

District Board Members

Blane Maynor - Vice President  
Division 1  
Nicole Johnson  
Division 2  
Randy Mendosa - President  
Division 3  
Eric Loudenslager  
Division 4  
David Rosen  
Division 5



District Staff

Justin McDonald  
Fire Chief  
Becky Schuette  
Clerk of the Board

# Special Board Meeting

## January 4, 2022

### 5:30 PM

### Location: Remote Via Zoom

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Special Notice On September 16, 2021, Governor Newsom signed AB 361, which modified the Brown Act to allow for teleconferencing participation at local legislative body public meetings during a proclaimed state of emergency. As urgency legislation, this law took effect immediately. Pursuant to Government Code §54953(e)(1)(B), the Arcata Fire Protection District will conduct its October 12, 2021 meeting by Zoom. Therefore, Directors, staff and members of the public will attend this meeting via teleconference, as provided below.

You may join from a smart device or computer by copy and pasting this link into your web browser: <https://us02web.zoom.us/j/551748203>  
Meeting ID: 551 748 203

## AGENDA

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CALL TO ORDER

PLEDGE OF ALLEGIANCE - Suspended for virtual meetings

ATTENDANCE & DETERMINATION OF QUORUM

PUBLIC COMMENT/ASSOCIATION REPORTS

*Any person may address the District Board on any subject pertaining to District business, which is not listed on the agenda. This comment is provided by the Ralph M. Brown Open Meeting Act (Government Code § 54950 et seq.) and may be limited to three (3) minutes for any person addressing the Board. Any request that requires Board action may be set by the Board for a future agenda or referred to staff.*

<b><u>DISTRICT BUSINESS</u></b>	Pg. 4
Appeal Meeting Procedures	Pg. 5
Ordinance 20-20 as Part of Resolution 21-232 Special Tax	Pg. 6
Ordinance 06-12 Establishing a Benefit Assessment	Pg. 15
Resolution 21-233 Adopting Policies for the Conduct and Hearing of Challenges to Use Classifications Under Ordinance No. 20-20 (Measure F) and Ordinance 06-12	Pg. 19
1. Consider Appeal for Adjustment of Special Tax on the Property Located on the 1500 Block of J Street, Arcata, APN # 020-102-005	Pg. 24
a. Attachment 1 - Petitioners Submission Documents	Pg. 26
b. Attachment 2 - City of Arcata Property Report & Parcel Map	Pg. 30
2. Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 200 Block of G Street, Arcata, APN #503-224-007	Pg. 31
a. Attachment 1 - Petitioners Submission Documents	Pg. 33
b. Attachment 2 - City of Arcata Property Report & Parcel Map	Pg. 62
3. Consider Appeal for Adjustment of Special Tax on the Property Located on the 2100 Block Peninsula Drive, Manila, APN #506-082-022	Pg. 63
a. Attachment 1 - Petitioners Submission Documents	Pg. 65
b. Attachment 2 - Parcel Map	Pg. 69
4. Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 600 16 <sup>th</sup> Street, Arcata, APN #020-096-002	Pg. 70
a. Attachment 1 - Petitioners Submission Documents	Pg. 72
b. Attachment 2 - City of Arcata Property Report & Parcel Map	Pg. 81
5. Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 1300 Block of Sunset Avenue, Arcata, APN #505-083-019	Pg. 82
a. Attachment 1 - Petitioners Submission Documents	Pg. 84
b. Attachment 2 - City of Arcata Property Report & Parcel Map	Pg. 86
6. Consider Appeal for Adjustment of Special Tax on the Property Located on the 3400 Block of Jacoby Creek Road, Bayside, APN #501-131-007	Pg. 87
a. Attachment 1 - Petitioners Submission Documents	Pg. 89
b. Attachment 2 - Parcel Map	Pg. 95
7. Consider Appeal for Adjustment of Special Tax on the Property Located on the 1500 Block of Peninsula Drive, Manila, APN #400-141-012	Pg. 96
a. Attachment 1 - Petitioners Submission Documents	Pg. 98
b. Attachment 2 - Parcel Map	Pg. 102



8. Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 1100 Block of A Street, Arcata, APN #021-073-006 Pg. 103
  - a. Attachment 1 - Petitioners Submission Documents Pg. 105
  - b. Attachment 2 - City of Arcata Property Report & Parcel Map Pg. 112
  
9. Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 2700 Block of McDowell Court, Arcata, APN #503-481-007 Pg. 113
  - a. Attachment 1 - Petitioners Submission Documents Pg. 115
  - b. Attachment 2 - City of Arcata Property Report & Parcel Map Pg. 123
  
10. Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 300 Block of Beverly Drive, Arcata, APN #503-041-001 Pg. 124
  - a. Attachment 1 - Petitioners Submission Documents Pg. 126
  - b. Attachment 2 - City of Arcata Property Report & Parcel Map Pg. 129

## ADJOURNMENT

Next Regular Board Meeting is scheduled for January 11, 2022, at 5:30 pm.

Prepared by: *Becky Schuette, Clerk of the Board*

*The Arcata Fire Protection District ("District"), in compliance with the Americans with Disabilities Act ("ADA"), individuals who require special accommodations to access, attend and/or participate in District board meetings due to a disability, shall make their request by calling (707)825-2000, no later than 48 hours in advance of the scheduled meeting time. In compliance with Government Code Section 54957.5, non-exempt writings that are distributed to a majority of, or all, the Board in advance of a meeting may be viewed at 2149 Central Avenue, McKinleyville, California or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the Board Secretary, at (707) 825-2000.*

*The meeting agenda is posted at least 72 hours in advance of regular scheduled meetings, at the following locations:*

- *District's Headquarters' Building, 2149 Central Avenue, McKinleyville, CA 95519*
- *Arcata Downtown Station, 631 9<sup>th</sup> Street, Arcata, CA 95521*
- *Mad River Station, 3235 Janes Road, Arcata, CA 95521*
- *The Arcata Fire Protection District website: [www.arcatafire.org](http://www.arcatafire.org)*

# District Business

## Appeal Meeting Process

1. Staff report presentation and legal counsel review
2. Board questions to Staff regarding the presentation
3. Public comment period is opened
  - a. The Principal Party or designated representative may address the Board
    - *This Principal Party will have 10-minute time limit to speak*
    - *Any new material or documents received during the Public Comments must be made available to all Board members, staff, and the public. Said materials will be recorded into the Minutes and included as attachments to the Minutes.*
  - b. General Public comments regarding this item
    - *One person speaking at any given time*
    - *All speakers have a three-minute time limit*
    - *The testimony should be relevant to the topic*
  - c. Questioning speakers
    - *The Board will reserve questioning of individual speakers until after the completion of the speakers' testimony. Questions still need to be factual, and without bias.*
  - d. Principal Party rebuttal
    - *The principal party or representative will be limited to a three-minute rebuttal if requested after all other interested persons have spoken. The Presiding Officer may grant additional time, to the principal party or their representative, at their discretion.*
4. Public comment period is closed
  - *When the Presiding Officer has determined there is no more public testimony, the time for public comment will be ordered closed and the Board will then deliberate on the matter.*
5. Board Deliberations
  - *During deliberations, each Board Member to speak once prior to allowing another Board Member to speak again. Board members should strive to avoid repetition, however, are permitted to ask questions of each other or debate relevant issues as part of their deliberations.*
    - a. *At the discretion of the Presiding Officer, staff and/or Board members may answer questions posed by the speakers during their testimony*
    - b. *Board members may ask staff to address questions raised by testimony or to clarify matters*
    - c. *The Board will debate or make motion on the matter*
6. Board Action
  - a. *Vote on the item;*
  - b. *Offer amendments or substitute motions to decide the matter;*
  - c. *Continue the matter to a later date for a decision.*

## Resolution Number: 21-232

### A RESOLUTION OF THE ARCATA FIRE PROTECTION DISTRICT BOARD OF DIRECTORS CERTIFYING THE RESULTS OF THE GENERAL ELECTION HELD NOVEMBER 3, 2020

**WHEREAS**, a statewide general election was held on Tuesday, November 3, 2020, at which time the qualified electors of the Arcata Fire Protection District voted upon Measure F, a measure proposing the imposition of a special tax as set forth in Ordinance No. 20-20 and attached and made a part hereof as “Exhibit B”; and

**WHEREAS**, in all respects the election was held and conducted, and the votes thereof received and canvassed and the returns thereof made and declared in the time, form and manner as required by the General Laws of the State of California governing elections for special districts; and

**WHEREAS**, the County Elections Department canvassed the returns of the election and has certified the results to this, the results were received by the Board Secretary and attached and made a part hereof as “Exhibit A”.

**NOW THEREFORE**, the Board of Directors of the Arcata Fire Protection District does resolve, declare, determine and order as follows:

SECTION 1. That the whole number of ballots cast in the District was 21,726.

SECTION 2. That the Measure voted for at the election was Measure F, Arcata Fire Protection District, Special Tax.

SECTION 3. That the number of votes in favor of Measure F is 15,720 and the number of votes in opposition to Measure F was 5,135.

SECTION 4. The Board of Directors does declare and determine that more than two-thirds of the qualified electors of the District voted in favor of Measure F, and, therefore, Ordinance No. 20-20 is approved and adopted (Exhibit B).

SECTION 5. The Board Secretary shall enter on the records of the Board of Directors, a statement of the result of the election (Exhibit A), showing: (1) the whole number of ballots cast in the District and (2) the total number of votes for and against Measure F.

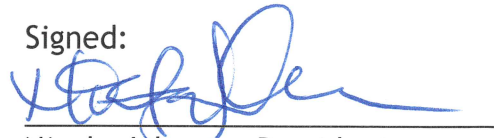
SECTION 6. That the Board Directors shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

**ADOPTED, SIGNED AND APPROVED** at a duly called meeting of the Board of Directors for the Arcata Fire Protection District by the following polled vote:

Ayes: David, Maynor, Mendosa, Rosen and Johnson  
Nays: None  
Abstain: None  
Absent: None

**DATED:** January 12, 2020

Signed:



Nicole Johnson, President

Attest:

  
Becky Schuette, Board Clerk/Secretary

Exhibit A  
RECEIVED

DEC - 4 2020

Arcata Fire District

**Certificate of Results of Canvass  
November 3, 2020  
Presidential General Election  
Measure F**

STATE OF CALIFORNIA        }  
  }  
COUNTY OF HUMBOLDT        }        SS

I, Kelly E. Sanders, Registrar of Voters of the County of Humboldt, do hereby certify that pursuant to the provisions of Section 15301 et al., of the California Elections Code, I did canvass the return of votes cast in the November 3, 2020, Presidential General Election, and that the Statement of Votes Cast to which this Certification is attached shows the total number of votes cast and the total number of votes cast for each candidate and/or measure in each respective precinct therein and that the totals for each candidate and/or measure are true and correct.

WITNESS MY HAND AND OFFICIAL SEAL this 1<sup>st</sup> Day of December, 2020.

KELLY E. SANDERS  
REGISTRAR OF VOTERS

Signed:   
Deputy



**FINAL REPORT**

Official Election

Run Time 10:11 AM  
Run Date 12/01/2020

**Humboldt County**

**PRESIDENTIAL GENERAL ELECTION**

11/3/2020

Page 17

**Official Results**

**Registered Voters**  
69932 of 85317 = 81.97%

**Precincts Reporting**  
66 of 66 = 100.00%

**Measure F Arcata Fire Protection District, Special Tax**

Choice	Party	Vote By Mail		Election Day Voting		Early Voting		Total	
Yes		14,139	76.15%	1,141	71.18%	440	64.33%	15,720	75.38%
No		4,429	23.85%	462	28.82%	244	35.67%	5,135	24.62%
Cast Votes:		18,568	100.00%	1,603	100.00%	684	100.00%	20,855	100.00%
Undervotes:		680		145		11		836	
Overvotes:		0		0		1		1	
Unresolved write-in votes:		0		0		0		0	

\*\*\* End of report \*\*\*

Measure F Arcata Fire Protection District, Special Tax

Precinct	Cumulative Totals			Yes	No
	Registration	Ballots Cast	Turnout (%)		
3A--1	2,243	2,121	94.6	1,684	334
3A--2	6,784	5,608	82.7	4,423	948
3A-J1	328	281	85.7	215	55
3A-P2	2,413	2,000	82.9	1,502	393
3A-P9	0	0	0.0	0	0
3JCFR	1,312	1,172	89.3	824	318
3MA-1	735	561	76.3	388	138
3PA-1	885	746	84.3	474	247
5AS-5	145	114	78.6	75	36
5MK-5	5,982	4,938	82.5	3,392	1,363
5MK-7	4,792	4,054	84.6	2,657	1,260
5MKS8	38	34	89.5	25	9
5PA-3	7	6	85.7	1	5
5PAS	100	91	91.0	60	29
<b>Vote By Mail Totals</b>	25,764	19,282	74.8	14,139	4,429
<b>Election Day Voting Totals</b>	25,764	1,747	6.8	1,141	462
<b>Early Voting Totals</b>	25,764	697	2.7	440	244
<b>Grand Totals</b>	25,764	21,726	84.3	15,720	5,135



**Measure F**

**Ordinance Number: 20-20**

**AN ORDINANCE OF THE ARCATA FIRE PROTECTION DISTRICT ADJUSTING THE RATE OF A FIRE PROTECTION SPECIAL TAX IN ORDER TO CONTINUE TO PROVIDE QUALITY LOCAL FIRE PROTECTION, RESCUE, AND OTHER ESSENTIAL SERVICES**

The people of the Arcata Fire Protection District do ordain as follows:

**SECTION 1. Authority.** Pursuant to the authority of Government Code Section 53978 and Article XIII A of the California Constitution, this Ordinance, if passed by two-thirds voter approval, would increase the Arcata Fire Protection District’s existing voter-approved special tax levied for fire protection, rescue, and emergency medical services and would supersede the existing special tax rate of \$5 per unit of benefit approved by qualified voters of the District in 1997 (Ordinance No. 97-010).

**SECTION 2. Purpose and Intent.** The proceeds from this special tax shall be used solely for the purpose of providing fire protection, rescue, and emergency medical services within the District. In particular, the special tax will be used to maintain and improve the current level of community-based fire protection services provided by the District. This includes annual budget support to maintain current firefighter positions, and provide for adequate firefighting equipment, apparatus, and necessary capital improvements, consistent with the needs of the residents of the District and the Fire Protection District Law of 1987.

**SECTION 3. Special Tax Rate.** Beginning with the 2020-21 fiscal year, the special tax shall be levied at flat rates based on the use of each taxable parcel of real property, in accordance with the schedule below:

	<u>Parcel use Category</u>	<u>Total Annual Charge</u>
A.	Vacant/unimproved:	\$30 per year
B.	Single-Family Residential:	\$118 per year
C.	Rural Residential/Improved:	\$192 per year
D.	Multi-Family Residential (2-4 units):	\$309 per year
E.	Multi-Family Residential (5-9 units):	\$388 per year
F.	Multi-Family Residential (10+ units):	\$465 per year
G.	Commercial:	\$546 per year

2149 CENTRAL AVE, MCKINLEYVILLE CA 95519 | (707) 825-2000 | WWW.ARCATAFIRE.ORG  
 WE EXIST TO PROTECT THE LIVES, ENVIRONMENT AND PROPERTY OF THE COMMUNITIES WE SERVE.

H.	Industrial:	\$910 per year
I.	Retail (10,000 + square feet):	\$910 per year
J.	Mobile Homes:	\$90 per year

- A. **Vacant/Unimproved:** Any vacant land or unimproved property.
- B. **Single-Family Residential:** A dwelling unit designed for occupancy by one household, located on a single parcel that does not contain any other dwelling unit (except an accessory dwelling unit, where permitted).
- C. **Rural Residential/Improved:** Low density residential or agricultural structures that generally rely upon onsite water systems, requiring the use of trucked-in water for fire suppression.
- D. **Multi-Family Residential (2-4 units):** 2 to 4 dwelling units within a single building, or structures on a parcel. Types of multiple-unit dwellings include, but are not limited to, duplexes, apartments, condominiums, and bed and breakfasts.
- E. **Multi-Family Residential (5-9 units):** 5 to 9 dwelling units within a single building, or structures on a parcel. Types of multiple-unit dwellings include, but are not limited to, apartments, condominiums, and bed and breakfasts.
- F. **Multi-Family Residential (10+ units):** ten or more dwelling units within a single building, or structures on a parcel. Types of multiple-unit dwellings include, but are not limited to, apartments, condominiums, and bed and breakfasts.
- G. **Commercial:** Commercial or institutional uses including but not limited to stores and retail businesses (less than 10,000 square feet), offices, restaurants and bars, service stations, auto repair, hotels, motels, day care facilities, professional business parks, and similar uses.
- H. **Industrial:** Industrial uses including but not limited to manufacturing, packaging, shipping, recycling, industrial parks, wood products, energy production, and similar uses.
- I. **Retail (10,000 + square feet):** a retail business that occupies 10,000 or more square feet.
- J. **Mobile Home Site:** an area of land within a mobile home park that is rented, or held out for rent, to accommodate a mobile home used for human habitation. A mobile home park is an area of land where two or more mobile home sites are rented, or held out for rent, to accommodate mobile homes used for human habitation. A mobile home is a structure designed for human habitation and for being moved on a street or highway, including, but not limited to, manufactured homes, motor homes, and recreational vehicles.



**SECTION 4. Appeals.** Any property owner may appeal any determination by the District concerning the nature of the use of the property or the calculation of the amount of the tax by filing a written appeal with the District. Any such appeal shall be filed by December 1<sup>st</sup> of the calendar year for which the tax is levied. The appeal shall contain a statement by the property owner as to the nature and basis for the appeal in accordance with the District's appeal procedure.

**SECTION 5. Method of Collection.** On or about July 1<sup>st</sup> of each year, but in any event in sufficient time to include the levy of the special tax on the County's secured tax roll, the District shall determine the use category and related tax amount representing each parcel of real property within the District subject to the special tax. Parcels subject to levy shall be determined based upon the records of the Humboldt County Assessor or, in lieu thereof, upon such other reliable public records available to the District.

The special tax shall be collected in the same manner and subject to the same penalty as, or with, other taxes fixed and collected by Humboldt County on behalf of the Arcata Fire Protection District. The County of Humboldt may deduct reasonable expenses incurred for such service before remitting the balance to the District. Notwithstanding the foregoing, the District may, in its discretion, directly bill and collect the special tax for certain types of parcel use categories or property owners. In the event of a delinquency in the payment of directly billed special taxes, the delinquency shall be subject to a 10% penalty and an administrative cost of \$20.00.

**SECTION 6. Special Account.** Upon receipt of the special taxes the District shall cause same to be deposited in a special tax account or such other account established by the District which allows the District to properly account for the special taxes in compliance with the provisions of Government Code Section 50075.1. Funds deposited into this account cannot be used for any other purpose than those outlined in Section 2 of this Ordinance.

**SECTION 7. Authorization for Appropriations Limit Increase.** To the extent that the revenue from the special taxes enacted by this Resolution are in excess of the appropriations limit for the District, as calculated in accordance with the provisions of Article XIII B of the California Constitution and applicable statutory provisions, the approval of this special tax by the voters shall constitute approval to increase the District's spending limit in an amount equal to the revenue derived from the special tax, for the maximum period of time as allowed by law.

**SECTION 8. Annual Report.** In accordance with Government Code Section 50075.3, the District's Fire Chief, as the chief fiscal officer of the District, shall file a report with the District Board at least once a year. The annual report shall contain the following: (a) the amount of funds collected and expended; and (b) the status of any project required or authorized to be funded with the proceeds of the special tax.

**SECTION 9. Severability.** If any part of this Ordinance is held to be invalid for any reason, such decision shall not affect the remaining portion of this Ordinance.

**SECTION 10. Effective Date and Sunset Date.** This Ordinance shall be effective only at such time as the District Board has declared that the Ordinance has been approved  
*Ordinance No. 20-20*

by two-thirds of the voters voting at an election to be held on November 3, 2020. Should this Ordinance not be approved, Ordinance No. 97-010 (approved by voters in 1997) will remain in full force and effect. Notwithstanding the above, if this Ordinance is approved, the special tax shall be collected at the rates established by this Ordinance beginning with the 2020-2021 fiscal year until June 30, 2030, at which time the special tax shall be repealed by operation of law, unless extended in accordance with law.

**SECTION 11. Certification.** The District Secretary shall certify to the passage and adoption of this Ordinance and shall cause a copy of the full text of the Ordinance to be posted.



**ARCATA FIRE PROTECTION DISTRICT**  
631 NINTH STREET, ARCATA, CA 95521-6204  
(707) 825-2000 FAX: (707) 822-7951

**ORDINANCE No. 06-12**

**AN ORDINANCE OF THE ARCATA FIRE PROTECTION DISTRICT**  
**ESTABLISHING A BENEFIT ASSESSEMENT TO FINANCE FIRE**  
**PROTECTION AND PREVENTION SERVICES**

**WHEREAS**, The Arcata Fire Protection District is unable to provide adequate Fire Protection and Prevention Services within the District with existing financial resources: and

**WHEREAS**, additional funds are necessary to provide an adequate level of service to the property within the Arcata Fire Protection District: and

**WHEREAS**, The Board of Directors of the Arcata Fire Protection District, pursuant to the requirements of Article XIID of the California State Constitution, has submitted the matter to the property owners of the District: and

**WHEREAS**, the number of ballots submitted in favor of the Benefit Assessment exceeded the number of ballots in opposition,

**NOW, THEREFORE**, The Board of Directors of the Arcata Fire Protection District ordains as follows:

Section 1: This ordinance and the Benefit Assessment authorized herein is adopted by The Arcata Fire Protection District (“District”) pursuant to Article XIID of the California State Constitution and Government Code sections 50078 and 53753, et seq.

Section 2: The express purpose for which this Benefit Assessment is levied is to establish a stable source of supplementary funds to obtain, furnish, operate and maintain fire suppression equipment or apparatus, or for the purpose of paying the salaries and benefits of firefighting and prevention personnel, or both, whether or not fire suppression or prevention services are actually used by or upon a parcel, improvement, or property.

Section 3: Any funds collected from the Benefit Assessment authorized by this ordinance shall be expended only for such fire suppression and prevention services within the District. Any unexpended funds raised by the assessment remaining at the end of the year shall be carried over for the same purpose in the next fiscal year.

Section 4: On July 20, 2006, The District Board of Directors (“Board”) conducted a public hearing upon the establishment of the Benefit Assessment levied by this ordinance. Of the ballots received prior to the end of the public hearing, the number of ballots in opposition did not exceed the number of ballots in favor.

Section 5: The following units of benefit per year shall be assessed on all real property parcels within the boundaries of the District that have special benefit conferred upon them. Each unit of benefit shall not exceed Twenty-Two dollars (\$22.00) per year. The Board shall from time to time establish, by resolution, benefit charges assessed on all real property parcels of the District, subject to the maximum value of per unit of benefit shown above.

The above unit(s) of benefit attributed to each described land use type (shown in Attachment 'A') based on the type of use of the property and a risk classification of the structures or other improvements on, or the use of, the property. Risk classifications were determined upon consideration of, but not limited to, the factors set forth in section 50078.2 of the Government Code.

Section 6: The Benefit Assessment shall be collected, beginning with the 2006-2007 fiscal year, in the same manner and subject to the same penalties as, or with, other charges and taxes fixed and collected by Humboldt County on behalf of the District. The County may deduct its reasonable costs incurred for such service before remittal of the balance to the District.

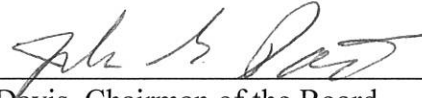
Section 7: Each property owner in the District shall, within thirty (30) days after the mailing of the notice of the Benefit Assessment bill for that fiscal year, have the right to file a written appeal with the District protesting the levy of such Benefit Assessment. The filing of an appeal is not grounds for failing to timely pay the amount of assessment specified as due of the assessment bill. If the benefit assessment is either reduced or increased as a result of the decision by the Board, the benefit assessment shall either be refunded or the increased amount collected. The property owner, or their designated representative may be present at the appeal hearing concerning the setting of the Benefit Assessment rate.

Section 8: If any section, subsection, sentence, phrase or clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the Ordinance. The Board of Directors of the Arcata Fire Protection District here declare that they would have adopted the Ordinance and each section despite the fact that one or more sections, subsections, phrases or clauses be declared invalid.

Section 9: This ordinance shall take effect immediately upon adoption by the Board, and prior to the expiration of fifteen (15) days from the passage hereof, shall be published once in the *Arcata Eye*, a newspaper published in the City of Arcata, State of California, together with the names of the members of the Board voting for and against the same.

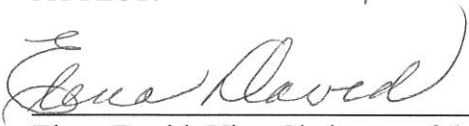
The foregoing Ordinance was passed and adopted by the Board of Directors of the Arcata Fire Protection District on this 31<sup>st</sup> day of July, 2006 at the meeting of said Board, duly called and held on the same day by the following vote:

Name	Aye	No	Absent
John Davis	X		
Larry Mendez			X
Stephen Tyler	X		
Elena David	X		
Thomas Ayotte	X		



John Davis, Chairman of the Board  
Arcata Fire Protection District

ATTEST:



Elena David, Vice-Chairman of the Board  
Arcata Fire Protection District



Arcata Fire Protection District

Land Use Code	Units of Assessment	Total Assessment	Description	Land Use Code	Units of Assessment	Total Assessment	Description	Land Use Code	Units of Assessment	Total Assessment	Description
0090	3	\$66.00	Manufactured Home Park	4102	10	\$220.00	Light Industrial, Wood Product	7009	6	\$132.00	Portion TPZ, Mix Rdwd&Wwd, Improved
0093	3	\$66.00	Licensed MH in Park	4301	20	\$440.00	Heavy Industrial, Wood Product	8000	1	\$22.00	Public Land, Schools, Non Taxable Entities - Unimproved
0094	3	\$66.00	Licensed MH in Park w/taxable accessories	4302	20	\$440.00	Heavy Industrial, Electrical Co-Gen	8000	12	\$264.00	Public Land, Schools, Non Taxable Entities - Improved
0095	3	\$66.00	Taxable MH in Park	5000	1	\$22.00	Vacant Commercial	9000	12	\$264.00	Public Utilities
0096	3	\$66.00	Taxable MH on fee parcel	5100	12	\$264.00	Commercial, Miscellaneous	9000	1	\$22.00	Common Area, Condominium
0097	3	\$66.00	Licensed MH on fee parcel	5101	10	\$220.00	Commercial Office	9910	1	\$22.00	Single Family Res - Vacant
0098	3	\$66.00	Taxable MH on Fee Parcel under different ownership	5102	10	\$220.00	Commercial, Medical-Dental	9911	4	\$88.00	Single Family Res - Improved
0099	3	\$66.00	LicMH/taxable accessories/differentowner	5103	10	\$220.00	Commercial, Drive-Thru Coffee	9920	1	\$22.00	Multi-Family Res - Vacant
1000	1	\$22.00	Vacant Single Family Residential	5104	10	\$220.00	Commercial, Multi Tenant Shops	9921	8	\$176.00	Multi-Family Res - 2-4 Units
1100	4	\$98.00	Improved Single Family Residential	5201	12	\$264.00	Commercial Retail, to 1999 square feet	9922	10	\$220.00	Multi-Family Res - 5-9 Units
1200	12	\$264.00	Bed and Breakfast	5202	12	\$264.00	Commercial Retail, 2000 and above	9923	12	\$264.00	Multi-Family Res - 10+ Units
1300	10	\$220.00	Residential Care Home	5203	12	\$264.00	Commercial Warehouse	9930	1	\$22.00	Rural - Vacant
1400	4	\$88.00	Condominium, Single Family Residential	5204	12	\$264.00	Commercial Mint-Warehouse	9931	6	\$132.00	Rural - Improved
2000	1	\$22.00	Vacant Multi-Family	5205	12	\$264.00	Commercial, Garage	9932	1	\$22.00	Ag Preserve Contracts - Vacant
2110	12	\$264.00	Improved, 10+ Units	5206	12	\$264.00	Commercial, Store with Multi Units	9933	6	\$132.00	Ag Preserve Contracts - Improv
2120	8	\$176.00	Improved, 2-4 Units	5207	12	\$264.00	Commercial, Assisted Living Unit	9934	1	\$22.00	Non-Producing Mineral Rights
2150	10	\$220.00	Improved, 5-9 Units	5301	12	\$264.00	Gas Station, w/o mini-mart	9935	12	\$264.00	Producing Mineral Rights
2236	N/A		Low Income, Sec 236 Housing	5302	12	\$264.00	Gas Station w/mini-mart	9936	1	\$22.00	Open Spaces Contracts - Vacant
2515	10	\$220.00	Low Income, Sec 515 Housing	5303	12	\$264.00	Automatic Car wash	9937	6	\$132.00	Open Spaces Contracts - Improv
3000	1	\$22.00	Vacant, Rural Residential, to .99ac	5304	12	\$264.00	Self Serve Car Wash	9938	1	\$22.00	Rural w/ Timber Infr - Vacant
3001	1	\$22.00	Vacant Rural Residential, 1-5 ac	5400	12	\$264.00	Common Area, Commercial	9939	6	\$132.00	Rural w/ Timber Infr - Improve
3002	1	\$22.00	Vacant, Rural Residential, 5+ to 10 ac	5401	12	\$264.00	Motel to 19 units	9940	1	\$22.00	Industrial - Vacant
3003	1	\$22.00	Vacant, Rural Residential, 10+ to 20 ac	5402	12	\$264.00	Motel, 20 to 40 units	9941	20	\$220.00	Industrial - Light
3004	1	\$22.00	Vacant, Rural Residential, 20+ to 40 ac	5403	12	\$264.00	Motel over 40 units	9942	20	\$440.00	Industrial - Heavy
3005	1	\$22.00	Vacant, Rural Residential, 40+ ac	5500	12	\$264.00	Movie Theater	9950	1	\$22.00	Commercial - Vacant
3100	6	\$132.00	Improved, Rural Residential, up to .99 ac	5501	10	\$220.00	Commercial Golf Course	9951	10	\$220.00	Comm - Store, Office, Medical
3101	6	\$132.00	Improved, Rural Residential, 1 to 5 ac	5601	12	\$264.00	Fast Food Restaurant	9952	12	\$264.00	Comm - Motel, Rest, Serv Sin
3102	6	\$132.00	Improved, Rural Residential, 5+ to 10 ac	5602	12	\$264.00	Full Service Restaurant	9959	3	\$86.00	Mobil Home Park Owners
3103	6	\$132.00	Improved, Rural Residential, 10 to 20 ac	5603	3	\$66.00	Manufactured Home Park	9960	0	\$0.00	Subject to Exemption - Vacant
3104	6	\$132.00	Improved, Rural Residential, 20+ to 40 ac	5604	12	\$264.00	Commercial, Recreational/Resort	9961	0	\$0.00	Subject to Exemption - Improve
3105	6	\$132.00	Vacant, Rural, Agricultural, Unrestricted	5700	12	\$264.00	Auto Repair, Tire Shop, Body Shop	9970	1	\$22.00	Tmbr, Mix TPZ, Rdwd & Wwd - Va
3201	6	\$132.00	Rural, Agricultural, Misc Imps, Unrestricted	6000	0	\$0.00	Vacant Land, Subject to Exemption	9971	6	\$132.00	Tmbr, Port TPZ, Rdwd - Improve
3211	6	\$132.00	Rural, Agricultural, Residence, Unrestricted	6001	0	\$0.00	Improved, Subject to Exemption	9972	1	\$22.00	Tmbr, 100% TPZ, Rdwd - Vacant
3300	1	\$22.00	Ag Preserve, Vacant	7000	1	\$22.00	Portion TPZ, Mix Rdwd, Wwd, Vacant	9973	6	\$132.00	Tmbr, 100% TPZ, Rdwd - Improve
3301	6	\$132.00	Ag Preserve, Misc Imps	7001	6	\$132.00	Portion TPZ, Rdwd, Improved	9974	1	\$22.00	Tmbr, Port TPZ, Rdwd - Vacant
3311	6	\$132.00	Ag Preserve, Res Imps	7002	1	\$22.00	100% TPZ, Rdwd, Vacant	9975	6	\$132.00	Tmbr, Port TPZ, Wwd - Improved
3400	1	\$22.00	Non Producing Mineral Rights	7003	6	\$132.00	100% TPZ, Rdwd, Improved	9976	1	\$22.00	Tmbr, 100% TPZ, Wwd - Vacant
3401	12	\$264.00	Producing Mineral Rights	7004	1	\$22.00	Portion TPZ, Rdwd, Vacant	9977	6	\$132.00	Tmbr, 100% TPZ, Wwd - Improved
4000	1	\$22.00	Vacant, Industrial	7005	6	\$132.00	Portion TPZ, Wwd, Improved	9978	1	\$22.00	Tmbr, Port TPZ, Wwd - Vacant
4100	10	\$220.00	Misc Light Industrial	7006	1	\$22.00	100% TPZ, Wwd, Vacant	9979	6	\$132.00	Tmbr, Mix TPZ, Rdwd & Wwd - Im
4101	10	\$220.00	Light Industrial, Metal Fabrication	7007	6	\$132.00	100% TPZ, Wwd, Improved	9980	1	\$22.00	Public Land, Schools & Non-tax
				7008	1	\$22.00	Portion TPZ, Wwd, Vacant	9990	12	\$264.00	Public Utilities

## Resolution Number: 21-233

### A RESOLUTION OF THE ARCATA FIRE PROTECTION DISTRICT BOARD OF DIRECTORS ADOPTING POLICIES FOR THE CONDUCT AND HEARING OF CHALLENGES TO USE CLASSIFICATIONS UNDER ORDINANCE NO. 20-20 (MEASURE F) AND ORDINANCE 06-12

**WHEREAS**, the District levies and collects a Benefit Assessment pursuant to Ordinance No. 06-12 (herein after, the “benefit assessment”); and

**WHEREAS**, the qualified voters of the Arcata Fire Protection District (“District”) approved, by the requisite two-thirds threshold, Measure F (Ordinance No. 20-20), an ordinance adjusting the rates of a fire protection special tax; and

**WHEREAS**, the rates set forth in Measure F will be imposed and collected beginning with the 2021-2022 fiscal year by and through the County of Humboldt real property tax process; and

**WHEREAS**, Ordinance No. 06-12 and Measure F impose certain rates depending on the assigned parcel use category; and

**WHEREAS**, Section 7 of Ordinance No. 06-12 and Section 4 of Measure F authorizes property owners responsible for payment of the benefit assessment and/or special tax to appeal any determination by the District concerning the nature of the use of the property or the calculation of the amount of the tax by filing a written appeal with the District; and

**WHEREAS**, by way of this Resolution, the Board of Directors desire to provide procedures for the review and consideration of any such appeal.

