

# 2021 Airport Land Use Changes Affecting Shelter Cove

## Actions and upcoming events

- Provide your questions for the upcoming meeting with the county on October 6
- Attend the Zoom meeting with the county on October 6 at 5pm
- Sign the on-line petition opposing new land use and building restrictions in Shelter Cove
- Write to your county supervisor Michelle Bushnell that you oppose the 2021 ALUCP for Shelter Cove and revert to the 1993 ALUCP

# What is the Issue?

- On April 13, 2021 the Humboldt County Board of Supervisors passed a new ordinance called Airport Land Use Compatibility Plan (ALUCP)
  - No notice or hearings were held for Shelter Cove
- The 2021 ALUCP restricts building and rebuilding in over 125 parcels near the airport
  - Only small footprint, one story single family homes will be allowed in safe zones
- The vacant lots in airport “hazard zones” can't be developed without a variance from the county with no guarantee of approval and more costs for submissions and agency reviews.

# What's the Impact to the cove?

- The 2021 ALUCP has no provision to rebuild your home with the same footprint or height
  - If your home is in a defined hazard zone and you need to rebuild you are subject to new 2021 ALUCP restrictions
- Many affected parcels near the airport are multi-family or commercial
  - Only single family homes will be allowed in hazard zones effectively changing land zoning
- If vacant lots in airport “hazard zones” can't be developed without a variance property values may be adversely affected

# Building Requirements Prior to Passage of the 2021 ALUCP

- Land use limited building footprint to 35% of the parcel, height to 34 ft, and set-backs and easements determined building placement
- The 1993 ALUCP restricted building at ends of the runway and reasonable restrictions on adjacent lots (see next page)
- Unless you requested a variance from the county general plan for land use, approval was routine with no special hearings or costs

