

JUDYL CEDILLO

BOS: All

177 Johnson Lane
McKinleyville CA 95519
Phone: 707-839-0540
E-mail: judylcedillo@yahoo.com

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RECEIVED
BOARD OF SUPERVISORS

DEC 03 2018

November 30, 2018

Board of Supervisors
825 5th Street
Eureka CA 95501

Ref: General Plan

I want to vigorously oppose any change in the General Plan for Glendale and Fieldbrook.

I'll quote Jason Garlick here when he wrote a note to us:

"Fieldbrook and Glendale approved a community plan several years ago during the general plan process and once again it sounds like county has "lost" that plan. I will resend to the county."

I lived in Fieldbrook when people went door to door getting signatures for zoning of our area. In fact my nearby road has the person's name that worked so hard to get those signatures. Her name is Ethel Anker. I still live in the same home and do not want the general plan/zoning changed one iota.

Please uphold the General Plan.

Sincerely,



Fieldbrook resident for over 50 years.

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HUMBOLDT BAY MUNICIPAL WATER DISTRICT

828 SEVENTH STREET, PO BOX 95 • EUREKA, CALIFORNIA 95502-0095

OFFICE 707-443-5018 ESSEX 707-822-2918

FAX 707-443-5731 707-822-8245

EMAIL OFFICE@HBMWD.COM

Website: www.hbmwd.com

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JOHN FRIEDENBACH

December 6, 2018

Board of Supervisors
Humboldt County
825 5th Street, Room 111
Eureka, CA 95501

**RE: Zoning Text Amendments and Zone Reclassifications
December 11, 2018**

Dear Board of Supervisors,

Humboldt Bay Municipal Water District (District) submits this letter in response to the Zoning Reclassification proposed to implement the General Plan generally and for Assessor Parcel Number 504-161-010 (Parcel) specifically. The District provides high quality drinking water to more than 88,000 customers in Humboldt County. The District is concerned with the reclassification of properties near the Mad River because of their likely impact on the habitat and water quality.

The District would like to acknowledge the cooperation it received from the Planning Department staff during the formation of the language for the two new combining zones "RR – Railroad" Combining Zone and the "MR – Mineral Resources" Combining Zone. The District appreciates the collaborative effort by Planning staff in reaching a mutually agreeable resolution of concerns raised by the District in regards to these two new zoning districts.

However, as of the writing of this letter, less than one week before the Board of Supervisors is to take action on the Zoning Reclassification, as described below, significant questions remain about the scope and content of the proposed zoning amendments. Members of the public have expressed overwhelming interest in and concern with the proposed zoning and should have an opportunity to more clearly understand the proposed zoning amendments. The District requests the Board of Supervisors direct staff to clarify the proposal and provide sufficient time for interested members of the public to review and comment on the proposals.

A. The Board of Supervisors Should Not Approve the Planning Commission Recommendation without Further Restrictions and Safeguards to Protect Mad River Habitat and Water Quality.

Pursuant to Resolution No. 18-87, the Planning Commission has recommended that the Board of Supervisors reclassify the Parcel as AE-MR-newQ and AE-MR-newQ-WR. While the District does not

object in general to zoning the Parcel, and other parcels near the Mad River AG with a Q combining zone to protect the Mad River habitat and water quality, the details of the Q zone as stated are ambiguous and must be defined in the Ordinance. (County Code, § 314-32.1.) Prior to adoption of the Zoning Reclassification, the staff should identify, and the public should have an opportunity to comment on, the restrictions imposed by the Q zone. The Q zone should prohibit all uses detrimental to the Mad River habitat and water quality. For example, the Q zone should prohibit the use of chemicals such as ethanol in any agricultural processing plants near the Mad River.

The District has similar concerns with the MR designation, which applies to all parcels with vested or permitted surface mining operations. The MR designation should clarify that it is not intended to permit otherwise unpermitted activities, or to expand the scope of any vested rights. It should in no way supplant a landowner's obligation to demonstrate its vested rights.

B. The Board of Supervisors Should Not Approve the Individual Zoning Requests Because They Are Detrimental To Mad River Habitat and Water Quality.

The Planning Commission staff report identified a number of landowner "Individual Zoning Requests." (Planning Commission Staff Report, Exhibit 4.) The Planning Commission did not recommend the approval of the Individual Zoning Requests, but in the event that the Board elects to consider them, the District reiterates its prior objection to them. (See Attachment 1, November 1, 2018 letter from District to Planning Commission.) These Individual Zoning Requests propose, in part, to reclassify a number of parcels, including the Parcel of primary concern, as MH-Q to permit heavy industrial activities. The District objects to such designation on any parcel adjacent to the Mad River or in the Mad River watershed. In particular, the District objects to the designation of the Parcel, which is immediately adjacent to the District's the drinking water intake wells. MH zoning would allow industrial manufacturing "subject only to regulations as are needed to control congestion and protection of surrounding areas," yet no potential regulations are identified. (Zoning Ordinance 314-3.3.) Such a significant zoning change could allow for the expansion of industrial uses on the Parcel, without any protections in place to preserve the nearby habitat and water quality.

The absence of these protections is of particular concern in light of the history of reported violations of the Humboldt County Code and the Regional Water Board's Basin Plan on the Parcel at issue. Records demonstrate violations identified by the Humboldt County Department of Environmental Health, the Department of Fish and Game, and the North Coast Region of the Water Quality Control Board for importation of new construction debris and storage of stockpiles in proximity to the Mad River. As discussed in Thomas Law Group's May 15, 2018 letter on behalf of the District, the District itself has had ongoing concerns with the operations on the Parcel for the last 20 years because the volume of on-site gravel extraction exceeded the vested rights. (Attachment 2, May 17, 2018 letter.)

Rezoning the Parcel or other properties near the Mad River as MH would likely exacerbate degradation of water quality. The National Oceanic and Atmospheric Administration has similarly commented that industrial zoning, particularly hazardous materials and manufacturing, is incompatible with the designated critical habitat for salmon, steelhead and Pacific eulachon. (See Attachment 3, March 19, 2018 letter from National Oceanic and Atmospheric Administration to Humboldt County Board of Supervisors.) Additionally, the California Department of Fish and Wildlife suggests that at least one manufacturing use on the Parcel would result in the degradation of both aquatic and riparian habitat in the Mad River. (See Attachment 4, February 27, 2018 California Department of Fish and Wildlife CEQA Referral Checklist.) The Q overlay identified as part of the MH zoning is insufficient to protect the Mad River resources for the same reason that the Q combining district proposed with the AE-MR

zone is insufficient: No actual restrictions have been identified as part of the Q combining district leaving its protections ambiguous at best. Those restrictions should be identified in a public process with opportunity for input from members of the public to ensure adequate environmental protections.

Further, the MH designation is unnecessary to bring the Parcel into compliance with the Parcel's Industrial, Resource Related General Plan designation or to allow the existing on-site gravel processing to continue. The Parcel can be zoned AE, or even Limited Industrial (ML), and be equally consistent with the General Plan designation. Under either of these designations, existing gravel processing will be permitted to continue as a legal nonconforming use to the extent it was legal at the time of the zoning change. (County Code, § 313-131.3.) Zoning the site to MH will permit not only gravel operations, but more intense industrial uses of the site, into perpetuity rather than simply preserving the existing permitted gravel operations. Such action is both inconsistent with the County policy of "[e]nsur[ing] that land use decisions conserve, enhance, and manage water resources on a sustainable basis to assure sufficient clean water for beneficial uses and future generations" and unnecessary to permit existing, legal uses to continue. (2017 General Plan, WR-P1.) Zoning the site MH would locate intensive industrial uses within a 100-year floodplain.

Finally, the Board of Supervisors should not approve the Individual Zoning Requests because the evidence does not support the findings necessary to support a potential rezone to MH. In particular, the Board of Supervisors is required to find that the zoning change is in the public interest. Selecting the most environmentally intensive land use adjacent to the Mad River is inconsistent with this finding. (Humboldt County Zoning Ordinance, § 312-50.) Similarly, changing the zoning on the Parcel to MH does not qualify for streamlined CEQA review under CEQA Guidelines section 15168 (c)(2) and 15162 because the location of heavy manufacturing adjacent to the Mad River was not part of the project described in the General Plan Environmental Impact Report and therefore was not analyzed or mitigated.

C. The Board of Supervisors Should Defer Decision on Any Zoning Changes in the Blue Lake and Glendale/Fieldbrook Areas Until Community Plans Are Prepared.