**NOW, THEREFORE**, the Board of Directors of the Arcata Fire Protection District does resolve as follows:

**Section 1. Timely Submission of Appeal.** Any property owner intending to submit an appeal for the current fiscal year benefit assessment and/or special tax classification shall submit the appeal in writing in the manner described in Section 2, below, and submit it to the District so that the written appeal is received (either by mail or in person) by the District on or before December 1 of the current fiscal year. Any appeal received by the District on a federal holiday or weekend shall be deemed received on the immediately preceding business day. A property owner may not submit an appeal for any fiscal year other than the current fiscal year.

**Section 2. Form and Content of Appeal.** All appeals shall be submitted in writing, signed by the property owner or, in the event the property owner is an

entity, by an authorized representative of the entity. The District may provide an optional form for property owners to utilize when submitting an appeal. Each written appeal shall include all of the following:

- (a) The legal names of all property owners as appearing on the latest secured tax roll for Humboldt County.
- (b) The address and/or assigned County Assessor Parcel Number (APN) for the particular parcel being appealed.
- (c) The mailing address for the District to utilize for all communications to the property owner concerning the appeal.
- (d) Whether the appeal is of the benefit assessment, the special tax, or both;
- (e) The amount of benefit assessment and/or special tax, as applicable, imposed by the District for the current fiscal year.
- (f) The amount the property owner contends should be imposed for the benefit assessment and/or special tax, as applicable.
- (g) That the property owner is not delinquent in the payment of the benefit assessment and special tax, as applicable, for the particular fiscal year.
- (h) The zoning classification assigned to the particular property by governmental entity (e.g., County or City of Arcata) having land use authority over the parcel.
- (i) The parcel use category that the property owner contends should be utilized for the particular parcel and the basis therefor. The Property Owner shall provide a written narrative, with as much specificity as available, of the property owner's position.
- (j) Any documentary evidence or other support that the property owner would like the Board of Directors to consider as part of the appeal.
- (k) The written submission shall contain the following just above the signature of the property owner:

"I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this [INSERT DAY] day of [INSERT MONTH], [INSERT YEAR]."

### **Section 3. Consideration of Appeal.**

- (a) **Initial Screening.** All appeals received shall be initially screened for timeliness and completeness by the Fire Chief or his designee. Any appeal that is rejected because it was not timely received shall be rejected by the Fire Chief with written notice thereof sent to the property owner via first class mail. Any appeal that fails to contain the information required in Section 2 shall be returned to the property owner via first class mail with a notice of incomplete appeal, describing the required information that was omitted and informing the property owner that he or she shall have a period of ten (10) days from the date the notice of incomplete appeal is postmarked to submit a complete appeal. If a property owner fails to submit the complete appeal on or before the expiration of the ten (10) day period, the appeal shall be deemed rejected without further notice. Any decision to reject an appeal under this sub-section shall be final and there shall be no appeal to the Board of Directors.



- (b) **Hearing before the Board of Directors; Scheduling.** Appeals not rejected under sub-section “a”, above, shall be presented to the Board of Directors for a hearing before Board of Directors’ on or before February 28. The District shall provide written notice via first class mail to the property owner of the time and date set for hearing at least ten (10) days before the hearing. The property owner need not be present for the appeal to be considered. In the absence of the property owner, the Board shall proceed to consider the property owner’s position on the basis of the written appeal.
- (c) **Hearing before the Board of Directors; Hearing.** At the hearing on the matter, the Board of Directors shall consider the written appeal submitted by the property owner, written submission (if any) by the Fire Chief, the Fire Chief’s oral report and position statement, and any oral comments by the property owner or his or her representative at the hearing. The Board of Directors shall consider any relevant information and shall not be bound by any technical rules of evidence.
- (d) **Hearing before the Board of Directors; Burden of Proof.** In all cases, the property owner shall bear the burden of proof to demonstrate by that the parcel use category was erroneously assigned or the amount levied is inaccurate.
- (e) **Hearing before the Board of Directors; Relevant Considerations.** The Board of Director shall, among other things, consider each of the following when making its decisions:
- I. The parcel use category previously assigned to the property.
  - II. The zoning use designation assigned to the property, giving substantial weight to the zoning classification and maximum allowable use thereunder.
  - III. The actual use made of the property. To the extent the property owner contends that the actual use of the property is different than the allowable use allowed under the applicable zoning regulations, the property owner shall produce clear and convincing evidence of the actual use. Clear and convincing evidence includes corroborating evidence beyond the mere statement of the property owner.
  - IV. Such other and additional evidence as the Board of Directors may consider relevant.
- (f) **Hearing by the Board of Directors; Decision.** The Board of Directors shall make a decision, by majority vote, on the matter by way of a motion to grant or deny the appeal at the conclusion of the hearing. No written decision of findings shall be required. In the event the property owner is not present at the hearing, the Fire Chief shall provide written notice of the decision to the property owner via first class mail. The Board of Directors’ decision shall be final for the particular fiscal year.

**Section 4. Successful Appeals.** In the event the appeal is successful, the District shall refund any overage paid and provide written notice to the County regarding the reclassification. A successful appeal shall not restrict or otherwise bind the District to any parcel use classification for any subsequent fiscal year.

## **Section 5. Special Considerations Regarding Accessory Dwelling Units.**

Pursuant to Section 3 of Ordinance No.20-20, a property assigned the Parcel Use Category of Single Family Residential is taxed at a lower rate than a property assigned Multi-Family Residential. In making determinations whether a property should be assigned Single Family Residential or Multi-Family Residential, the following rules shall apply:

- (a) **Zoning Designation.** The District shall assign a residential parcel use category based on the largest allowable use permitted under the applicable zoning regulations, provided, however, that the District may downgrade the parcel use category if a visual observation from the nearest public road demonstrates clearly that a lesser use is being made of the property. The District shall not be obligated to make any such visual inspection.
- (b) **ADUs and Single-Family Zoned Parcel.** In the case of a property zoned to permit no more than one single family residence, the District shall assume that an additional accessory structure used as a dwelling is an accessory dwelling unit (“ADU”), as described in Section 3 of Ordinance No. 20-20, provided the particular zoning regulations or state law allow for an accessory dwelling unit on that property.
- (c) **ADUs and Multi-Family Zoned Parcel.** In the case of a property zoned to allow for multi-family use (i.e., more than one primary dwelling unit), the District shall assign a parcel use category based on the allowable units permitted under the applicable zoning regulations or, in the event the zoning regulations do not specify the maximum allowable units, the number of units located on the property based on a visual inspection. In the event a property owner submits an appeal to reclassify a multi-family zoned parcel to a single-family parcel with an accessory dwelling unit, the following shall be considered by the Board of Directors:
  - I. There shall be a strong presumption that any property zoned to permit more than one single-family residence shall be assigned a Multi-Family Residential parcel use category.
  - II. In no case shall the District reassign a Multi-Family parcel with three or more separate dwelling units to a Single-Family parcel use category.
  - III. In considering whether a Multi-Family assigned parcel with two separate dwelling units shall be reclassified as Single-Family with an ADU, the following factors shall be considered:
    - a. The size (in square foot) of the primary structure to the claimed accessory structure, it being understood that a Multi-Family designation is more appropriate if the claimed ADU is equal or similar in size to the primary structure.
    - b. The appearance of the two structures, it being understood that an ADU is typically a secondary unit to the primary structure in use and appearance.
    - c. Whether the particular zoning regulations allow for the construction of an ADU on the multi-family zoned parcel.

- d. Whether the claimed ADU has a separate mailing address.
- e. Whether the claimed ADU has a separate and distinct entrance that is visible from the road frontage.
- f. Whether the claimed ADU is separately metered and bill by the public utilities servicing the property.
- g. Whether the claimed ADU is recognized as an ADU by the government entity having land use authority over the property.
- h. Whether the claimed ADU is occupied by relatives of the property owner or is rented to third party, non-relatives.

**ADOPTED, SIGNED AND APPROVED** at a duly called meeting of the Board of Directors of the Arcata Fire Protection District by the following polled vote:

Ayes: David, Maynor, Mendosa, Rosen and Johnson

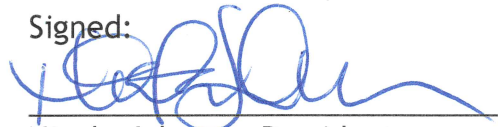
Nays: None

Abstain: None

Absent: None

**DATED:** February 9, 2021

Signed:



Nicole Johnson, President

Attest:



Becky Schuette, Board Clerk/Secretary



**Date:** January 4, 2022  
**To:** Board of Directors, Arcata Fire District  
**From:** Justin McDonald, Fire Chief  
**Subject:** Consider Appeal for Adjustment of Special Tax on the Property  
Located on the 1500 Block of J Street, Arcata, APN # 020-102-005

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**HISTORY:**

The Humboldt County 2021-2022 Property Tax Bills were issued in October this year and in accordance with the Resolution 21-233, the District began accepting the Petition for Adjustment of Benefit Assessment and/or Special Tax. The submissions were vetted by District Counsel and except for one, were deemed complete and timely, meeting the minimum standards of the Resolution.

On Friday, December 17, 2021, emails were sent, and written notices mailed, via first class mail, to all the petitioners that the Special Meeting had been set for Tuesday, January 4, 2022, at 5:30 pm. The notice indicated the meeting would be held via Zoom and that the agenda would be sent at a later date, along with the link and information to attend the meeting using Zoom.

Staff has since reviewed all the submissions, conducted historical internal and external research on the properties, made visual inspections, if needed, and determined a recommendation to the Board, based on what was provided by the petitioner.

**DISCUSSION:**

The petitioner identifies that the detached cottage on the property was built for the intended use by family, friends, and caregivers. She also indicates that the cottage has been rented over the years and she will continue to all family friends and caregivers to use the unit for residential occupancy.

Owner admits to utilizing the property/structure in accordance with the Special Tax Ordinance 20-20's use definition of Multi-Family.

**RECOMMENDATION:**

*All staff recommendations are guidance for the Board and should not be considered final until District Counsel renders an opinion, and the Board receives input from all parties involved and passes the decision via voice vote motion.*

As to the property located on the 1500 block of J Street in Arcata, assessor parcel # 020-102-005, it is the recommendation of staff that the petition for adjustment of special tax on the property, be denied.

**FINANCIAL IMPACT:**

- No Impact/Not Applicable
- Funding Source Confirmed:
- Other:

**ALTERNATIVES:**

1. Boards discretion with approval of District Counsel

**ATTACHMENTS:**

- Attachment 1 - Petitioners Submission Documents
- Attachment 2 - City of Arcata Property Report & Parcel Map



Attachment 1  
RECEIVED

OCT 26 2021

Arcata Fire District

### Petition for Adjustment of Benefit Assessment and/or Special Tax

A property owner of the Arcata Fire Protection District may appeal the use of property or the calculation of the Benefit Assessment and/or the Special Tax. An appeal may only be submitted for the current fiscal year. All petitions will be considered pursuant to Resolution 21-232. You may obtain a copy of Resolution 21-232 by contacting the District Office.

**Filing deadline for the 2021-2022 Property Tax Bill shall be 5:00 pm December 1, 2021.**

I do hereby petition the Arcata Fire District Board of Directors for a review of (check applicable box(s)):

- Arcata Fire District Benefit Assessment Charge for FY2021-2022
- Arcata Fire District Special Tax for FY2021-2022

**SECTION ONE – Property Identification Information**

Assessor Parcel Number: 020-102-005-000

Property Address: 1506 J STREET, ARCATA, CA 95521

Zoning Designation Applied by City or County: RESIDENTIAL-low density

Arcata Fire District Benefit Assessment Charge for FY2021-2022 \$ 176.

Arcata Fire District Special Tax for FY2021-2022 \$ 309

**SECTION TWO – Reason for filing appeal**

Please provide specific reason(s) why the Benefit Assessment and/or Special Tax is being challenged. Among other things you may wish the District to consider, please state the parcel use category you contend should have been assigned to your property and all facts supporting your contention. (Use additional sheets as necessary.) You may attach permits, maps, pictures, letters or other data to substantiate the challenge.

*This detached cottage was built in 2011 and intended for use by family, friends, and possible caregivers. It was rented a few years (approx 2011-15) as a special accommodation and again in 2020 because of covid crisis. It was necessary, in 2021, to evict that person. Future occupancy will be temporary by family, friends or caregivers. It is solely residential.*



**SECTION THREE - Property owner information**

Legal Names of Property Owner(s) as appearing on the latest secured tax roll: \_\_\_\_\_  
SARA M. TURNER SURVIVORS TRUST

Mailing Address: 1506 J ST, ARCATA, CA 95521

Phone: 707-822-0235 Email: SIMTURNER7@gmail.com

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I/we further declare under penalty of perjury I/we is/are not delinquent in the payment of the Arcata Fire Protection District benefit assessment and/or special tax, as applicable, for the current fiscal year. **You must** provide proof of payment to the County in order to receive a reimbursement.

Executed this 26<sup>th</sup> day of October, 2021.

Signature: Sara M. Turner



**HUMBOLDT COUNTY 2021-2022 PROPERTY TAX BILL**  
 John Bartholomew, Humboldt County Tax Collector  
 825 Fifth Street, Room 125, Eureka, CA 95501

Pay Taxes by Credit Card or E-Check  
  
 Online @ <http://humboldt.gov/tax>  
 or Call 866-666-5444  
 3rd party processing company will charge a fee

**PROPERTY INFORMATION** **IMPORTANT MESSAGES**

ASMT NUMBER: 020-102-005-000      TAX RATE AREA: 001-001  
 FEE NUMBER: 020-102-005-000      ACRES: 0.00  
 LOCATION: 1506 J ST  
 LIEN DATE OWNER: TURNER SARA M TR

**SCH 5-DIGIT 95518**  
 TURNER SARA M TR  
 1506 J ST  
 ARCATA CA 95521

1-0004519  
 000017  
 000001  
 0101

SEE REVERSE OF THIS STATEMENT FOR IMPORTANT INFORMATION.  
 Orig. bill date: 09/24/2021

*PD 10-9-21*

*Tues*  
*John Thomas*  
*513*

**COUNTY VALUES, EXEMPTIONS AND TAXES**

TAX DEPARTMENTS INFORMATION:	VALUE DESCRIPTION	ASSESSED VALUES
<b>707-441-3020</b>	LAND	13,010
	STRUCTURAL IMPROVEMENTS	151,780
	HOMEOWNERS EXEMPTION	-7,000
	<b>NET TAXABLE VALUE</b>	<b>157,790</b>

*arcata fire dept*  
*Beraz Director*  
*2149 Central Ave*  
*19*  
*825-2009 01-825-2000*  
*Info@arcatafire.org*

VALUES X TAX RATE (1%) = COUNTY TAXES 1,577.90

**VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS**

PHONE #	DESCRIPTION	ASSESSED VALUES X TAX RATE 1.0000	= AGENCY TAXES
(707) 839-6470	NHUHSD 2010	157,790	0.011000 17.36
(707) 476-4172	Northern Humb Uni High 2020	157,790	0.011000 17.36
(707) 822-0351	CR 2005/2007 GO BONDS	157,790	0.003000 4.74
(707) 825-2000	ARCATA ELEM GO BOND - 2007 REF1	157,790	0.057000 89.94
(707) 825-2000	ARCATA FIRE ASMT 2006		DIRECT CHARGE 176.00
(707) 822-5951	Arcata Fire 2020 Special Tax		DIRECT CHARGE <del>309.00</del> 118
(707) 822-5951	ARCATA STORMWATER DRAINAGE		DIRECT CHARGE 24.74
(800) 273-5167	Arcata Measure A Special Tax		DIRECT CHARGE 37.00
	ARCATA ESD PARCEL TAX 'MEASURE H'		DIRECT CHARGE 59.00
<b>TOTAL AGENCY TAXES + DIRECT CHARGES</b>			<b>735.14</b>

<b>1ST INSTALLMENT</b> DUE 11/1/2021 DELINQUENT AFTER 12/10/2021	<b>\$1,156.52</b>	<b>2ND INSTALLMENT</b> DUE 2/1/2022 DELINQUENT AFTER 4/11/2022	<b>\$1,156.52</b>	<b>TOTAL TAXES</b> <b>\$2,313.04</b>
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HOMEOWNERS EXEMPTION	-7,000
<b>NET TAXABLE VALUE</b>	<b>152,904</b>
VALUES X TAX RATE (1%) = COUNTY TAXES <span style="float: right;">1,529.04</span>	

**VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS**

PHONE #	DESCRIPTION	ASSESSED VALUES X TAX RATE 1.0000	= AGENCY TAXES
(707) 476-4172	NHUHSD 2010	152,904	0.029000 44.34
(707) 822-0351	CR 2005/2007 GO BONDS	152,904	0.008000 12.24
(707) 825-2000	ARCATA ELEM GO BOND - 2007 REF1	152,904	0.068000 103.98
(707) 825-2000	ARCATA FIRE TAX 1997		DIRECT CHARGE 40.00
(707) 822-5951	ARCATA FIRE ASMT 2006		DIRECT CHARGE 176.00
(800) 273-5167	ARCATA STORMWATER DRAINAGE		DIRECT CHARGE 24.00
	ARCATA ESD PARCEL TAX 'MEASURE H'		DIRECT CHARGE 59.00
<b>TOTAL AGENCY TAXES + DIRECT CHARGES</b>			<b>459.56</b>

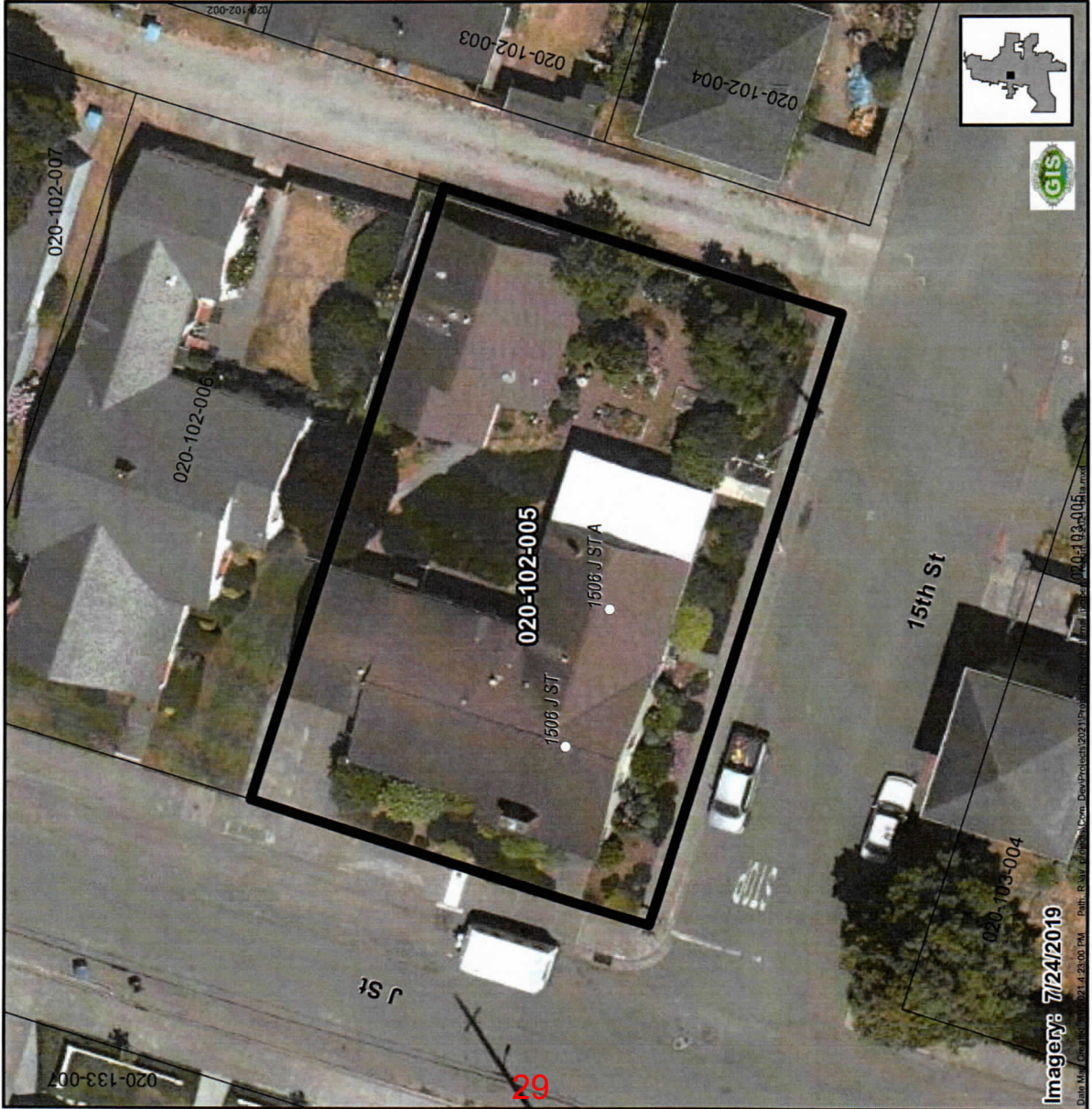
<b>1ST INSTALLMENT</b> DUE 11/1/2019 DELINQUENT AFTER 12/10/2019	<b>\$994.30</b>	<b>2ND INSTALLMENT</b> DUE 2/1/2020 DELINQUENT AFTER 4/10/2020	<b>\$994.30</b>	<b>TOTAL TAXES</b> <b>\$1,988.60</b>
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# Property Report - Assessor's Parcel Number: 020-102-005



City of Arcata Community Development Department  
736 F Street, Arcata, Ca. 95521  
(707) 822-5955



**Imagery:** 7/24/2019  
Date Modified: 2021-11-23:00 PM Path: R:\svr\digital\Com\_Dev\Projects\2021\Property\020-102-005.apr.mxd

This map is for informational purposes only. The City of Arcata, including any employees and sub-contractors, makes no warranty, express or implied, as to the accuracy of the information contained in this report. The City of Arcata and its employees and sub-contractors shall not be liable for any and all damages which may arise due to errors in the map and the user's reliance thereon.

Parcel attribute descriptions: [https://gis01.cityofarcata.org/data/property\\_report/Property\\_report\\_metadata9-7-2017.pdf](https://gis01.cityofarcata.org/data/property_report/Property_report_metadata9-7-2017.pdf)

## Humboldt County Assessor Details

Parcel information date: 9/1/2021

Owner Name: Turner Sara M Tr  
Mailing Address: 1506 J St, Arcata CA, 95521  
Site Address/City/Zip: 1506 J ST ,  
Land Value: \$13,010.00  
Improvement Value: \$151,780.00  
Other Value: \$0.00  
Recorded Document: 2012R 22314  
Use Code: 21  
Tax Rate Area: 1001  
Census Tract: 10  
Census Block: 101  
Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/020-10-.pdf>  
Tax Bill\Details Link: <https://commor2.mpsweb.com/HBC/humboldt/tax/main/0201.02005000/2021/0000>

For parcel owner information please call:  
Humboldt County Assessor  
825 5th Street, Eureka, Ca 95501  
(707) 445-7663

## City of Arcata Property Details

### Property Details

Latitude/Longitude: 40.874355 -124.086765  
Section/Township/Range: SECTION 29 T6N, R1E  
Parcel Size in Sq Ft (GIS Computed): 8,799.7  
Parcel Size in Acres (GIS Computed): 0.2  
Google Map Link: <http://maps.google.com/maps?f=q&hl=en&gl=us&oeq=40.8743548191,-124.0867645&ie=UTF8&hl=en&sz=16&wloc=saddr>  
Sewer Lateral Certificate(as of 9/9/2021): No

### Zoning

Arcata Land Use Code (LUC):  
Residential Low Density  
Arcata Coastal Land Use & Development Guide (CLUDDG):  
N/A

### General Plan Land Use

Inland - Arcata General Plan: Residential - Low Density  
Coastal - Arcata General Plan: N/A

### Special Resources/Hazards/Constraints Areas

Creamey District (:CD) Combining Zone: Out  
Historical Landmark (:HL) Combining Zone: None  
Homeless for Housing (:HH) Combining Zone: Out  
Cannabis Innovation Zone (:CIZ) Combining Zone: Out  
Neighborhood Conservation Area (:NCA): Arcata Heights Conservation Area  
Planned Development (:PD) Combining Zone: No  
Plaza Area (:PA) Combining Zone: No  
Special Consideration (:SC) Combining Zone: No  
Wetland/Stream (:WP/:SP) Combining Zone: None  
Alquist/Priolo Fault Zone: In  
Coastal Zone Boundary: Out  
Categorical Exclusion Area: Out  
Creek Zone(Within 25' of creek): No  
Coastal Jurisdiction: out  
FEMA Flood Zone (2017): Out  
Hillside Development: None  
Liquefaction: None  
Matthews Dam Failure: Out  
Noise Contour: Yes  
Redevelopment Area: Out  
Urban Services Boundary: In  
USFWS Wetlands: No  
Within 50' of Fault Zone: Out







**Date:** January 4, 2022  
**To:** Board of Directors, Arcata Fire District  
**From:** Justin McDonald, Fire Chief  
**Subject:** Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 200 Block of G Street, Arcata, APN # 503-224-007

---

**HISTORY:**

The Humboldt County 2021-2022 Property Tax Bills were issued in October this year and in accordance with the Resolution 21-233, the District began accepting the Petition for Adjustment of Benefit Assessment and/or Special Tax. The submissions were vetted by District Counsel and except for one, were deemed complete and timely, meeting the minimum standards of the Resolution.

On Friday, December 17, 2021, emails were sent, and written notices mailed, via first class mail, to all the petitioners that the Special Meeting had been set for Tuesday, January 4, 2022, at 5:30 pm. The notice indicated the meeting would be held via Zoom and that the agenda would be sent at a later date, along with the link and information to attend the meeting using Zoom.

Staff has since reviewed all the submissions, conducted historical internal and external research on the properties, made visual inspections, if needed, and determined a recommendation to the Board, based on what was provided by the petitioner.

**DISCUSSION:**

The petitioner admits to renting the street front property, identified as the 300 square foot "shop," which is being operated by the tenant as a salon called Vixen.

The documentation submitted does indicate that the property is also a single-family residence and occupied by the petitioner, however, there is no argument to the business being operated on the parcel.

Owner admits to utilizing the property/structure in accordance with the Special Tax Ordinance 20-20's use definition of Commercial. The use classification for the Benefit Assessment is Commercial - miscellaneous as it relates to the salon's use of the property.

This property is mixed use of as both commercial and residential and, as such, is levied at the higher risk use. It is standard practice with mixed use parcels to be assessed at the greater risk category.

**RECOMMENDATION:**

*All staff recommendations are guidance for the Board and should not be considered final until District Counsel renders an opinion, and the Board receives input from all parties involved and passes the decision via voice vote motion.*

As to the property located on the 200 block of G Street in Arcata, assessor parcel # 503-224-007, it is the recommendation of staff that the petition for adjustment of special tax and benefit assessment on the property be denied.

**FINANCIAL IMPACT:**

- No Impact/Not Applicable
- Funding Source Confirmed:
- Other:

**ALTERNATIVES:**

1. Boards discretion with approval of District Counsel

**ATTACHMENTS:**

- Attachment 1 - Petitioners Submission Documents
- Attachment 2 - City of Arcata Property Report & Parcel Map



RECEIVED

NOV 16 2021

Arcata Fire District

### Petition for Adjustment of Benefit Assessment and/or Special Tax

A property owner of the Arcata Fire Protection District may appeal the use of property or the calculation of the Benefit Assessment and/or the Special Tax. An appeal may only be submitted for the current fiscal year. All petitions will be considered pursuant to Resolution 21-232. You may obtain a copy of Resolution 21-232 by contacting the District Office.

**Filing deadline for the 2021-2022 Property Tax Bill shall be 5:00 pm December 1, 2021.**

I do hereby petition the Arcata Fire District Board of Directors for a review of (check applicable box(s)):

- Arcata Fire District Benefit Assessment Charge for FY2021-2022
- Arcata Fire District Special Tax for FY2021-2022

#### SECTION ONE – Property Identification Information

Assessor Parcel Number: 503 - 224 - 007 - 000

Property Address: 211 G ST. Arcata Ca., 95521

Zoning Designation Applied by City or County: Medium Density Residential

Arcata Fire District Benefit Assessment Charge for FY2021-2022 \$ 220.

Arcata Fire District Special Tax for FY2021-2022 \$ 546.

#### SECTION TWO – Reason for filing appeal

Please provide specific reason(s) why the Benefit Assessment and/or Special Tax is being challenged. Among other things you may wish the District to consider, please state the parcel use category you contend should have been assigned to your property and all facts supporting your contention. (Use additional sheets as necessary.) You may attach permits, maps, pictures, letters or other data to substantiate the challenge.

Please see attached written narrative (i), and documentation.

