

**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**

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**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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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,  
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

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

*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

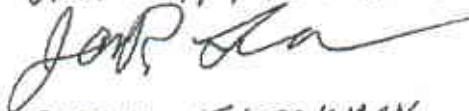
To whom it may concern,

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 Fleshman

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