During the Planning Commission's hearing on November 1, 2018, there was considerable public comment concerning the lack of consideration of the local community planning efforts in the Blue Lake and Glendale/Fieldbrook areas. So much so, that the Planning Commission recommends to the Humboldt County Board of Supervisors that you not consider adopting those individual property owner zoning change requests (pages 41 – 46 of the November 1, 2018 planning staff report) until such time as thorough and transparent community planning effort can be undertaken in those areas. In fact, it has been stated that the May 2006 Community Plan for the Fieldbrook Glendale Community Plan that was prepared as input to the County's General Plan was never adopted by the County. Therefore, it may be concluded that the local public concerns and suggestions were not incorporated into the General Plan Update of 2017 for these areas.

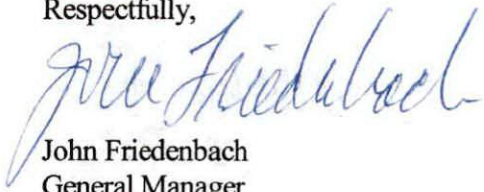
On December 3, 2018, the Planning Department staff conducted an initial public meeting to begin the process of soliciting public input from the Blue Lake and Glendale area residents regarding the proposed zoning changes in those areas in accordance with the direction given by the Planning Commission on November 1, 2018. When asked by the Planning Commission how long the Community Plan process would take, Planning staff responded that it would be a two-year process. Although the meeting was well attended, many of the attendees complained that the noticing outreach was inadequate and they only heard about the meeting via word of mouth. At the conclusion of that meeting, it was evident that a community planning effort should be undertaken in those areas for the General Plan zoning updates.

It was also clarified by the Planning Department staff that there was no specific deadline under the General Plan 2017 update for the adoption by the County for any zoning changes as a result of land use designation changes within the General Plan.

D. Conclusion and Recommendation

For the reasons discussed above, the District respectfully requests that the Board of Supervisors defer action on the Zoning Reclassification as recommended in the Planning Commission's Resolution Number 18-87 BE IT FURTHER RESOLVED sub-paragraph 3 until the proposed ordinance identifies the zoning restrictions and safeguards in place to protect the Mad River resources and adequate time is provided to the local communities to complete their Community Plans. Those community plans should be adopted by the County and fully considered for any proposed zoning changes within their respective areas. Should the Board elect to take action on the Zoning Reclassification at the hearing on December 11, the District requests that it adopt the Planning Commission recommendation amended to include enhanced protections for the Mad River.

Respectfully,

A handwritten signature in blue ink, appearing to read "John Friedenbach". The signature is written in a cursive, flowing style.

John Friedenbach
General Manager

Attachment 1



HUMBOLDT BAY MUNICIPAL WATER DISTRICT

828 SEVENTH STREET, PO BOX 95 • EUREKA, CALIFORNIA 95502-0095

OFFICE 707-443-5018 ESSEX 707-822-2918

FAX 707-443-5731 707-822-8245

EMAIL OFFICE@HBMWD.COM

Website: www.hbrnwd.com

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GENERAL MANAGER
JOHN FRIEDENBACH

November 1, 2018

Planning Commission
Humboldt County
3015 H Street
Eureka, CA 95501

**RE: Zoning Text Amendments and Zone Reclassifications
November 1, 2018**

Dear Planning Commission,

Humboldt Bay Municipal Water District (District) submits this letter in response to the Zoning Reclassification proposed for Assessor Parcel Number 504-161-010 (Parcel) currently zoned Agriculture General (AG). The Parcel is the subject of the District's January 26, 2018 appeal to Humboldt County. While the zoning changes proposed in early October 2018 designated the Parcel Agriculture Exclusive (AE), with Mineral Resource (MR) and Streamside Management Areas and Wetlands (WR) combining districts, page 44 of the November 1, 2018 Planning Commission staff report suggests that staff now proposes to zone the Parcel Heavy Industrial (MH) with an unspecified Qualified combining district. For the reasons stated below, as well as in our prior letters, the District continues to oppose rezoning the Parcel to permit heavy industrial activities adjacent to the Mad River and the drinking water intake infrastructure.

The County proposes rezoning various parcels to make them consistent with their land use designations under the 2017 General Plan. The 2017 General Plan designates the Parcel Industrial, Resource Related (IR). "This designation provides areas for resource-related industrial processing such as timber, agriculture and mineral products processing in areas not typically served by urban services and therefore not suitable for a broader range of industrial uses." (General Plan, p. 4-49.) The 2017 General Plan identifies five zoning classifications consistent with the IR General Plan Designation: Limited Industrial with a Qualified combining zone (ML), Heavy Industrial with a Qualified combining zone (MH), Flood Plain (FP), Agriculture Exclusive (AE), and Timber Production Zone (TPZ). (2017 General Plan Table 4-H.) and current staff report page 48.

Recognizing the environmentally sensitive location of the Parcel, in early October of 2018, staff proposed designating the Parcel AE, with MR and WR combining districts. The AE designation is more appropriate for the Parcel located adjacent to the Mad River. On-site uses should be limited to all general agricultural uses and any vested rights that the property owner may currently possess. The WR

combining district would require compliance with the Streamside Management Area Ordinance, consistent with General Plan Policy BR-5. Instead, the zoning change to MH contained in the November 2018 staff report will allow industrial manufacturing "subject only to regulations as are needed to control congestion and protection of surrounding areas," which regulations are not identified. (Zoning Ordinance 314-3.3.) This could allow for an expansion of industrial uses on the property in the future.

The District is concerned that such uses may be detrimental to water quality and watershed habitat. In fact, the National Oceanic and Atmospheric Administration's comment to the County on the January 2018 effort to rezone the Parcel to MH stated that industrial zoning is incompatible with the designated critical habitat for salmon, steelhead and Pacific eulachon, in particular hazardous materials and manufacturing. (See March 19, 2018 letter from National Oceanic and Atmospheric Administration to Humboldt County Board of Supervisors.) The California Department of Fish and Wildlife suggests that at least one manufacturing use on the Parcel would result in the degradation of both aquatic and riparian habitat in the Mad River. (See February 27, 2018 California Department of Fish and Wildlife CEQA Referral Checklist.) The zoning proposed in early October respected the sensitive location of the Parcel by designating it AE and subject to the WR combining district. The current proposal abandons this approach without explanation as to how the new proposal will comply with the Streamside Management Area Ordinance. The November staff report in fact proposes to zone all parcels designated IR in the 2017 General Plan MH if their existing zoning is not consistent with the IR designation. This means that all properties currently zoned for general agriculture within the IR designation will be rezoned to the most intensive and environmentally harmful use permitted under the IR General Plan land use designation. In fact, two of the parcels listed on page 44 of the November 1 staff report are currently zoned either MH-Q or AE which are consistent with the IR land use designation and do not require any zoning change to be consistent with the 2017 General Plan.

Given these concerns, the County is unable to make the findings necessary to support the proposed rezone. In particular, the changes are not in the public interest. (Humboldt County Zoning Ordinance, § 312-50.) The staff report does not include a discussion of how a sweeping rezone of parcels designated IR to the most environmentally intensive land use is in the public interest. Further, the County cannot find that the zoning qualifies for streamlined CEQA review under CEQA Guidelines section 15168 (c)(2) and 15162 because the location of heavy manufacturing adjacent to the Mad River was not part of the project described in the General Plan Environmental Impact Report and therefore was not analyzed or mitigated.

Of particular concern to the District is the lack of transparency with respect to this proposed change. While we appreciate County staff working with the District to alert us of the issue, it is not clear that other interested parties and agencies have received notice of this proposed change or have been able to locate it within the November 2018 staff report. The District respectfully requests the Planning Commission either: 1) zone the parcel AE with a WR combining district or 2) defer decision on this matter until the County has taken the following two actions: a) studied the full environmental impacts of locating heavy industrial uses adjacent to the Mad River and adopted mitigation measures to address those impacts; and b) informed and solicited input from all parties potentially interested in the rezone.