Also see "Required information requested on page 2" of Resolution Number 21-233, 2021-2022" pg 3 of packet

Also note (j): As for what I would request of The Arcata Fire District (2) Board, I would like them to determine from The Arcata Fire District what land use code was sent over to The District from The Assessor concerning my parcel for the fiscal year 2021-2022, during the so called "turn-around" period in July or so, and for a copy of that information be given to The Board and me.

**SECTION THREE - Property owner information**

Legal Names of Property Owner(s) as appearing on the latest secured tax roll: \_\_\_\_\_  
George Green, Jr.

Mailing Address: 211 G ST Arcata, Ca. 95521  
Phone: (707) 599-8229 Email: gg2314@humboldt1.com

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I/we further declare under penalty of perjury I/we is/are not delinquent in the payment of the Arcata Fire Protection District benefit assessment and/or special tax, as applicable, for the current fiscal year. **You must** provide proof of payment to the County in order to receive a reimbursement.

Executed this 13<sup>th</sup> day of November, 2021.

Signature: George Green, Jr.



Appeal to Arcata Fire District based on Resolution Number 21-233, 2021 - 2022

Required information requested on page 2:

Note: The questions are found on pg. 25 of this packet.

- (a) George Green, Jr.
- (b) 211 G St., Arcata Ca., 95521/parcel number 503-224-007-000
- (c) Address same as (b) above
- (d) Both
- (e) ~~\$810~~ \$766.
- (f) \$206
- (g) Not delinquent
- (h) Zoning: City of Arcata: Residential – Medium Density; In terms of use, City of Arcata: Residential with a nonconforming land use for the small shop. County: Use 1, Improved Single Family Residential (1100), Use 2, Commercial Retail, to 1999 square feet (5201)
- (i) Improved Single Family Residential (1100). (See attached written narrative.)
- ★ (j) As for what I would request of the Arcata Fire District Board, I would like them to determine from the District what land use code was sent over to the District from the Assessor concerning my parcel for the fiscal year 2021 – 2022, during the so called “turn-around” period in July or so, and for a copy of that information be given to the Board and me.
- (k) “I/We declare under penalty of perjury the laws of the State of California that the foregoing is true and correct. Executed this [13] day of [Nov], [2021].”

See: →  
Arcata Fire  
District  
Petition  
Form

Signature: George Green, Jr. Date: 11-13-2021

Chronology

2/28/20

I Talked with Sean Campbell of the Arcata Fire District about my concerns in regarding my parcel and the proposed Fire District tax. He joked, I guess, that maybe I should live in my 300 square foot shop and have the commercial endeavor in my house.

8/31/20

I petitioned to the Arcata Fire District for Adjustment of Fire Assessment for the fiscal year 2020 – 2021.

9/8/20

A zoom Arcata Fire District meeting was held during which I discussed the petition with the Arcata Fire District Board of Directors. "It was moved to reclassify parcel #503-224-007 from Land Use Code 5201 to Land Use Code 1100 based, on the extremely small size, 300 square feet, of the commercial building, based on the fact that it is grandfathered in under the zoning ordinances of the City of Arcata."

2/9/21

At the Board meeting adoption of Resolution Number: 21-233 was proposed. The five page resolution dealt with new policies for the conduct and hearing of challenges to use classification under Ordinance No. 20-20 (Measure F) and Ordinance 06-12.

3/9/21

At the Board meeting Resolution Number: 21-233 was adopted.

4/8/21

I went in to the Arcata Fire District office, in McKinleyville, to drop off proof I had paid property taxes for 2020-2022, prior to being reimbursed after my successful petition on 9/8/20, as requested by Board Clerk/Secretary, Becky Shuette. A heated discussion between me and Sean Campbell developed, which was unfortunate for all involved.

5/7/21

Fire Chief Justin McDonald sent me an email regarding some information I requested of Becky Shuette.

5/10/21

I sent an email to Fire Chief McDonald responding to his.

10/25/21 Sent an email to Chief McDonald, requesting information etc., and he responded 10/27/21

## Written Narrative (i)

Respectively, I am appealing the Arcata Fire tax (both the Benefit Assessment and the Special Tax) imposed on me. It was my understanding that the assessment on my parcel is based on a Commercial Miscellaneous (Land Use Code 5100 – see Fire Chief McDonald's email to me on 5/7/21 and my response on 5/9/21). This land use code is 12 units of benefit (see Attachment A of Ordinance 06-12), the same as for Commercial Retail up to 1999 square feet, Land Use Code 5201, and in either case I would have to pay a fire tax of \$810.00 per year.

It is now my understanding, based on an email from Chief McDonald on 10/27/21 to me, and also from what is indicated on my property taxes for 2021-2022, that my parcel is being considered Commercial (Land Use Code unknown) & that it is considered to have 10 units of benefit, rather than 12 as was indicated before. This means that my Fire District taxes for 2021-2022 will total \$766 rather than \$810. For this I am appreciative, but I think that my parcel is more accurately described by the Land Use Code Improved Single Family Residential (1100) as it was deemed by the Arcata Fire District in 2020-2021.

My reasons for believing this are indicated below as follows:

1. Land Use Code #1 for my parcel is now Improved Single Family Residential (Land Use Code 1100), as indicated by the Assessor's Assistant, Audrey Hank's email to me on 3/10/21.
2. Land Use Code #2 is Commercial Retail (Land Use Code 5201), but this is due to the non-conforming use applied to a 300 square foot "shop" I rent out to one person in a one chair hair salon called Vixen. It used to be the former Skidmore's Barber Shop that was in existence from 1963 – 2008. The fact that my shop is considered a non-conforming use applied to my "residential" property is indicated by a letter from the City of Arcata, Community Development Department dated 5/21/21. Also included is Section 1-0310.1 defining a Nonconforming Use as "Any use which lawfully existed prior to the adoption of zoning requirements for the zone in which it is located and with which it does not conform."
3. The zoning for my residence is medium density residential. (See Property Report for my parcel which was purchased from the Fleckenstein's in 2015.)
4. The Assessor considers my property residential to the extent that I get the \$7,000 Homeowner's Exemption deducted from my taxes due to the fact that I am a home owner living in his residence, even though they acknowledge that I am renting out my shop. In fact Dee Brady of the Assessor's Office said that my "shop" is not even taxed because of its low value with only one chair being utilized by my renter for her customers. It is Dee Brady's writing when she indicated on a Assessor's Inquiry 7/2/19 that I am not operating a business but simply renting out the shop. (Also note that the \$7000 Homeowner's Exemption is also indicated on my Property Taxes for 2021-2022.)
5. In Resolution 21-233 it states in Section Three, Consideration of Appeal, (e) Hearing before the Board, Relevant Considerations, 1. The parcel use category previously assigned to the property is to be considered. On the September 8, 2020 Board meeting "It was moved to reclassify parcel 503-224-007 from Land Use Code 5201 to Land Use Code 1100..." The small size of the shop (300 sq ft) and its non-conforming use, especially in comparison with the extensive use of the

parcel as a residence, were factors in having the parcel deemed single family residential (Land Use Code 1100, see September 8<sup>th</sup> 2020 Board Minutes). In fact compared to the main house (not the parcel) the "shop" represents only 22% of its size.

6. As I indicated earlier, it seems now that the Arcata Fire District thinks that some kind of Commercial Land Use Code with 10 units of benefit should be applied to my parcel. That would include commercial uses such as Commercial Multi Tenant Shops (5104) and a Commercial Golf Courses (5501). Other Land Use Codes assigned 10 units of benefit include a Residential Care Home (1300), Improved Residential 5-9 units, and Light Industrial Metal Fabrication (4101). Surely my small one tenant shop would not pose that kind of difficulty to the District in fighting a fire. Single family residential (Land Use Code 1100) has 4 units of benefit associated with it. And yet on Aug. 23, 2020 an Arcata Bottoms barn, listed as single family residential burned. It was 14,400 sq ft. in size. And yet compared to my parcel they would have paid \$108.00/yr compared to the \$324.00/yr that I paid that year due to the Commercial Retail Code (5201) I was assessed that year and before.
7. Also, in June of this year, my daughter and my youngest grandchildren, her daughter, needed to move in with me at my two bedroom residence. My daughter's Unemployment that she was receiving ended, and my granddaughter is attending her senior year of high school in Arcata. They are both staying in one of my two bedrooms, and I in the other. So believe me when I say that my place is serving as a residence, and then some.
8. I do believe in the mission of the Fire District. I started working as a student assistant custodian at HSU in the early 80s and got my Wildlife degree in 1985. My daughter and family were up here at the time. My job turned into a full time job in 1985 and ironically, the last twenty one years I worked before retiring in 2010 was as the custodian of Wildlife. Earlier I worked an irregular schedule at the gym with a partner. We were the sole custodians working the weekend, covering the campus, setting up and cleaning after games as well as cleaning UPD headquarters. We had a lot of interactions with UPD and all the "oldtimer" UPD officers, such as Dennis Souza, Roger Schroeder, Tom Dewey, Pablo Jiminez, Rick Schultz would vouch for me as I would them. Whenever I am frustrated about this current situation I remember the job you do.
9. In the hopes that all will be resolved I have some suggestions. I am open to pay more than the single family residential rate. It's just that I think if it is either or, residential or commercial, that, in terms of fairness, it is overwhelmingly more appropriate to consider my parcel residential. What I would be willing to do is, while I am alive, pay \$100 a year extra over the residential tax as a contribution to the Fire District, and I would be willing to put it in writing. I say while I am alive, because I am almost 75 and my daughter has hopes of getting this place after I die, and I worry she will have difficulties affording it. My daughter loves Arcata. Another solution that I would consider, although in my mind not as fair, would be to split the difference between the Land Use Code Improved Single Family Residential (1100) with 4 units of benefit and that of Commercial Retail, to 1999 square feet (5201) with 12 units of benefit, and I would pay the Fire District fee for Improved Residential 2-4 units (2120) with 8 units of benefit, amounting to \$485.00 per year. If this were agreed upon I at least think I should not have to defend my position each year, because it is so burdensome, and also because I feel honestly, I am probably giving more than I am getting.



10. In terms of affordability, I also want to point out that if I pay the Commercial rate total of \$766 for the Arcata Fire Tax, rather than the Residential rate total of \$206, that difference of \$560 represents more than I charge my tenant for a month's rent (\$550./mo.). More importantly, my mortgage would increase by \$560 divided by 12, or \$46.67 each month just due to the Arcata Fire Tax, since my property taxes and others are covered by my mortgage payments.

When I first talked with Sean Campbell of the Fire District on 2/28/20 about my concerns about paying the greatly increased commercial rate upcoming due to my small shop I was renting, he said perhaps I should live in the 300 sq ft shop and rent out my residence as commercial. All kidding aside, I do hope we can come to a fair and mutually acceptable solution.

8



**City of Arcata – Community Development Department**

May 21, 2021

George Green  
211 South G St  
Arcata, CA 95521

Mr. Green:

The City of Arcata is aware of a business formerly known as Skidmore's Barbershop operating on your residential property. The City of Arcata Coastal Land Use and Development Guide, as well as the Land Use Code both have provisions for maintaining non-conforming land use activities (attached). Based on the historic use, it is our opinion that the barbershop is a non-conforming use.

Joe Mateer, Senior Planner

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SECTION 1-0310 NONCONFORMING USES, STRUCTURES, SITE CONDITIONS AND LOTS

Section 1-0310.1 Definitions.

- (a) Nonconforming Lot. Any lot which was legally created and which legally existed prior to the adoption of zoning requirements with which it does not conform.
- (b) Nonconforming Structures. Any building or other structure which lawfully existed prior to the adoption of zoning requirements for the zone in which it is located and with which it does not conform. Examples include buildings or structures which are nonconforming as to height or setback.
- (c) Nonconforming Use. Any use which lawfully existed prior to the adoption of zoning requirements for the zone in which it is located and with which it does not conform.
- (d) Nonconforming Site Conditions. Site conditions which lawfully existed prior to the adoption of zoning requirements for the zone in which they are located and with which they do not conform. Examples include sites which are nonconforming as to parking, loading, landscaping, or open space.
- (e) Residential Building or Structure. A building or structure containing one or more dwelling units.

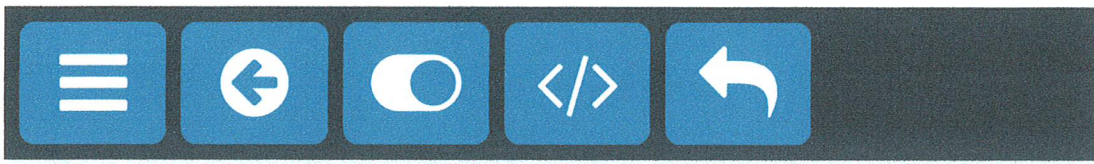
Section 1-0310.2 General Provisions.

- (a) Nonconforming signs shall be subject to the requirements of Section 1-0305 SIGNS.
- (b) Lawful use may be continued: Any lawful use of land and/or building or structure existing or under construction at the time that it became nonconforming may be continued except as provided in this section.
- (c) Nothing in this section shall be construed as repealing, abrogating, or modifying any provision of any City ordinance or other regulation, or any other provision of this ordinance, or of law relating to the requirements for construction, maintenance, repair, demolition or removal of buildings.
- (d) Any use existing at the effective date of this ordinance which is listed as a conditional use in the district where it is located, shall be and remain a nonconforming use until a conditional use permit is obtained as provided for in this chapter. The provisions of this section shall also apply to nonconforming uses in zoning districts hereinafter changed and to any territory which is or has been annexed to the City.









**Update to land use code** ↑ ↓

From **Hanks, Audrey** 👤  
To **gg2314@humboldt1.com** 👤  
Date **2021-03-10 15:51** ⌵

Mr. Green,

Per our conversation this afternoon at the front counter, below is a screen shot confirming the change to your land use codes. **Land Use Code 1 is now 1100** and Land Use Code 2 is 5201.

ASW0100 - Megabyte Property Tax System - County of HUMBOLDT

File Edit View Reports Help

---

ASW0100v2.4.0.5482: Main

---

Asmt: **503-224-007-000** Feeparcel: 503-224-007-000 Status: AC

Situs Address	211 G ST ARCATA	
Name Address	GREEN GEORGE JR UM 211 G ST ARCATA CA 95521	
Status	ACTIVE	Status Date



Mail

Contacts

Settings

Help

Member Tools

1/2

Back

Compose

Reply

Reply

Forward

Delete

Move

Print

Labels

Mark

More

- Inbox** 166
- Drafts
- Sent** 4
- Graymail
- Trash
- Computer Info
- David Green
- Friends
- Photos
- Spam

### Update to land use code

Message 2 of 830

From **Hanks, Audrey**

To **gg2314@humboldt1.com**

Date **Today 15:51**

Per our conversation this afternoon at the front counter, below is a screen shot confirming the change to your land use codes. Land Use Code 1 is now 1100 and Land Use Code 2 is 5201.

#### ASW0100 - Megabyte Property Tax System - County of HUMBOLDT

[File](#) [Edit](#) [View](#) [Reports](#) [Help](#)

ASW0100v2. 4.0.5482: Main

Asse

Asmt: **503-224-007-000** Feeparcel: **503-224-007-000** Status: ACTIVE Owner: C

Situs Address	211 G ST ARCATA		
Name Address	GREEN GEORGE JR UM 211 G ST ARCATA CA 95521		
Status	ACTIVE	Status Date	
Taxability Code	000	Descr	NORMAL OWNERSHIP
TRA	001-035	Base Date	
Creating Doc#		Create Date	
Current Doc#	2015R20824	Cur Date	10/30/2015
Terminating Doc#		Term Date	
Neighborhood Code	503	Supl Cnt	1
Asmt Description			
LandUse 1	1100	Improved Single Family Residential	
LandUse 2	5201	Commercial Retail, to 1999 square feet	

Take care,

*Audrey Hanks*

Deputy Assessor, Assessor's Office

County of Humboldt

(707) 476-2323

[ahanks@co.humboldt.ca.us](mailto:ahanks@co.humboldt.ca.us)











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ATTACHMENT A

Arcata Fire Protection District

Land Use Code	Units of Benefit	Total Assess-ment	Description	Land Use Code	Units of Benefit	Total Assess-ment	Description	Land Use Code	Units of Benefit	Total Assess-ment	Description
0030	3	\$66,000	Manufactured Home Park	4102	10	\$220,000	Light Industrial, Wood Product	7009	6	\$132,000	Portion TPZ, Mix Rwd&Wvd, Improved
0033	3	\$66,000	Leased MH in Park	4301	20	\$440,000	Heavy Industrial, Wood Product	8000	1	\$22,000	Public Land, Schools, Non Taxable Entities - Unimproved
0034	3	\$66,000	Leased MH in Park w/ taxable accessories	4302	20	\$440,000	Heavy Industrial, Electrical Co-Gen	8000	12	\$264,000	Public Land, Schools, Non Taxable Entities - Improved
0035	3	\$66,000	Taxable MH in Park	5000	1	\$22,000	Vacant Commercial	9000	12	\$264,000	Public Utilities
0036	3	\$66,000	Taxable MH on fee parcel	5100	12	\$264,000	Commercial, Miscellaneous	9800	1	\$22,000	Common Area, Condominium
0037	3	\$66,000	Leased MH on fee parcel	5101	10	\$220,000	Commercial Office	9910	1	\$22,000	Single Family Res - Vacant
0039	3	\$66,000	Taxable MH on Fee Parcel under different ownership	5102	10	\$220,000	Commercial, Medical-Dental	9911	4	\$88,000	Single Family Res - Improved
0099	3	\$66,000	Leath/taxable access/different owner	5103	10	\$220,000	Commercial, Drive-Thru Coffee	9920	1	\$22,000	Multi-Family Res - Vacant
1000	1	\$22,000	Vacant Single Family Residential	5104	10	\$220,000	Commercial, Multi-Tenant Shops	9921	8	\$176,000	Multi-Family Res - 2-4 Units
1100	1	\$88,000	Improved Single Family Residential	5201	12	\$264,000	Commercial Retail, 10,000 and above	9922	10	\$220,000	Multi-Family Res - 5-9 Units
1200	12	\$264,000	Bed and Breakfast	5202	12	\$264,000	Commercial Retail, 2000 and above	9923	12	\$264,000	Multi-Family Res - 10+ Units
1300	10	\$220,000	Residential Care Home	5203	12	\$264,000	Commercial Warehouse	9930	1	\$22,000	Rural - Vacant
1400	4	\$88,000	Condominium, Single Family Residential	5204	12	\$264,000	Commercial, Garage	9931	6	\$132,000	Rural - Improved
2000	1	\$22,000	Vacant Multi-Family	5205	12	\$264,000	Commercial, Store with Multi Units	9932	1	\$22,000	Ag Preserve Contracts - Vacant
2110	12	\$264,000	Improved, 10+ Units	5206	12	\$264,000	Commercial, Assisted Living Unit	9933	6	\$132,000	Ag Preserve Contracts - Improv
2120	3	\$176,000	Improved, 2-4 Units	5207	12	\$264,000	Commercial, Gas Station	9934	1	\$22,000	Non-Producing Mineral Rights
2150	10	\$220,000	Improved, 5-9 Units	5301	12	\$264,000	Gas Station w/mini-mart	9935	12	\$264,000	Producing Mineral Rights
2236	N/A		Low Income, Sec 238 Housing	5302	12	\$264,000	Gas Station w/mini-mart	9936	1	\$22,000	Open Spaces Contracts - Vacant
2515	10	\$220,000	Low Income, Sec 515 Housing	5303	12	\$264,000	Automatic Car Wash	9937	6	\$132,000	Open Spaces Contracts - Improv
3000	1	\$22,000	Vacant, Rural Residential, 10+ ac	5304	12	\$264,000	Self Serve Car Wash	9938	1	\$22,000	Rural w/ Timber Int - Vacant
3001	1	\$22,000	Vacant, Rural Residential, 1-5 ac	5401	12	\$264,000	Common Area, Commercial	9939	6	\$132,000	Rural w/ Timber Int - Improve
3002	1	\$22,000	Vacant, Rural Residential, 5+ to 10 ac	5402	12	\$264,000	Hotel to 19 units	9940	1	\$22,000	Industrial - Vacant
3003	1	\$22,000	Vacant, Rural Residential, 10+ to 20 ac	5403	12	\$264,000	Hotel over 40 units	9941	10	\$220,000	Industrial - Light
3004	1	\$22,000	Vacant, Rural Residential, 20+ to 40 ac	5500	12	\$264,000	Movie Theater	9942	20	\$440,000	Industrial - Heavy
3005	1	\$22,000	Vacant, Rural Residential, 40+ ac	5501	10	\$220,000	Commercial Golf Course	9950	1	\$22,000	Commercial - Vacant
3100	6	\$132,000	Improved, Rural Residential, up to .99 ac	9901	12	\$264,000	Fast Food Restaurant	9951	10	\$220,000	Comm - Store, Office, Medical
3101	6	\$132,000	Improved, Rural Residential, 1 to 5 ac	9902	12	\$264,000	Full Service Restaurant	9952	12	\$264,000	Comm - Motel, Real, Serv Sin
3102	6	\$132,000	Improved, Rural Residential, 5+ to 10 ac	9903	3	\$88,000	Manufactured Home Park	9959	3	\$88,000	Mobli Home Park Owners
3103	6	\$132,000	Improved, Rural Residential, 10 to 20 ac	9904	12	\$264,000	Commercial, Recreational/Amusement	9960	0	\$0,000	Subject to Exemption - Vacant
3104	6	\$132,000	Improved, Rural Residential, 20+ to 40 ac	9905	12	\$264,000	Commercial, Retail	9961	0	\$0,000	Subject to Exemption - Improve
3105	6	\$132,000	Improved, Rural Residential, 40+ ac	9906	12	\$264,000	Auto Repair, Tire Shop, Body Shop	9970	1	\$22,000	Timbr, Mix TPZ, Rwd & Wvd - VA
3200	1	\$22,000	Vacant, Rural, Agricultural, Unrestricted	9907	12	\$264,000	Commercial, Subject to Exemption	9971	6	\$132,000	Timbr, Port TPZ, Rwd - Improve
3201	6	\$132,000	Rural, Agricultural, Misc Imps, Unrestricted	9908	12	\$264,000	Portion TPZ, Mix Rwd, Wvd, Vacant	9972	1	\$22,000	Timbr, 100% TPZ, Rwd - Vacant
3211	6	\$132,000	Rural, Agricultural, Residence, Unrestricted	9909	12	\$264,000	Portion TPZ, Mix Rwd, Wvd, Vacant	9973	6	\$132,000	Timbr, 100% TPZ, Rwd - Improve
3300	1	\$22,000	Ag Preserve, Vacant	9910	6	\$132,000	Portion TPZ, Rwd, Improved	9974	1	\$22,000	Timbr, Port TPZ, Rwd - Vacant
3301	6	\$132,000	Ag Preserve, Misc Imps	9911	6	\$132,000	Portion TPZ, Rwd, Vacant	9975	6	\$132,000	Timbr, Port TPZ, Wvd - Improved
3311	6	\$132,000	Ag Preserve, Res Imps	9912	6	\$132,000	Portion TPZ, Rwd, Vacant	9976	6	\$132,000	Timbr, 100% TPZ, Wvd - Vacant
3400	1	\$22,000	Non Producing Mineral Rights	9913	6	\$132,000	Portion TPZ, Rwd, Improved	9977	6	\$132,000	Timbr, 100% TPZ, Wvd - Improved
3401	12	\$264,000	Producing Mineral Rights	9914	6	\$132,000	Portion TPZ, Wvd, Improved	9978	1	\$22,000	Timbr, 100% TPZ, Wvd - Vacant
4000	1	\$22,000	Vacant, Industrial	9915	6	\$132,000	Portion TPZ, Wvd, Vacant	9979	6	\$132,000	Timbr, Mix TPZ, Rwd & Wvd - Im
4100	10	\$220,000	Misc Light Industrial	9916	6	\$132,000	100% TPZ, Wvd, Improved	9980	1	\$22,000	Public Land, Schools & Non-tax
4101	10	\$220,000	Light Industrial, Metal Fabrication	9917	1	\$22,000	Portion TPZ, Wvd, Vacant	9990	12	\$264,000	Public Utilities

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**HUMBOLDT COUNTY 2021-2022 PROPERTY TAX BILL**  
 John Bartholomew, Humboldt County Tax Collector  
 825 Fifth Street, Room 125, Eureka, CA 95501

Pay Taxes by Credit Card or E-Check  
 Online @ <http://humboldt.gov/org/tax>  
 or Call 866-666-5444  
 3rd party processing company will charge a fee

**PROPERTY INFORMATION**

ASMT NUMBER: 503-224-007-000 TAX RATE AREA: 001-035  
 FEE NUMBER: 503-224-007-000 ACRES: 0.14  
 LOCATION: 211 G ST  
 LIEN DATE OWNER: GREEN GEORGE JR UM  
 \*\*\*\*\*SCH 5-DIGIT 95518  
 GREEN GEORGE JR UM  
 211 G ST  
 ARCATA CA 95521

1-0009504  
 000021  
 000002  
 0101

**IMPORTANT MESSAGES**  
 SEE REVERSE OF THIS STATEMENT FOR IMPORTANT INFORMATION.  
 Orig. bill date: 09/24/2021  
 A copy of your tax bill was requested by:  
 Lender: Wells Fargo Home Mortgage  
 Lender phone: 8002883212  
 Cortac Number 2500

**COUNTY VALUES, EXEMPTIONS AND TAXES**

TAX DEPARTMENTS INFORMATION:	VALUE DESCRIPTION	ASSESSED VALUES
707-441-3020	LAND	142,173
	STRUCTURAL IMPROVEMENTS	142,173
	HOMEOWNERS EXEMPTION	-7,000
	NET TAXABLE VALUE	277,346

VALUES X TAX RATE (1%) = COUNTY TAXES 2,773.46

**VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS**

PHONE #	DESCRIPTION	ASSESSED VALUES	X TAX RATE 1.0000	= AGENCY TAXES
(707) 839-6470	NHUSD 2010	277,346	0.011000	30.50
(707) 476-4172	Northern Humb Uni High 2020	277,346	0.011000	30.50
(707) 822-0351	CR 2005/2007 GO BONDS	277,346	0.003000	8.32
(707) 825-2000	ARCATA ELEM GO BOND - 2007 REFI	277,346	0.057000	158.08
(707) 825-2000	ARCATA FIRE ASMT 2006			220.00
(707) 822-5951	Arcata Fire 2020 Special Tax			546.00
(707) 822-5951	ARCATA STORMWATER DRAINAGE			24.74
(800) 273-5167	Arcata Measure A Special Tax			37.00
	ARCATA ESD PARCEL TAX 'MEASURE H'			59.00

TOTAL AGENCY TAXES + DIRECT CHARGES 1,114.14

1ST INSTALLMENT	2ND INSTALLMENT	TOTAL TAXES
DUE 11/1/2021	DUE 2/1/2022	
DELINQUENT AFTER 12/10/2021	DELINQUENT AFTER 4/1/2022	
\$1,943.80	\$1,943.80	\$3,887.60



2021-2022

ASMT NUMBER: 503-224-007-000  
CURRENT OWNER: GREEN GEORGE JR UM

**YOUR PROPERTY TAX BILL WAS REQUESTED BY AND PROVIDED TO YOUR MORTGAGE COMPANY**

THIS IS A COPY OF YOUR PROPERTY TAX BILL TO KEEP FOR YOUR RECORDS  
IF A MORTGAGE COMPANY IS NOT PAYING YOUR TAXES THEN YOU ARE RESPONSIBLE FOR  
PAYMENT OF YOUR PROPERTY TAXES

1. If you are responsible look above to the 1st & 2nd Installment amounts and pay the amounts due for each, or both, installments.
2. Send one of these stubs with each installment payment -> make check payable to H.C.T.C.

503224007000120214000001943802200000215818620214

HUMBOLDT COUNTY SECURED PROPERTY TAXES - 1ST INSTALLMENT PAYMENT STUB

2021-2022

ASMT NUMBER: 503-224-007-000  
CURRENT OWNER: GREEN GEORGE JR UM

**YOUR PROPERTY TAX BILL WAS REQUESTED BY AND PROVIDED TO YOUR MORTGAGE COMPANY**

THIS IS A COPY OF YOUR PROPERTY TAX BILL TO KEEP FOR YOUR RECORDS  
IF A MORTGAGE COMPANY IS NOT PAYING YOUR TAXES THEN YOU ARE RESPONSIBLE FOR  
PAYMENT OF YOUR PROPERTY TAXES

3. If you are responsible look above to the 1st & 2nd Installment amounts and pay the amounts due for each, or both, installments.
4. Send one of these stubs with each installment payment -> make check payable to H.C.T.C.

503224007000120214000001943802100000213818820214



**HUMBOLDT COUNTY 2020-2021 PROPERTY TAX BILL**  
**John Bartholomew, Humboldt County Tax Collector**  
**825 Fifth Street, Room 125, Eureka, CA 95501**

Pay Taxes by Credit Card or E-Check  
  
 Online @ <http://humboldt.gov/tax>  
 or Call 855-335-3132  
 3rd party processing company will charge a fee

**PROPERTY INFORMATION** **IMPORTANT MESSAGES**

ASMT NUMBER: 503-224-007-000 TAX RATE AREA: 001-035  
 FEE NUMBER: 503-224-007-000 ACRES: 0.14  
 LOCATION: 211 G ST  
 LIEN DATE OWNER: GREEN GEORGE JR UM

**SEE REVERSE OF THIS STATEMENT FOR IMPORTANT INFORMATION.**

Orig. bill date: 09/23/2020  
 A copy of your tax bill was requested by: / 8  
 Lender: Wells Fargo Home Mortgage  
 Lender phone: 8002883212  
 Cortac Number 2500



\*\*\*\*\*SCH 5-DIGIT 95518  
 GREEN GEORGE JR UM  
 211 G ST  
 ARCATA CA 95521

1-0009316  
 000036  
 000002



**COUNTY VALUES, EXEMPTIONS AND TAXES**

<b>TAX DEPARTMENTS INFORMATION:</b> <b>707-441-3020</b>	<b>VALUE DESCRIPTION</b>	<b>ASSESSED VALUES</b>
	LAND	140,716
	STRUCTURAL IMPROVEMENTS	140,716
	HOMEOWNERS EXEMPTION	- 7,000
	<b>NET TAXABLE VALUE</b>	<b>274,432</b>

VALUES X TAX RATE (1%) = COUNTY TAXES 2,744.32

**VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS**

PHONE #	DESCRIPTION	ASSESSED VALUES X TAX RATE 1.0000 = AGENCY TAXES		
(707) 476-4172	NHUHSD 2010	274,432	0.051000	139.96
(707) 822-0351	CR 2005/2007 GO BONDS	274,432	0.005000	13.72
(707) 825-2000	ARCATA ELEM GO BOND - 2007 REFI	274,432	0.065000	178.38
(707) 825-2000	ARCATA FIRE TAX 1997			60.00
(707) 822-5951	ARCATA FIRE ASMT 2006			264.00
(800) 273-5167	ARCATA STORMWATER DRAINAGE			24.44
	ARCATA ESD PARCEL TAX 'MEASURE H'			59.00

TOTAL AGENCY TAXES + DIRECT CHARGES 739.50

<b>1ST INSTALLMENT</b> DUE 11/1/2020 DELINQUENT AFTER 12/10/2020	<b>\$1,741.91</b>	<b>2ND INSTALLMENT</b> DUE 2/1/2021 DELINQUENT AFTER 4/12/2021	<b>\$1,741.91</b>	<b>TOTAL TAXES</b> <b>\$3,483.82</b>
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**HUMBOLDT COUNTY SECURED PROPERTY TAXES - 2ND INSTALLMENT PAYMENT STUB**

**2020-2021**

ASMT NUMBER: 503-224-007-000  
 CURRENT OWNER: GREEN GEORGE JR UM

**YOUR PROPERTY TAX BILL WAS REQUESTED BY AND PROVIDED TO YOUR MORTGAGE COMPANY**  
**THIS IS A COPY OF YOUR PROPERTY TAX BILL TO KEEP FOR YOUR RECORDS**  
**IF A MORTGAGE COMPANY IS NOT PAYING YOUR TAXES THEN YOU ARE RESPONSIBLE FOR**  
**PAYMENT OF YOUR PROPERTY TAXES**

1. If you are responsible look above to the 1st & 2nd Installment amounts and pay the amounts due for each, or both, installments.
2. Send one of these stubs with each installment payment -> make check payable to H.C.T.C.

