

Sean Armstrong  
 1883 and 1887 Q St.  
 Arcata, CA 95521  
 (707) 826-1450  
[sean@redwoodenergy.net](mailto:sean@redwoodenergy.net)

Dear Commissioners,

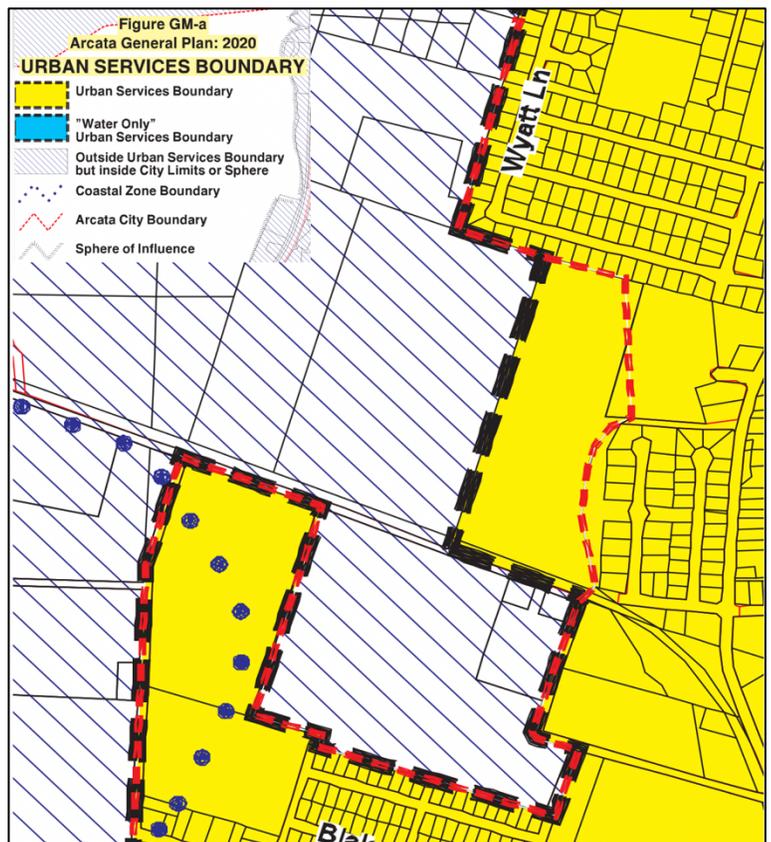
I am writing to support the annexation of the Creek Side Homes parcel, a project I am proud have supported since 2004 both as Danco staff and as a neighbor since 2008. But I oppose the annexation of land outside the Urban Services Boundary, as does the Arcata City Council, the Humboldt County Farm Bureau, the North Coast Growers Association and all of the annexed land owners south of Foster Avenue, including our two parcels.

1. Arcata's General Plan Growth Management policy 3c states that a "proposed annexation area shall: (1) Be within the Urban Services Boundary..." **Please only annex land within the Urban Services Boundary.** The City of Arcata has rezoned and developed 79 acres of ag land within its boundaries since 2000, and has initiated a new "Infill" General Plan that would be able to rezone our non-conforming sized A-E parcels to zonings (e.g. A-R) that restrict our ability to farm, and pressure us or future land owners to develop.
2. Further, General Plan Land Use policy LU-1e for "Protection of natural resources and agricultural lands" states: "Their productive, open space, and natural resource values are important to the community and *conversion to other non-compatible uses shall be prohibited.*" **Please do not annex 505-151-009's farm land for conversion to a Public Facility.**

There are 100 people on the waiting list at the adjacent Deep Seeded Community Farm, demonstrating the continuing need to adhere to this Policy. The Humboldt Farm Bureau and the North Coast Growers Association both recognize the need to preserve this land for farmers and the public we serve.

**GM-3c Criteria for annexation of undeveloped land areas.** All undeveloped lands proposed for annexation shall be added to the City only if the following criteria are met. The proposed annexation area shall:

1. Be within Urban Services Boundary and adjacent to existing urban development.
2. Not exceed the City's capacity to provide services and infrastructure to accommodate proposed development.
3. Have annexation timed so that availability of services and infrastructure is concurrent with need.
4. Have a positive or neutral fiscal impact, or other overriding public benefits;
5. Be in compliance with General Plan policies.
6. Not include prime agriculture land (Storie Index 60 or higher) other than with designation and prezone as Agriculture-Exclusive [A-E].