Respectfully,



John Friedenbach,
General Manager

T|L|G Thomas Law Group

TINA A. THOMAS
AMY R. HIGUERA
CHRISTOPHER J. BUTCHER

455 CAPITOL MALL, SUITE 801 | ONE KAISER PLAZA, SUITE 875
SACRAMENTO, CA 95814 | OAKLAND, CA 94612

NICHOLAS S. AVDIS
LESLIE Z. WALKER
Of Counsel

Telephone: (916) 287-9292 Facsimile: (916) 737-5858
www.thomaslaw.com

H.B.M.W.D. MAY 21 2018

May 17, 2018

Mr. John Ford
Director
Planning and Building
Humboldt County
825 5th St., Room 110
Eureka, CA 95501

RE: Withdrawal of SP-16-015 and ZR-16-001

Dear Mr. Ford:

On behalf of Humboldt Municipal Water District ("District"), Thomas Law Group submits this letter in response to Mercer-Fraser Company and MCMP Humboldt, LLC's (collectively, MCMP) April 17, 2018 letter withdrawing Application Number 10244 ("Withdrawal"). Application Number 10244 sought to rezone Assessor Parcel Number 504-161-010 ("Site") from Agriculture General (AG) to Heavy Industrial with a qualified combining zone (MH-Q) (ZR-16-001) and also sought a special permit to develop a cannabis products manufacturing facility on the same parcel (SP-16-015) ("Project"). The purpose of this letter is to clarify the District's understanding of the Withdrawal and to correct a number of assertions made in the Withdrawal letter.

I. Effect of the Withdrawal

On January 11, 2018, the Humboldt County Planning Commission approved SP-16-015 and recommended the Board of Supervisors approve ZR-16-001. The District timely appealed SP-16-015 ("Appeal"), in part based on the County's improper reliance on an Addendum to the 1994 Program Environmental Impact Report on Gravel Removal from the Lower Mad River (PEIR) and the 1994 Supplemental Final Environmental Impact Report on Gravel Extraction on the Lower Mad River (SEIR) for the Project. As detailed in the District's Appeal, neither the Addendum nor the documents it relies on analyzed the impacts of proposed cannabis products manufacturing. (See Attachment A, January 26, 2018 Appeal letter.)

On April 17, 2018, MCMP submitted the Withdrawal letter. Based on this Withdrawal, the District will not pursue the Appeal, provided that Humboldt County will require MCMP or any future landowner or permittee to submit a new application, consistent with the Humboldt County Code, to rezone or obtain any use permit for the Site. In light of this, the County will not need to take action on the Appeal and the District requests the County refund the \$2,263.00 appeal fee paid by the District. The District further requests that if and when MCMP or any future landowner or permittee submits a new application, the County fully consider the potential environmental impacts under California Environmental Quality Act (Public Resources Code, section 21000 et seq., (CEQA)) of the application, including analyzing both the location of the parcel in the 100-year floodplain and the potential impact that any on-site activity may have on the adjacent groundwater wells which serves approximately 88,000 people in Humboldt County.

II. The Humboldt County 2017 General Plan Does Not Require the County to Designate the Site Heavy Industrial (MH).

MCMP states that the Humboldt County 2017 General Plan ("2017 General Plan") designated the Site as Industrial, Resource Related (IR) consistent with the "current and historic industrial" and "vested" use of the Site and that as a result, the County must rezone the Site to Heavy Industrial (MH). This is inaccurate for at least three reasons.

First, it is not clear that the full scope of activities currently occurring at the Site is vested or permitted. Although the County determined MCMP had a vested right to the annual extraction of up to 40,000 cubic yards of gravel from the Mad River in 1998, to our knowledge MCMP has not requested or obtained vested rights determination pursuant to County Code section 391-6 as to the other operations, identified in the Withdrawal letter as "mining, aggregate processing, ready-mix concrete, and hot mix asphalt production." (Withdrawal letter, p. 1; See *Calvert v. County of Yuba* (2006) 145 Cal.App.4th 613, 624 [determination of whether vested rights exist is made on a case-by-case basis by the lead agency.])

Second, the 2017 General Plan does not require the site to be zoned Heavy Industrial (MH). The IR general plan designation "provides areas for resource-related industrial processing such as timber, agriculture and mineral products processing in areas not typically served by urban services and therefore not suitable for a broader range of industrial uses." (2017 General Plan, p. 4-49.) While MH may be consistent with this designation, so would the less intensive Limited Industrial (ML) which "is intended to apply to areas in which light manufacturing and heavy commercial uses of the non-nuisance type and large administrative facilities are the desirable predominant uses."

(Humboldt County Code, § 314-3.2.) Similarly, the Agriculture Exclusive (AE) and Agriculture Grazing (AG) zones both permit the processing of agricultural and timber products with use permits, consistent with the IR designation. (Humboldt County Code, §§ 314-7.1; 314-7.2.) Therefore, contrary to the implications in the Withdrawal letter, the 2017 General Plan does not require the County to rezone the Site to MH.

In fact, applying MH zoning to the Site may be inconsistent with at least one other General Plan policy. Policy WR-P1 requires that the County “[e]nsure that land use decisions conserve, enhance, and manage water resources on a sustainable basis to assure sufficient clean water for beneficial uses and future generations.” (2017 General Plan, p. 11-8.) As stated in the National Oceanic and Atmospheric Administration’s (NOAA) March 19, 2018 letter commenting on the Project, “many of the stated uses of Heavy Industrial zoned land are incompatible with the designated critical habitat for salmon, steelhead and Pacific eulachon, in particular hazardous materials and manufacturing.” (See Attachment B, Letter from NOAA to Humboldt County Board of Supervisors, March 19, 2018, p. 2.)

Finally, even if the MH designation is permitted under the 2017 General Plan at the Site, the Board of Supervisors is not precluded from reconsidering the wisdom of locating such intensive uses in the 100-year floodplain and proposing a General Plan amendment. The District encourages further consideration of how the land use decisions authorized by the Board of Supervisors impact the Mad River, a public trust resource. The District is interested in pursuing a collaborative endeavor with the County on this topic for this and other sites within the Mad River watershed.

In sum, the 2017 General Plan does not require the County to rezone the Site MH.

III. The Qualified Q Zoning Does Not Provide Resource Protection.

The Qualified Q overlay does not remedy the incompatibility of the MH designation with the adjacent floodplain, habitat, and drinking water source. MCMP stated that the “Qualified combining zone would have restricted the industrial uses on the project site to only those historical and/or permitted uses.” (Withdrawal letter, p. 2.) However, the County Code requires “the qualified uses shall be specified in the ordinance applying the Q Zone to specific property.” (County Code, 314-32.1.) Because the Planning Commission resolution did not recommend any specific limitations on the uses permitted within the MH zone other than nominally stating that it is “qualified,” the Qualified Q zoning does not adequately limit the industrial uses on Site.

IV. The District Timely Commented on Both the General Plan and the Proposed Project.

MCMP's Withdrawal letter attempts to undermine the merits of the District's concerns about the Project by alleging that the District never expressed concerns about the Site's operations prior to January 2018 and failed to participate in the 2017 General Plan update. (Withdrawal letter, p. 1.) The contentions are unfounded for four reasons.

First, MCMP correctly states that the District had previously allowed MCMP to mine on the District's property. However, this occurred many decades ago, prior to advancements in understanding of the effect of mining and other industrial operations on drinking water wells and other District infrastructure.

Second, the District has raised concerns with MCMP's operations for the last twenty years. For example, in 1998 the District filed complaints with the County of Humboldt and the U.S. Army Corps of Engineers about MCMP's gravel extraction far exceeding the vested 40,000 cubic yards per year and participated in public hearings related to those complaints. The District also participated in the public process for revising the Letter of Permission (LOP) procedure for permitting gravel extraction projects in Humboldt County under Section 404 of the Clean Water Act, specifically LOP 96-1 and revision LOP 2004-1. The Public Notice for LOP 2004-1, Appendix G, imposing limits on gravel extraction in the Mad River due to its "degraded condition" specifically refers to the participation of the District. It states, in part, "[b]oth the Humboldt Bay Municipal Water District and the regional office of California Department of Transportation have determined that the river sediments around their structure including the Essex water intake structure, and the Highway 101 Bridges over the Mad River, are degraded."

Third, during the general plan update, the District expressed its concern with the impacts of gravel extraction on the surrounding environment and requested modification of general plan goal MR-G2 to require gravel extraction be performed in a manner that "preserves the natural bed-level elevation upstream and downstream of extraction sites." Based on negotiations with MCMP, this language was ultimately replaced with language requiring the extraction methods "not adversely impact public infrastructure." (See Attachment C, December 15, 2014 Letter from the District to the County Board of Supervisors.) While the District did not specifically object to the designation of the Site as IR, it understood that zoning changes implementing the 2017 General Plan would be consistent with the 2017 General Plan Environmental Impact Report and with the 2017 General Plan policy ensuring clean water for multiple generations. (See 2017 General Plan policy WR-P1.)