503224007000120206000001741917200000193610320206

**HUMBOLDT COUNTY SECURED PROPERTY TAXES - 1ST INSTALLMENT PAYMENT STUB**



1:14 PM

05/06/21

Accrual Basis

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**ARCATA FIRE DISTRICT  
Expenses by Vendor Detail**

April 2021

Type	Date	Memo	Account	Amount
<b>EBAY</b>				
Credit Card Charge	04/01/2021	Gym Equipment Mck	5230.15 · Health & Wellness	1,286.00
Total EBAY				1,286.00
<b>EUREKA OXYGEN</b>				
Bill	04/06/2021	Oxygen Cylander Rental	5140.1 · Medical Supplies	20.81
Total EUREKA OXYGEN				20.81
<b>FDAC EBA</b>				
Bill	04/12/2021	May Coverage	5030.4 · Dental & Life Insura...	1,694.36
Total FDAC EBA				1,694.36
<b>FEDEX</b>				
Credit Card Charge	04/26/2021	Laminate extra large maps	5170.1 · Office Supplies	104.53
Total FEDEX				104.53
<b>GEORGE GREEN</b>				
Bill	04/12/2021	Reimbursement for Fire Assessment Adjustment by Board	5230.5 · Assessment Adjust...	216.00
Total GEORGE GREEN				216.00
<b>GOOGLE LLC</b>				
Credit Card Charge	04/01/2021	Google Workspace March	5150.8 · Google Services	184.25
Credit Card Charge	04/14/2021	monthly storage increase	5150.8 · Google Services	1.99
Total GOOGLE LLC				186.24
<b>HARPER MOTORS</b>				
Credit Card Charge	04/05/2021	Troubleshoot	8274 · R8274	155.05
Bill	04/21/2021	Resistor Assembly	8206 · U8206	60.27
Total HARPER MOTORS				215.32
<b>HENSELS</b>				
Bill	04/10/2021	Replacement faucet	Mad River	65.09
Bill	04/10/2021	Mopheads and scrubby	Mad River	27.31
Bill	04/10/2021	Faucet repair parts	Mad River	28.19
Bill	04/12/2021	Mophead and dust mop	Arcata	56.40
Total HENSELS				176.99
<b>HR DIRECT</b>				
Bill	04/18/2021	Poster Guard Renewal HQ	5150.7 · Subscriptions	96.96
Bill	04/19/2021	Poster Guard Renewal MR	5150.7 · Subscriptions	96.96
Bill	04/19/2021	Poster Guard Renewal Arcata	5150.7 · Subscriptions	96.96
Total HR DIRECT				290.88
<b>HUMBOLDT SANITATION</b>				
Bill	04/12/2021	March service period	Mck	211.35
Total HUMBOLDT SANITATION				211.35
<b>HUMBOLDT WASTE MANAGEMENT AUTHORITY</b>				
Bill	04/01/2021	Foam disposal	5090.2 · Garbage Service	200.00
Total HUMBOLDT WASTE MANAGEMENT AUTHORITY				200.00
<b>INFINITE CONSULTING SERVICES</b>				
Bill	04/01/2021	April Manages Services	5180.12 · IT Services	2,450.00
Total INFINITE CONSULTING SERVICES				2,450.00
<b>JOHN EVENSON</b>				
Bill	04/15/2021	Vision reimbursement child	5030.6 · Vision	144.50
Total JOHN EVENSON				144.50
<b>LIEBERT CASSIDY WHITMORE</b>				
Bill	04/26/2021	Negotiations	5180.2 · Legal Services	1,392.60
Total LIEBERT CASSIDY WHITMORE				1,392.60
<b>MARK A. CLEMENTI, PH.D</b>				
Bill	04/19/2021	Pre-Employment Pysch Eval -Guimond	5180.9 · Medical exam/Drug ...	774.00
Total MARK A. CLEMENTI, PH.D				774.00

## Bottoms barn, hay up in smoke

### ARCATA FIRE DISTRICT

ARCATA BOTTOM – Arcata Fire District was dispatched to hay on fire inside of a barn at the 800 block of Mad River Road, Arcata Bottom.

As Arcata Firefighters were responding, dispatch reported the fire had spread to the structure and the barn was now on fire. Arcata Firefighters arrived to find a 14,400-square-foot barn with light smoke showing from the eaves. As firefighters deployed hose lines and set up a water supply, fire conditions rapidly changed.

Firefighters were preparing to go inside to fight the fire when the hay pile collapsed, causing a massive fireball to erupt. Battalion Chief Campbell reports, "Thankfully our firefighters had not gone inside yet. When the hay pile collapsed, it cause a dust explosion. All of the hay dust and particles ignited simultaneously. This fire went from light smoke to a flashover in about 30 seconds."

The barn contained approximately 187 tons of hay, which is equivalent to 500 bales weighing 750 pounds apiece. The entire barn and all of its contents were lost. Firefighters used approximately 30,000 gallons of water trying to extinguish the fire but were unsuccessful.

Once firefighters realized they didn't have the water or staffing to extinguish the fire, they discontinued efforts and let the hay burn. Firefighters believe the fire will con-



More photos at [madriverrunions.com](http://madriverrunions.com). ARCATA FIRE PHOTO

tinue to burn for approximately one week. Those impacted by the smoke should keep their doors and windows closed. Arcata Fire is requesting the public not call 911 to report the smoldering fire. Firefighters will be checking the scene regularly.

"It became clear to me that we were not going to extinguish this fire so I made the decision to let it burn. I was tying up resources from seven fire departments and we were not making any progress. I released all resources and placed a fire watch on the scene to make sure the fire didn't spread to other buildings," reported Battalion Chief Campbell.

There were no injuries and no livestock were inside the barn. Fire investigators believe spontaneous combustion of the hay is what caused the fire.

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Subject **Ongoing Assessment Issue/Questions**  
From Justin McDonald <jmcdonald@arcatafire.org>  
To <gg2314@sonic.net>  
Cc David Rosen <drosen@arcatafire.org>, Nicole Johnson <njohnson@arcatafire.org>  
Date 2021-05-07 15:22

- RLandUse2020 (1).pdf (~14 KB)

Mr. Green,

Attached is the Land Use Code list that you requested from my Business Manager, Becky. The color coding is a personalization done by the Fire District for our purposes only.

Your property was classified as the 5201 (Commercial Retail, to 1999 square feet), however, the District assigned 5100 (Commercial, Miscellaneous) as a better description of the "use" for the property. Regardless, both use codes represent 12 Units of Benefit (UOB).

The 2021/22 fiscal year tax bills "should" look like this:

2006 Benefit Assessment - \$22 per UOB. This property has 12 UOB's.  $\$22 \times 12 = \$264$ .

New Special Tax (Measure F) - Commercial property flat rate per the new Ordinance 20-20 is \$546.

Total fire taxes (for both above), \$810 annually.

In regards to Ordinance 06-12, the missing Attachment A has been fixed.

Your property, for fiscal year 20/21 only, was re-classified to the single-family rate and you have been refunded the difference. Again, the future tax rate for the 2021-22 fiscal year is still just that, the future. You will not be able to petition the Board for an adjustment until the fire tax and assessment are complete for the next fiscal year. The policy for said appeals has been outlined in the also previously referenced, Resolution 21-233.

Finally, I will conclude that Becky has provided you with all of the information possible in a manner that goes above and beyond the normal public records process. In most cases, the requests that you continue to make would have been handled as an official Public Records Request. This process does cost the requestor a fee, which to this point, we have not charged you for.

As I indicated when you visited our office, my staff's time cannot continue to be consumed by trying to assist you in understanding our processes. You will need to seek other mechanisms of understanding, which do not include the continued utilization of their time for your personal use. Any future communications will be handled through me or should be made directly to the Board during the public hearing portion of the Board Meetings or directly with Director David Rosen, the elected representative of your area.

*Justin McDonald*

**Fire Chief**

**Arcata Fire District**

(707) 825-2000

"Every Effort. Every Hour. Every Call."

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

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5/9/21

Chief McDonald,

Thanks so much for the information via your email to me on 5/7/21. Actually, I emailed Becky on Thursday (5/6/21) to not worry about getting to me "Attachment A" – I knew she was busy preparing for the upcoming Board meeting and the like, and I said as much. (Attachment A didn't show up with Ordinance 06-12 on my mobile device, but did on my laptop.) Becky is a treasure for you all. And Chief McDonald I do have great respect for you all and the service you provide, even if my frustration with my situation sometimes shows through. As I told you, I even put up one of those signs in favor of Proposition F in front of my property before the election, and I do want better communication with you all.

I agree that the future will tell. Earlier on Becky told me the process went like this: July 1, the beginning of the fiscal year, the Assessor, Mari Wilson sends out the land use codes to you, and then during an approximately "ten day turn-around period" you analyze the Assessor's information to determine the Fire District tax, and then it gets sent back to the Auditor, and then the Treasurer, and then the property tax bills are sent out. I brought up some concerns about the "10 day turn-around period" at the board meeting on March 9, 2021. At the time I thought that during that decision period coming up the District could take into account the reasons that the Board (including you) had moved to reclassify my parcel from a Land Use Code 5201 to Land Use Code 1100 (for 2020-2021 on September 8, 2020), along with the land use code(s) information that will be sent to you by the Assessor at that time. That way I would not have to petition after the fact for relief, and have my mortgage payment go up by \$67.50 per month due to the passage of Proposition F. That was the source of my frustration. However, I realized that is what I must do even before your email. Now, it seems, I must petition for relief from an arbitrary land use code of "Commercial, Miscellaneous" (using rules that were put in place after my parcel was deemed residential in 2020, and that are much more rigorous to follow).

Please don't be angry when I say it this way, but I must point out that the Humboldt County Assessor, at this time, considers my parcel to have two land uses: Land Use 1, 1100, Improved Single Family Residential; and, Land Use 2, 5201, Commercial Retail, to 1999 square feet. I can provide proof of this now if you wish.

Thanks for your consideration,

George Green

cc David Rosen, Nicole Johnson



Mr. Green,

10-27-21 15:51

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Please see my responses to your questions in red below

- It is my intention to appeal my Arcata fire tax (fire assessment 2006 and 2020 special tax from Prop. F) for the fiscal year 2021 – 2022.

The application for appeal is attached to this email.

- I have certain specific questions that I think would have been more appropriately directed to Becky Schultte, Business Manager, but you are the Chief, so they are as follows.

1. My appeal will include that information that Resolution 21-233 requires from me. What I want to know is whether there is a form specific to the District (optional form) that is required to be completed for 2021-2022, similar to what I did for 2020-2021, or should I just supply it based on what Resolution 21-233 requires? If there is a form required please send it to me in a timely manner.

The attached form is specific to the Arcata Fire District and it is newly created by our District Counsel to be applicable to the 2020 Special Tax and the 2006 Benefit Assessment. This attachment is good for only fiscal year 2021-22.

1. When you sent me an email on 5/7/21, you told me that I would be assessed a fire tax based on a land use code of 5100 (Commercial Miscellaneous) rather than a land use code of 5201 (Commercial Retail, to 1999 square feet). You said, regardless, since both codes represent 12 units of benefit the tax would be the same \$810 annually (the 2006 Benefit Assessment  $\$22 \times 12 = \$264$  and the New Special Tax (Measure F) is \$546 for the total of \$810 in both cases). However, according to my property tax bill I was charged a 2006 Benefit Assessment of \$220 (not \$264) for a total of \$766, so I must have been charged a land use code of only 10 units of benefit, not 12 ( $\$22 \times 10 = \$220$ ), unless a mistake was made. If my land use code, from the Fire District's perspective, was again changed, please tell me what that code is in a timely manner, so I can properly make an appeal? I intend to appeal, once again, that the parcel is Residential, as I was successful in doing for the Fiscal Year 2020-2021.

As previously explained, the Fire Districts special tax and benefit assessment is not tied to the land use code, but defers to the actual parcel used and the potential number of resources that parcel would require when involved in a fire incident. Based on the previous discussion with the Board, this year the lower unit of benefits (10 instead of 12) was used based upon your explanation to the Board for the actual property use. It is still commercial property and since most commercial properties are 12 units of benefit, we used the lower commercial option of 10 units of benefit. Regardless of the units of benefit, the parcel contains a commercial establishment and a residence and your appeal has been attempting to have the property be only a single family residence (4 units of benefit), which it is not.

1. The third item I wish to discuss is a little more problematic. In Section 3. Consideration of Appeal. (a) Initial Screening. All appeals received shall be initially screened for timeliness and completeness by the Fire Chief or his designee. It goes on to state that "Any appeal that fails to contain the information required in Section 2 shall be returned to the property owner...describing the required information that was omitted and informing the property owner that he or she shall have a period of ten days ...to submit a complete appeal." Failure to do so will cause the appeal to be deemed rejected without further notice, and, most importantly, "Any decision to reject an appeal under this sub-section shall be final and there shall be no appeal to the Board of Directors." In other words, it seems there is no oversight over the District in this matter. Here is something that came up for me when I appealed in 2020 - 2021, and as it could apply in 2021 – 2022. The upcoming appeal must be submitted by 12/1/2021 to be timely. The first half of the property taxes from the Assessor's Office, are due 11/1/2021 and are delinquent 12/10/21. The second half of the property taxes are due 2/1/2022, long after the time when an appeal must be made. So if proof of payment of Fire District taxes are needed within 10 days, that would not be possible, unless the taxes were prepaid to the district before being collected by the County. If an appeal were denied because of a "Catch-22" type situation the Board would not even have to be notified. This is farfetched, but within the realm of possibility.

This paragraph is unclear. Please site the source of the reference to Section 3, subsection above.

The County allows two payments, one of which must be made prior to the appeal receipt closing date. If you are paying in installments, we would refund you twice, with proof of payment.

1. To explain in a more personal manner, I was in the District Office, in McKinleyville on 4/8/21 to drop off proof of my second payment of property taxes to Business Manager Becky Schuette as requested by her. That was the day I became persona non grata in the McKinleyville District Office, even though I had put up a sign in favor of Proposition F on my residence front yard prior to its passage. Everything would have been easier if Battalion Chief Sean Campbell had not been there. His and my personalities conflicted. I was frustrated and to blame, but not totally. I was unfortunate, and I already apologized for my part in the matter. Of course Becky was great, and I don't feel comfortable having my every communication with the District traveling through you Chief McDonald. It's burdensome, probably for you too. And yet I realize, comfortable or not, you and Sean would try to save my life as part of your duties, if need be, and I appreciate that.

Mr. Green, you are not "persona non-grata," however, now that the appeals process is underway, all discussions and comments need to be directed to the board during the appeals public hearing.

1. I honestly would not have written the letter like this if I had submitted it to Becky, but I have felt the need to explain myself.
2. One more thing, - I had a total right knee replacement done at St. Joe's Hospital on 10/4/21. I am recovering, and am in physical therapy, but feel that I will be able to meet all reasonable deadlines.

The District anticipates that we will still be holding meetings via Zoom, based on the current circumstances. Documents can be mailed to the office or dropped off if you would prefer. We have a mailbox outside that is checked daily. Either way, the petition does need to have an original signature on it, so we are not accepting emailed petitions. If you are still recovering at the time the hearing is set, please contact the administrative office and we will make every attempt to accommodate your needs at that time.



**Resolution Number: 21-233**

**A RESOLUTION OF THE ARCATA FIRE PROTECTION DISTRICT BOARD OF DIRECTORS ADOPTING POLICIES FOR THE CONDUCT AND HEARING OF CHALLENGES TO USE CLASSIFICATIONS UNDER ORDINANCE NO. 20-20 (MEASURE F) AND ORDINANCE 06-12**

**WHEREAS**, the District levies and collects a Benefit Assessment pursuant to Ordinance No. 06-12 (herein after, the “benefit assessment”); and

**WHEREAS**, the qualified voters of the Arcata Fire Protection District (“District”) approved, by the requisite two-thirds threshold, Measure F (Ordinance No. 20-20), an ordinance adjusting the rates of a fire protection special tax; and

**WHEREAS**, the rates set forth in Measure F will be imposed and collected beginning with the 2021-2022 fiscal year by and through the County of Humboldt real property tax process; and

**WHEREAS**, Ordinance No. 06-12 and Measure F impose certain rates depending on the assigned parcel use category; and

**WHEREAS**, Section 7 of Ordinance No. 06-12 and Section 4 of Measure F authorizes property owners responsible for payment of the benefit assessment and/or special tax to appeal any determination by the District concerning the nature of the use of the property or the calculation of the amount of the tax by filing a written appeal with the District; and

**WHEREAS**, by way of this Resolution, the Board of Directors desire to provide procedures for the review and consideration of any such appeal.

**NOW, THEREFORE**, the Board of Directors of the Arcata Fire Protection District does resolve as follows:

**Section 1. Timely Submission of Appeal.** Any property owner intending to submit an appeal for the current fiscal year benefit assessment and/or special tax classification shall submit the appeal in writing in the manner described in Section 2, below, and submit it to the District so that the written appeal is received (either by mail or in person) by the District on or before December 1 of the current fiscal year. Any appeal received by the District on a federal holiday or weekend shall be deemed received on the immediately preceding business day. A property owner may not submit an appeal for any fiscal year other than the current fiscal year.

**Section 2. Form and Content of Appeal.** All appeals shall be submitted in writing, signed by the property owner or, in the event the property owner is an

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entity, by an authorized representative of the entity. The District may provide an optional form for property owners to utilize when submitting an appeal. Each written appeal shall include all of the following:

- (a) The legal names of all property owners as appearing on the latest secured tax roll for Humboldt County.
- (b) The address and/or assigned County Assessor Parcel Number (APN) for the particular parcel being appealed.
- (c) The mailing address for the District to utilize for all communications to the property owner concerning the appeal.
- (d) Whether the appeal is of the benefit assessment, the special tax, or both;
- (e) The amount of benefit assessment and/or special tax, as applicable, imposed by the District for the current fiscal year.
- (f) The amount the property owner contends should be imposed for the benefit assessment and/or special tax, as applicable.
- (g) That the property owner is not delinquent in the payment of the benefit assessment and special tax, as applicable, for the particular fiscal year.
- (h) The zoning classification assigned to the particular property by governmental entity (e.g., County or City of Arcata) having land use authority over the parcel.
- (i) The parcel use category that the property owner contends should be utilized for the particular parcel and the basis therefor. The Property Owner shall provide a written narrative, with as much specificity as available, of the property owner's position.
- (j) Any documentary evidence or other support that the property owner would like the Board of Directors to consider as part of the appeal.
- (k) The written submission shall contain the following just above the signature of the property owner:

"I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this [INSERT DAY] day of [INSERT MONTH], [INSERT YEAR]."

**Section 3. Consideration of Appeal.**

- (a) **Initial Screening.** All appeals received shall be initially screened for timeliness and completeness by the Fire Chief or his designee. Any appeal that is rejected because it was not timely received shall be rejected by the Fire Chief with written notice thereof sent to the property owner via first class mail. Any appeal that fails to contain the information required in Section 2 shall be returned to the property owner via first class mail with a notice of incomplete appeal, describing the required information that was omitted and informing the property owner that he or she shall have a period of ten (10) days from the date the notice of incomplete appeal is postmarked to submit a complete appeal. If a property owner fails to submit the complete appeal on or before the expiration of the ten (10) day period, the appeal shall be deemed rejected without further notice. Any decision to reject an appeal under this sub-section shall be final and there shall be no appeal to the Board of Directors.



**MINUTES**

**Regular Board Meeting**

**September 8, 2020**

**5:30 p.m.**

*Location: Remote Via Zoom*

**Board of Directors**

***Nicole Johnson (Division 2) - President, Randy Mendosa (Division 3) - Vice-President,  
Rene Campbell (Division 1) - Director, Elena David (Division 4) - Director  
David Rosen (Division 5) - Director***

**1. CALL TO ORDER**

The regular session of the Board of Directors for the Arcata Fire District was called to order by President Nicole Johnson at 5:34 pm.

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance has been suspended during Shelter in Place.

**3. ATTENDANCE AND DETERMINATION OF A QUORUM**

The meeting continued with a quorum and the following were present remotely via zoom: President Nicole Johnson, Vice President Randy Mendosa, Director Rene Campbell, Director Elena David and Director David Rosen.

Additional District administrative staff included Fire Chief Justin McDonald, and Board Secretary Becky Schuette.

**4. APPROVAL OF AGENDA**

There were no comments from the public or the Board.

It was moved to approve the agenda.

**Motion:** Campbell; Second: Mendosa

**Roll Call:** Ayes; Campbell, David, Mendosa, Rosen and Johnson.

Motion Carries

**5. PUBLIC COMMENT**

There were no public comments.

**6. CONSENT CALENDAR**

**6.1** Approval of Minutes from August 11, 2020 Regular Meeting

**6.2** August 2020 Finance Report

**6.3** Approve Exemption and Outstanding Payment Write-Offs to Specific Parcels for the 1997 Special Tax and 2006 Benefit Assessment

Upon the request of Director Mendosa, President Johnson read the consent calendar items aloud.



It was moved to open the additional account with Coast Central.

**Motion:** Campbell; Second: David

**Roll Call:** Ayes; Campbell, David, Mendosa, Rosen and Johnson.

Motion Carries

**9.2 Consideration of Petition for Adjustment of Fire Assessment Fees:** Chief McDonald reviewed the staff note and made his recommendation.

Director Mendosa queried if there was still a business active at this location. He then asked about the precedents that might be set, which the Chief mentioned in his report, was a concern.

Parcel owner George Green spoke to the Board at this time, emphasizing the small size of the commercial unit, comparing it to the size of the barn fire and how much larger the barn was as opposed to the 300 square foot barber shop. In Mr. Green's words, 22% of the parcel is has commercial use. His request was for the Board to consider a multi-family land use code instead of commercial.

Chief reviewed the Land Use Codes (LUC) and explained that historically the District has made decisions on reductions, based on circumstances surrounding the parcel use and the request.

There was a lengthy discussion, back and forth and questions from the Board to Mr. Green and Chief McDonald. Ultimately, the Board and staff agreed that the parcel is a pre-existing, non-conforming property and there is likely no other commercial property like it in the District.

Director Mendosa queried the Chief as to a recommendation on the Board's options in this particular situation. Chief McDonald advised that the Board cannot adjust the parcel based on a percentage of the commercial use, as there is no mechanism in place within the ordinance. He went on to inform the Board that they had the option to reduce the entire parcel to residential or decrease the use to the commercial office land use code, rather than the larger commercial that it is currently.

There were multiple attempts at a motion by Director Rosen, however Director Mendosa requested specific language be included in the motion. Director Rosen asked the Board clerk to craft the motion. Instead, Chief McDonald made an attempt with the language, which was restated by the Board Clerk to include the size of the commercial structure, again on the request of Director Mendosa.

It was moved to reclassify parcel #503-224-007 from a Land Use Code 5201 to Land Use Code 1100 based, on the extremely small size, 300 square feet, of the commercial building, based on the that fact that it is grandfathered in under the zoning ordinances of the City of Arcata.

**Motion:** Rosen; Second: Mendosa

**Roll Call:** Ayes; Campbell, Mendosa and Rosen. Noes; Johnson. Absent; David

Motion Carries

There was no response from Director David for the roll call vote and it was unclear if she was present for the remainder of the meeting or at what point her "electronic" connections may have been lost. She had reported, prior to the meeting, that her Zoom was not working and that her phone continued to be "unavailable" and kick her off.

**HOMEOWNERS**

Grange Insurance Association



**Insured:** GEORGE GREEN, Jr.

**Policy Number:** 5233047917

**Effective Date:** 10-28-2021

**Agent:** California Meridian Insurance Services Inc

**Printed Date:** 09-03-2021

28

**ADVISORY NOTICES**

Form	Edition	Title
10176	07 19	California Property Cost Guide Notice
10189	06 20	Privacy Notice
IL P 001	01 04	Office of Foreign Assets Control ("OFAC") Notice
S 103	01 21	California Residential Property Insurance Disclosure
S 136	06 11	California Offer/Rejection of Earthquake Coverage
S 244	06 20	California Residential Property Insurance Bill of Rights
10113	10 15	Designated Additional Person To Receive Notice Of Cancellation Or Nonrenewal

**ADDITIONAL INTEREST INFORMATION**

**First Mortgagee Loan Number:** 0525720892  
 WELLS FARGO BANK NA #936  
 ITS SUCCESSORS AND/OR ASSIGNS  
 PO BOX 100515  
 FLORENCE, SC 29502-0515

**Rate Review Department**

RE: SUMMIT FNDG

**Notice Date:**  
September 10, 2021

29

**Notice Number:**  
737381

**Proposed Lender:**  
West Capital Lending

**NMLS ID:**  
1566096

George Green  
211 G St.  
Arcata, CA 95521-6621

375



Program Expiration October 1, 2021	Department Phone Number 833-977-2745	Payment Status Current	ID Number 737381
LOAN OPTION NOTICE REGARDING SUMMIT FNDG		Property Type <b>RESIDENTIAL</b>	Property State California
Current Mortgage High Interest Rate	Notice Type 1008-S		Subject NOTIFICATION
George Green 211 G St. Arcata, CA 95521-6621			Program NEW LOW RATE 1.75% / 1.824% APR*
Date September 10, 2021	Qualification Dept: 833-977-2745		Company West Capital Lending NMLS: 1566096

**Rate Review Department**

George, we would like to discuss your mortgage loan to determine if you qualify for one of the lower rate refinance options with no 3rd party closing costs and no appraisal required.

Your mortgage loan has been reviewed by our Rate Review Department and your current interest rate is higher than market interest rates today. You may be eligible to refinance and save additional interest on your mortgage. Terms and Conditions apply.

**CALL NOW 833-977-2745**

Based on our current records we have identified that you may be eligible to refinance the current terms of your mortgage, by reducing your term and lowering your interest rate to 1.75% / 1.824% APR on a 15-year fixed rate mortgage.

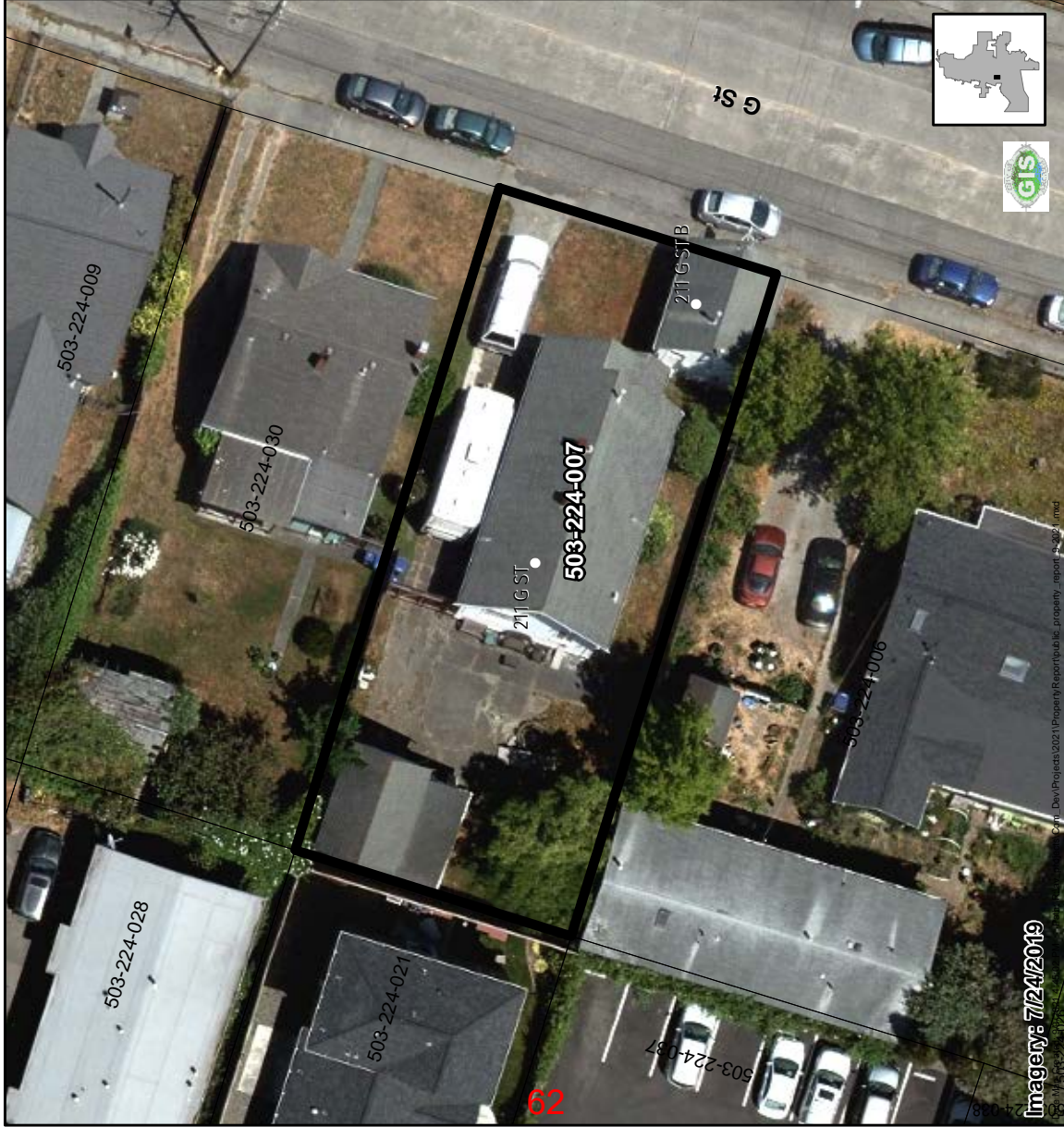
Due to the limited time offer, you must respond within 15 days of receiving this notice. To lock in this **1.75% Fixed Rate Mortgage** please have your reference code available 737381.

**Call Toll-Free at 833-977-2745**  
Monday thru Friday 8:00am - 7:00pm



# Property Report - Assessor's Parcel Number: 503-224-007

**City of Arcata Community Development Department**  
 736 F Street, Arcata, Ca. 95521  
 (707) 822-5955



This map is for informational purposes only. The City of Arcata, including any employees and sub-contractors, makes no warranty or representation as to the accuracy or reliability of this information. The City of Arcata, including any employees and sub-contractors, disclaims liability for any and all damages which may arise due to errors in the map and the user's reliance thereon.