Page 2-8 Community Development

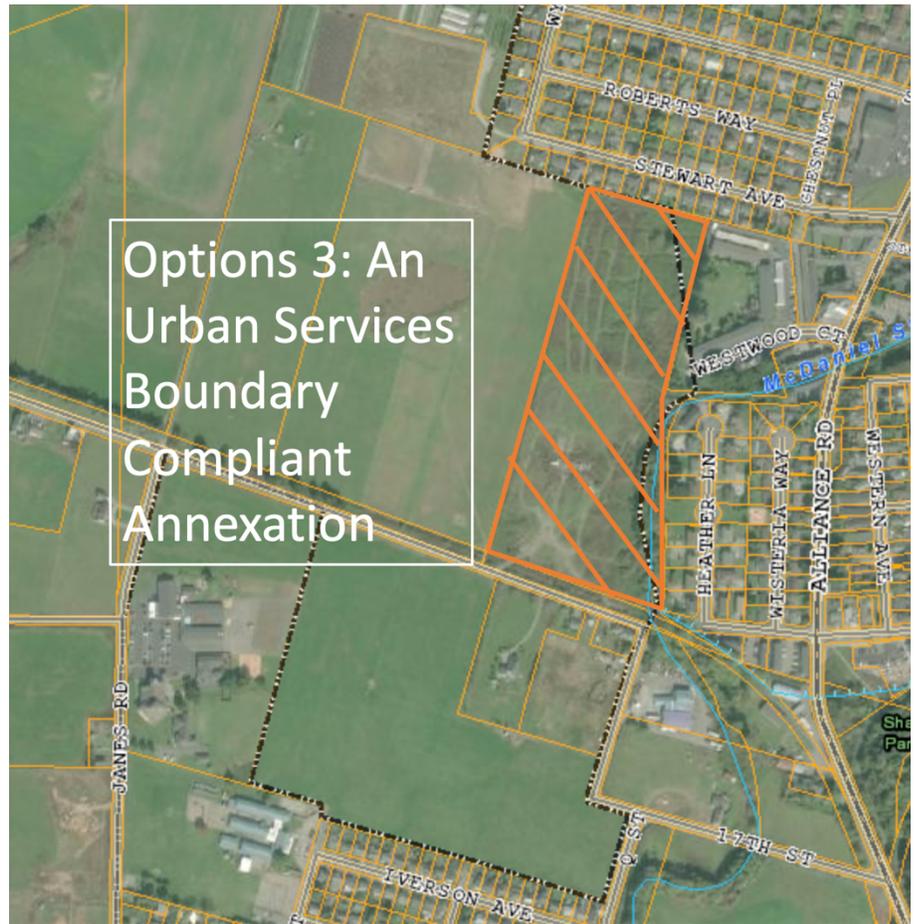
**LU-1e Protection of natural resources and agricultural lands.** Agricultural [A-E] and Natural Resource [NR] designated lands make up over half of the community land base. Their productive, open space, and natural resource values are important to the community and conversion to other non-compatible uses shall be prohibited.

In addition to the two options presented to the Commissioners a 3rd option exists: an annexation entirely within the Urban Services Boundary, illustrated at right.

Please vote for Option 3. It enables Creek Side Homes to proceed with needed residential development in Arcata, without conflicting with the many General Plan protections against annexing productive ag land. Option 3 does not conflict with the Arcata General Plan, the land owners, the farming community, or the mission of LAFCo.

Thank you for Reconsidering,

Sean Armstrong



March 12, 2021

LAFco  
1125 16th St. Ste. 202  
Arcata, CA 95521

Attn: Commissioners:

We are original homeowners on Wisteria Way which has Foster Ave. as the only access off our street and out of our neighborhood. We agree with the need for more housing that is not student housing and the need for senior and support facilities.

One concern is with the abundance of birds in our area and the sustainability of Janes Creek that has historically supported fish.

The other, more personal concern is with the access to the development being an extension of Foster Ave. We have already protested this street plan to the City of Arcata as a dangerous traffic pattern for Heather and Wisteria, making it very difficult for us, especially, to get out on Foster with traffic then coming off Alliance, Heather, and the planned extension of Foster, especially in an emergency.

Thank you for your consideration.

Sincerely,

*James Harmon, Joyce Harmon*

James and Joyce Harmon  
2235 Wisteria Way  
Arcata, CA 95521

(707)-822-8457

cc: City of Arcata



Krystle Heaney <krystleh@humboldtlafo.org>

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## Annx of Creekside homes etc

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**Jay Bishop**

Mon, Mar 15, 2021 at 3:48 PM

To: krystleh@humboldtlafo.org

I do not agree that the modified Annx should be allowed. The original boundary was Ex. A. I was told many years ago Ex.A could be developed someday. But the new Ex. B boundary was never part of that buildable land. Did that change? Who changed that? I think people just want to build more.

The Ex B boundary would swallow Stewart, Roberts and Wyatt. Potentially creating higher speeding through these neighborhoods. And I hope the drainage is worked out because it doesn't drain perfectly out there.

And I hope all the land has been tested for pollutants due to its previous use as log storage.

