revenue for our region. It will also improve the ambiance of this area, add to the beauty of our community, and definitely improve the future of the Trinidad/Westhaven region. So please approve this project.

Respectfully,

Frank Gonzalez

Trevor Estlow
Kirk Girard
Humboldt County Planning Division
3015 H Street
Eureka, CA 95501

March 1, 2010



Dear Sir's,

We wish to express our suport for the Homan Subdivision in Trinidad. We understand the Homan's wish to divide their 19 acre property into 9 residential parcels. They have worked hard to meet all county and state requirements and we feel they should be allowed to execute their property rights. There have been very few parcels available in the Trinidad area and this is an excellent opportunity to allow more families the chance to raise families in this beautiful region.

Harold Kester
Harold Kester

March 10, 2010

Humboldt County Planning Commissioners
3015 H Street
Eureka, CA 95501

RE: Homan Subdivision

Dear Planning Committee:

Being both a North Coast resident, as well as an avid recreational fishing enthusiast, I spend the vast majority of my free time frequenting local parks and beaches. For years, College Cove has been one of my favorite fishing destinations; the trails, the nature and the breathtaking ocean views make it one of the most beautiful parks in the area.

In the past year or so, however, College Cove has unfortunately become less appealing to me, largely due to the high number of car thefts and vandalism that have recently occurred in the parking lot and surrounding area. I no longer feel safe leaving my car unattended in this area for ANY amount of time. I am also uncomfortable, especially in the parking lot area, being alone at any time of day due to the crime risk; I see it as a very isolated area with the nearest "help" much too far away to be of any assistance. There are often cars lingering right outside the entrance to the park, occupants leering as I go by, which makes me that much more uneasy.

I recently heard about a proposed subdivision adjacent to the College Cove entrance. I have also heard concerns voiced by residents concerning the development potentially "taking away from" the visual appeal of the area, so I went to take a closer look. Along both Stagecoach and Anderson Lane, I observed mostly overgrown brush and some run-down shacks in the area; neither of which are aesthetically pleasing.

After visiting the site, and reviewing the subdivision plans, I have concluded that *this is an opportunity for the area to become both safer and even MORE visually appealing* to those who use it; myself included. I believe that some very careful and well-thought-out planning and development in this very desirable area will benefit all parties involved; perhaps the Homans can even help to make this haven a more enjoyable place once more.

With all of this in mind, I strongly urge you to support this new subdivision.

Thank you for your time and consideration!

Best regards,

Kristin Flavin