**Web links:**  
 General Plan Land Use Element: <http://www.cityofarcata.org/DocumentCenter/View/38>  
 Land Use Code: <http://www.codepublishing.com/CA/Arcata/?ArcataLUC0920/ArcataLUC092.html>

## Humboldt County Assessor Details

Parcel information date: 9/1/2021

Site Address/City/Zip: 211 G ST  
 Land Value: \$142,173.00  
 Improvement Value: \$142,173.00  
 Other Value: \$0.00  
 Recorded Document: 2015R 20824  
 Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/503-22.pdf>

For parcel owner information please call:  
 Humboldt County Assessor  
 825 5th Street, Eureka, Ca 95501  
 (707) 445-7663

## City of Arcata Property Details

[https://gis01.cityofarcata.org/data/property\\_report/Property\\_report\\_meladata9-7-2017.pdf](https://gis01.cityofarcata.org/data/property_report/Property_report_meladata9-7-2017.pdf)  
 Parcel attribute descriptions:

### Property Details

Latitude/Longitude: 40.863476 -124.088123  
 Section/Township/Range: SECTION 32 T6N, R1E  
 Parcel Size in Sq Ft (GIS Computed): 6,060.6  
 Parcel Size in Acres (GIS Computed): 0.14  
 Google Map Link: <http://maps.google.com/maps?hl=en&geoq=40.8634762279,-124.088122719&ie=UTF8&h=hz=1&hl=oc=ador>  
 Census Block: 506 Census Tract: 10  
 Sewer Lateral Certificate (as of 9/1/2021): No

### Zoning

Arcata Land Use Code (LUC): Residential Medium Density  
 Arcata Coastal Land Use & Development Guide (CLUDG): Residential - Medium Density  
 General Plan Land Use: Residential - Medium Density  
 Inland - Arcata General Plan: Residential - Medium Density  
 Coastal - Arcata General Plan: Residential - Medium Density

### Special Resources/Hazards/Constraints Areas

Creamery District (:CD) Combining Zone: Out  
 Historical Landmark (:HL) Combining Zone: None  
 Homeless for Housing (:HH) Combining Zone: Out  
 Cannabis Innovation Zone (:CIZ) Combining Zone: Out  
 Neighborhood Conservation Area (:NCA): South of Samoa Specific Plan District  
 Planned Development (:PD) Combining Zone: No  
 Plaza Area (:PA) Combining Zone: No  
 Special Consideration (:SC) Combining Zone: No  
 Wetland/Stream (:WPS/SP) Combining Zone: None  
 Alquist/Priolo Fault Zone: Out  
 Coastal Zone Boundary: In  
 Categorical Exclusion Area: In  
 Creek Zone (Within 25' of creek): No  
 Coastal Jurisdiction: City Permit Jurisdiction  
 FEMA Flood Zone (2017): Out  
 Hillside Development: None  
 Liquefaction: Moderate Liquefaction  
 Matthews Dam Failure: In  
 Noise Contour: Yes  
 Redevelopment Area: In  
 Urban Services Boundary: In  
 USFWS Wetlands: No  
 Within 50' of Fault Zone: Out

**Date:** January 4, 2022  
**To:** Board of Directors, Arcata Fire District  
**From:** Justin McDonald, Fire Chief  
**Subject:** Consider Appeal for Adjustment of Special Tax on the Property Located on the 2100 Block of Peninsula Drive, Manila, APN # 506-082-022

---

**HISTORY:**

The Humboldt County 2021-2022 Property Tax Bills were issued in October this year and in accordance with the Resolution 21-233, the District began accepting the Petition for Adjustment of Benefit Assessment and/or Special Tax. The submissions were vetted by District Counsel and except for one, were deemed complete and timely, meeting the minimum standards of the Resolution.

On Friday, December 17, 2021, emails were sent, and written notices mailed, via first class mail, to all the petitioners that the Special Meeting had been set for Tuesday, January 4, 2022, at 5:30 pm. The notice indicated the meeting would be held via Zoom and that the agenda would be sent at a later date, along with the link and information to attend the meeting using Zoom.

Staff has since reviewed all the submissions, conducted historical internal and external research on the properties, made visual inspections, if needed, and determined a recommendation to the Board, based on what was provided by the petitioner.

**DISCUSSION:**

The petitioner's statement indicates he is a beekeeper, and the property is being used for storage and small scale extraction of honey for Farmer's Market and not industrial production.

Visual inspection of the property maintains the argument for the petitioner that the property was incorrectly levied at the Industrial rate, with no indication of manufacturing, processing or production occurring at this property.

**RECOMMENDATION:**

*All staff recommendations are guidance for the Board and should not be considered final until District Counsel renders an opinion, and the Board receives input from all parties involved and passes the decision via voice vote motion.*

**As to the property located on the 2100 block of Peninsula Drive, Manila, assessor parcel # 506-082-022 the following is staff's recommendation:**

- **The petition for adjustment of special tax be granted.**
- **The parcel be reclassified to Commercial for the proceeding tax years.**
- **Reimburse the petitioner the difference of \$364 for the Special Tax**
- **Pursuant to Resolution 21-233, Section 1 the property owner will be refunded for fiscal year 21-22 only and not for any previous fiscal year.**

**FINANCIAL IMPACT:**

- No Impact/Not Applicable
- Funding Source Confirmed: 5230.5 Assessment Adjustments/Refunds
- Other:

**ALTERNATIVES:**

1. Boards discretion with approval of District Counsel

**ATTACHMENTS:**

- Attachment 1 - Petitioners Submission Documents
- Attachment 2 - Parcel Map





Attachment 1  
RECEIVED  
NOV 16 2021  
Arcata Fire District

## Petition for Adjustment of Benefit Assessment and/or Special Tax

A property owner of the Arcata Fire Protection District may appeal the use of property or the calculation of the Benefit Assessment and/or the Special Tax. An appeal may only be submitted for the current fiscal year. All petitions will be considered pursuant to Resolution 21-232. You may obtain a copy of Resolution 21-232 by contacting the District Office.

**Filing deadline for the 2021-2022 Property Tax Bill shall be 5:00 pm December 1, 2021.**

I do hereby petition the Arcata Fire District Board of Directors for a review of (check applicable box(s)):

- Arcata Fire District Benefit Assessment Charge for FY2021-2022
- Arcata Fire District Special Tax for FY2021-2022

### **SECTION ONE – Property Identification Information**

Assessor Parcel Number: 506-082-022

Property Address: 2165 Peninsula Dr., Manila

Zoning Designation Applied by City or County: 053-009

Arcata Fire District Benefit Assessment Charge for FY2021-2022 \$ \_\_\_\_\_

Arcata Fire District Special Tax for FY2021-2022 \$ 910.00

### **SECTION TWO – Reason for filing appeal**

Please provide specific reason(s) why the Benefit Assessment and/or Special Tax is being challenged. Among other things you may wish the District to consider, please state the parcel use category you contend should have been assigned to your property and all facts supporting your contention. (Use additional sheets as necessary.) You may attach permits, maps, pictures, letters or other data to substantiate the challenge.

SEE ATTACHMENT #1

**SECTION THREE – Property owner information**

Legal Names of Property Owner(s) as appearing on the latest secured tax roll: \_\_\_\_\_

David & Renee Reed

Mailing Address: 911 Bayview St., Arcata, CA 95521

Phone: 707-826-1744 Email: renee.3935@att.net

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I/we further declare under penalty of perjury I/we is/are not delinquent in the payment of the Arcata Fire Protection District benefit assessment and/or special tax, as applicable, for the current fiscal year. **You must** provide proof of payment to the County in order to receive a reimbursement.

Executed this 16th day of November, 2021.

Signature: David Paul Reed

## **ATTACHMENT #1**

**This concerns parcel number 506-082-022. My shop is located at 2165 Peninsula Dr., Manila.**

**When I received my property tax bill (see attachment #2), I noticed you charged me \$910.00 for the “Arcata Fire 2020 Special Tax”. When I called your office, I found out my shop was classified as “Industrial”. I’m requesting that you change the classification from “Industrial” to “Commercial” for the following reasons:**

- 1) I am a beekeeper, and I extract honey in my shop, and I sell it at the Farmer’s Market.**
- 2) I store bee boxes and other beekeeping supplies at my shop.**
- 3) I do not make or produce any other products at my shop.**
- 4) I do not sell honey or any other products out of my shop.**





**HUMBOLDT COUNTY 2021-2022 PROPERTY TAX BILL**  
 John Bartholomew, Humboldt County Tax Collector  
 825 Fifth Street, Room 125, Eureka, CA 95501

Pay Taxes by Credit Card or E-Check  
  
 Online @ <http://humboldt.gov/tax>  
 or Call 866-666-5444  
 3rd party processing company will charge a fee

**PROPERTY INFORMATION**

**IMPORTANT MESSAGES**

ASMT NUMBER: 506-082-022-000 TAX RATE AREA: 053-009  
 FEE NUMBER: 506-082-022-000 ACRES: 0.00  
 LOCATION: 2165 PENINSULA DR  
 LIEN DATE OWNER: REED DAVID P & RENEE HW JT

**SEE REVERSE OF THIS STATEMENT FOR IMPORTANT INFORMATION.**  
 Orig. bill date: 09/24/2021



\*\*\*\*\*SCH 5-DIGIT 95518  
 REED DAVID P & RENEE HW JT  
 911 BAYVIEW ST  
 ARCATA CA 95521

1-0004730  
 000018  
 000001



2021-2022

**COUNTY VALUES, EXEMPTIONS AND TAXES**

TAX DEPARTMENTS INFORMATION:	VALUE DESCRIPTION	ASSESSED VALUES
<b>707-441-3020</b>	LAND	33,540
	STRUCTURAL IMPROVEMENTS	25,911
	NET TAXABLE VALUE	59,451

VALUES X TAX RATE (1%) = COUNTY TAXES 594.50

**VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS**

PHONE #	DESCRIPTION	ASSESSED VALUES X TAX RATE 1.0000 = AGENCY TAXES		
(707) 839-6470	NHUHSD 2010	59,451	0.011000	6.54
(707) 476-4172	Northern Humb Uni High 2020	59,451	0.011000	6.54
(707) 822-0351	CR 2005/2007 GO BONDS	59,451	0.003000	1.78
(707) 825-2000	ARCATA ELEM GO BOND - 2007 REFI	59,451	0.057000	33.88
(707) 825-2000	ARCATA FIRE ASMT 2006		DIRECT CHARGE	220.00
(800) 273-5167	Arcata Fire 2020 Special Tax <i>measure f</i>		DIRECT CHARGE	910.00
	ARCATA ESD PARCEL TAX 'MEASURE H'		DIRECT CHARGE	59.00

TOTAL AGENCY TAXES + DIRECT CHARGES 1,237.74

<b>1ST INSTALLMENT</b> DUE 11/1/2021 DELINQUENT AFTER 12/10/2021	<b>\$916.12</b>	<b>2ND INSTALLMENT</b> DUE 2/1/2022 DELINQUENT AFTER 4/11/2022	<b>\$916.12</b>	<b>TOTAL TAXES</b> <b>\$1,832.24</b>
--	-----------------	--	-----------------	---

**HUMBOLDT COUNTY SECURED PROPERTY TAXES - 2ND INSTALLMENT PAYMENT STUB**

ASMT NUMBER: 506-082-022-000  
 FEE NUMBER: 506-082-022-000  
 LOCATION: 2165 PENINSULA DR  
 CURRENT OWNER: REED DAVID P & RENEE HW JT  
 911 BAYVIEW ST  
 ARCATA CA 95521

MAKE CHECK PAYABLE TO:  
 H.C.T.C.  
 Detach and return this stub with payment

2021-2022

**2ND**  
 INSTALLMENT

**IF PAYING IN PERSON, BRING COMPLETE BILL**

PAY TAXES ONLINE: <http://humboldt.gov/tax>  
 PAY TAXES BY PHONE - CALL 866-666-5444  
 3rd party processing company will charge a fee

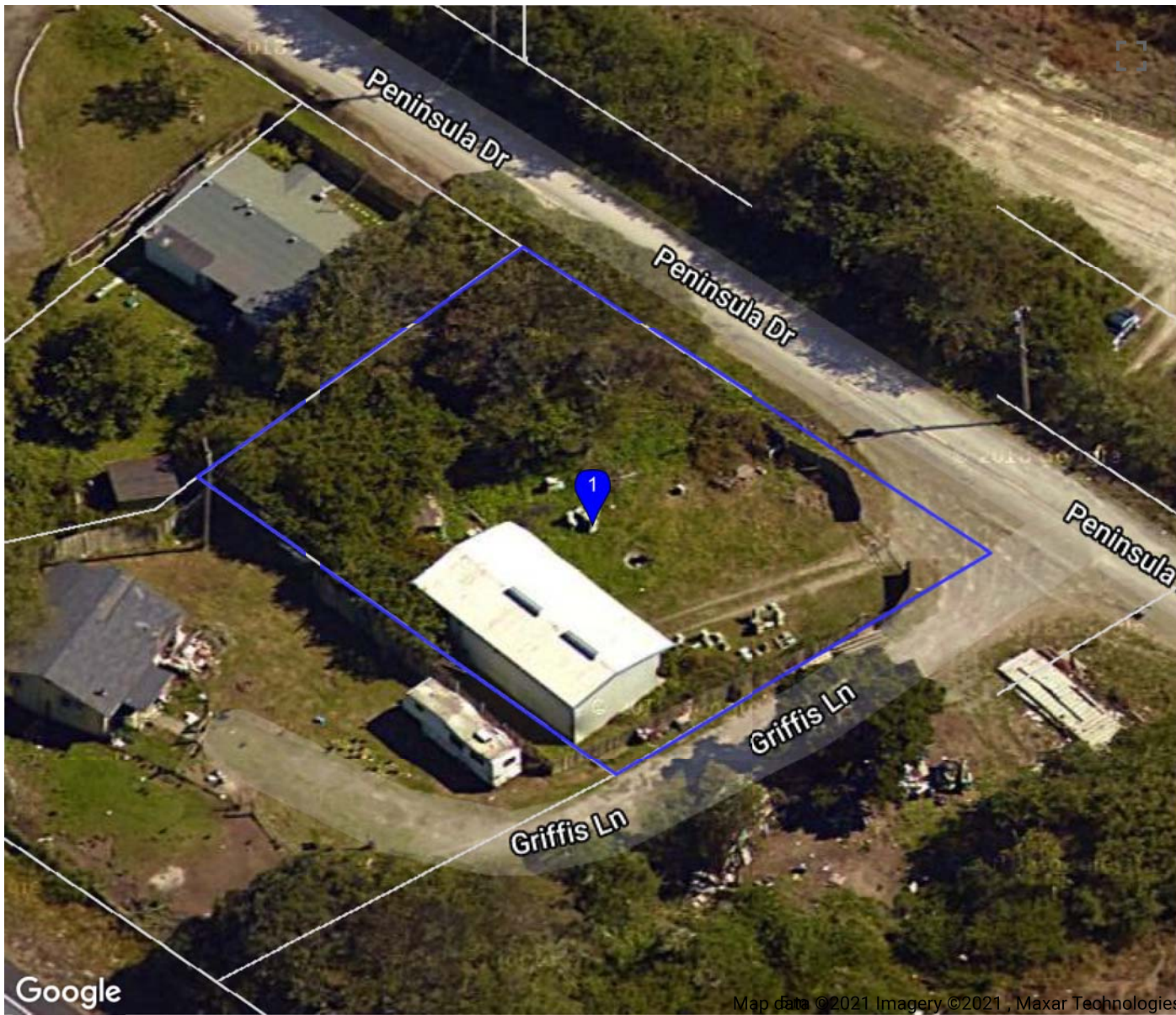
PAYMENT DUE February 1 - April 11, 2022 **\$916.12**

**Total Due after 4/11/22** with 10% Delinquent Penalty and \$20 cost **\$1,027.73**  
**Total Due after 5/1/22** with \$8.00 for Delinquent Notice Fee **\$1,035.73**

506082022000120214000000916129200000102773920214

ATTACHMENT #2





© 2015 ParcelQuest www.parcelquest.com (888) 217-8999

**Date:** January 4, 2022  
**To:** Board of Directors, Arcata Fire District  
**From:** Justin McDonald, Fire Chief  
**Subject:** Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 600 Block of 16<sup>th</sup> Street, Arcata, APN # 020-096-002

---

**HISTORY:**

The Humboldt County 2021-2022 Property Tax Bills were issued in October this year and in accordance with the Resolution 21-233, the District began accepting the Petition for Adjustment of Benefit Assessment and/or Special Tax. The submissions were vetted by District Counsel and except for one, were deemed complete and timely, meeting the minimum standards of the Resolution.

On Friday, December 17, 2021, emails were sent, and written notices mailed, via first class mail, to all the petitioners that the Special Meeting had been set for Tuesday, January 4, 2022, at 5:30 pm. The notice indicated the meeting would be held via Zoom and that the agenda would be sent at a later date, along with the link and information to attend the meeting using Zoom.

Staff has since reviewed all the submissions, conducted historical internal and external research on the properties, made visual inspections, if needed, and determined a recommendation to the Board, based on what was provided by the petitioner.

**DISCUSSION:**

The petitioner's statement indicates, and historical records confirm, that a yoga studio had been previously operated out of a portion of the residence. Upon taking ownership, the property was returned to single-family use. Applicant provided additional documentation with an appraisal report, homeowners insurance and Grant Deed, indicating the residence is not being used for commercial purposes.

Visual inspection of the property maintains the argument for the petitioner that the property was incorrectly levied at the Commercial rate, with no indication of any commercial activities occurring at this property.

**RECOMMENDATION:**

*All staff recommendations are guidance for the Board and should not be considered final until District Counsel renders an opinion, and the Board receives input from all parties involved and passes the decision via voice vote motion.*

**As to the property located on the 600 block of 16<sup>th</sup> Street, Arcata, assessor parcel # 020-096-002, the following is staff's recommendation:**

- **The petition for adjustment of special tax and benefit assessment be granted.**
- **The parcel be reclassified to Single-Family for the proceeding tax years.**



- Reimburse the petitioner the difference of \$428 for the Special Tax and \$176 for the Benefit Assessment in the total of \$604
- Pursuant to Resolution 21-233, Section 1 the property owner will be refunded for fiscal year 21-22 only and not for any previous fiscal year.

**FINANCIAL IMPACT:**

- No Impact/Not Applicable
- Funding Source Confirmed: 5230.5 Assessment Adjustments/Refunds
- Other:

**ALTERNATIVES:**

1. Boards discretion with approval of District Counsel

**ATTACHMENTS:**

- Attachment 1 - Petitioners Submission Documents
- Attachment 2 – City of Arcata Property Report & Parcel Map



**ARCATA**  
FIRE DISTRICT

Attachment 1  
RECEIVED  
NOV 19 2021  
Arcata Fire District

**Petition for Adjustment of Benefit Assessment  
and/or Special Tax**

A property owner of the Arcata Fire Protection District may appeal the use of property or the calculation of the Benefit Assessment and/or the Special Tax. An appeal may only be submitted for the current fiscal year. All petitions will be considered pursuant to Resolution 21-232. You may obtain a copy of Resolution 21-232 by contacting the District Office.

**Filing deadline for the 2021-2022 Property Tax Bill shall be 5:00 pm December 1, 2021.**

I do hereby petition the Arcata Fire District Board of Directors for a review of (check applicable box(s)):

- Arcata Fire District Benefit Assessment Charge for FY2021-2022
- Arcata Fire District Special Tax for FY2021-2022

**SECTION ONE – Property Identification Information**

Assessor Parcel Number: 020-096-002-000

Property Address: 627 16th St Arcata, CA 95521

Zoning Designation Applied by City or County: 5100. It should be 1100

Arcata Fire District Benefit Assessment Charge for FY2021-2022 \$ 264.00

Arcata Fire District Special Tax for FY2021-2022 \$ 546.00

**SECTION TWO – Reason for filing appeal**

Please provide specific reason(s) why the Benefit Assessment and/or Special Tax is being challenged. Among other things you may wish the District to consider, please state the parcel use category you contend should have been assigned to your property and all facts supporting your contention. (Use additional sheets as necessary.) You may attach permits, maps, pictures, letters or other data to substantiate the challenge.

Hello Arcata FD Board of Directors,

My wife and I purchased our first home at 627 16th St in Arcata this past March 2021. When we received our 2022 property tax bill we noticed that we were being billed at the commercial rate for the City of Arcata fire assessments.

Our house was previously owned by the Andree Wagner Peace Trust, who was renting it out to a yoga studio (although it has always been zoned low density residential by the City of Arcata). Since taking ownership we have lived in our house full-time as the sole residents and are not operating any sort of business out of the house.

After communicating with Beckv Schuette on 11/7/2021 I was informed that the issue  
2149 CENTRAL AVE, MCKINLEYVILLE CA 95519 | (707) 825-2000 | WWW.ARCATAFIRE.ORG  
WE EXIST TO PROTECT THE LIVES, ENVIRONMENT AND PROPERTY OF THE COMMUNITIES WE SERVE.

Hello Arcata FD Board of Directors,

My wife and I purchased our first home at 627 16th St in Arcata this past March 2021. When we received our 2022 property tax bill we noticed that we were being billed at the commercial rate for the City of Arcata fire assessments.

Our house was previously owned by the Andree Wagner Peace Trust, who was renting it out to a yoga studio (although it has always been zoned low density residential by the City of Arcata). Since taking ownership we have lived in our house full-time as the sole residents and are not operating any sort of business out of the house.

After communicating with Becky Schuette on 11/7/2021, I was informed that the issue stemmed from the land use code provided by the Humboldt County Assesor's office. I formally requested that they change our land use code from 5100 (commercial, miscellaneous) to 1100 (improved single-family residential) on 11/8/2021.

I'm filling out this form because Becky informed me that I will still need to go through the formal appeal process with the City of Arcata Fire Department in order to be reimbursed for the 2021 tax bill overage. My primary concern is that the special meeting with the Board of Directors will not be held until January 2022, but the taxes are due in December of this year. What will the reimbursement process look like if I have already paid the 2022 taxes at the commercial rate?

I've attached a series of documents which show that we are the sole residents of the property and are not operating any sort of business out the house. Please let me know if there is any other documentation the Board of Directors will need from us, or if we will need to attend the board meeting (in person or via zoom) in January.

We're first-time homeowners and very tight on cash, so getting this issue corrected is of the utmost importance to us. Thank you for your time!

-Will & Signe

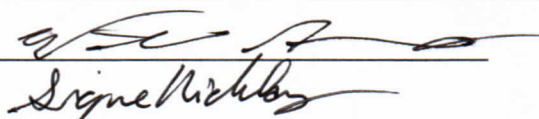
**SECTION THREE – Property owner information**

Legal Names of Property Owner(s) as appearing on the latest secured tax roll: \_\_\_\_\_  
William Michael Sombric and Signe Lorraine Nicklas

Mailing Address: 627 16th St Arcata, CA 95521  
Phone: 707-298-3382 Email: willsombric@gmail.com

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I/we further declare under penalty of perjury I/we is/are not delinquent in the payment of the Arcata Fire Protection District benefit assessment and/or special tax, as applicable, for the current fiscal year. **You must** provide proof of payment to the County in order to receive a reimbursement.

Executed this 9th day of November, 2021.

Signature: 



# INSTRUCTIONS

This is a PDF form fill document that may be completed on-line or printed and completed in blue or black pen before filing.

## Section One

**Asmt Number (APN):** The Assessment Parcel Number or APN that is defined as the ASMT Number found on your upper left section of the property tax bill under Property Information.

**Property Address:** Provide the exact physical address of the property, including the city, for the property for which you are requesting to petition.

**Arcata Fire District Benefit Assessment Charge:** This amount can be found on the Property Tax bill under the section Voter Approved Taxes, taxing agency direct charges and Special Assessments and may appear as ARCATA FIRE ASMT 2006.

**Arcata Fire District Special Tax:** This amount can be found on the Property Tax bill under the section Voter Approved Taxes, taxing agency direct charges and Special Assessments and may appear as ARCATA FIRE 2020 SPECIAL TAX.

## Section Two

**Specific Reason:** Provide thorough and specific information and an explanation documenting your reason for the petition. This is the information that will be used to evaluation your petition.

**Attachments:** Submit all documentation that you have that may assist in the evaluation. This can include current photos, maps, letters or other documents that may help substantiate the request.

## Section Three

**Mailing Address:** Complete mailing address for the petitioner where correspondence and reimbursement check may be mailed.

**Phone number:** A day time phone number, with the area code, is required in the event you need to be contacted for questions regarding the petition.

**Email address:** An email address may be an alternate method for correspondence.

After completion, please print and sign the petition; Mail or deliver to the Arcata Fire District administrative office located at 2149 Central Avenue, McKinleyville, CA 95519. Be sure and include **ALL** supporting documentation.

All petitions **must be completed and signed** and accompanied by proof of payment to the County in order to be considered for reimbursement.

Your petition will be presented to the Board of Directors and you will be notified of the time and date of your petition hearing, during a Regular scheduled Board Meeting. Following a decision by the Board, you will receive notice of a decision and a refund, if applicable, within 30 days of the Petition Hearing.

Please feel free to contact the District office at 707-825-2000 if you have any questions.



Appraisal Report

Uniform Residential Appraisal Report

201100011983

File No. a2102-627(16th)-w

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property

Property Address 627 16th Street
Borrower William Sombric
Legal Description See Attached Addendum
Assessor's Parcel # 020-096-002-000
City Arcata
Owner of Public Record Andree Wagner Trust
State CA Zip Code 95521
County Humboldt

Neighborhood Name Central Arcata Neighborhood
Occupant Owner Tenant Vacant
Tax Year 2020
Property Rights Appraised Fee Simple Leasehold Other (describe)
Special Assessments \$ 0
Map Reference 40.8741, -124.0830
R.E. Taxes \$ 1,877
Census Tract 0010.00

Assignment Type Purchase Transaction Refinance Transaction Other (describe)
Lender/Client Finance of America Mortgage LLC
Address 300 Welsh Road, Building 5, Horsham, PA 19044

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
Report data source(s) used, offering price(s), and date(s). DOM 55; According to MLS #257909 the subject property was most recently listed on 11/26/2020 for an original list price of \$425,000. Subject property was on the market for a total of 55 days < continued in addendum >

Arms length sale; The current agreement of sale appears to be under typical terms and conditions. The contract as reviewed is a fully executed, (dated and signed,) agreement as provided to the appraiser. The purchase agreement is 10 < continued in addendum >

Contract Price \$ 398,500
Date of Contract 01/19/2021
Is the property seller the owner of public record? Yes No
Data Source(s) Parcel Quest

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
If Yes, report the total dollar amount and describe the items to be paid. \$0; No financial assistance to be paid by any party on behalf of the borrower was discovered after reviewing the purchase sale contract for the subject property.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Table with Neighborhood Characteristics, One-Unit Housing Trends, One-Unit Housing, and Present Land Use % columns.

Neighborhood Boundaries US Highway 101 on the east, K Street on the west, Foster Avenue on the north, and 4th Street on the south: Central Arcata Neighborhood
Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

Dimensions 84.37' x 45.15' x 100.93' x 42.00'
Area 4037 sf
Shape Irregular
View N,CtyStr;

Specific Zoning Classification RL
Zoning Description Residential Low Density with a 4,000 square foot minimum parcel size.

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe. See Attached Addendum

Utilities Public Other (describe)
Electricity Water Gas
Sanitary Sewer
Off-site Improvements—Type Public Private
Street Asphalt Alley Asphalt

FEMA Special Flood Hazard Area Yes No
FEMA Flood Zone X
FEMA Map # 06023C0852G
FEMA Map Date 06/21/2017
Are the utilities and off-site improvements typical for the market area? Yes No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe. See Attached Addendum

Table with GENERAL DESCRIPTION, FOUNDATION, EXTERIOR DESCRIPTION, and INTERIOR columns.

Finished area above grade contains: 5 Rooms 2 Bedrooms 1.0 Bath(s) 1,371 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) See Attached Addendum

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C4; No updates in the prior 15 years; The subject property is a 95 year old home of Average Quality Construction (UAD Rating: Q4). The subject has been adequately maintained over the years with some updating and is considered to be toward the higher end of average overall condition (UAD Rating: C4). The post-pier foundation is in average condition and typical of age with no signs of settlement. The roof is reported to have been replaced between two and three years ago and is in very good condition with no deferred maintenance noted. The < continued in addendum >
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe. No physical deficiencies or adverse conditions that affect the livability, soundness or structural integrity of the subject property were noted at the time of inspection.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe. The subject property improvements conform to the neighborhood quality, design and mix



**Property Report - Assessor's Parcel Number: 020-096-002**



City of Arcata Community Development Department  
736 F Street, Arcata, Ca. 95521  
(707) 822-6955

**Humboldt County Assessor Details**

Parcel information date: 9/1/2021

Site Address/City/Zip: 1593 F ST ,  
Land Value: \$34,705.00  
Improvement Value: \$102,640.00  
Other Value: \$0.00  
Recorded Document: 1989R 026753  
Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/020-09.pdf>

For parcel owner information please call:  
Humboldt County Assessor  
626 6th Street, Eureka, Ca 95601  
(707) 446-7542

**City of Arcata Property Details**

Parcel attribute descriptions:

[https://gis01.cityofarcata.org/data/property\\_report/Property\\_report\\_metadata9-7-2017.pdf](https://gis01.cityofarcata.org/data/property_report/Property_report_metadata9-7-2017.pdf)

**Property Details**

Latitude/Longitude: 40.874083 -124.083015  
Section/Township/Range: SECTION 29 T6N, R1E  
Parcel Size in Sq Ft (GIS Computed): 3,719.7  
Parcel Size in Acres (GIS Computed): 0.09  
Google Map Link:

<https://www.google.com/maps/@40.874083,-124.083015,15z>

Census Block: 100 Census Tract: 10  
Sewer Lateral Certificate(as of 9/1/2021): Yes

[https://gis01.cityofarcata.org/data/property\\_report/Property\\_report\\_metadata9-7-2017.pdf](https://gis01.cityofarcata.org/data/property_report/Property_report_metadata9-7-2017.pdf)

**Zoning**

Arcata Land Use Code (LUC):

**Residential Low Density**

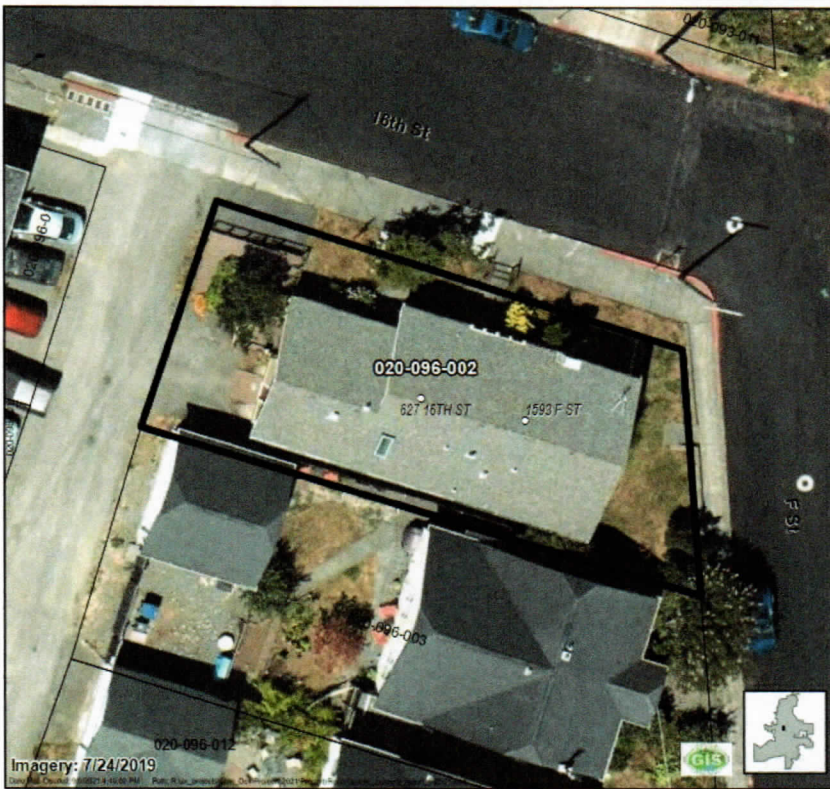
Arcata Coastal Land Use & Development Guide (CLUDG):  
N/A

**General Plan Land Use**

Inland - Arcata General Plan: Residential - Low Density  
Coastal - Arcata General Plan: N/A

**Special Resources/Hazards/Constraints Areas**

Creamery District (:CD) Combining Zone: Out  
Historical Landmark (:HL) Combining Zone: LHP-94-01  
Homeless for Housing (:HH) Combining Zone: Out  
Cannabis Innovation Zone (:CIZ) Combining Zone: Out  
Neighborhood Conservation Area (:NCA): Arcata Heights Conservation Area  
Planned Development (:PD) Combining Zone: No  
Plaza Area (:PA) Combining Zone: No  
Special Consideration (:SC) Combining Zone: No  
Wetland/Stream (:WP/SP) Combining Zone: None  
Alquist/Priolo Fault Zone: Out  
Coastal Zone Boundary: Out  
Categorical Exclusion Area: Out  
Creek Zone (Within 25' of creek): No  
Coastal Jurisdiction: Out  
FEMA Flood Zone (2017): Out  
Hillside Development: None  
Liquefaction: None  
Matthews Dam Failure: Out  
Noise Contour: Yes  
Redevelopment Area: Out  
Urban Services Boundary: In  
USFWS Wetlands: No  
Within 50' of Fault Zone: Out



Imagery: 7/24/2019

This map is for informational purposes only. The City of Arcata, including any employees and sub-contractors, makes no warranty, express or implied, as to the accuracy of the information contained in this map. The City of Arcata, including any employees and sub-contractors, disclaims liability for any and all damages which may arise due to errors on the map and the user's reliance thereon.