# 1993 ALUCP

## Zones defined under the 1993 ALUCP for Shelter Cove

A – runway and ends - no buildings

B1 – ends of runway – limited building allowed

C -  $\frac{1}{4}$  Acre per home, no tall commercial buildings

D – No limits

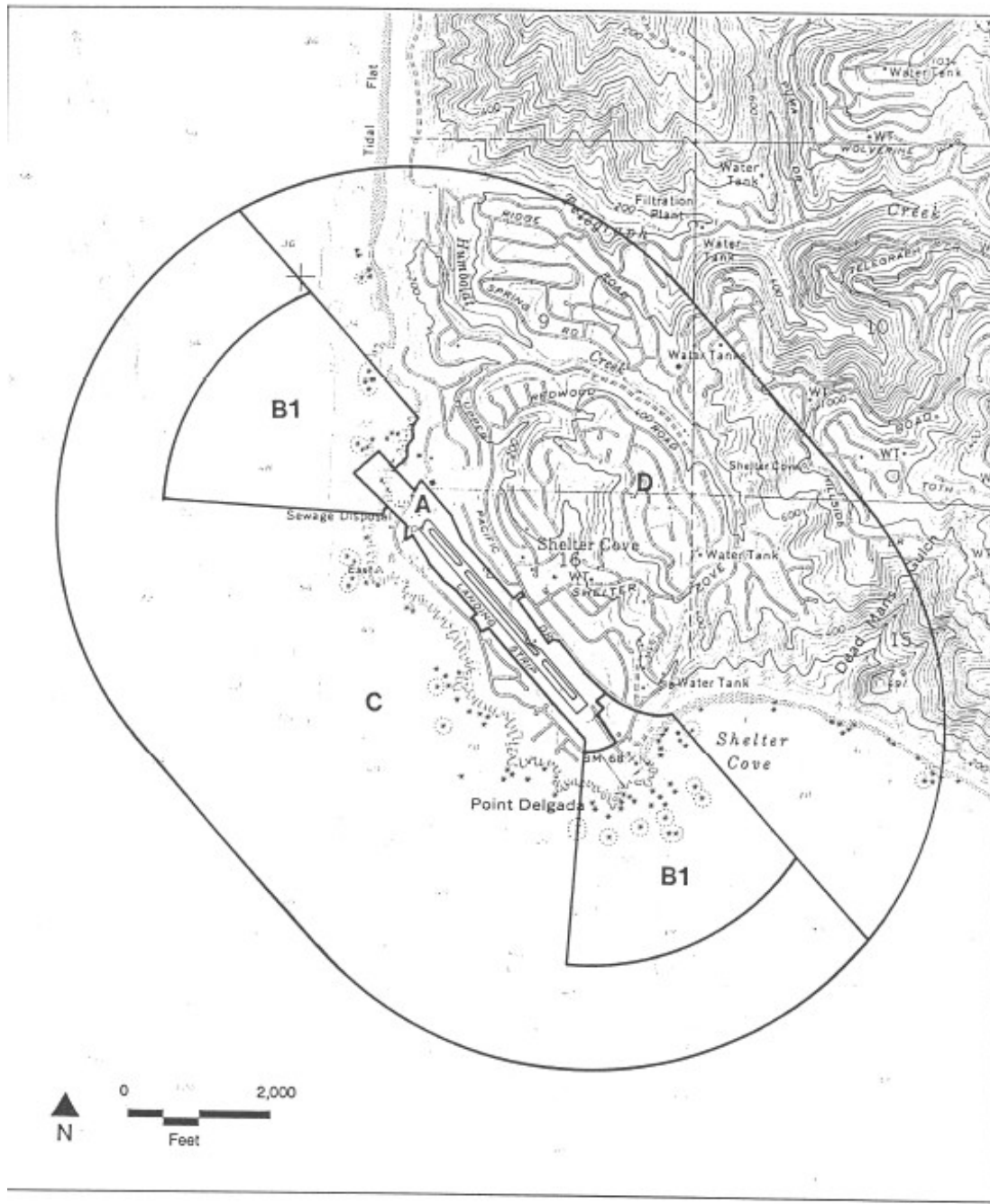


Figure 3G

# 2021 ALUCP Safety Zones



# Building Limits in Hazard Zones

Color code: Red – no building allowed, yellow – variance required, green – no limits

**TABLE 3-2  
SAFETY COMPATIBILITY CRITERIA**

Land Use Category <i>Note: Multiple categories may apply to a land use action.</i>	Safety Zone							Criteria for Conditionally Compatible Uses (Yellow Colored Cells) (The numbers below refer to safety zones in which additional conditions beyond the Maximum Residential Density, Maximum Nonresidential Intensity, and Maximum and Lot Coverage limits (provided to the left) are applicable)
	1	2	3	3*	4	5	6	
Maximum Residential Density (Dwelling Units/Acre)	0	0.10	0.50	4*	0.50	1	no limit*	
Maximum Nonresidential Intensity (Average Number of People/Acre)	0	40	70	70	100	70	300	
Maximum Single Acre	0	80	210	210	300	210	600	
Maximum Lot Coverage (Building Footprint)	0%	50%	60%	60%	70%	70%	100%	
<b>Residential</b>								
Single Family Residential	I	CC	CC	CC	CC	CC	C	2: Limited to infill in areas developed with similar land uses. 3, 4: See applicable Maximum Residential Densities and Lot Coverage limits above. 5: Yards and accessory buildings can be sited in Safety Zone 5, but dwelling units must be sited outside safety zone.
Multifamily Residential	I	CC	CC	CC	CC	I	C	2: Limited to infill in areas developed with similar land uses. 3, 4: See applicable Maximum Residential Density and Lot Coverage limits above.
Manufactured Homes	I	CC	CC	CC	CC	CC	C	2: Limited to infill in areas developed with similar land uses. 3, 4: See applicable Maximum Residential Density and Lot Coverage limits above. 5: Yards and accessory buildings can be sited in Safety Zone 5, but dwelling units must be sited outside safety zone.
Group Quarters	I	I	I	I	CC	I	C	4: Allowed only if site outside zone would not serve intended function.

# References and contact information

- Supervisor Michelle Bushnell
  - [mbushnell@co.humboldt.ca.us](mailto:mbushnell@co.humboldt.ca.us)
- On-line petition opposing the 2021 ALUCP for Shelter Cove – search [change.org](https://www.change.org) for “ALUCP”
  - <https://www.change.org/>
- Submit questions for the October 6 ALUCP meeting with the county by 5pm Sunday October 4th
  - [evan@evanpiercey.com](mailto:evan@evanpiercey.com) Or message in Facebook
- Zoom meeting with the county on October 6, 5pm
  - <https://zoom.us/join> Meeting ID896 1530 6635 Passcode: 559824
- ALUCP ordinance: go to county website and search for ALUCP



# Affected lots – AIA Airport Influence Area

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SOURCE: ESA, 2020

Humboldt County Draft Airport Land Use Compatibility Plan

**Figure 1-9**  
Airport Influence Area  
Shelter Cove Airport

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The AIA defines the jurisdiction of the ALUC and is the area where airport-related noise, safety, airspace protection, and overflight factors may significantly affect land use compatibility or necessitate restrictions on certain land uses as determined by the ALUC. Land use actions that affect property within the AIA are subject to the compatibility policies and criteria in this Compatibility Plan. If a residential property is located within the AIA, a real estate disclosure must be provided prior to closing of the transaction as a condition of the sale or transfer of the property.