

From: [Miller, John](#)
To: [Lippre, Suzanne](#); [Richardson, Michael](#); [Duke, Natalie](#)
Subject: FW: Public Comment for The Planning Commissioners' 9/19 Zoning Reclassifications to Implement the 2017 General Plan Meeting
Date: Thursday, September 19, 2019 11:28:42 AM

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From: Jeff and Marisa St John <upperredwoodcreek@gmail.com>
Sent: Thursday, September 19, 2019 11:27 AM
To: Miller, John <jpmiller@co.humboldt.ca.us>
Cc: Ford, John <JFord@co.humboldt.ca.us>
Subject: Public Comment for The Planning Commissioners' 9/19 Zoning Reclassifications to Implement the 2017 General Plan Meeting

Hello Planning Commissioners,

Please accept the following as public comment for tonight's discussion about "specific zones ... proposed to be assigned to all areas currently zoned "U - Unclassified"" Rezoning of 28% of Humboldt County's acreage (630,000 in the Executive Summary/2,300,000 in GPU) should be transparent to the public. These or similar questions were asked of the Planning Department at their Redwood Valley presentations.

1. It isn't clear why certain parcels in the Titlow Hill area show proposed zoning changes, but are surrounded by other unclassified parcels that do not show proposed zoning changes. There is a major project (<https://humboldt.gov/2347/Major-Projects>) to make zoning changes in the area, but the parcel numbers have not been disclosed.
 2. The Planning Department has not disclosed the methodology used to determine what the new zoning should be, other than identifying use of Table 4-H Zoning Consistency Matrix-Inland.
- How were illegally subdivided, improved, or developed parcels identified and handled (especially in the Resource Production Land Use areas-T, AG, and AE)? For example, if the legal parcel is 160 acres, but has been illegally subdivided into 20-acre lots, is the proposed zoning (20) or (160)? Shouldn't it be (160)?
 - The Planning Department is using Assessor lots (parcels) information as the "Official General Plan Maps." The County's Code 321-8 Code states that the definition of a lot is: "'Lot" means a portion of land separated from other portions of land by description as on a Final or Parcel Map or by metes and bounds for the purpose of sale, lease, financing or separate use. Assessor's parcels are separations of property pursuant to the Revenue and Taxation Code for

valuing property for tax purposes only. Assessor's parcels do not create or establish a lot or legal building site, nor do they merge previous legally created lots that were created under the provisions of the Subdivision Map Act or any prior law. Assessor's parcels are not intended to supersede requirements of zoning, building or subdivision Code sections. (Ord. 1146, § 6, 7/19/1977; Ord. 1290, § 2, 12/12/1978)

Sincerely,

Marisa St John

District 5