Fourth, the District's earlier comment on the Project itself was precluded by the failure of MCMP and the County to provide timely notice of the Project to the District. Humboldt County Code section 312-6, subsection 6.1.3 requires that as part of plan check, the County planning department "shall refer copies of the application to any County department, Design Review Committee, State or Federal agency, or other individual or group that the Department believes may have relevant authority or expertise." On July 10, 2016, more than a year before the Planning Commission took action on the Project, the County referred the Project to fifteen different departments and agencies including Building Inspection, Public Works Land Use Division, Health and Human Services Environmental Health Division, Supervising Planner, Current Planning Division, County Counsel, CalFire, California Department of Fish and Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, Wiyot Tribe, Regional Water Quality Control Board, Arcata Fire Protection District, and the District Attorney, but did not provide notice to the District. (January 11, 2018 Humboldt County Planning Commission Staff Report, p. 89.) The District received notice of the Project approximately ten days prior to the hearing on the Project and timely responded to that notice. (See Attachment A, Appeal letter.)

The District's comments on both the General Plan and the Project were timely. In order to enable the District to provide input on future projects having an impact on the District, we request notification of any applications for projects related to properties adjacent to the District within ten days of the County's receipt of the application.

V. Any Cannabis Manufacturing Facility Should Comply with the County's Updated Cannabis Ordinance and Should Receive Full Environmental Review.

A. Humboldt County Cannabis Ordinance

MCMP notes that the previously proposed cannabis manufacturing facility is permitted by the "State's Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), the Bureau of Cannabis Control's Regulations for the manufacture of cannabis products, and the County's Commercial Medical Marijuana Land Use Ordinance ("CMMLUO"), and all best practices for the manufacture of cannabis products." (Withdrawal letter, p. 2.) First, State requirements do not usurp local land use authority over the facilities. (Bus. & Prof. Code, § 26200.) Second, the Commercial Cannabis Land Use Ordinance approved on May 8, 2018 appears to have been modified prior to its final approval to permit flammable extraction on Agriculture General Property (AG) with a conditional use permit, so long as the use is conducted within the footprint of an existing structure and meets certain siting criteria. The County's review of a use

permit for cannabis manufacturing, especially that using flammable extraction methods, should consider the potential environmental impacts of transporting, handling, disposing, and storing liquid solvents regardless of the property's zoning and particularly addressing these potential environmental impacts within the groundwater basin where the property is located. The relevance of considering these environmental impacts was brought to your attention during the last several months for the source water drinking wells serving Humboldt County residents. Again, if a cannabis-related activity is proposed adjacent to the District's groundwater wells, the District requests the County provide timely notice so that the District can ensure compliance with the updated Commercial Cannabis Land Use Ordinance and CEQA in issuing the permit.

B. Environmental Impact Report

While MCMP alleges that it met with the District in "good faith" and worked toward resolving the District's concerns, MCMP still has not addressed the District's fundamental concern: the failure to study the likely deleterious environmental impact of the proposed cannabis manufacturing facility. Not only has the District raised concerns about the conclusory reliance on the PEIR and SEIR, but NOAA finds that the Addendum to the PEIR and SEIR "does not analyze the potential impacts associated with a cannabis extraction and manufacturing facility at the gravel processing site, nor do the gravel mining EIRs." NOAA states that it is concerned with: "1) the location of the proposed facility within the 100-year floodplain that is within designated critical habitat for Endangered Species Act (ESA) listed coho salmon, Chinook salmon, steelhead and Pacific eulachon, 2) potential effects on ESA listed salmon, steelhead and Pacific eulachon, and 3) the proposed zoning change of the parcel to Heavy Industrial." NOAA further states "the cannabis facility will use volatile and nonvolatile solvents that were not analyzed for potential impacts in the gravel extraction PEIR or SEIR." (See Attachment B, p. 1.)

Similarly, the California Department of Fish and Wildlife (CDFW) recommended denial of the Project because it proposes "construction of a permanent cannabis manufacturing facility within the 100-years floodplain." CDFW notes that the project is located along the Mad River, which has "significant biological values . . . for numerous commercially important fish species and State and federally-listed or otherwise sensitive species." (See Attachment D, California Department of Fish and Wildlife CEQA Referral Checklist February 27, 2018, p. 1.) CDFW concludes, "this Project, as proposed will result in the degradation of both aquatic and riparian habitat in the Mad River." (See Attachment D, p. 2.)

These sensitive environmental conditions are also identified in Appendix G of Public Notice for LOP 2004-1 related to gravel extraction in the Mad River. The appendix states: "There are several details that indicate the Mad River's bed elevation is in a degraded condition, i.e., at a lower elevation than during an earlier, 'normal' period. Both the Humboldt Bay Municipal Water District and the regional office of California Department of Transportation have determined that the river sediments around their structure including the Essex water intake structure, and the Highway 101 Bridges over the Mad River, are degraded. ... At the same time, the Mad River is important for federally listed coho, chinook and steelhead life history stages. For these reasons, the Mad River contains extra conditions to further limit adverse impacts. ..." If and when the County reconsiders a proposal similar to the Project, the County must study the impacts of locating a cannabis or other manufacturing activity in the floodplain, in or adjacent to habitat for federally listed species, and next to a drinking water source.

VI. The Water District's Position is Publicly Supported by all District Municipal Water Service Customers; Allegations of Working "Behind the Scenes" Are Unfounded.

Every one of the District's seven municipal water service customers shares the District's concerns with the threat that the proposed Project poses to the drinking water of the residents of Humboldt County. (See Attachment E, letters from City of Arcata, City of Blue Lake, City of Eureka, Fieldbrook Glendale CSD, Humboldt CSD, Manila CSD, McKinleyville CSD, January 11, 2018 through February 28, 2018.) Contrary to MCMP's representation that the District somehow covertly garnered the support of its customers in opposing the Project, the District publicly met with every one of its municipal customers' board or city council requesting they consider taking action to protect their water source. Every one of the customers discussed the concern during open session at the board/council meetings and every one publicly took action to protect its water source. (See Attachment E.) The District had no assurance until the April 17, 2018 letter that MCMP would not continue to pursue the operation and the letter provides no assurance that MCMP will not pursue a similar project in the future. As a result, the District was more than reasonable in providing information to its customers about the need to oppose the Project in January and February of this year. The customers of the District, as the ultimate consumers of the District's source water, are entitled to be informed about any proposed project and to be assured that any project that could potentially affect water quality undergoes adequate environmental review. Further, given that the proposed Project is adjacent to the Mad River, a resource subject to the Public Trust Doctrine, the District is well within its right to encourage its customers and citizens of Humboldt County to advocate for the protection of the resource for its public uses. (*Cal. ex rel.*

State Lands Com v. Superior Court (1995) 11 Cal.4th 50, 63 [the beds of navigable rivers are owned by the state in trust for the public.]

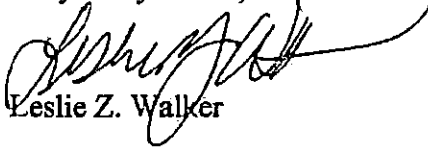
VII. MCMP's Contention that a Fair Hearing is Impossible is Untrue.

Finally, MCMP suggests that the County Board of Supervisors will not give MCMP a fair hearing. Although the County did not hold the appeal hearing requested by the District within the required 30 working days (County Code, section 312-13, 13.5), MCMP contends that were the County to carry out its duty to hold the hearing, it would not be a "fair hearing." There is no evidence to suggest that the District or any other person or agency has or will undermine MCMP's opportunity for a fair hearing. To the extent that any members of the Board of Supervisors have met with their constituents to learn their opinions of the Project, they are fulfilling their obligation as elected officials. (*Hauser v. Ventura County Bd. Of Supervisors* (2018) 20 Cal.App.5th 572, 580 ["A councilman has not only a right but an obligation to discuss issues of vital concern with his constituents. . . Bias and prejudice must be established by clear evidence."]); see also *Independent Roofing Contractor's v. California Apprenticeship Council* (2003) 114 Cal.App.4th 1330, 1340 ["Even public advocacy on an issue does not disqualify a member from voting on the issue in a quasi-judicial administrative proceeding."]) Any action by the Supervisors to hear constituents concerns about the Project does not amount to an interference with the parties' right to a fair hearing.

