

There are many changes in the Implementation Staff Report:

The changes amount to 3 things:

- 1. Some are changes to the GP that must be done by GP amendment - not by implementation ordinance. They are not in GP. Can be added later on in a procedurally correct manner.
- 2. Most if not all never asked for by the Board.
- 3. Some have been rejected by Planning Commission.
- 3. Must have changes in Zoning Use and Maps consistent with GP now. Can add new regulations regarding "consistent policies" suggested - not now, but later on and only if, asked for by board, and then only after public input

The Biggest changes:

- 1. Minimum Parcel size on both Agricultural Exclusive from 20 acres to 60 acres. Also in new Timberland Exclusive Zone: 60 acres minimum parcel size. TE is other lands that are not TPZ. Was reviewed by FRC committee. for residential development see new limits of conversion size below in #3 for AE- they will be the same. This was not asked for by the board last meeting. It is also not in the GP as approved. Can be added later on by Amendment but inappropriate now.
- 2. Reduction of parking requirements in Mixed Use Urban (MU1) New Mixed use rural design. Not asked for by the board last meeting. Can be added at a later date.
- 3. In AE: limits on area to be converted to res. uses to 2 acre building envelope on parcels 10 acres or larger or 20 % of parcel area if smaller than 10 acres. Not asked for by board at last meeting. Can be added by the board later.
- 4. NO Ridgeline development - Also adds a new PRD (This has to be done by GP amendments later on) designation which allows for clustering development in rural areas (while this is not necessarily a bad thing there was no direction by the board to add this last meeting.) This can be added later on at the direction of the board, BUT public input and hearings are required. Will have impacts on the 101 corridor and likely highway 299 to follow. Will use D overlay or DESIGN CONTROL OVERLAY to implement.
- 5. New fire safe Ordinance must be done by 6/2020. may be REMOVING exemption from Fire safe regulations Section 3111.4. This was not asked for by the board last meeting. It can be added later on if directed by the board.
- 6. ***SETBACKS from Streamside management areas and wetlands: Are gonna go up from 25' to 50' and from 50' to 100' with a maximum of 200' BUT if in Timberland Exclusive it is front yard setback: 100', side yard: 200' and rear yard: 200'. Major impacts on landowners. Not part of the approved GP. Can be added by amendment later on if there is direction by the board.***
- 7. New : RR combining zone- Railroad applies to err rights of way 'protection for' those lands held by North Coast err Authority and Annie and Mary corridor between Arcata, Blue lake and other lands as in Appendix f in the Public Facilities Map book. This was not in GP and not requested by the Board last meeting. *(This is likely a taking resulting in inverse condemnation as the rr right of way is for rr only. Once tracks removed, it is abandoned and county can't perfect title to it. Can't take it by rezoning it rr.)*

8. MR Mineral resources combining zone for permitted surface mining operations or SMARA sites 'for protection of' - see sect. 10.4 of Gen Plan.

9. see language from attachment 4b - fish and wildlife is listed as where permission for things have to be gotten..... should be identical to GP not different.

10. M Richardson also presented a Memo to planning commission in a prior meeting of December 2018 near the end of the meeting - regarding what staff wants and how rezones OUT of TPZ will look like AFTER Zone reclassifications to Implement the General Plan. This needs to be addressed separately.