Web links:  
General Plan Land Use Element: <http://www.cityofarcata.org/DocumentCenter/View/38>  
Land Use Code: <http://www.codepublishing.com/CA/Arcata/?ArcataLUC0920/ArcataLUC092.html>



RECORDING REQUESTED BY:  
Humboldt Land Title, a division of Fidelity  
National Title Company of CA

**2021-005869**

Recorded - Official Records  
Humboldt County, California  
Kelly E. Sanders, Recorder  
Recorded by: HUMBOLDT LAND TITLE COMPANY  
Pages: 4

When Recorded Mail Document  
and Tax Statement To:  
Will Sombric and Signe Nicklas  
627 16<sup>th</sup> Street  
Arcata, CA 95521

Recording Fee: \$ 32.00  
Tax Fee: \$438.35  
Clerk: sc Total: \$470.35  
Mar 16, 2021 at 01:47:49



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FHBT-0032001218

Property Address: 627 16th Street,  
Arcata, CA 95521  
APN/Parcel ID(s): 020-096-002-000

### GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$438.35** and is computed on:
  - the full value of the interest or property conveyed.
  - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  the **City of Arcata**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**  
Robert H. Hitchcock, Sue Lee Mossman and Felicia Oldfather, as Successor Co-Trustees of the Andree Wagner Pe  
Trust dated December 12, 1989 which acquired title as the Andree Wagner Living Trust dated December 12, 1989

hereby **GRANT(S)** to

Will Sombric, an unmarried man and Signe Nicklas, an unmarried woman, as joint tenants

**the following described real property in the** City of Arcata, County of Humboldt, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**PROPERTY COMMONLY KNOWN AS:** 627 16th Street, Arcata, CA 95521

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**





AAA Insurance  
 underwritten by CSAA Insurance Exchange  
 PO Box 22221 Oakland, CA 94623-2221 800.922.8228

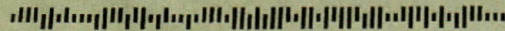
# Homeowners Policy Declarations



Amended Effective: 04/12/2021

For questions or changes call: 800.922.8228

### Named Insured and Mailing Address



WILLIAM M SOMBRIC  
 SIGNE NICKLAS  
 627 16TH ST  
 ARCATA, CA 95521-5605

Policy Number: CAH3213610639

Membership Number: 6200042307192507

<b>Your Policy Period</b>	From: 03/16/2021	12:01 A.M. Standard Time, but not prior to the time applied for or, if this is a replacement Declarations, not prior to the time coverage change was requested.
	To: 03/16/2022	12:01 A.M. Standard Time.

### Agency Information

MONICA HICKS  
 1470 BROADWAY  
 EUREKA, CA 95501  
 (707) 444-1017

Notice Date: 04/12/2021

Home Phone #: (754) 234-3726

Business Phone #:

### Insured Location

627 16TH ST  
 ARCATA, CA 95521

### Named Insured(s)

WILLIAM M SOMBRIC  
 SIGNE NICKLAS

### Description of Property

Premium to be paid by: LoanCare, LLC ISAOA/ATIMA

YR Built	Construction Type	Occupancy	# of Family Units
1926	Frame	Owner Occupied	1-Single Family

Coverages and Limits of Insurance: Insurance is provided for the following coverages only when a limit is shown. The limit of liability for this structure (Coverage A - Dwelling) is based on an estimate of the cost to rebuild your home, including an approximate cost for labor and materials in your area, and specific information that you have provided about your home.

Section I				Section II		
A	B	C	D	E	F	
Dwelling	Other Structures	Personal Property	Loss of Use	Personal Liability Each Occurrence	Medical Payments to Others	
					Each Person	Each Accident
\$290,000	\$29,000	\$217,500	\$116,000	\$500,000	\$1,000	\$25,000

### Deductible- Section I

\$1,000 (In case of loss under Section I, we cover only that part of the loss over the deductible)

**This policy does not provide Earthquake Insurance.**

**This policy does not provide Flood Insurance.**

### Forms and Endorsements

Form Number	Forms and Endorsements Made Part of this Policy	Premium
61 2000 CA 10012010	(CA 7/2015) Homeowners Policy Special Form	Included
HS AE3 CA 07 20	Amendatory Endorsement - California	Included
138BFUNS CA	Lenders Loss Payable	Included
HO-28 01 05	Limited Home Replacement Cost 150%	Included
HO-90 10 86	Workers' Compensation and Employers' Liability Insurance	\$4.00
HO-29 08 05	Replacement Value - Personal Property	\$150.00
HO-60 10 86	\$1,000 Deductible	-\$243.00

Building Code Upgrade Coverage - You may use up to 5% of the Coverage A Limit shown above (a sublimit, not additional insurance)

<b>Basic Policy Premium:</b>	\$830.00
<b>Endorsements Premium:</b>	-\$89.00
<b>Total Policy Premium:</b>	\$741.00



\*\*\*\* REAL ESTATE CLOSING \*\*\*\*

503005106

Buyer/Borrower: William M Sombric, an unmarried man and Signe Nicklas, an unmarried woman  
Seller: Andree Wagner Peace Trust dated December 12, 1989  
Lender: Finance of America Mortgage, LLC

Property: ~~627 16th Street/Arcata~~

Settlement Date: March 16, 2021

Disbursement Date: March 17, 2021

Check Amount: \$409.89

Pay To: William M Sombric and Signe Nicklas

For: Excess Cash to Close

Cash To Close To Buyer \$409.89

Closer/Responsible Party: Andie Ullsmith

Printed By: Donna Walton

Order Number: FHBT-0032001218



Compose

Inbox 2,648

Starred

Snoozed

Sent

Drafts 77

More

Meet

New meeting

Join a meeting

Hangouts

Will +

No Hangouts contacts  
[Find someone](#)



### 2022 Property Tax Bill Inbox x



**Will Sombric**

Hi Becky, Hope you had a nice weekend. My name is William Sombric and I'm reaching out regarding an issue that I noticed on my 2022 property tax bill (attached)

Sat, Nov 6, 4:30 PM (13 days ago) ☆



**Becky Schuette**

Mr. Sombric, Below, please find the link for the appeal to your 2021/22 tax bill. The documents you submitted can be included in your appeal however all appea

Mon, Nov 8, 9:50 AM (11 days ago) ☆



**Will Sombric**

Hi Curt, I'm reaching out because I received my 2022 tax bill and noticed that my house (627 16th St Arcata, CA) was still being billed at the commercial rate f

Tue, Nov 9, 2:48 PM (10 days ago) ☆



**Keller, Curtis**

to me -

Hi Will,

Tue, Nov 9, 3:56 PM (10 days ago) ☆

I apologize for the delayed response. I am neck deep in a project right now. Based on the information you have provided, **I have updated the use code of your property to 1190, improved single family residence**

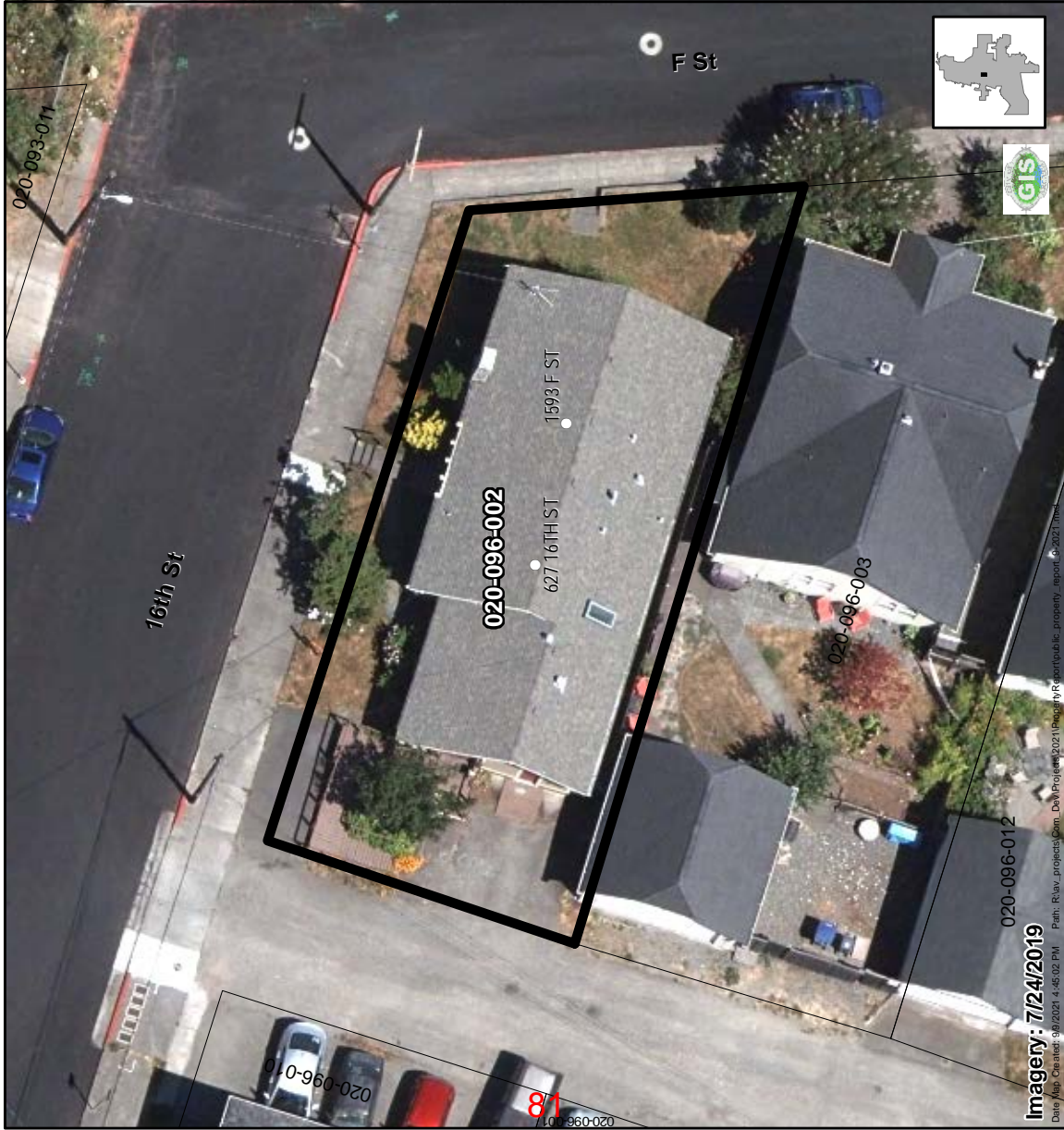
Would you be willing to share your fee appraisal with me? It would be very beneficial for a project I am working on now.

Best wishes,

Curt



**Curt Keller**  
Real Property Appraiser II  
County of Humboldt  
Assessor's Office  
(707) 445-7663 - Main  
(707) 476-2326 - Direct  
(707) 445-7410 - Fax



This map is for informational purposes only. The City of Arcata, including any employees and sub-contractors, makes no warranty, expressed or implied, as to the accuracy, reliability, or completeness of this information. The City of Arcata, including any employees and sub-contractors, disclaims liability for any and all damages which may arise due to errors in the map and the user's reliance thereon.

Web links:  
 General Plan Land Use Element: <http://www.cityofarcata.org/DocumentCenter/View/38>  
 Land Use Code: <http://www.codepublishing.com/CA/Arcata/7ArcataLUC0920/ArcataLUC092.html>

**Humboldt County Assessor Details**

Parcel information date: 9/1/2021

Site Address/City/Zip: 1593 F ST  
 Land Value: \$34,705.00  
 Improvement Value: \$102,640.00  
 Other Value: \$0.00  
 Recorded Document: 1989R 026753  
 Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/020-09.pdf>

For parcel owner information please call:  
 Humboldt County Assessor  
 825 5th Street, Eureka, Ca 95501  
 (707) 445-7663

**City of Arcata Property Details**

Parcel attribute descriptions:  
[https://gis01.cityofarcata.org/data/property\\_report/Property\\_report\\_meladala9-7-2017.pdf](https://gis01.cityofarcata.org/data/property_report/Property_report_meladala9-7-2017.pdf)

**Property Details**

Latitude/Longitude: 40.874083 -124.083015  
 Section/Township/Range: SECTION 29 T6N, R1E  
 Parcel Size in Sq Ft (GIS Computed): 3,719.7  
 Parcel Size in Acres (GIS Computed): 0.09  
 Google Map Link: <http://maps.google.com/maps?f=q&hl=en&geocode=&q=40.8740825767,-124.08301504484&ie=UTF8&h=h&z=16&vl=oc--ador>

Census Block: 100 Census Tract: 10  
 Sewer Lateral Certificate (as of 9/1/2021): Yes  
[https://gis01.cityofarcata.org/data/links/Engineering/Building/soaps/sovent/aberalCertificates/2021/627\\_16th\\_St\\_Land\\_1593\\_F\\_St\\_stamped\\_certificate.pdf](https://gis01.cityofarcata.org/data/links/Engineering/Building/soaps/sovent/aberalCertificates/2021/627_16th_St_Land_1593_F_St_stamped_certificate.pdf)

**Zoning**

Arcata Land Use Code (LUC): Residential Low Density  
 Arcata Coastal Land Use & Development Guide (CLUDG): N/A

**General Plan Land Use**

Inland - Arcata General Plan: Residential - Low Density  
 Coastal - Arcata General Plan: N/A

**Special Resources/Hazards/Constraints Areas**

Creamery District (:CD) Combining Zone: Out  
 Historical Landmark (:HL) Combining Zone: LHP-94-01  
 Homeless for Housing (:HH) Combining Zone: Out  
 Cannabis Innovation Zone (:CIZ) Combining Zone: Out  
 Neighborhood Conservation Area (:NCA): Arcata Heights Conservation Area  
 Planned Development (:PD) Combining Zone: No  
 Plaza Area (:PA) Combining Zone: No  
 Special Consideration (:SC) Combining Zone: No  
 Wetland/Stream (:WPS/SP) Combining Zone: None  
 Alquist/Priolo Fault Zone: Out  
 Coastal Zone Boundary: Out  
 Categorical Exclusion Area: Out  
 Creek Zone (Within 25' of creek): No  
 Coastal Jurisdiction: Out  
 FEMA Flood Zone (2017): Out  
 Hillside Development: None  
 Liquefaction: None  
 Matthews Dam Failure: Out  
 Noise Contour: Yes  
 Redevelopment Area: Out  
 Urban Services Boundary: In  
 USFWS Wetlands: No  
 Within 50' of Fault Zone: Out

**Date:** January 4, 2022  
**To:** Board of Directors, Arcata Fire District  
**From:** Justin McDonald, Fire Chief  
**Subject:** Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on 1300 Block of Sunset Avenue, Arcata, APN # 505-083-019

---

**HISTORY:**

The Humboldt County 2021-2022 Property Tax Bills were issued in October this year and in accordance with the Resolution 21-233, the District began accepting the Petition for Adjustment of Benefit Assessment and/or Special Tax. The submissions were vetted by District Counsel and except for one, were deemed complete and timely, meeting the minimum standards of the Resolution.

On Friday, December 17, 2021, emails were sent, and written notices mailed, via first class mail, to all the petitioners that the Special Meeting had been set for Tuesday, January 4, 2022, at 5:30 pm. The notice indicated the meeting would be held via Zoom and that the agenda would be sent at a later date, along with the link and information to attend the meeting using Zoom.

Staff has since reviewed all the submissions, conducted historical internal and external research on the properties, made visual inspections, if needed, and determined a recommendation to the Board, based on what was provided by the petitioner.

**DISCUSSION:**

The petitioner's statement indicates that when the house was purchased it had been a duplex. When the owner remodeled, the building inspector would not allow a stove or oven and the room has since become another room in the house.

The District was able to confirm with the City Building Department that the only building permit on file is related to a guest bedroom which would not be considered a second unit.

**RECOMMENDATION:**

*All staff recommendations are guidance for the Board and should not be considered final until District Counsel renders an opinion, and the Board receives input from all parties involved and passes the decision via voice vote motion.*

**As to the property located on the 1300 block of Sunset Avenue, Arcata, assessor parcel # 505-083-019, the following is staff's recommendation:**

- **The petition for adjustment of special tax and benefit assessment be granted.**
- **The parcel be reclassified to Single-Family for the proceeding tax years.**
- **Reimburse the petitioner the difference of \$191 for the Special Tax and \$88 for the Benefit Assessment in the total of \$279**



- Pursuant to Resolution 21-233, Section 1 the property owner will be refunded for fiscal year 21-22 only and not for any previous fiscal year.

**FINANCIAL IMPACT:**

- No Impact/Not Applicable
- Funding Source Confirmed: 5230.5 Assessment Adjustments/Refunds
- Other:

**ALTERNATIVES:**

1. Boards discretion with approval of District Counsel

**ATTACHMENTS:**

- Attachment 1 - Petitioners Submission Documents
- Attachment 2 - City of Arcata Property Report & Parcel Map



Attachment 1  
RECEIVED  
NOV 23 2021

## Petition for Adjustment of Benefit Assessment and/or Special Tax

Arcata Fire District

A property owner of the Arcata Fire Protection District may appeal the use of property or the calculation of the Benefit Assessment and/or the Special Tax. An appeal may only be submitted for the current fiscal year. All petitions will be considered pursuant to Resolution 21-232. You may obtain a copy of Resolution 21-232 by contacting the District Office.

**Filing deadline for the 2021-2022 Property Tax Bill shall be 5:00 pm December 1, 2021.**

I do hereby petition the Arcata Fire District Board of Directors for a review of (check applicable box(es)):

- Arcata Fire District Benefit Assessment Charge for FY2021-2022
- Arcata Fire District Special Tax for FY2021-2022

### SECTION ONE – Property Identification Information

Assessor Parcel Number: 505-083-019-000

Property Address: 1360 Sunset Avenue, Arcata, CA 95521

Zoning Designation Applied by City or County: residential - low density

Arcata Fire District Benefit Assessment Charge for FY2021-2022 \$ 178.

Arcata Fire District Special Tax for FY2021-2022 \$ 309.00

### SECTION TWO – Reason for filing appeal

Please provide specific reason(s) why the Benefit Assessment and/or Special Tax is being challenged. Among other things you may wish the District to consider, please state the parcel use category you contend should have been assigned to your property and all facts supporting your contention. (Use additional sheets as necessary.) You may attach permits, maps, pictures, letters or other data to substantiate the challenge.

I am challenging special tax fire assessment and fire assessment because:

1. Have only one PGE meter and only one PGE gas meter.
2. When I purchased the house in 1991, it already was designated a duplex but has changed since then.
3. When I remodeled the 336 sq foot room attached room, the building inspector wouldn't allow a stove or oven.
4. This is just an existing room that I remodeled in 2016. My entire house measures



03/17/2021

I am challenging special tax fire assessment and fire assessment because:

1. Have only one PGE meter and only one PGE gas meter.
2. When I purchased the house in 1991, it already was designated a duplex but has changed since then.
3. When I remodeled the 336 sq foot room attached room, the building inspector wouldn't allow a stove or oven.
4. This is just an existing room that I remodeled in 2016. My entire house measures 1314 sq feet.

**SECTION THREE – Property owner information**

Legal Names of Property Owner(s) as appearing on the latest secured tax roll: \_\_\_\_\_  
Archibald, Audrey A Tr

Mailing Address: 1360 Sunset Ave., Arcata, CA 95521  
Phone: 707-382-9069 Email: audreyannarchibald@gmail.com

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I/we further declare under penalty of perjury I/we is/are not delinquent in the payment of the Arcata Fire Protection District benefit assessment and/or special tax, as applicable, for the current fiscal year. **You must** provide proof of payment to the County in order to receive a reimbursement.

Executed this 22 day of November, 2021.

Signature: Audrey Archibald





Humboldt County Assessor Details

Parcel information date: 9/1/2021

Site Address/City/Zip: 1360 SUNSET AV  
 Land Value: \$65,333.00  
 Improvement Value: \$91,979.00  
 Other Value: \$0.00  
 Recorded Document: 2018R 01197  
 Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/505-08.pdf>

For parcel owner information please call:  
 Humboldt County Assessor  
 825 5th Street, Eureka, Ca 95501  
 (707) 445-7663

City of Arcata Property Details

Parcel attribute descriptions:  
[https://gis01.cityofarcata.org/data/property\\_report/Property\\_report\\_meladala9-7-2017.pdf](https://gis01.cityofarcata.org/data/property_report/Property_report_meladala9-7-2017.pdf)

**Property Details**

Latitude/Longitude: 40.88081 -124.089285  
 Section/Township/Range: SECTION 29 T6N, R1E  
 Parcel Size in Sq Ft (GIS Computed): 4,604.4  
 Parcel Size in Acres (GIS Computed): 0.11  
 Google Map Link: <http://maps.google.com/maps?hl=en&geoq=40.8808103336,-124.0892875285&ie=UTF8&h=hz=1&ll=loc=ador>  
 Census Block: 402 Census Tract: 11.01  
 Sewer Lateral Certificate (as of 9/1/2021): No

**Zoning**

Arcata Land Use Code (LUC):  
**Residential Low Density**  
 Arcata Coastal Land Use & Development Guide (CLUDG):  
 N/A

**General Plan Land Use**

Inland - Arcata General Plan: Residential - Low Density  
 Coastal - Arcata General Plan: N/A

**Special Resources/Hazards/Constraints Areas**

Creamery District (:CD) Combining Zone: Out  
 Historical Landmark (:HL) Combining Zone: None  
 Homeless for Housing (:HH) Combining Zone: Out  
 Cannabis Innovation Zone (:CIZ) Combining Zone: Out  
 Neighborhood Conservation Area (:NCA): Out  
 Planned Development (:PD) Combining Zone: No  
 Plaza Area (:PA) Combining Zone: No  
 Special Consideration (:SC) Combining Zone: No  
 Wetland/Stream (:WP/:SP) Combining Zone: None  
 Alquist/Priolo Fault Zone: Out  
 Coastal Zone Boundary: Out  
 Categorical Exclusion Area: Out  
 Creek Zone (Within 25' of creek): No  
 Coastal Jurisdiction: Out  
 FEMA Flood Zone (2017): Out  
 Hillside Development: None  
 Liquefaction: None  
 Matthews Dam Failure: Out  
 Noise Contour: Yes  
 Redevelopment Area: In  
 Urban Services Boundary: In  
 USFWS Wetlands: No  
 Within 50' of Fault Zone: Out

**Date:** January 4, 2022  
**To:** Board of Directors, Arcata Fire District  
**From:** Justin McDonald, Fire Chief  
**Subject:** Consider Appeal for Adjustment of Special Tax on the Property Located on the 3400 Block of Jacoby Creek Road, Bayside, APN # 501-131-007

---

**HISTORY:**

The Humboldt County 2021-2022 Property Tax Bills were issued in October this year and in accordance with the Resolution 21-233, the District began accepting the Petition for Adjustment of Benefit Assessment and/or Special Tax. The submissions were vetted by District Counsel and except for one, were deemed complete and timely, meeting the minimum standards of the Resolution.

On Friday, December 17, 2021, emails were sent, and written notices mailed, via first class mail, to all the petitioners that the Special Meeting had been set for Tuesday, January 4, 2022, at 5:30 pm. The notice indicated the meeting would be held via Zoom and that the agenda would be sent at a later date, along with the link and information to attend the meeting using Zoom.

Staff has since reviewed all the submissions, conducted historical internal and external research on the properties, made visual inspections, if needed, and determined a recommendation to the Board, based on what was provided by the petitioner.

**DISCUSSION:**

There is a historical secondary living unit along the driveway to the main house (i.e.: cabin) which is the reason for the multi-family designation.

The petitioner's statement did not provide evidence that the historical secondary residential unit is no longer a dwelling.

The hydrant referenced in the submission is confirmed which places the property in the non-rural category, however, the multi-unit is upheld unless the petitioner can provide evidence that the secondary unit is not being utilized for living.

**RECOMMENDATION:**

*All staff recommendations are guidance for the Board and should not be considered final until District Counsel renders an opinion, and the Board receives input from all parties involved and passes the decision via voice vote motion.*

As to the property located on the 3400 block of Jacoby Creek Road, Bayside, assessor parcel # 501-131-007, it is the recommendation of staff that the petition for adjustment of special tax be denied.

**FINANCIAL IMPACT:**

- No Impact/Not Applicable
- Funding Source Confirmed:

Other:

**ALTERNATIVES:**

1. Boards discretion with approval of District Counsel

**ATTACHMENTS:**

- Attachment 1 - Petitioners Submission Documents
- Attachment 2 - Parcel Map





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NOV 29 2021

Arcata Fire District

## Petition for Adjustment of Benefit Assessment and/or Special Tax

A property owner of the Arcata Fire Protection District may appeal the use of property or the calculation of the Benefit Assessment and/or the Special Tax. An appeal may only be submitted for the current fiscal year. All petitions will be considered pursuant to Resolution 21-232. You may obtain a copy of Resolution 21-232 by contacting the District Office.

**Filing deadline for the 2021-2022 Property Tax Bill shall be 5:00 pm December 1, 2021.**

I do hereby petition the Arcata Fire District Board of Directors for a review of (check applicable box(s)):

Arcata Fire District Benefit Assessment Charge for FY2021-2022

Arcata Fire District Special Tax for FY2021-2022

### SECTION ONE – Property Identification Information

Assessor Parcel Number: 501-131-007-000

Property Address: 3428 Jacoby Creek Rd, Bayside CA 95524

Zoning Designation Applied by City or County: Rural Residential Improved

Arcata Fire District Benefit Assessment Charge for FY2021-2022 \$ 176.00

Arcata Fire District Special Tax for FY2021-2022 \$ 309.00

### SECTION TWO – Reason for filing appeal

Please provide specific reason(s) why the Benefit Assessment and/or Special Tax is being challenged. Among other things you may wish the District to consider, please state the parcel use category you contend should have been assigned to your property and all facts supporting your contention. (Use additional sheets as necessary.) You may attach permits, maps, pictures, letters or other data to substantiate the challenge.

The rate applied is for Multi-Family Residential when it should be Rural Residential or Single Family Residential.

The rate applied is for Multi-Family Residential when it should be Rural Residential or Single Family Residential.

**SECTION THREE – Property owner information**

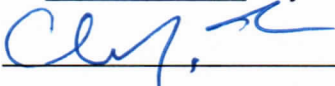
Legal Names of Property Owner(s) as appearing on the latest secured tax roll: \_\_\_\_\_  
Freeman, Christopher J MS

Mailing Address: 3428 Jacoby Creek Rd, Bayside CA 95524

Phone: 707-502-4991 Email: cfreeman621@gmail.com

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I/we further declare under penalty of perjury I/we is/are not delinquent in the payment of the Arcata Fire Protection District benefit assessment and/or special tax, as applicable, for the current fiscal year. **You must** provide proof of payment to the County in order to receive a reimbursement.

Executed this 24th day of November, 2021.

Signature: 

November 24, 2021

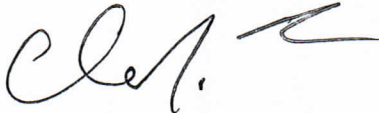
Humboldt County Tax Collector  
825 Fifth Street, Rm 125  
Eureka, CA 95501-1100

Subj: Incorrect assessment for Parcel 501-131-007-000

My property tax bill for parcel 501-131-007-000 shows a Arcata Fire 2020 Special Tax of \$309.00. This is the tax for Multi-family Residential of 2-4 units. My property is Rural Residential/Improved (Arguably Single Family Residential as there is a fire hydrant at my driveway) and should be taxed at either the Rural Residential rate of \$192 or the Single Family Residential rate of \$118. Enclosed are a copy of the parcel detail and relevant pages of the Measure F Ordinance.

Accordingly, I am short paying the indicated amount of property tax shown on the statement by the \$117 differential between the Multi-Family Residential and Rural Residential/Improved rates. If you should find that the property is more appropriately Single Family Residential, please either credit my account or issue a check for the overpayment. A copy of this letter and supporting documentation is also being sent to the Arcata Fire District.

Sincerely

A handwritten signature in black ink, appearing to read 'Chris Freeman', with a stylized flourish extending to the right.

Chris Freeman



**Parcel: 501-131-007-000**

Assessor Parcel Number 501-131-007-000  
 Old APN  
 Site Address 3428 JACOBY CREEK RD  
 Site City BAYSIDE  
 Site Zip 95524  
 Assessor Parcel Map Book 501-13 Page  
 Assessed Lot Size 16.53  
 GIS Acres 16.64  
 Tax Rate Area 102008  
 Current General RE2.5-5  
[Zoom to](#)

Tax Rate Area 102008  
 Current General Plan RE2.5-5  
 Community Plan JCCP  
 Zoning with Combining Zones R-1-B-3  
 Zoning Ordinance Date  
 Use Code Description Improved, Rural Residential, 10 to 20 ac  
 Use Code 3103  
 Development Plan on file(Y/N)

**Table 4-B Residential Land Use Designations**

Allowable Use Types	RM	RL	RE	RA
<b>Residential</b>				
Single Family Residential	X	X	X	X
Second Residential Unit		X	X	X
Multi-Family Residential	X	X		
Manufactured Home Parks	X	X		
Guest House		X	X	X
Group Residential	X			
Planned Developments	X	X	X	X
Emergency Shelter	X			
Transitional Housing	X			
Residential Accessory Uses <sup>1</sup>	X	X	X	X



Measure F

Ordinance Number: 20-20

**AN ORDINANCE OF THE ARCATA FIRE PROTECTION DISTRICT ADJUSTING THE RATE OF A FIRE PROTECTION SPECIAL TAX IN ORDER TO CONTINUE TO PROVIDE QUALITY LOCAL FIRE PROTECTION, RESCUE, AND OTHER ESSENTIAL SERVICES**

The people of the Arcata Fire Protection District do ordain as follows:

**SECTION 1. Authority.** Pursuant to the authority of Government Code Section 53978 and Article XIII A of the California Constitution, this Ordinance, if passed by two-thirds voter approval, would increase the Arcata Fire Protection District’s existing voter-approved special tax levied for fire protection, rescue, and emergency medical services and would supersede the existing special tax rate of \$5 per unit of benefit approved by qualified voters of the District in 1997 (Ordinance No. 97-010).

**SECTION 2. Purpose and Intent.** The proceeds from this special tax shall be used solely for the purpose of providing fire protection, rescue, and emergency medical services within the District. In particular, the special tax will be used to maintain and improve the current level of community-based fire protection services provided by the District. This includes annual budget support to maintain current firefighter positions, and provide for adequate firefighting equipment, apparatus, and necessary capital improvements, consistent with the needs of the residents of the District and the Fire Protection District Law of 1987.