* * *

The District appreciates MCMP's withdrawal of its application and looks forward to continuing to collaborate with the County to ensure the protection of Mad River and the drinking water of Humboldt County.

Very Truly Yours,



Leslie Z. Walker

cc: Humboldt County Board of Supervisors
Humboldt Bay Municipal Water District Board of Directors
Jeffrey S. Blanck, Humboldt County, County Counsel
California Department of Fish and Wildlife
United States Department of Commerce, National Oceanic and
Atmospheric Administration

ATTACHMENT A



Andrea A. Matarazzo

Partner

andrea@pioneerlawgroup.net

direct: (916) 287-9502

January 26, 2018

Humboldt County Board of Supervisors
825 5th Street
Eureka, CA 95501

**RE: Appeal of Planning Commission Approval of Special Permit for
Project SP-16-015**

To the Humboldt County Board of Supervisors:

The Humboldt Bay Municipal Water District ("HBMWD") appeals the January 11, 2018 Planning Commission decision to approve a special permit for a 5,000-square foot volatile and non-volatile cannabis manufacturing facility, and to approve an Addendum to the Environmental Impact Report ("EIR") as satisfying the requirements of the California Environmental Quality Act ("CEQA").

The project approval coincides with a zoning change request requiring Board approval for the subject project. As it pertains to this appeal, HBMWD further opposes the zoning change request by the project applicant, MCMP, LLC, from Agricultural Exclusive (AE) to Heavy Industrial with a Qualified overlay zone (MH-Q). (Project ZR 16-001.) HBMWD reserves the right to submit further objections to the zoning change request and to submit further information in support of its appeal of the Planning Commission's actions before the Board of Supervisors.

HBMWD is a municipal water district supplying high quality water to the greater Humboldt Bay Area. Its responsibilities to the residents and businesses of Humboldt County necessitate that HBMWD vigorously protect the supply and quality of its water sources. HBMWD owns many of the surrounding properties to this proposed project property and operates Ranney wells in the adjoining Mad River that supplies many of the downstream municipalities. This project, the manner in which it was processed, and its attempt to skirt an adequate environmental analysis, threaten the area's water supply, water quality, and other environmental resources, as well as HBMWD's ability to ensure it can meet its responsibilities to its consumers.

The project and the County's truncated process of reviewing it violate state and federal environmental regulations, including but not limited to the state's Planning &

1122 S Street Sacramento, CA 95811

v. (916) 287-9500 f. (916) 287-9515 www.pioneerlawgroup.net

Zoning Law, commercial cannabis statutes and regulations, federal and state water quality regulations, and CEQA.

1. Supplemental Environmental Review of the Project is Required Under CEQA. The Addendum is Insufficient to Analyze and Mitigate the New and Substantially More Severe Environmental Impacts of the Proposed Project, Which Conflicts with the County's Policies and Regulations.

Under CEQA, an addendum to an EIR is only appropriate if none of the following conditions are present:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant, environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(CEQA Guidelines, § 15162.)

The County's Addendum fails to analyze the new and substantially more severe environmental impacts peculiar to the proposal to place manufacturing facility (involving a volatile and non-volatile solvents and other chemicals) on a property that sits near the collection wells for a municipal water district servicing approximately 66% of Humboldt County's residents. (See, e.g., Pub. Resources Code, § 21166; CEQA Guidelines, §§ 15162-16164, 15168.) A conclusory comparison of the effects of a manufacturing facility to the existing aggregate surface mining is the extent of the Addendum's environmental "analysis." (Staff Report, p. 49.)

The Addendum describes the project and its new uses as a "resource-related industrial use" that has "fewer and less substantial impacts than the existing use." (Staff Report, p. 49.) This project description is misleading, and the conclusions derived from it lack the evidentiary support CEQA requires. The Addendum attempts to sidestep important environmental issues and minimizes potential environmental risks by mischaracterizing manufacturing impacts, including potentially significant offsite and cumulative impacts, and by overstating the overall degraded quality of the existing site due to extensive mining activities. To comply with CEQA and meaningfully evaluate the potential impacts of the project, the County's environmental review must be substantially revised to start with an accurate and meaningful description of the proposed project as well as the existing environmental setting or "baseline." (CEQA Guidelines, § 15125.)

Furthermore, a manufacturing facility and the resulting environmental effects are different from a gravel mine. In many ways, the potential environmental impacts of manufacturing uses are not comparable to those of a quarry, yet the Addendum provides no substantive discussion or analysis of the potentially significant impacts, necessary mitigation, or a reasonable range of alternatives to use of the site as a commercial cannabis manufacturing facility. Nor are these fundamental elements of CEQA compliance provided in any of the previous iterations of the County's environmental review upon which the project purports to rely. For example, no discussion is provided regarding potential water supply impacts, water quality impacts, the project's likely energy demands or air quality emissions, odors, or other critical issue areas such as groundwater and soil resources, land uses (such as agricultural resources), tribal cultural resources, biological resources (particularly fisheries), and impacts related to recreation, climate change and the potential to exacerbate existing hazardous conditions.

Potentially significant impacts to recreation and sensitive uses at the park across the river, and to the public who regularly swim in that portion of the Mad River, have not been evaluated. The impacts of industrial cannabis manufacturing and the odors cannabis facilities produce are potentially significant conflicts with recreational uses in the vicinity, which must be properly evaluated before the project can be approved. The Addendum fails to address the potentially significant impacts of odor from a

manufacturing plant – which the applicant proposes to operate at all hours – will have on neighbors and nearby parks, and what potential mitigation or alternatives are available. These are new and substantially more severe environmental impacts that were not analyzed in the original environmental documents.

As explained below, current drafts of the County's new comprehensive commercial cannabis ordinance require a six-hundred-foot setback of manufacturing facilities from sensitive uses such as schools and public parks. Nothing about this particular project dictates or even suggests that it should be treated differently from other potential cannabis facilities in the County. The project conflicts with the County's policies and regulations regarding commercial cannabis facilities, and the permit should be denied on this basis alone.

2. Failure to Provide Proper Notice to Neighbors and Other Agencies, Including HBMWD.

HBMWD received no notice or information concerning this proposed project until mere days before the January Planning Commission hearing. Any alleged "delay" in the appearance of HBMWD in these proceedings is a delay orchestrated by the County and the applicant, neither of whom can credibly claim "inadvertence" in overlooking notice to HBMWD. HBMWD is a neighboring property owner with intake facilities mere feet from the project site. Moreover, as a municipal water district, HBMWD is a public agency having jurisdiction by law over natural resources affected by this project. When information concerning this project was circulated in June of 2016, it was not sent to HBMWD, the neighboring property owner most directly affected by the proposed project. (See Staff Report, p. 89.) The County's extremely late notice to HBMWD was a prejudicial failure to proceed in the manner required by law, and it delayed HBMWD's meaningful comment as a public agency and as a member of the affected community.

3. As Proposed, the County Cannot Make the Required Finding that the Project Will Not Be Detrimental to the Public Health, Safety, or Welfare or Materially Injurious to Properties or Improvements in the Vicinity.

The Humboldt County Code requires permit applications to evidence that the new use, as proposed and conditioned, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. (Humboldt County Code §312-17.1.4.) In support of this finding, County staff merely restates this provision, asserts that the project is consistent with the General Plan and the proposed re-zone to MH-Q, and that it is not expected to cause significant environmental damage. (See Staff Report, pg. 49.) The Addendum's conclusory discussions of environmental effects lack the requisite evidentiary support to make the

necessary findings. For example, the Addendum and the prior documents upon which it purports to rely fail to adequately analyze the project's potential adverse impacts to visual resources and aesthetics as well as odors and water quality in relation to HBMWD or the nearby public park and its users.

The nearby Ranney wells rely on the porous groundwater basin surrounding the subject property to filter and collect water. This basin acts as a natural filter to ensure the water supplied to the Humboldt Bay municipalities is of sufficient quality. The potential solvents to be utilized, and the safe threshold of amounts that may be stored, used and discharged must be fully described and analyzed. Potential mitigation and alternatives must be explored. Approving this project without sufficient environmental review puts a significant portion of the area's water supply at risk.

4. The Proposed Project Fails to Properly Describe, and the EIR Addendum Fails to Analyze, Potential Significant Risks to Water Quality from Solvents Associated with Commercial Cannabis Manufacturing.