I hope that this is not about money for the builders.

I would like Ex. A to remain the proposed boundary.

If Ex. B is allowed the westwood neighborhood will be changed but if you stick with Ex.A then you can keep the peaceful home feel.

Jay Bishop Arcata Homeowner



Krystle Heaney <krystleh@humboldtlafo.org>

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## March 17th LAFCo meeting written public comment

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**Kelly Mottershead**

Tue, Mar 16, 2021 at 12:36 AM

To: krystleh@humboldtlafo.org

To LAFCo concerning the Annexation of the Arcata Bottoms (March 17th LAFCo meeting),

I am against the annexation of the 76.7 acres of the Arcata Bottoms that is very close to my home. I live on Iverson Avenue, two blocks away from the proposed Creekside Homes subdivision. I chose to live here because of the peace and quiet of our neighborhood away from the busy downtown area of Arcata. I am very concerned about the noise and traffic this development will bring to our neighborhood down Foster Ave.

This action to increase the annexation from 21.6 acres to the current proposal of 76.7 acres was taken by LAFCo and approved WITHOUT formal consent of the City Council. This is not okay.

I and other neighbors are worried about how easy it will be for this designated agricultural land to become developable land when under the control of the city of Arcata. It would only take a simple vote from the city council to rezone this ag land to residential, converting our beautiful agricultural neighborhood to become another impacted housing development near our homes. The annexation puts the ag land at heightened risk of further development.

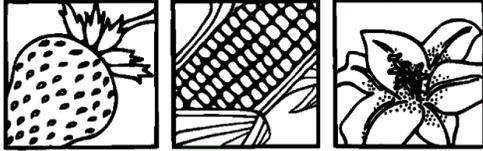
I just received my first notice of this huge development in the mail a week before this meeting. I feel like I have been kept in the dark about this big development. This seems like a sneaky attempt to take land from the Bottoms and turn it into a busy subdivision near my home. I feel like there was an effort to keep this all concealed until the last minute.

I strongly urge LAFCo to NOT approve the annexation of 76.7 acres of the Arcata Bottoms. This will ruin the aesthetic of the neighborhood.

Thank you for your time and caring about our neighborhood,

Kelly Mottershead

Arcata citizen



## North Coast Growers' Association

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Humboldt County Farmers' Markets

[www.northcoastgrowersassociation.org](http://www.northcoastgrowersassociation.org)

PO Box 4232 Arcata CA 95518

(707) 441-9999

March 16, 2021

To Members of the Local Agency Formation Committee  
RE: Annexation of Agricultural Lands, Arcata, Tule Fog Farm

I am writing on behalf of the North Coast Growers' Association. We are a local 501(c)3 non-profit organization with the mission of supporting local agricultural producers, and we are the operators of Humboldt County's Certified Farmers' Markets. It has come to our attention that a major annexation of productive agricultural lands in Arcata took place against the best interests of the farms which occupy that land.

A total of 60 acres of agricultural lands are potentially being lost to future development goals. The small, family-run farms utilizing these lands are in opposition to this annexation. Two NCGA members currently utilize parts of these parcels and risk losing their ability to continue agricultural production if the zoning requirements change. We ask that all agricultural uses of the land that are currently allowable continue to be allowed if the annexation does occur, even if they are non-conforming uses under new zoning. This is a great opportunity to reexamine the City's ag zoning regulations and bring them in line with the county's zoning so that annexations such as this do not change the allowable uses of the agricultural lands.

We would like to take this opportunity to share that NCGA is opposed to any changes which would make agricultural production unallowable on these lands and move them into zoning for other uses. Our primary goal is to keep agricultural lands in ag production. This is vitally important in maintaining the viability of the local food system, which has become even more important in the face of the global pandemic. Resiliency in the face of a pandemic requires we maintain and support local food production. Agricultural lands and open space also provide invaluable environmental services and ensure ecosystem protection. Working agricultural lands provide a critical input into the local economy, ensuring that local money stays local through people shopping local and through creating and maintaining local jobs.

Terra Family Farm and Tule Fog Farm are both NCGA farm members who risk losing their ability to grow food on these parcels. Tule Fog Farm has been a member of our agricultural community and sells locally produced foods direct to the community through a CSA and at farmers' markets - food that has been grown on the land in question in Arcata for the last 16 years. They risk losing their barns, farm worker housing and year-round access to their fields. These lands have the capacity to support significantly more food production thanks to prime soil conditions. Preserving ag zoned lands adjacent to residential areas has the added value of potential CSA production. Nearby DeepSeeded Community Farm feeds over 300 families yearly through their CSA.

Please reconsider this decision and please guarantee the allowance for continued agricultural production on these parcels.