**SECTION 3. Special Tax Rate.** Beginning with the 2020-21 fiscal year, the special tax shall be levied at flat rates based on the use of each taxable parcel of real property, in accordance with the schedule below:

	Parcel use Category	Total Annual Charge
A.	Vacant/unimproved:	\$30 per year
B.	Single-Family Residential:	\$118 per year
C.	Rural Residential/Improved:	\$192 per year
D.	Multi-Family Residential (2-4 units):	\$309 per year
E.	Multi-Family Residential (5-9 units):	\$388 per year
F.	Multi-Family Residential (10+ units):	\$465 per year
G.	Commercial:	\$546 per year

2149 CENTRAL AVE, MCKINLEYVILLE CA 95519 | (707) 825-2000 | WWW.ARCATAFIRE.ORG  
 WE EXIST TO PROTECT THE LIVES, ENVIRONMENT AND PROPERTY OF THE COMMUNITIES WE SERVE.



H.	Industrial:	\$910 per year
I.	Retail (10,000 + square feet):	\$910 per year
J.	Mobile Homes:	\$90 per year

- A. **Vacant/Unimproved:** Any vacant land or unimproved property.
- B. **Single-Family Residential:** A dwelling unit designed for occupancy by one household, located on a single parcel that does not contain any other dwelling unit (except an accessory dwelling unit, where permitted).
- C. **Rural Residential/Improved:** Low density residential or agricultural structures that generally rely upon onsite water systems, requiring the use of trucked-in water for fire suppression.
- D. **Multi-Family Residential (2-4 units):** 2 to 4 dwelling units within a single building, or structures on a parcel. Types of multiple-unit dwellings include, but are not limited to, duplexes, apartments, condominiums, and bed and breakfasts.
- E. **Multi-Family Residential (5-9 units):** 5 to 9 dwelling units within a single building, or structures on a parcel. Types of multiple-unit dwellings include, but are not limited to, apartments, condominiums, and bed and breakfasts.
- F. **Multi-Family Residential (10+ units):** ten or more dwelling units within a single building, or structures on a parcel. Types of multiple-unit dwellings include, but are not limited to, apartments, condominiums, and bed and breakfasts.
- G. **Commercial:** Commercial or institutional uses including but not limited to stores and retail businesses (less than 10,000 square feet), offices, restaurants and bars, service stations, auto repair, hotels, motels, day care facilities, professional business parks, and similar uses.
- H. **Industrial:** Industrial uses including but not limited to manufacturing, packaging, shipping, recycling, industrial parks, wood products, energy production, and similar uses.
- I. **Retail (10,000 + square feet):** a retail business that occupies 10,000 or more square feet.
- J. **Mobile Home Site:** an area of land within a mobile home park that is rented, or held out for rent, to accommodate a mobile home used for human habitation. A mobile home park is an area of land where two or more mobile home sites are rented, or held out for rent, to accommodate mobile homes used for human habitation. A mobile home is a structure designed for human habitation and for being moved on a street or highway, including, but not limited to, manufactured homes, motor homes, and recreational vehicles.





Attachment 2

Map

Satellite

Labels



95

Jacoby Creek

Google

**Date:** January 4, 2022  
**To:** Board of Directors, Arcata Fire District  
**From:** Justin McDonald, Fire Chief  
**Subject:** Consider Appeal for Adjustment of Special Tax on the Property  
Located on 1500 Block of Peninsula Drive, Manila, APN # 400-141-012

---

**HISTORY:**

The Humboldt County 2021-2022 Property Tax Bills were issued in October this year and in accordance with the Resolution 21-233, the District began accepting the Petition for Adjustment of Benefit Assessment and/or Special Tax. The submissions were vetted by District Counsel and except for one, were deemed complete and timely, meeting the minimum standards of the Resolution.

On Friday, December 17, 2021, emails were sent, and written notices mailed, via first class mail, to all the petitioners that the Special Meeting had been set for Tuesday, January 4, 2022, at 5:30 pm. The notice indicated the meeting would be held via Zoom and that the agenda would be sent at a later date, along with the link and information to attend the meeting using Zoom.

Staff has since reviewed all the submissions, conducted historical internal and external research on the properties, made visual inspections, if needed, and determined a recommendation to the Board, based on what was provided by the petitioner.

**DISCUSSION:**

Beyond a request for consideration as seniors or square foot comparable equity related to nearby properties, there is no evidence that the property is incorrectly classified.

The petitioner identifies the second unit as a mother-in-law unit and albeit small square footage, it is clearly a separate dwelling, with separate entries and independent of the main residence, which was also visually confirmed. As such, the property meets the Multi-Family Residential (2-4) structures on a parcel for the Special Tax.

**RECOMMENDATION:**

*All staff recommendations are guidance for the Board and should not be considered final until District Counsel renders an opinion, and the Board receives input from all parties involved and passes the decision via voice vote motion*

As to the property located on the 1500 Block of Peninsula Drive, Manila, assessor parcel # 400-141-012, it is the recommendation of staff that the petition for adjustment of special tax be denied.

**FINANCIAL IMPACT:**

- No Impact/Not Applicable
- Funding Source Confirmed:
- Other:

**ALTERNATIVES:**

1. Boards discretion with approval of District Counsel

**ATTACHMENTS:**

- Attachment 1 - Petitioners Submission Documents
- Attachment 2 – Parcel Map





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Arcata Fire District

**Petition for Adjustment of Benefit Assessment and/or Special Tax**

A property owner of the Arcata Fire Protection District may appeal the use of property or the calculation of the Benefit Assessment and/or the Special Tax. An appeal may only be submitted for the current fiscal year. All petitions will be considered pursuant to Resolution 21-232. You may obtain a copy of Resolution 21-232 by contacting the District Office.

**Filing deadline for the 2021-2022 Property Tax Bill shall be 5:00 pm December 1, 2021.**

I do hereby petition the Arcata Fire District Board of Directors for a review of (check applicable box(s)):

- Arcata Fire District Benefit Assessment Charge for FY2021-2022
- Arcata Fire District Special Tax for FY2021-2022

**SECTION ONE – Property Identification Information**

Assessor Parcel Number: 400-141-012

Property Address: 1500 PENINSULA DRIVE - MANILA

Zoning Designation Applied by City or County: \_\_\_\_\_

Arcata Fire District Benefit Assessment Charge for FY2021-2022 \$ 176

Arcata Fire District Special Tax for FY2021-2022 \$ 309

**SECTION TWO – Reason for filing appeal**

Please provide specific reason(s) why the Benefit Assessment and/or Special Tax is being challenged. Among other things you may wish the District to consider, please state the parcel use category you contend should have been assigned to your property and all facts supporting your contention. (Use additional sheets as necessary.) You may attach permits, maps, pictures, letters or other data to substantiate the challenge.

*See attached*

11/24/21

Dear Board of Directors,

We are requesting a reduction in the assessment of this parcel. When we voted for the last Special tax assessment, we couldn't imagine being assessed a total of \$485 on our property. This parcel has a 1400 sq.ft. main house and an 860sq.ft. "mother-in-law" unit about thirty-five feet away. We're told that we are in a two to four unit category and that's the reason for the high assessment. This seems unfair. It puts the homeowner that builds a modest second unit for a family member in exactly the same place as a four unit apartment building. We understand the need to charge differently for properties that would use more fire dept, resources in the case of a fire or other emergency but in this case it doesn't seem equitable or accurate compared to other situations. For instance, a house across the street from us is a two story 3700 sq.ft. with six bedrooms. They pay the combined tax of \$206 for a third more in building size. And our situation doesn't seem equal to the four unit apartment building.

We are seniors living on very modest income and respectfully request a reduction in this assessment. Can you consider us as a single dwelling since the combined areas of the two are equal to an average single family dwelling? Is a senior discount available?

Not knowing your process for considering this petition for adjustment, we ask you to consider whatever method of reducing this burden on us that might be available.

Thank you for your consideration.

Respectfully,

Michael Fennell



Sharon Fennell



**SECTION THREE – Property owner information**

Legal Names of Property Owner(s) as appearing on the latest secured tax roll: \_\_\_\_\_  
Michael W. AND Sharon FENNELL HWJT

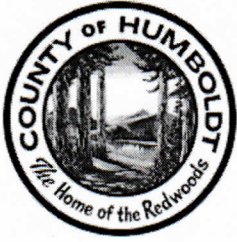
Mailing Address: 1480 PENINSULA DR Arcata  
Phone: 707 499 6314 Email: Mfennell51@gmail.com

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I/we further declare under penalty of perjury I/we is/are not delinquent in the payment of the Arcata Fire Protection District benefit assessment and/or special tax, as applicable, for the current fiscal year. **You must** provide proof of payment to the County in order to receive a reimbursement.

Executed this 22<sup>nd</sup> day of NOVEMBER, 2021.

Signature: Michael W Fennell  
Sharon Fennell





**HUMBOLDT COUNTY TAX COLLECTOR**  
**825 5TH ST, RM 125, EUREKA, CA 95501 707-441-3020**

Credit Card Payments: <http://humboldt.gov/tax>  
or call: 1-866-666-5444

Date: 11/24/2021  
Time: 1:11:21PM  
Page: 1 of 1

## PAYMENT RECEIPT

**Payor:**

FENNELL MICHAEL W & SHARON HWJT  
1480 PENINSULA DR  
ARCATA CA 95521-9659

**Assessee:**

FENNELL MICHAEL W & SHARON HWJT  
1480 PENINSULA DR  
ARCATA CA 95521-9659

Parcel(s) Paid	Tax Year	Taxes
400-141-012-000 1500 PENINSULA DR, ARCATA CA	2021	1,268.54
<b>1st Instl Description</b>		<b>Amt</b>
Tax		1,268.54
<b>TOTAL TAXES AND FEES</b>		<b>1,268.54</b>

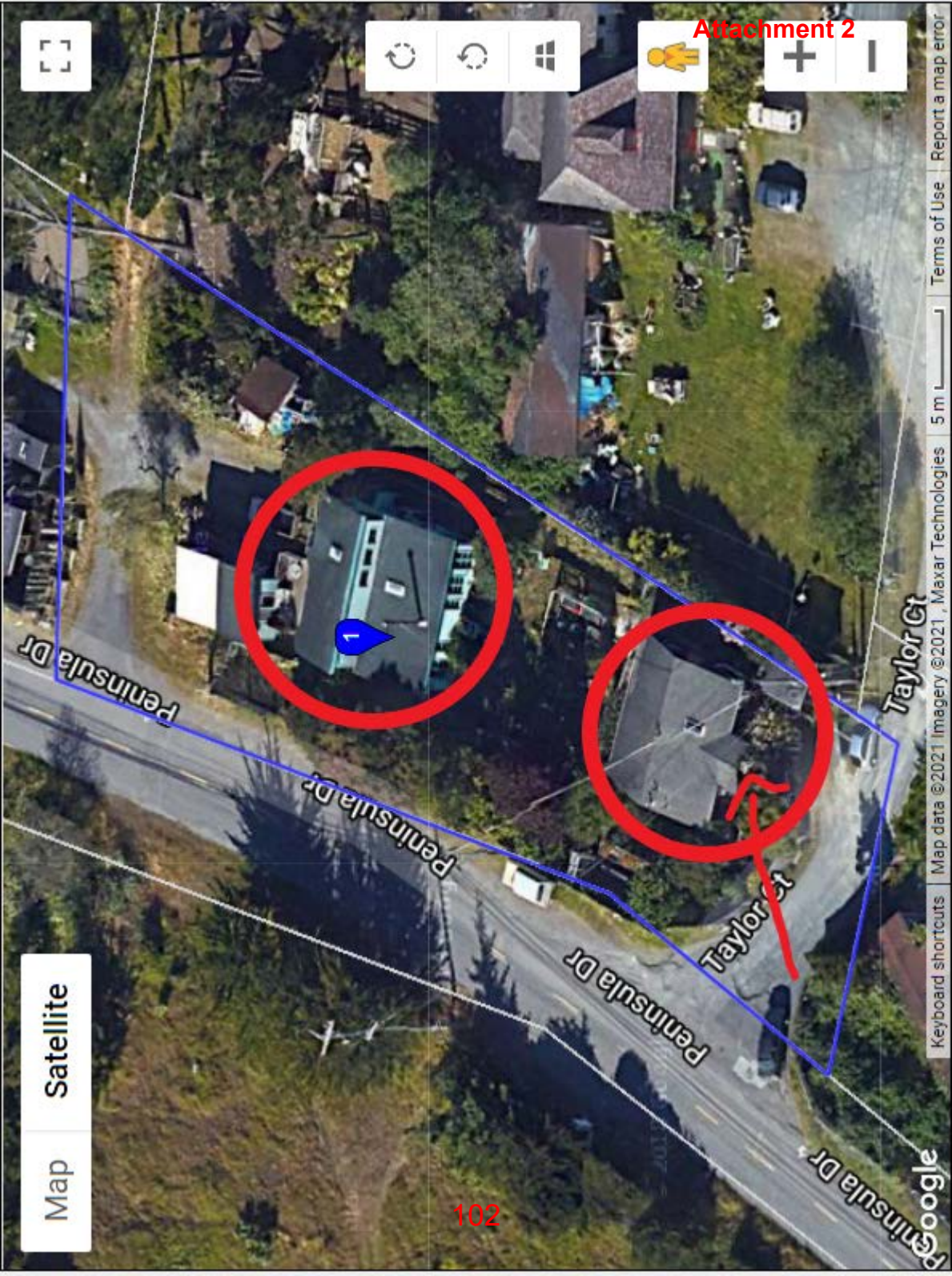
Payment(s) Tendered	Transactions	Total
Check # 1347	1	1,268.54
Register T128 Collection 20	<b>Total Tendered:</b>	<b>1,268.54</b>
	<b>Change Given:</b>	<b>0.00</b>

THANK YOU FOR YOUR PAYMENT

cmayberry



Map Satellite



**Date:** January 4, 2022  
**To:** Board of Directors, Arcata Fire District  
**From:** Justin McDonald, Fire Chief  
**Subject:** Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on 1100 Block of A Street, Arcata, APN # 021-073-006

---

**HISTORY:**

The Humboldt County 2021-2022 Property Tax Bills were issued in October this year and in accordance with the Resolution 21-233, the District began accepting the Petition for Adjustment of Benefit Assessment and/or Special Tax. The submissions were vetted by District Counsel and except for one, were deemed complete and timely, meeting the minimum standards of the Resolution.

On Friday, December 17, 2021, emails were sent, and written notices mailed, via first class mail, to all the petitioners that the Special Meeting had been set for Tuesday, January 4, 2022, at 5:30 pm. The notice indicated the meeting would be held via Zoom and that the agenda would be sent at a later date, along with the link and information to attend the meeting using Zoom.

Staff has since reviewed all the submissions, conducted historical internal and external research on the properties, made visual inspections, if needed, and determined a recommendation to the Board, based on what was provided by the petitioner.

**DISCUSSION:**

The petitioner provided evidence with a statement and documentation from the City inspection records that the secondary unit is a storage unit with no kitchen or plumbing. A visual inspection of the parcel also confirmed the use as storage or a garage and not a dwelling unit.

**RECOMMENDATION:**

*All staff recommendations are guidance for the Board and should not be considered final until District Counsel renders an opinion, and the Board receives input from all parties involved and passes the decision via voice vote motion*

**As to the property located on the 1100 Block of A Street, Arcata, assessor parcel # 021-073-006, the following is staff's recommendation:**

- **The petition for adjustment of special tax and benefit assessment be granted.**
- **The parcel be reclassified to Single-Family for the proceeding tax years.**
- **Reimburse the petitioner the difference of \$191 for the Special Tax and \$88 for the Benefit Assessment in the total of \$279**



- Pursuant to Resolution 21-233, Section 1 the property owner will be refunded for fiscal year 21-22 only and not for any previous fiscal year.

**FINANCIAL IMPACT:**

- No Impact/Not Applicable
- Funding Source Confirmed: 5230.5 Assessment Adjustments/Refunds
- Other:

**ALTERNATIVES:**

1. Boards discretion with approval of District Counsel

**ATTACHMENTS:**

- Attachment 1 - Petitioners Submission Documents
- Attachment 2 – City of Arcata Property Report & Parcel Map

RECEIVED

NOV 30 2021

Arcata Fire District



# ARCATA FIRE DISTRICT

## Petition for Adjustment of Benefit Assessment and/or Special Tax

A property owner of the Arcata Fire Protection District may appeal the use of property or the calculation of the Benefit Assessment and/or the Special Tax. An appeal may only be submitted for the current fiscal year. All petitions will be considered pursuant to Resolution 21-232. You may obtain a copy of Resolution 21-232 by contacting the District Office.

**Filing deadline for the 2021-2022 Property Tax Bill shall be 5:00 pm December 1, 2021.**

I do hereby petition the Arcata Fire District Board of Directors for a review of (check applicable box(es)):

Arcata Fire District Benefit Assessment Charge for FY2021-2022

Arcata Fire District Special Tax for FY2021-2022

### SECTION ONE – Property Identification Information

Assessor Parcel Number: 021-073-006-000

Property Address: 1124 A st Arcata

Zoning Designation Applied by City or County: Single Family Residential

Arcata Fire District Benefit Assessment Charge for FY2021-2022 \$ 176.00

Arcata Fire District Special Tax for FY2021-2022 \$ 309.00

### SECTION TWO – Reason for filing appeal

Please provide specific reason(s) why the Benefit Assessment and/or Special Tax is being challenged. Among other things you may wish the District to consider, please state the parcel use category you contend should have been assigned to your property and all facts supporting your contention. (Use additional sheets as necessary.) You may attach permits, maps, pictures, letters or other data to substantiate the challenge.

Please refer to the attachments

1. Letter of reasons
2. Plot plan and elevation plan
3. Copy of permit inspection card

**SECTION THREE – Property owner information**

Legal Names of Property Owner(s) as appearing on the latest secured tax roll: \_\_\_\_\_

Laurence Burdick & Peggy Ilene

Mailing Address: 1124 A St, Arcata, CA 95521

Phone: 707 834-3138 Email: latifb7@gmail.com

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I/we further declare under penalty of perjury I/we is/are not delinquent in the payment of the Arcata Fire Protection District benefit assessment and/or special tax, as applicable, for the current fiscal year. **You must** provide proof of payment to the County in order to receive a reimbursement.

Executed this 29<sup>th</sup> day of November, 2021.

Signature: 



11/29/2021

Dear Arcata Fire District Board of Directors,

My wife, Peggy Ilene, and myself, Laurence Burdick, are writing to appeal the calculation for the 2021-2022 AFD special tax, as well as the 2021- 2022 AFD benefit assessment.

We were shocked when we received our property tax bill to see the assessment of \$309 for the special tax that we had both been in support of and voted for, with the understanding that the costs for a single family residence would be a bit more than \$100 per year. I called your office to find out what was going on and was told that we were being assessed by Humboldt County for an additional rental unit on our property.

This is absolutely not the case and has never been. The following is the appropriate background information that will hopefully clear up this mistake.

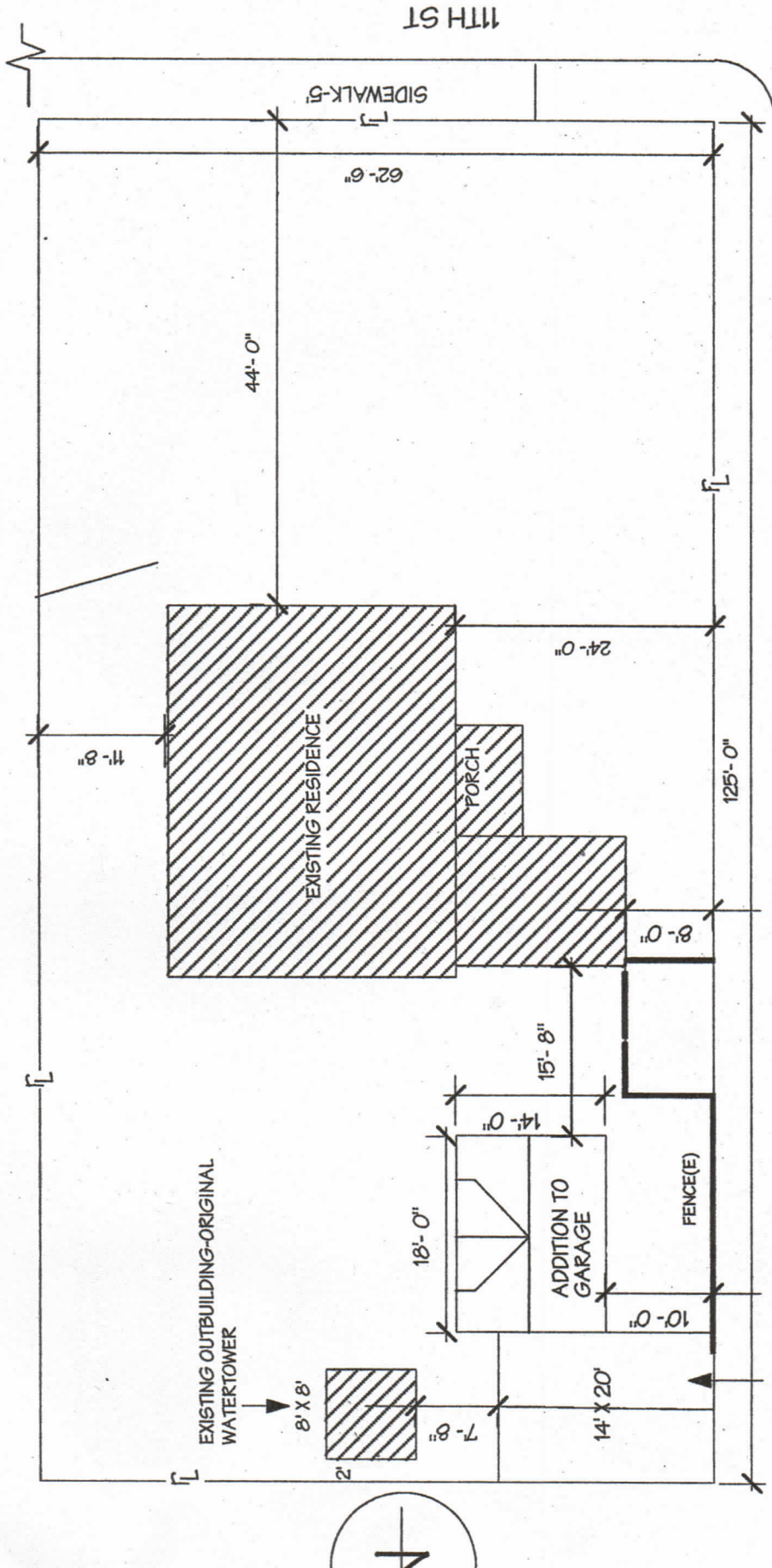
In 1996 I was hired by the former owners to design and build a new expanded garage, including the demolition of the existing deteriorated garage. Due to city setback requirements, any expansion needed to be 10' further back from the front line of the existing garage. We also wanted a design that was in harmony with the existing residence including steep roof lines, vertical hung windows and horizontal siding as well as the simplicity of the early 1900s farm style. Enclosed are copies of the permit and original drawings. Although the design gives the appearance of a separate housing unit it truly is simply only a garage /shop. The project was completed and signed off on 1/14/1997

In 2006 my wife and I purchased the property to be used as our single family home, which is still the case.

The design with divided smaller spaces suited our needs for a woodshop, tool and material storage, a finishing room, as well as storage space for inherited family furniture, music and sound gear, bicycles, and general family storage needs.

There are no kitchen facilities and we do not use any of the garage addition floor space for rental income purposes. I will be addressing this with the county as soon as possible. The issue of the interpretation by the county of a secondary living unit has never been communicated to us by the county since we purchased the property. I will go ahead and pay the full installment as recommended and look forward to the adjustment as soon as possible.

Sincerely,  
Laurence Burdick  
(707) 834-3138

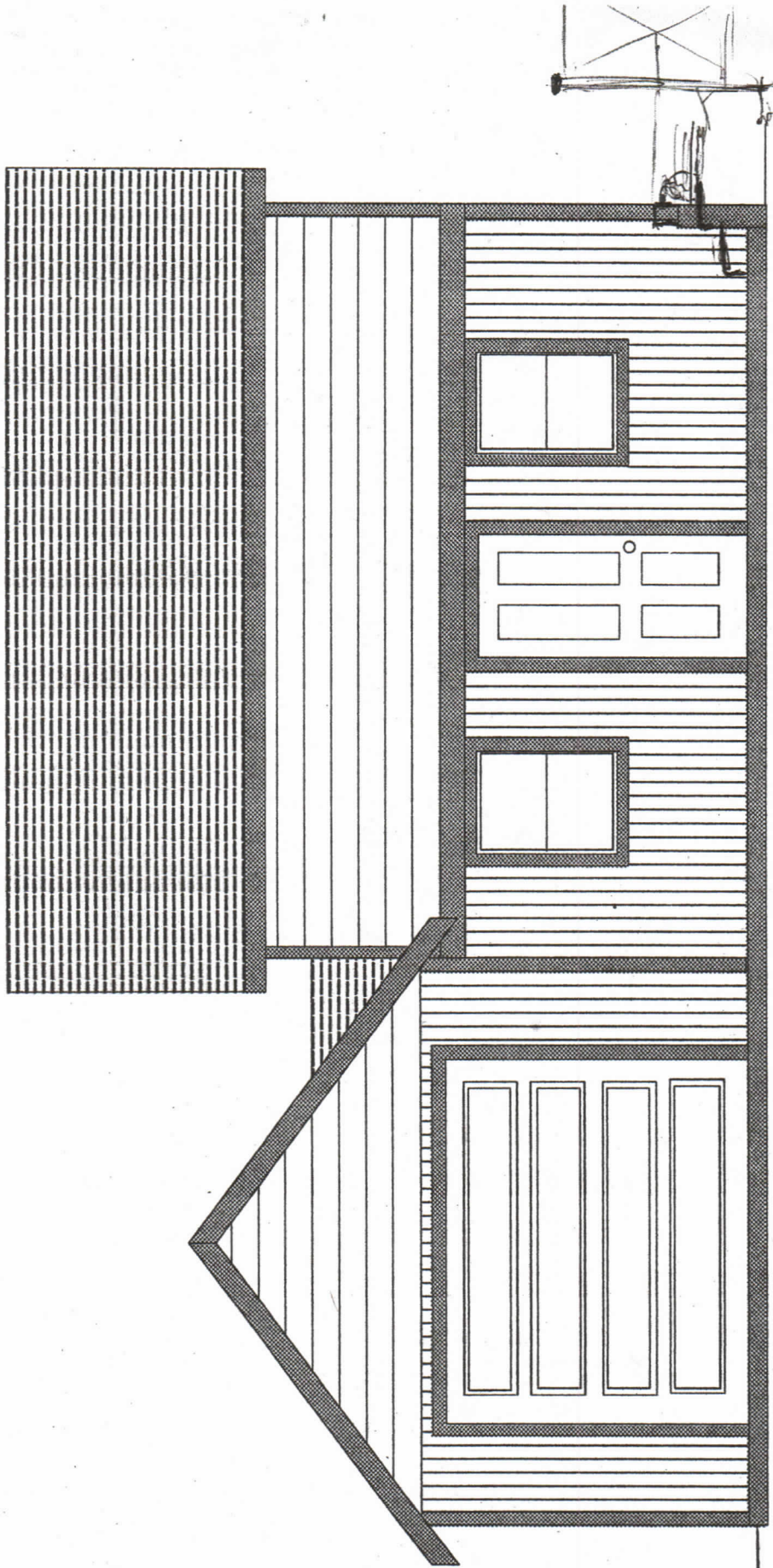


NEW GARAGE	
FOR: A. GILLIDETTE	1124 "A" ST. A.P. # 21-073-06
SHEET 1 OF 6	9/28/96

PLOT PLAN  
SCALE 1" = 15'







**WEST ELEVATION**

SCALE- 1/4" = 1'

<b>NEW GARAGE</b>	
FOR: A. GILLIDETTE	1124 "A" ST. A.P. # 21-073-06
SHEET 5 OF 6	9/28/96



Job Copy  
Post in a Conspicuous Place on the Job

# INSPECTION RECORD CARD

Office of Chief Building Inspector - City of Arcata - Phone 822-5956

Assessor's Parcel Number 21-073-125 06

Address 1124 "A" St.

Files: \_\_\_\_\_ Type of Permit: Building  Electrical   
Plumbing  Heating/Cooling

Permit No. 1347 Date Issued 11-5-96

Owner Arthur Gillidette Phone 822-5466

Contractor Laurence Burdick Phone 822-5466

Job Description New Garage - Remove Existing

NOTICE: Separate Electrical, Building and Plumbing Permits are Required.

To be Made Before Concrete is Poured	Yard Requirements <u>11-15-96</u> <u>sub</u>
	Foundation Forms <u>11-15-96</u>
	Other Forms
	Rough Plumbing (under slab)
	Underground Wiring
Slab Wiring	

### Masonry, Concrete & Reinforcing Inspections

To be Made Before Grouting or Placing of Concrete	Reinforcing
	Walls
	Cells
	Bond Beam

### Sub-Floor Inspections

To be Made Before Sub-Floor is laid	Joists & Sills
	Rough Plumbing
	Rough Gas

### Rough Inspections

To be Made Before Interior Lath is Applied	Rough Plumbing (trials) <u>DK</u>
	Rough Gas <u>12-23-96</u>
	Rough Wiring
	Floors
	Fireplace
	Roofing
Framing	

### Plaster and Stucco Inspections

To be Made After Lath and Wire are Applied	Stucco Lath
	Plaster Lath
	Wall Board <u>DK 12-30-96</u>

### Finish Inspections

Do not Occupy Building Until These are Signed	Parking <u>1-14-97</u>
	Sewer
	Gas
	Plumbing and Heating
	Electrical
	Building
Required Concrete Work <u>A</u>	

Note: Signature of Inspector after item designates approval. When properly signed this card is a Certificate of Occupancy.