The project proposes the conditional use of commercial cannabis manufacturing. In the project application, the applicant provided an Operations Manual; however, the applicant acknowledges that it will not operate the facility. Rather, the applicant will lease the facility to be operated by someone else. It is unclear from the Operations Manual what, how, or in what quantity the actual operator will utilize solvents in the manufacturing of products. The prior EIRs upon which the Addendum purports to rely generally analyzed the effects of gravel mining; they did not assess impacts peculiar to this project or its proposed manufacturing uses. The Addendum fails to comply with CEQA, which requires the County meaningfully discuss and disclose the project's environmental impacts in an environmental impact report.

5. The Addendum Fails to Analyze Potentially Significant Impacts to Water Supply.

The Addendum purports to rely on previous environmental analysis and assessments regarding the risks associated with surface gravel mining in the area. Those prior documents did not analyze the potential impacts, mitigation measures, and alternatives for the storage, use, and discharge of manufacturing solvents on the water supply. As explained above, the nearby Ranney wells provide water to a significant portion of residents in the Humboldt Bay region. The Addendum fails to account for the potentially significant impacts on water supply and water quality that will occur from a disruption to the operation of the Ranney wells caused by the manufacturing facility. These impacts must be fully analyzed, and appropriate mitigation and alternatives

proposed to ensure a safe and reliable water supply in terms of both quantity and quality.

6. The EIR Addendum Falls to Analyze Potentially Significant Impacts Associated with Energy Use, Climate Change, and the Potential for the Project to Exacerbate Existing Hazards.

The Addendum does not analyze the unique impacts associated with energy use, climate change, and the potential to exacerbate existing hazards resulting from the decision to site a 24-hour operational manufacturing facility in an environmentally sensitive area near the Ranney wells. Reliance on prior EIRs that are largely irrelevant to this project as a substitute for examining this novel use fails to account for potentially significant environmental impacts peculiar to the project and the parcel, which violates CEQA.

7. Approval of the Proposed Project is Contrary to the Public Interest.

The County is in the process of preparing a comprehensive land use ordinance for the commercial cultivation, processing, manufacturing, distribution, testing and sale of medicinal or adult use cannabis. (Commercial Cannabis Land Use Ordinance, Planning Commission Hearing Draft, Jan. 11, 2018, §55.4.6.4.4, (c).) The County has held public scoping meetings and workshops to intelligently design the ordinance to eliminate numerous potential issues for a complex industry. Recently, at the same night as this project, the Planning Commission reviewed the proposed ordinance.

The current ordinance, drafted in haste in 2016 to protect local rights, is bereft of any substantial discussion on cannabis manufacturing facilities. Approving this project now will contravene the important work of the County staff, the Board of Supervisors, and the public to create a regime that is fair to the public, the industry, and the neighbors of proposed cannabis projects.

A number of important differences between the proposed ordinance and this project exist. First, the current ordinance establishes reasonable setbacks for commercial cannabis cultivation facilities from sensitive uses such as churches, schools, and public parks. (Humboldt County Code, §§ 314-55.4.11, (d).) Although the current code does not extend this rule to manufacturing facilities, this clear oversight is corrected in the proposed ordinance. (*Ibid.*) Under the new code, manufacturing facilities must be six hundred feet from any public park. (Commercial Cannabis Land Use Ordinance, Planning Commission Hearing Draft, Jan. 11, 2018, §55.4.6.4.4, (c).) This is particularly important, because the staff report fails to detail the distance between its proposed manufacturing site and HBMWD's park on the adjacent parcel across the Mad River. The park is regularly used by families who enjoy the area for

Appeal of SP-16-015
January 26, 2018
Page 7

picnics and to play in the river. According to the information provided regarding the proposed project, the manufacturing facility will be in close proximity not only to picnickers on the banks, but also the public that regularly wade into the Mad River.

Second, the proposed ordinance only allows flammable (volatile) manufacturing in MH zones that are accompanied by the Industrial General (IG) land use designation in the General Plan. (55.4.8.2.1.) The property is in the Industrial Resource (IR) land use designation and does not propose a General Plan amendment to resolve this inconsistency. Approving this project as proposed will conflict with the public policies that reflect the County's better judgment in the drafting the comprehensive ordinance, as well as the underlying environmental analysis in the EIR for the proposed ordinance.

For the foregoing reasons, HBMWD respectfully requests that the Board of Supervisors deny the project, or in the alternative, continue the matter so that an EIR, Supplemental EIR or Subsequent EIR can be prepared in compliance with CEQA to analyze the project's new and substantially more severe environmental impacts that are absent from consideration in the Addendum.

Sincerely,



Andrea A. Matarazzo



UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE
West Coast Region
1655 Heindon Road
Arcata, California 95521-4573

MAR 19 2018

In response refer to:
10012WCR2018AR00017

Humboldt County Board of Supervisors
825 Fifth Street
Eureka, CA 95501

Dear Supervisors:

I'm writing to provide comments from NOAA's National Marine Fisheries Service (NMFS) on the proposed Mercer Fraser MCMP, LLC, Zone Reclassification and Special Permit for a cannabis extraction facility in the Glendale Drive area of the Mad River. In particular, the California Environmental Quality Act (CEQA) Addendum (dated December 2017) to the Program and Supplemental Environmental Impact Reports (PEIR, SEIR) on Gravel Extraction on the Lower Mad River does not analyze the potential impacts associated with a cannabis extraction and manufacturing facility at the gravel processing site, nor do the gravel mining EIRs. In addition to the lack of CEQA analysis, we are also concerned with: 1) the location of the proposed facility within the 100-year floodplain that is within designated critical habitat for Endangered Species Act (ESA) listed coho salmon, Chinook salmon, steelhead and Pacific eulachon, 2) potential effects on ESA listed salmon, steelhead and Pacific eulachon, and 3) the proposed zoning change of the parcel to Heavy Industrial.

As described in the January 11, 2017, staff report from the Planning and Building Department to the Humboldt County Planning Commission (staff report) for the MCMP, LLC, Zone Reclassification and Special Permit, the gravel extraction PEIR and SEIR analyze the effects of gravel removal, and the associated activity of aggregate material being temporarily stockpiled and processed on site; processing operations involve crushing, sorting and storage of the rock. The staff report states that the new facility has fewer and less substantial impacts than the existing gravel extraction and processing use and that these changes are minor in nature and do not require additional mitigation measures relative to the original PEIR (1994) or the more recent SEIR (2014).

The cannabis facility will use volatile and nonvolatile solvents that were not analyzed for potential impacts in the gravel extraction PEIR or SEIR. In addition, the cannabis extraction proposal includes 24-hour operation of the facility and deliveries around the clock during the peak season. In contrast, the PEIR states that trucking operations associated with gravel mining be contained to the hours of 9:00 am to 5:00 pm, Monday through Friday. The gravel mining EIRs focused on the physical effects of removing gravel from the river (e.g., changes in channel bed elevation and river planform). Gravel mining mitigation measures described in the PEIR and the SEIR include leaving a head of bar buffer as an unmined portion of a gravel bar to protect river form, and having a team of experts recommend annual mining plans to prevent over-extraction and bed degradation.



The staff report describes mitigation measures for the cannabis facility, such as the closed loop system for solvents and limits on the amount of chemicals stored on site that do not pertain to gravel mining or processing, which further indicates that the two types of actions are not similar. These additional mitigation measures required for cannabis extraction and manufacturing are not described in the gravel mining PEIR or SBIR. Since there is essentially no analysis describing the potential for impacts from the cannabis facility, it is difficult to discern how much the proposed mitigations reduce the risk of chemical spills into the Mad River or its riparian habitat, or what the impacts would be on water quality and listed salmon, steelhead and Pacific eulachon if a chemical spill did occur.

In addition, we are concerned that the facility is proposed for construction within the 100-year floodplain of the Mad River. As described in the California Department of Fish and Wildlife (CDFW) comment letter dated February 28, 2018, floodplains are important parts of riverine ecosystems and provide habitat and functions critical to federally and State listed salmon and steelhead survival and recovery. In their role as the State Trustee and Responsible Agency for CEQA for issues pertaining to wildlife and fisheries, CDFW has recommended denial of the special permit for the facility due to the location within the 100-year floodplain. The 100-year floodplain provides areas for channel migration and habitat creation that are critical for salmon recovery as well as unique attributes of designated critical habitat such as slow water velocity refuge, and riparian vegetation for shade, cover and food.