Sincerely,

Portia Bramble  
Executive Director  
North Coast Growers Association



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## Arcata's Letter

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**David Loya** <dloya@cityofarcata.org>  
To: Colette Metz <colettem@humboldtlafo.org>  
Cc: Karen Diemer <kdiemer@cityofarcata.org>

Tue, Mar 16, 2021 at 2:04 PM

Hi Colette,

I just finished reading the staff report for tomorrow's hearing. I don't believe the City's letter constitutes new information.

The City's position is the same as it was at the original meeting. The City is coming as an applicant to LAFCo and will respect the decision the Commission makes. While the City would have applied for a larger area if it wished to incorporate that area, it is willing to accept the Commission's decision. If the decision stands, as I said at the first hearing, the City will take measures to protect the ag resources. Notwithstanding, the City does believe there will be additional development pressure if those properties are in the City limits (I stated this at the last hearing as well).

For these reasons, the City believes the original application for the project parcel and Ennes Park is the most consistent with the City's policy. But we also acknowledge that LAFCo and the City have different operating principles and guiding legislation.

Thank you for accepting this clarification, and if possible, please disseminate this in advance to the Commissioners.

David Loya (him)

Community Development Director

City of Arcata

p. 707-825-2045

[www.cityofarcata.org](http://www.cityofarcata.org)

**Due to COVID 19, the City has implemented measures to limit in-person contact, including limiting work hours and access to City Hall to walk in business. City Hall is currently closed to walk-in service. We are accepting limited in-person appointments. Some services, such as water bills and police services, are available on-call. Please check our website [www.cityofarcata.org](http://www.cityofarcata.org) for the latest information on accessing City services. *Please wear a mask to conduct any in person business.***

**We still strive to provide the full range of city services by phone, email, and web-based services. We encourage you to conduct business remotely. Ask us how (707)822-5955.**

**Since this is an evolving situation, [please visit the City's COVID-19 website for updates.](#)**

From: **Karen Davidson**

Date: Tue, Mar 16, 2021 at 4:38 PM

Subject: another excellent reason to reconsider annexing 76 acres

To: WILSON MIKE <[Mike.Wilson@co.humboldt.ca.us](mailto:Mike.Wilson@co.humboldt.ca.us)>, <[vbass@co.humboldt.ca.us](mailto:vbass@co.humboldt.ca.us)>

Dear LAFCo members,

I hope you have all decided the 76 acre annexation was an over reach but if you need a great reason to vote against annexing our farms, please listen to Arcata Planning Commission vice chair Judith Mayer beginning at 52 minutes into the Arcata Planning Commission meeting last week.

This meeting was the first since the Jan 21st meeting and David Loya wanted approval of the General Plan APR. Judith Mayer wanted to have the "disconnect" between the city's wishes and the LAFCo plan B to be included in the growth and development section. She said the progress report should reflect the inadequacies and said there were "curious problems with the city process dealing with LAFCo where the city asked for a small annexation LAFCo returned with 3 times that size." She talks of the "glitch" and says they agreed to a "trust me' approach that turned into a Trojan horse". Vice Chair Mayer wants a "moratorium on development because any annexation request will open the possibility of an entirely different annexation."

The Chair then said the "lack of transparency doesn't reflect well on us" and it "opens a can of worms" if we don't know where LAFCo goes in the future.

Members Julie and John agreed it should be studied at the next meeting so that it "doesn't happen again" resulting in the problem being on the agenda but not in the General Plan APR.

I cannot imagine LAFCo wants the reputation of being a rogue organization acting without regard to over a decade of planning meetings on this annexation, but clearly that is how you are now considered by planning commission members.

Please vote for Creekside only and save the ag land for the future.

Karen Davidson  
1887 Q Street, Arcata



Krystle Heaney <krystleh@humboldtlafo.org>

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## Opposition to annex of extra parcels into Arcata

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Angie Valetutto

Wed, Mar 17, 2021 at 8:35 AM

To: "krystleh@humboldtlafo.org" <krystleh@humboldtlafo.org>

Dear LAFCO,

I am writing you to express my complete opposition to the annexation of the 5 extra parcels, around 50 extra acres, as part of the Creek Side Home Development. I believe that this annexation was done without proper alerting of the Arcata City Council and without any consideration or alerting of the individuals who own those parcels. To my understanding, Arcata went through many proposals and community input for the initial request to annex the original 21 acres and was met with public comment and feedback about this development. I think that expanding this annexation to triple in size is a huge overreaching and feels underhanded to me as a 20 year resident and now first time homeowner. I ask that LAFCO reverse this decision.

Our agricultural land is precious and one of the aspects of Arcata that I love. I think that annexing more ag land into the city will lead to the development of that ag land and then our open green space will disappear.

Thank you for your time.

Sincerely,

angie valetutto

Arcata resident

(preferred pronouns: she/hers)