**HUMBOLDT COUNTY TAX COLLECTOR**  
825 5TH ST, RM 125, EUREKA, CA 95501 707-441-3020

Date: 11/30/2021  
Time: 1:07:35PM  
Page: 1 of 1

Credit Card Payments: <http://humboldt.gov/tax>  
or call: 1-866-666-5444

## PAYMENT RECEIPT

**Payor:**

BURDICK LAURENCE M  
1124 A ST  
ARCATA CA 95521

**Assessee:**

BURDICK LAURENCE M & ILENE PEGGY JT  
1124 A ST  
ARCATA CA 95521

Parcel(s) Paid	Tax Year	Taxes
021-073-006-000 1124 A ST, ARCATA CA	2021	2,399.20
<b>1st Instl Description</b>		<b>Amt</b>
Tax		2,399.20
<b>TOTAL TAXES AND FEES</b>		<b>2,399.20</b>

Payment(s) Tendered	Transactions	Total
Check # 3362	1	2,399.20
Register H120 Collection 15		
<b>Total Tendered:</b>		<b>2,399.20</b>
<b>Change Given:</b>		<b>0.00</b>

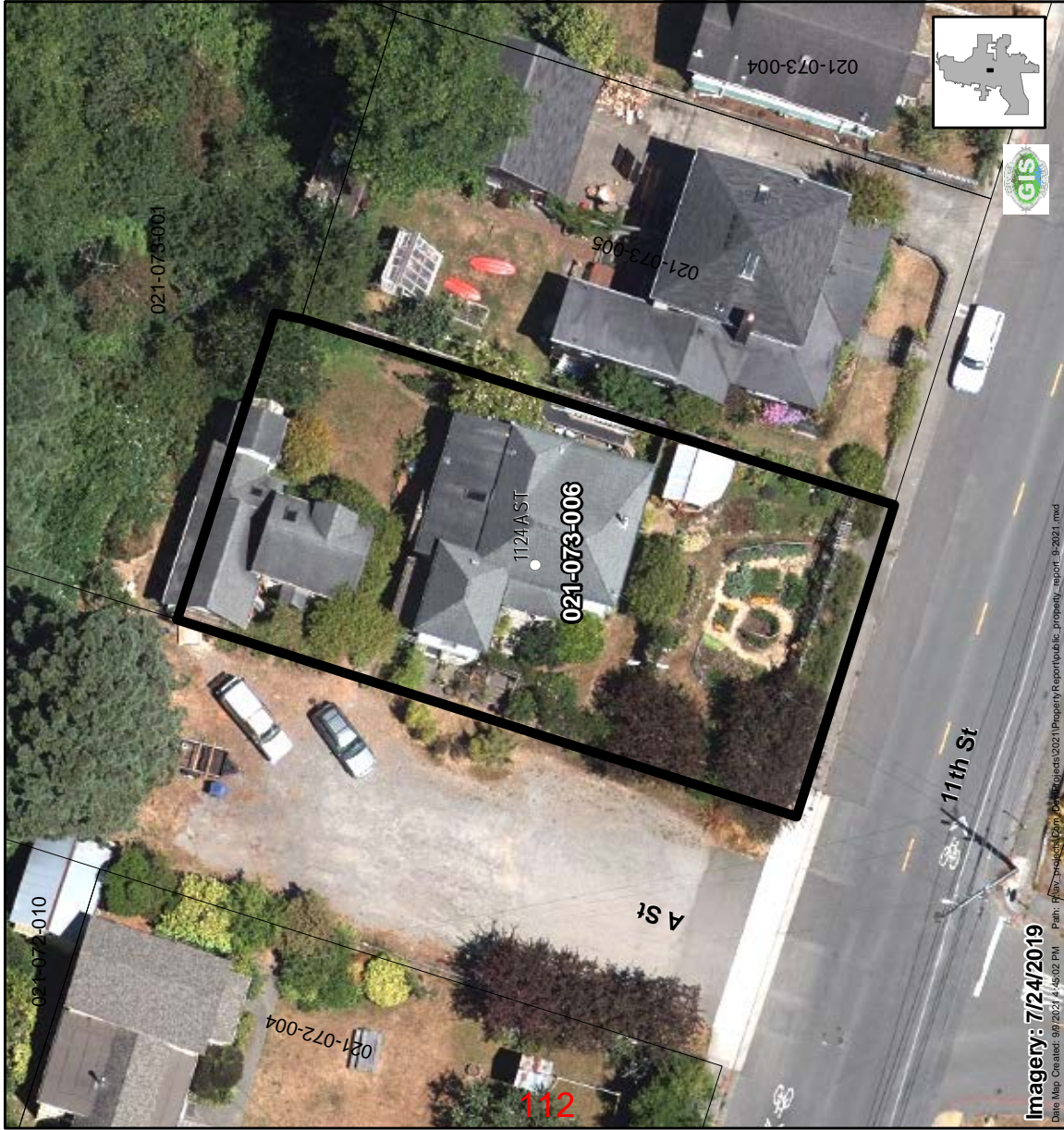
THANK YOU FOR YOUR PAYMENT

JMkandaris



# Property Report - Assessor's Parcel Number: 021-073-006

  
City of Arcata Community Development Department  
736 F Street, Arcata, Ca. 95521  
(707) 822-5955



This map is for informational purposes only.  
The City of Arcata, including any employees and sub-contractors, makes no  
warranty or representation regarding the accuracy of the information in this  
map. The City of Arcata, including any employees and sub-contractors, disclaims  
liability for any and all damages which may arise due to errors in the map and the  
user's reliance thereon.

Web links:  
General Plan Land Use Element: <http://www.cityofarcata.org/DocumentCenter/View/38>  
Land Use Code: <http://www.codepublishing.com/CA/Arcata/ArcataLUC0920/ArcataLUC092.html>

## Humboldt County Assessor Details

Parcel information date: 9/1/2021

Site Address/City/Zip: 1124 A ST ,  
Land Value: \$185,658.00  
Improvement Value: \$208,835.00  
Other Value: \$0.00  
Recorded Document: 2006R 24554  
Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/021-07.pdf>

For parcel owner information please call:  
Humboldt County Assessor  
825 5th Street, Eureka, Ca 95501  
(707) 445-7663

## City of Arcata Property Details

Parcel attribute descriptions:  
[https://gis01.cityofarcata.org/data/property\\_report/Property\\_report\\_meladala9-7-2017.pdf](https://gis01.cityofarcata.org/data/property_report/Property_report_meladala9-7-2017.pdf)

### Property Details

Latitude/Longitude: 40.869229 -124.078639  
Section/Township/Range: SECTION 28 T6N, R1E  
Parcel Size in Sq Ft (GIS Computed): 7,835.1  
Parcel Size in Acres (GIS Computed): 0.18  
Google Map Link: <http://maps.google.com/maps?hl=en&geoquery=&q=40.8692287714,-124.078639376616&ie=UTF8&h=hz=1&hl=oc--ador>  
Census Block: 301 Census Tract: 10  
Sewer Lateral Certificate (as of 9/1/2021): No

### Zoning

Arcata Land Use Code (LUC):  
Residential Low Density  
Arcata Coastal Land Use & Development Guide (CLUDG):  
N/A

### General Plan Land Use

Inland - Arcata General Plan: Residential - Low Density  
Coastal - Arcata General Plan: N/A

### Special Resources/Hazards/Constraints Areas

Creamery District (:CD) Combining Zone: Out  
Historical Landmark (:HL) Combining Zone: None  
Homeless for Housing (:HH) Combining Zone: Out  
Cannabis Innovation Zone (:CIZ) Combining Zone: Out  
Neighborhood Conservation Area (:NCA): Bayview Conservation Area  
Planned Development (:PD) Combining Zone: No  
Plaza Area (:PA) Combining Zone: No  
Special Consideration (:SC) Combining Zone: No  
Wetland/Stream (:WP/:SP) Combining Zone: None  
Alquist/Priolo Fault Zone: Out  
Coastal Zone Boundary: Out  
Categorical Exclusion Area: Out  
Creek Zone (Within 25' of creek): No  
Coastal Jurisdiction: Out  
FEMA Flood Zone (2017): Out  
Hillside Development: None  
Liquefaction: None  
Matthews Dam Failure: Out  
Noise Contour: Yes  
Redevelopment Area: Out  
Urban Services Boundary: In  
USFWS Wetlands: No  
Within 50' of Fault Zone: Out



**Date:** January 4, 2022  
**To:** Board of Directors, Arcata Fire District  
**From:** Justin McDonald, Fire Chief  
**Subject:** Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on 2700 Block of McDowell, Arcata, APN # 503-481-007

---

**HISTORY:**

The Humboldt County 2021-2022 Property Tax Bills were issued in October this year and in accordance with the Resolution 21-233, the District began accepting the Petition for Adjustment of Benefit Assessment and/or Special Tax. The submissions were vetted by District Counsel and except for one, were deemed complete and timely, meeting the minimum standards of the Resolution.

On Friday, December 17, 2021, emails were sent, and written notices mailed, via first class mail, to all the petitioners that the Special Meeting had been set for Tuesday, January 4, 2022, at 5:30 pm. The notice indicated the meeting would be held via Zoom and that the agenda would be sent at a later date, along with the link and information to attend the meeting using Zoom.

Staff has since reviewed all the submissions, conducted historical internal and external research on the properties, made visual inspections, if needed, and determined a recommendation to the Board, based on what was provided by the petitioner.

**DISCUSSION:**

The petitioner affirms the existence of an Accessory Dwelling Unit (ADU). In his previous years petition, he indicated there was a bathroom when purchased and a kitchenette added in 2001.

He indicates that the existence of the ADU does not convert his property as multi-family but instead complies with the Measure F exception of a single-family residence with and ADU.

Communications with the City of Arcata Building Department indicate there is no record on file that a permitted ADU was constructed on the property. The property owner would need the ADU to be permitted and inspected by the City in order to be recognized as such. Once permitted, the Board can consider the appeal as meeting the requirements of the Resolution.

**RECOMMENDATION:**

*All staff recommendations are guidance for the Board and should not be considered final until District Counsel renders an opinion, and the Board receives input from all parties involved and passes the decision via voice vote motion.*

As to the property located on the 2700 Block of McDowell, Arcata, assessor parcel # 503-481-007, staff is recommending the petition be denied.

**FINANCIAL IMPACT:**

- No Impact/Not Applicable
- Funding Source Confirmed:
- Other:

**ALTERNATIVES:**

1. Boards discretion with approval of District Counsel

**ATTACHMENTS:**

- Attachment 1 - Petitioners Submission Documents
- Attachment 2 – City of Arcata Property Report & Parcel Map

Attachment 1  
RECEIVED

DEC - 1 2021

Arcata Fire District



## Petition for Adjustment of Benefit Assessment and/or Special Tax

A property owner of the Arcata Fire Protection District may appeal the use of property or the calculation of the Benefit Assessment and/or the Special Tax. An appeal may only be submitted for the current fiscal year. All petitions will be considered pursuant to Resolution 21-232. You may obtain a copy of Resolution 21-232 by contacting the District Office.

**Filing deadline for the 2021-2022 Property Tax Bill shall be 5:00 pm December 1, 2021.**

I do hereby petition the Arcata Fire District Board of Directors for a review of (check applicable box(s)):

Arcata Fire District Benefit Assessment Charge for FY2021-2022

Arcata Fire District Special Tax for FY2021-2022

### **SECTION ONE – Property Identification Information**

Assessor Parcel Number: 503-481-007-000

Property Address: 2700 McDowell Court; Arcata, California 95521

Zoning Designation Applied by City or County: 1100 (Single-Family Residential)

Arcata Fire District Benefit Assessment Charge for FY2021-2022 \$ 176.00

Arcata Fire District Special Tax for FY2021-2022 \$ 309.00

### **SECTION TWO – Reason for filing appeal**

Please provide specific reason(s) why the Benefit Assessment and/or Special Tax is being challenged. Among other things you may wish the District to consider, please state the parcel use category you contend should have been assigned to your property and all facts supporting your contention. (Use additional sheets as necessary.) You may attach permits, maps, pictures, letters or other data to substantiate the challenge.

(See next page)



I am requesting that the District correct its misclassification of my parcel use. My parcel is zoned Single-Family Residential which permits the accessory dwelling unit (ADU) adjacent to my primary residence. The use of this parcel has always been in compliance with all zoning rules. Having an ADU does *not* convert my primary residence to Multi-Family Residential. Measure F specifically provides that an ADU is allowed for the Single-Family Residential parcel use category. My property is in compliance with the ADU exception in Measure F. Accordingly, this property should be taxed by the District as Single-Family Residential.

I have an extra mailbox in front of my home which has caused the District to become confused about the use of my property. Chief McDonald previously informed your Board that my extra mailbox had ". . a separate unit number . ." and was for my ADU. That was a misrepresentation, and was untrue. As can be seen in the photographs attached to this petition my home only has one address number. The extra mailbox has a letter "A" added to the house number which I admit may give the appearance that it might pertain to my ADU. That is in fact not the case. As an elderly person, I feel it provides me with greater security to give the appearance of having another resident on my property. That is the real reason for the extra mailbox. The Post Office has advised me that it is OK to have an extra mailbox. I could have seven extra mailboxes, and it would not convert my use to an 8-plex.

Please consider this petition on its own merits as I will not be attending your board meeting. The District may contact me anytime prior to, or after the board meeting by e-mail for any clarification that may be needed to consider this request. The first installment of my property taxes has been paid. The second installment is not yet due.

**SECTION THREE – Property owner information**

Legal Names of Property Owner(s) as appearing on the latest secured tax roll: \_\_\_\_\_  
John P. Nicklas, Trust

\_\_\_\_\_  
Mailing Address: 2700 McDowell Court; Arcata, CA 95521  
Phone: 707-822-2521 Email: nicklas4@sonic.net

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I/we further declare under penalty of perjury I/we is/are not delinquent in the payment of the Arcata Fire Protection District benefit assessment and/or special tax, as applicable, for the current fiscal year. **You must** provide proof of payment to the County in order to receive a reimbursement.

Executed this 1st day of December, 2021.

Signature: John P. Nicklas



**HUMBOLDT COUNTY 2021-2022 PROPERTY TAX BILL**  
 John Bartholomew, Humboldt County Tax Collector  
 825 Fifth Street, Room 125, Eureka, CA 95501

Pay Taxes by Credit Card or E-Check  
  
 Online @ <http://humboldt.gov/tax>  
 or Call 866-666-5444  
 3rd party processing company will charge a fee

**PROPERTY INFORMATION**

ASMT NUMBER: 503-481-007-000 TAX RATE AREA: 001-001  
 FEE NUMBER: 503-481-007-000 ACRES: 0.00  
 LOCATION: 2700 MCDOWELL CT  
 LIEN DATE OWNER: NICKLAS JOHN P TR



\*\*\*\*\*SCH 5-DIGIT 95518  
 NICKLAS JOHN P TR  
 2700 MCDOWELL CT  
 ARCATA CA 95521

1-0009165  
 000020  
 000002

0101



**IMPORTANT MESSAGES**

**SEE REVERSE OF THIS STATEMENT FOR IMPORTANT INFORMATION.**

Orig. bill date: 09/24/2021  
 A copy of your tax bill was requested by:  
 Lender: CENTRAL LOAN ADMINISTRATION  
 Lender phone: 8012524647  
 Cortac Number 5211

2021-2022

**COUNTY VALUES, EXEMPTIONS AND TAXES**

TAX DEPARTMENTS INFORMATION: <b>707-441-3020</b>	VALUE DESCRIPTION	ASSESSED VALUES
	LAND	57,135
	STRUCTURAL IMPROVEMENTS	193,712
	HOMEOWNERS EXEMPTION	- 7,000
	NET TAXABLE VALUE	243,847

VALUES X TAX RATE (1%) = COUNTY TAXES 2,438.46

**VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS**

PHONE #	DESCRIPTION	ASSESSED VALUES X TAX RATE 1.0000 = AGENCY TAXES		
(707) 839-6470	NHUHSD 2010	243,847	0.011000	26.82
(707) 476-4172	Northern Humb Uni High 2020	243,847	0.011000	26.82
(707) 822-0351	CR 2005/2007 GO BONDS	243,847	0.003000	7.32
(707) 825-2000	ARCATA ELEM GO BOND - 2007 REFI	243,847	0.057000	139.00
(707) 825-2000	<u>ARCATA FIRE ASMT 2006</u>		DIRECT CHARGE	<u>176.00</u>
(707) 822-5951	<u>Arcata Fire 2020 Special Tax</u>		DIRECT CHARGE	<u>309.00</u>
(707) 822-5951	ARCATA STORMWATER DRAINAGE		DIRECT CHARGE	24.74
(800) 273-5167	Arcata Measure A Special Tax		DIRECT CHARGE	37.00
	ARCATA ESD PARCEL TAX 'MEASURE H'		DIRECT CHARGE	59.00

TOTAL AGENCY TAXES + DIRECT CHARGES 805.70

<b>1ST INSTALLMENT</b> DUE 11/1/2021 DELINQUENT AFTER 12/10/2021	<b>\$1,622.08</b>	<b>2ND INSTALLMENT</b> DUE 2/1/2022 DELINQUENT AFTER 4/11/2022	<b>\$1,622.08</b>	<b>TOTAL TAXES</b> <b>\$3,244.16</b>
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# Property Report - Assessor's Parcel Number: 503-481-007

City of Arcata Community Development Department  
736 F Street, Arcata, Ca. 95521  
(707) 822-5955



This map is for informational purposes only. The City of Arcata, including any employees and sub-contractors, makes no warranty, representation or guarantee as to the accuracy of the information in this report. The City of Arcata, including any employees and sub-contractors, disclaims liability for any and all damages which may arise due to errors in the map and the user's reliance thereon.

Web links:  
General Plan Land Use Element: <http://www.cityofarcata.org/DocumentCenter/View/38>  
Land Use Code: <http://www.codepublishing.com/CA/Arcata/7ArcataLUC0920/ArcataLUC092.html>

## Humboldt County Assessor Details

Parcel information date: 9/1/2021

Site Address/City/Zip: 2700 MCDOWELL CT  
Land Value: \$57,135.00  
Improvement Value: \$193,712.00  
Other Value: \$0.00  
Recorded Document: 2012R 02034  
Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/503-48.pdf>

For parcel owner information please call:  
Humboldt County Assessor  
825 5th Street, Eureka, Ca 95501  
(707) 445-7663

## City of Arcata Property Details

Parcel attribute descriptions:  
[https://gis01.cityofarcata.org/data/property\\_report/Property\\_report\\_meladata9-7-2017.pdf](https://gis01.cityofarcata.org/data/property_report/Property_report_meladata9-7-2017.pdf)

### Property Details

Latitude/Longitude: 40.881203 -124.071678  
Section/Township/Range: SECTION 28 T6N, R1E  
Parcel Size in Sq Ft (GIS Computed): 45,044.7  
Parcel Size in Acres (GIS Computed): 1.03  
Google Map Link: <http://maps.google.com/maps?hl=en&geo=40.881202917,-124.071678455&ie=UTF8&hl=en&z=16&mb=addr>  
Census Block: 100 Census Tract: 12  
Sewer Lateral Certificate (as of 9/1/2021): No

### Zoning

Arcata Land Use Code (LUC):  
Residential Very Low Density  
Arcata Coastal Land Use & Development Guide (CLUDG):  
N/A

### General Plan Land Use

Inland - Arcata General Plan: Residential - Very Low Density  
Coastal - Arcata General Plan: N/A

### Special Resources/Hazards/Constraints Areas

Creamery District (:CD) Combining Zone: Out  
Historical Landmark (:HL) Combining Zone: None  
Homeless for Housing (:HH) Combining Zone: Out  
Cannabis Innovation Zone (:CIZ) Combining Zone: Out  
Neighborhood Conservation Area (:NCA): Out  
Planned Development (:PD) Combining Zone: No  
Plaza Area (:PA) Combining Zone: No  
Special Consideration (:SC) Combining Zone: No  
Wetland/Stream (:WP/:SP) Combining Zone: None  
Alquist/Priolo Fault Zone: Out  
Coastal Zone Boundary: Out  
Categorical Exclusion Area: Out  
Creek Zone (Within 25' of creek): No  
Coastal Jurisdiction: Out  
FEMA Flood Zone (2017): Out  
Hillside Development: Hillside development-15 percent slope  
Liquefaction: None  
Matthews Dam Failure: Out  
Noise Contour: No  
Redevelopment Area: Out  
Urban Services Boundary: In  
USFWS Wetlands: No  
Within 50' of Fault Zone: Out

**Date:** January 4, 2022  
**To:** Board of Directors, Arcata Fire District  
**From:** Justin McDonald, Fire Chief  
**Subject:** Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 300 Block of Beverly Drive, Arcata, APN # 503-041-001

---

**HISTORY:**

The Humboldt County 2021-2022 Property Tax Bills were issued in October this year and in accordance with the Resolution 21-233, the District began accepting the Petition for Adjustment of Benefit Assessment and/or Special Tax. The submissions were vetted by District Counsel and except for one, were deemed complete and timely, meeting the minimum standards of the Resolution.

On Friday, December 17, 2021, emails were sent, and written notices mailed, via first class mail, to all the petitioners that the Special Meeting had been set for Tuesday, January 4, 2022, at 5:30 pm. The notice indicated the meeting would be held via Zoom and that the agenda would be sent at a later date, along with the link and information to attend the meeting using Zoom.

Staff has since reviewed all the submissions, conducted historical internal and external research on the properties, made visual inspections, if needed, and determined a recommendation to the Board, based on what was provided by the petitioner.

**DISCUSSION:**

The petitioner's statement indicates that there is an artist studio on the property, which was permitted by the City, only as an artist studio and not a residence.

Visual inspection and communications with the City confirm the petitioners claim and that the permit indicates the permits were for an artist studio.

**RECOMMENDATION:**

*All staff recommendations are guidance for the Board and should not be considered final until District Counsel renders an opinion, and the Board receives input from all parties involved and passes the decision via voice vote motion.*

**As to the property located on the 300 block of Beverly Drive, Arcata, assessor parcel # 503-041-001, the following is staff's recommendation:**

- **The petition for adjustment of special tax and benefit assessment be granted.**
- **The parcel be reclassified to Single-Family for the proceeding tax years.**
- **Reimburse the petitioner the difference of \$191 for the Special Tax and \$88 for the Benefit Assessment in the total of \$279**
- **Pursuant to Resolution 21-233, Section 1 the property owner will be refunded for fiscal year 21-22 only and not for any previous fiscal year.**



**FINANCIAL IMPACT:**

- No Impact/Not Applicable
- Funding Source Confirmed: 5230.5 Assessment Adjustments/Refunds
- Other:

**ALTERNATIVES:**

1. Boards discretion with approval of District Counsel

**ATTACHMENTS:**

- Attachment 1 - Petitioners Submission Documents
- Attachment 2 – City of Arcata Property Report & Parcel Map

DEC - 1 2021

Arcata Fire District



# ARCATA FIRE DISTRICT

## Petition for Adjustment of Benefit Assessment and/or Special Tax

A property owner of the Arcata Fire Protection District may appeal the use of property or the calculation of the Benefit Assessment and/or the Special Tax. An appeal may only be submitted for the current fiscal year. All petitions will be considered pursuant to Resolution 21-232. You may obtain a copy of Resolution 21-232 by contacting the District Office.

**Filing deadline for the 2021-2022 Property Tax Bill shall be 5:00 pm December 1, 2021.**

I do hereby petition the Arcata Fire District Board of Directors for a review of (check applicable box(s)):

Arcata Fire District Benefit Assessment Charge for FY2021-2022

Arcata Fire District Special Tax for FY2021-2022

### SECTION ONE - Property Identification Information

Assessor Parcel Number: 503-041-001-000

Property Address: 351 BEVERLY DR  
ARCATA, CA. 95521

Zoning Designation Applied by City or County: Improved single-family residential

Arcata Fire District Benefit Assessment Charge for FY2021-2022 \$ 176.00

Arcata Fire District Special Tax for FY2021-2022 \$ 309.00

### SECTION TWO - Reason for filing appeal

Please provide specific reason(s) why the Benefit Assessment and/or Special Tax is being challenged. Among other things you may wish the District to consider, please state the parcel use category you contend should have been assigned to your property and all facts supporting your contention. (Use additional sheets as necessary.) You may attach permits, maps, pictures, letters or other data to substantiate the challenge.

I am asking for a refund of Arcata Fire ASMT 2006 because I believe I have been erroneously over charged. The house next door at 331 Beverly Dr ASMT # 503-041-002 is also zoned: Improved single-family residential. \$118.00 Arcata Fire District Special Tax 2021/2022. They pay \$88.00 Arcata Fire ASMT 2006

I pay double or more for these taxes and both houses are single-family dwellings. When the Arcata Fire ASMT 2006 was first assessed in 2006 My property at 351 Beverly Dr. paid \$88.00 a year.

cont. →



Sometime in the next year or so I was assessed \$176.00 for the same tax even though my property is still a single-family dwelling. Somehow it was mistakenly re-assessed after 2007 and as a result I paid over double for the Arcata Fire 2020 Special Tax. I have been paying for multiple dwellings at 351 Beverly for years and I would like a refund for all those overpayments and to have my assessment status restored to single-family residential. All other direct charge taxes such as Arcata Stormwater Drainage, Arcata Measure 'A' Special Tax and Arcata ESD Parcel Tax 'Measure H' are the same for both 331 & 351 Beverly Dr.

My wife and I built an artist studio on our property at 351 Beverly Dr. that was permitted through the city, but it is only an artist studio and not a residence.

**SECTION THREE - Property owner information**

Legal Names of Property Owner(s) as appearing on the latest secured tax roll: \_\_\_\_\_

DANA L. NIELSEN TR.

Mailing Address: 351 BEVERLY DR. ARCATA, CA. 95521

Phone: 707-616-9241 Email: radniel@sbcglobal.net

I/We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I/we further declare under penalty of perjury I/we is/are not delinquent in the payment of the Arcata Fire Protection District benefit assessment and/or special tax, as applicable, for the current fiscal year. **You must** provide proof of payment to the County in order to receive a reimbursement.

Executed this First day of December, 2021.

Signature: Dana Nielsen



**HUMBOLDT COUNTY TAX COLLECTOR**  
825 5TH ST, RM 125, EUREKA, CA 95501 707-441-3020

Credit Card Payments: <http://humboldtgov.org/tax>  
or call: 1-866-666-5444

Date: 11/29/2021  
Time: 1:45:14PM  
Page: 1 of 1

## PAYMENT RECEIPT

**Payor:**

NIELSEN DANA  
351 BEVERLY DR  
ARCATA CA 95521

**Assessee:**

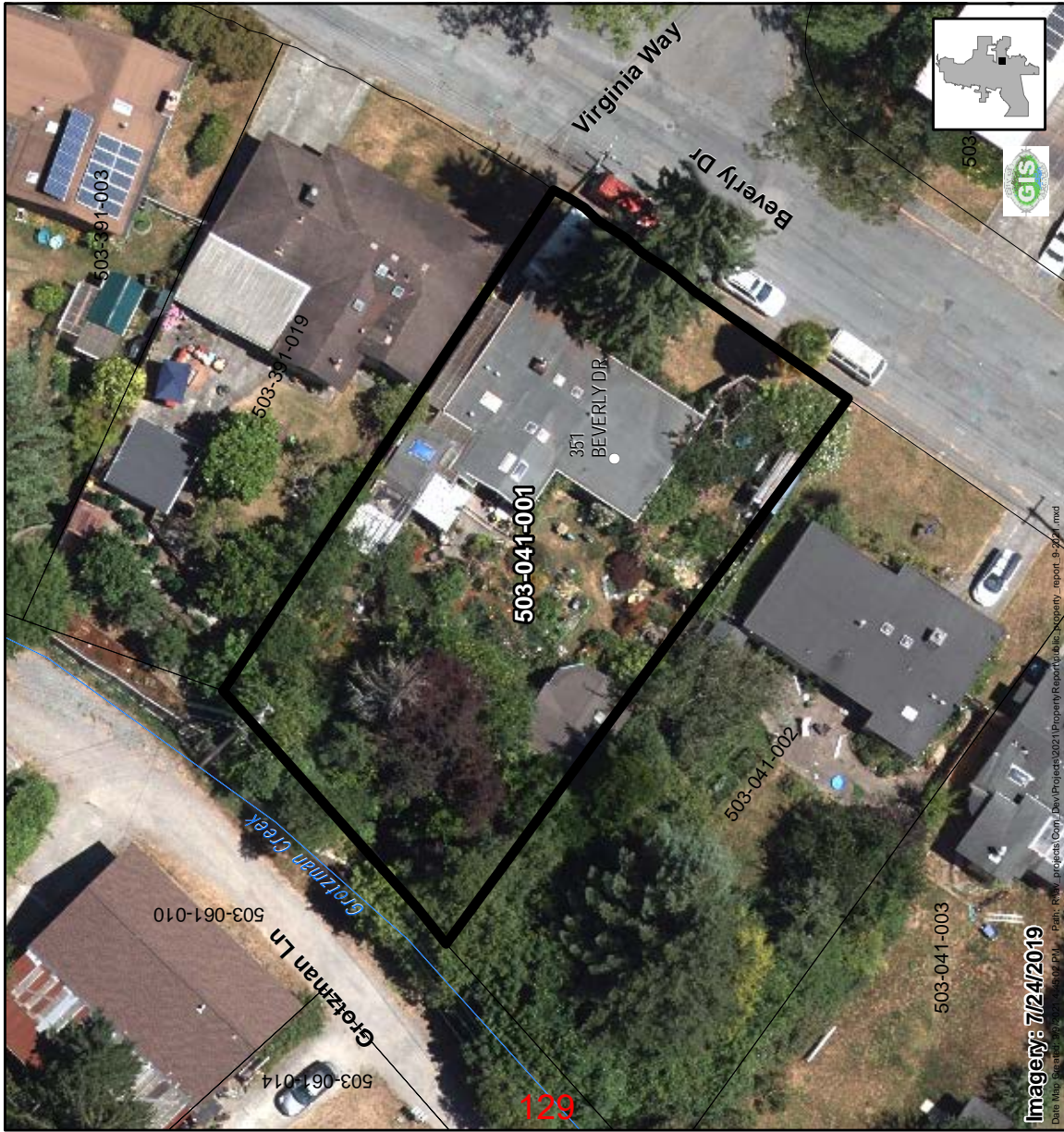
NIELSEN DANA L TR  
351 BEVERLY DR  
ARCATA CA 95521

Parcel(s) Paid	Tax Year	Taxes
503-041-001-000 351 BEVERLY DR, ARCATA CA	2021	1,042.83
1st Instl Description	128	Amt
Tax		1,042.83



# Property Report - Assessor's Parcel Number: 503-041-001

City of Arcata Community Development Department  
 736 F Street, Arcata, Ca. 95521  
 (707) 822-5955



Imagery: 7/24/2019

Date Map Requested: 7/24/2019; Path: \\projects\city\_dev\projects\2021\PropertyReport\table\_report\_5\_2019.mxd

This map is for informational purposes only. The City of Arcata, including any employees and sub-contractors, makes no warranty, express or implied, as to the accuracy of the information in this map. The City of Arcata, including any employees and sub-contractors, disclaims liability for any and all damages which may arise due to errors in the map and the user's reliance thereon.



- City Address
- Coastal Zone Boundary
- APN 503-041-001
- Parcel
- Creek

Web links:  
 General Plan Land Use Element: <http://www.cityofarcata.org/DocumentCenter/View/38>  
 Land Use Code: <http://www.codepublishing.com/CA/Arcata/ArcataUC0920/ArcataUC092.html>

## Humboldt County Assessor Details

Parcel information date: 9/1/2021

Site Address/City/Zip: 351 BEVERLY DR  
 Land Value: \$35,441.00  
 Improvement Value: \$108,338.00  
 Other Value: \$0.00  
 Recorded Document: 2019R 09699  
 Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/503-04.pdf>

For parcel owner information please call:  
 Humboldt County Assessor  
 825 5th Street, Eureka, Ca 95501  
 (707) 445-7663

## City of Arcata Property Details

Parcel attribute descriptions:  
[https://gis01.cityofarcata.org/data/property\\_report/Property\\_report\\_meladata9-7-2017.pdf](https://gis01.cityofarcata.org/data/property_report/Property_report_meladata9-7-2017.pdf)

### Property Details

Latitude/Longitude: 40.860161 -124.068157  
 Section/Township/Range: SECTION 33 T6N, R1E  
 Parcel Size in Sq Ft (GIS Computed): 11,162  
 Parcel Size in Acres (GIS Computed): 0.26  
 Google Map Link: <http://maps.google.com/maps?hl=en&geocode=&q=40.86016155932,-124.0681565288&ie=UTF8&h=h&z=16&vlloc=ador>  
 Census Block: 100 Census Tract: 9  
 Sewer Lateral Certificate (as of 9/1/2021): No

### Zoning

Arcata Land Use Code (LUC):  
 Residential Low Density  
 Arcata Coastal Land Use & Development Guide (CLUDG):  
 N/A

### General Plan Land Use

Inland - Arcata General Plan: Residential - Low Density  
 Coastal - Arcata General Plan: N/A

### Special Resources/Hazards/Constraints Areas

Creamery District (:CD) Combining Zone: Out  
 Historical Landmark (:HL) Combining Zone: None  
 Homeless for Housing (:HH) Combining Zone: Out  
 Cannabis Innovation Zone (:CIZ) Combining Zone: Out  
 Neighborhood Conservation Area (:NCA): Out  
 Planned Development (:PD) Combining Zone: No  
 Plaza Area (:PA) Combining Zone: No  
 Special Consideration (:SC) Combining Zone: No  
 Wetland/Stream (:WP/:SP) Combining Zone: NIELSEN/RADTKE WCPZ  
 Alquist/Priolo Fault Zone: Out  
 Coastal Zone Boundary: Out  
 Categorical Exclusion Area: Out  
 Creek Zone (Within 25' of creek): Yes  
 Coastal Jurisdiction: Out  
 FEMA Flood Zone (2017): Out  
 Hillside Development: None  
 Liquefaction: None  
 Matthews Dam Failure: Out  
 Noise Contour: No  
 Redevelopment Area: Out  
 Urban Services Boundary: In  
 USFWS Wetlands: Yes  
 Within 50' of Fault Zone: In