The staff report also describes that the proposed facility would be elevated two feet above the 100-year flood elevation. However, flood recurrence intervals are approximations of risk, and elevating the proposed facility by two feet may not be adequate to ensure protection from 100-year flood waters given the imprecision of the recurrence interval estimate and climate change. We updated the flood frequency estimates for the Mad River at Arcata and the 100-year peak flow estimate is 81,870 cubic feet per second (cfs), with 90 percent confidence intervals of 68,490 cfs and 102,600 cfs, respectively. The large range of the confidence interval indicates that requiring a 2-foot elevation above the 100-year flood level may not be protective enough, especially when considering climate change.

Also, we are concerned with the proposed zoning change of the property from Agricultural Grazing to Heavy Industrial. While we understand that the most recent Humboldt County General Plan designated this parcel as Industrial Resource Related, and that gravel mining and processing is currently found within the 100-year floodplain, we do not support the zoning change to Heavy Industrial for this or other parcels along the floodplain of the Mad River due to the general incompatibility of heavy industry with a 100-year floodplain. Many of the stated uses of Heavy Industrial zoned land are incompatible with designated critical habitat for salmon, steelhead and Pacific eulachon, in particular hazardous materials and manufacturing. We suggest using a zoning designation that acknowledges the gravel mining uses, but also acknowledges the important habitat value of the 100-year floodplain for listed fish. In addition, we are concerned about the cumulative effects of the zoning change and additional heavy industry located within the 100-year floodplain of the lower Mad River.

Since the proposed facility has the potential to impact federally and State listed fish species and their habitat in ways that are different than gravel mining and processing, requires development and use of hazardous materials within the 100-year floodplain, and requires a zoning change to Heavy Industrial which we see as incompatible with habitat for salmon, steelhead and Pacific eulachon, we recommend the Board of Supervisors reconsider the Planning Commission's approval of the special permit and not allow for the zoning change to Heavy Industrial.

If you would like to discuss our comments or recommendations, please contact Justin Ly at 707-825-5154, or by email at Justin.Ly@noaa.gov.

Sincerely,

for 
Lisa Van Atta,
Assistant Regional Administrator
California Coastal Office

cc: Kalyn Bocast, CDFW, Eureka, CA
John Friedenbach, HBMWD, Eureka, CA



HUMBOLDT BAY MUNICIPAL WATER DISTRICT

828 SEVENTH STREET, PO BOX 95 • EUREKA, CALIFORNIA 95502-0095

OFFICE 707-443-5018 ESSEX 707-822-2918

FAX 707-443-5731 707-822-8245

EMAIL OFFICE@HBMWD.COM

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GENERAL MANAGER
CAROL RISCHÉ

December 15, 2014

(update to December 10th letter)

Humboldt County Board of Supervisors
825 5th Street, Room 111
Eureka, CA 95501

RE: GPU Mineral Resource Element - Goal MR-G2

Dear Supervisors,

In late October, we shared our interest and concerns regarding changes that were made to Mineral Resource Goal MR-G2 at your September 22nd meeting. Thank you for bringing this goal back for consideration.

Goal MR-G2 was modified and approved on September 22nd by a straw vote as follows:

In-stream Sand and Gravel Extraction. Continued supplies of in-stream sand and gravel using extraction methods and rates that are consistent with state and federal endangered species regulations. Where possible, extraction can should take place in manner beneficial to endangered or threatened species, support threatened or endangered species recovery, protect riparian corridors and preserve existing river bed elevations.

As previously communicated, we are not opposed to mining on the Mad River. Our concern centers on removing preservation of the existing river bed elevation.

This letter is an update to the letter we sent on December 10th. It contains two changes given input from gravel operators on the Mad River. The changes are shown below in track-change mode.


In-stream Sand and Gravel Extraction - Continued supplies of in-stream sand and gravel using extraction methods and rates that are consistent with state and federal endangered species regulations and will not adversely impact public infrastructure and preserve the natural bed level elevation upstream and downstream of extraction sites. Where possible, extraction should take place in a manner beneficial to endangered or threatened species.

Last week, we learned that County Planning staff is proposing addition of a following policy statement. We request an addition to that policy as follows:

MR-P13. Protection of In-stream Water Collection and Transmission Facilities on the Mad River.
Prescribed sand and gravel extraction rates shall not cause channel bed degradation to levels that adversely impact public infrastructure, or the source-water classification of the drinking water for the regional water system.

Once again, we appreciate re-consideration of this matter. We will attend the GPU Hearing later today to present this recommendation and answer questions.

Sincerely,



Carol Rische
General Manager

cc: Justin Zabel and Mark Benzinger, Mercer-Fraser
Paul Krause, Eureka Ready Mix
Kevin Hamblin, Michael Wheeler, Humboldt County Planning Department
John Winzler, GHD, District Engineer

ATTACHMENT D



**California Department of Fish and Wildlife
CEQA Referral Checklist**

Applicant: Mercer Fraser MCMP LLC		Date: 2/27/2018	
APPS No.: 10244	APN: 504-161-010	CDFW CEQA: 2017-0176	Case No.: SP16-015, ZR16-001
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Existing	<input type="checkbox"/> Mixed-light (SF):	<input type="checkbox"/> Outdoor (SF): <input type="checkbox"/> Indoor <input checked="" type="checkbox"/> Other

Thank you for the opportunity to comment on the Mercer Fraser MCMP LLC Zoning Reclassification and Special Permit. Due to staffing changes and workload, CDFW was not able to provide comprehensive comments on the initial referral. Based on the current status of the project, CDFW understands that the County will accept comments from CDFW prior to the next hearing for the Project. Therefore, CDFW offers the following comments on the Project in our role as a Trustee and Responsible Agency pursuant to the California Environmental Quality Act (CEQA; California Public Resource Code section 21000 et seq.).

Please note the following information:

- Recommend Denial. See comments below.

Thank you for the opportunity to comment on the Mercer Fraser MCMP LLC Zoning Reclassification and Special Permit. Due to staffing changes and workload, CDFW was not able to provide comprehensive comments on the initial referral. Based on the current status of the project, CDFW understands that the County will accept comments from CDFW prior to the next hearing for the Project. Therefore, CDFW offers the following comments on the Project in our role as a Trustee and Responsible Agency pursuant to the California Environmental Quality Act (CEQA; California Public Resource Code section 21000 et seq.).

The Project proposes a zoning change from Agriculture General to Heavy Industrial for the parcel, and construction and operation of a cannabis manufacturing facility of approximately 5000 square feet in size. The facility will use volatile and nonvolatile solvents in the manufacturing process and may operate 24 hours a day. The facility is proposed to be located within the 100-year floodplain of the Mad River.

CDFW's primary concern with the project relates to the proposed construction of a permanent cannabis manufacturing facility within the 100-year floodplain. Floodplains are an important physical and biological part of riverine ecosystems. All rivers flood, and flooding is a natural and recurring event in river systems such as the Mad River. CDFW strongly supports the conservation and restoration of floodplain habitats. CDFW is especially concerned with maintaining the floodplain and riparian habitat along the Mad River because of the significant biological values the Mad River has for numerous commercially important fish species and State and federally-listed or otherwise sensitive species.

Riverine floodplains provide many ecological services, including but not limited to:

- Facilitating growth of trees and vegetation that anchor riverbanks and prevent bank erosion.
- Sustaining listed anadromous salmonid populations and thereby commercial fisheries by providing river habitat such as shade, over-hanging banks, habitat complexity, large woody debris, insect and foliage drop contributing to the aquatic food chain, and high-flow refugia for fish during flood events.
- Providing vitally important habitat to numerous riparian-dependent wildlife species, such as reptiles, amphibians, bats, and migratory songbirds.
- Functioning as natural filters that absorb nutrients and other pollutants from water and making rivers healthier for drinking, swimming, and supporting fish and wildlife species.

Development in flood-prone areas disconnects rivers from their natural floodplains and displaces, fragments, and degrades important riparian habitat. Development in floodplains often eliminates benefits of natural flooding regimes such as deposition of river silts on valley floor soils, and recharging of wetlands. In addition, development can prevent the formation of braided channel structure, off-channel fish habitat, and backwaters, resulting in higher velocity flows. These changes lower habitat suitability for salmon, which need low-velocity refugia during flood flows.

Development in floodplains is vulnerable to erosion and flood damage. Once structures are built and threatened by river flooding, property owners often seek to armor riverbanks or build or raise levees to prevent future property damage. Thus, not only does development displace riparian and floodplain habitat when it is built, it often results in further riparian and floodplain habitat loss through rock armoring and levee construction. Floodplains also provide vital water storage capacity during flood events. Flood-damaged properties also have a high potential to result in contaminant releases into river systems.

CDFW recommends that local agencies permit only vital public infrastructure in floodplains (e.g., transportation structures and water, sewer, natural gas, and electrical transmission facilities). Public facilities built in floodplains should be able to withstand flood events without significant damage or pollution release. Given their biological importance, and propensity to flood, CDFW believes ideal land uses for floodplains are parks, picnic areas, boat ramps, agriculture, open space, and, especially, lands dedicated to the maintenance and enhancement of riparian wildlife habitat. To best protect California's riverine and riparian habitats, CDFW believes it is wise public policy to maintain and restore floodplain functions and to prevent, whenever practicable, the development of residential and commercial structures in areas that are not already protected by existing levee systems.

Allowing non-essential development and habitat conversion in floodplains will result in degradation of riverine and riparian habitats and negatively impact the fish and wildlife species that depend upon them. Consequently, this Project, as proposed, will result in the degradation of both aquatic and riparian habitat of the Mad River. For this reason, CDFW recommends the project be redesigned to keep permanent structures out of the Mad River's 100-year floodplain.

This project has the potential to affect sensitive fish and wildlife resources such as Chinook Salmon (*Oncorhynchus tshawytscha*), Coho Salmon (*O. kisutch*), Steelhead Trout (*O. mykiss*), Coast Cutthroat Trout (*O. clarkii clarkii*), Eulachon (*Thaleichthys pacificus*), Pacific Lamprey (*Entosphenus tridentatus*), Green Sturgeon (*Acipenser medirostris*), White Sturgeon (*Acipenser transmontanus*), Northern Red-legged Frog (*Rana aurora*), Foothill Yellow-legged Frog (*Rana boylei*), Tailed Frog (*Ascaphus truei*), Pacific Giant Salamander (*Dicamptodon tenebrosus*), Western Pond Turtle (*Actinemys marmorata marmorata*), and amphibians, reptiles, aquatic invertebrates, mammals, birds, and other aquatic and riparian species.

Thank you for the opportunity to comment on this Project. Please send all inquiries regarding these comments to kalyn.boicast@wildlife.ca.gov.

Please confirm that you have received this email.

Sincerely,

California Department of Fish and Wildlife
619 2nd Street
Eureka, CA 95501

ATTACHMENT E



736 F Street
Arcata, CA 95521

February 7, 2018

Humboldt County Board of Supervisors
825 5th Street
Eureka, Ca. 95521

Dear Chairperson Sundberg,

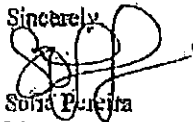
The City of Arcata is in support of the Humboldt Bay Municipal Water District's (HBMWD) appeal of the January 11, 2018 Planning Commission decision to recommend re-zoning for the Mercer-Fraser property (APN 504-161-010) and a special permit for a 5,000 sq. ft. cannabis extraction manufacturing facility. As the project is located just outside of Arcata's Sphere of Influence, we did not receive a project referral and, therefore, learned of the project late in the process.

Our concerns are mainly regarding the rezone from Agriculture to Heavy Industrial in such close proximity to the domestic water intakes at the Ranney collectors that supply the HBMWD, including the City of Arcata, with drinking water. The substrate there is quite porous and the vulnerable water extraction zone on the Ranney wells is not all that deep.

In our review of the record it does not appear that the zone change and special permit are in the best interest of protecting public health and safety over the long-term. Therefore, we respectfully request that the Board of Supervisors either uphold HBMWD's appeal or continue the matter so that additional information can be produced which indicates compliance with the CEQA findings required to verify that the proposed project, in its entirety, will not cause significant environmental impacts.

Performance Standards and BMPs may not be adequate to protect drinking water from industrial activities in this sensitive area. Again we support the appeal letter by the HBMWD and look forward to providing additional comments once an appeal date is set.

Sincerely,


Sofia Puente
Mayor

City Manager
(707) 822-5953

Police
822-2428

Recreation
822-7091

Community Development
822-5955

Finance
822-5951

Transportation
822-3775

Environmental Services
Streets/Utilities
822-5957

Environmental Services
Community Services
822-8184

Engineering
& Building
825-2128



CITY OF BLUE LAKE

Post Office Box 458 • 111 Greenwood Road • Blue Lake, CA 95525

Phone 707.668.5655 Fax 707.668.5916

February 20, 2018

Humboldt County Board of Supervisors
825 5th Street
Eureka, CA 95501

Dear Board of Supervisors:

The Blue Lake City Council is writing this letter to express our concern, dismay and opposition to the proposed zoning change for the property owned by Mercer Fraser Company, located in the Essex area of Glendale (Planning Commission Application No. 10244, Case Nos. ZR-16-001 and SP 16-015).

The City Council discussed this project at City Council meetings held on January 23, 2018 and February 13, 2018, where numerous residents and concerned citizens voiced their strong opposition to this project and encouraged the City Council to take the necessary steps to insure that our community concerns and opposition are presented to the Board of Supervisors.

We are writing this letter to encourage you to deny this zoning change request and to take the necessary steps to insure that our community drinking water source and our river is protected from future industrial impacts. Allowing an increase in development at this site presents future impacts that are clearly too great to gamble on. In order to meet the needs of the County's General Plan we are asking that the parcel maintain its current zoning designation as Agriculture Exclusive; this zoning designation will provide protection to our drinking water source, the river and the general public.

After reviewing the proposal details, including the presentation by Mercer Fraser's consultants, it is clear to the City, and our residents, that this project has not been adequately vetted on a host of levels. The information provided to the public does not satisfy our concerns, nor does it provide any level of comfort that our river, our drinking water source or the public will be protected. The lack of adequate notification to the Humboldt Bay Municipal Water District, along with the cursory environmental analysis only serve to further our concerns and lack of confidence in this project.



CITY OF BLUE LAKE

Post Office Box 458 • 111 Greenwood Road • Blue Lake, CA 95525
Phone 707.668.5655 Fax 707.668.5916

January 11, 2018

Humboldt County Planning Commission
3015 H Street
Eureka, CA 95501

RE: Application Number 10244; Case Numbers ZR-16-001 and SP16-015

Dear Commissioners:

The City of Blue Lake is writing this letter in support of Humboldt Bay Municipal Water District's (HBMWD) letter dated January 3, 2018 regarding Application Number 10244, Case Numbers ZR-16-001 and SP16-015. As a municipal customer of HBMWD the City shares the same concerns identified by HBMWD as it relates to possible impacts presented by this zoning change.

The City of Blue Lake is also concerned that during the application process, Humboldt Bay Municipal Water District was not notified of the project, and as such was not given adequate time to notify its municipal water customers of the potential issues surrounding this application.

The City of Blue Lake was made aware of this project application during the first week of January, and as such, feels that it has not had enough time to fully evaluate or consider the potential impacts of the proposed zoning change and subsequent land uses.

As such, the City of Blue Lake stands in support of HBMWD's position that this zoning change be denied.

Thank you for your time and consideration.

Amanda Mager
City Manager
City of Blue Lake



CITY OF EUREKA

531 K Street • Eureka, California 95501-1146 • (707) 441-4144
fax (707) 441-4138

CITY MANAGER

Ryan Sundberg, Chair
825 5th Street, Room 111
Eureka, CA 95501

February 8, 2018

On February 6, the Eureka City Council considered the Glendale Zoning Change and Special Permit for Mercer Fraser. The city understands that in 2016, an application was submitted to the County by MCMP Humboldt, LLC to change the zoning of the site from Agriculture General (AG) to Heavy Industrial with a qualified combining zone (MH-Q). The application included a special permit to develop and operate a cannabis products manufacturing facility of approximately 5,000 square feet. County staff indicated in their staff report to the Planning Commission that the proposed zoning of the site is consistent with the County's recently adopted General Plan, which changed the land use designation for the site to Industrial Resource Related (IR). The IR land use designation was adopted in the General Plan to reflect the historic use of the site.

At the January 11, 2018 meeting of the Humboldt County Planning Commission, the special permit for the cannabis manufacturing facility at the site was approved, with conditions. One of the conditions of approval was that the zoning change must be approved by the Board of Supervisors before the special permit is effective.


On January 17, 2018, the Humboldt Bay Municipal Water District (HBMWD) met to discuss the Planning Commission approval of the MCMP project. The Board directed agency staff to appeal the Planning Commission's decision to the Board of Supervisors.

The City of Eureka shares the same concerns as HBMWD as to the long term safety of the municipal water supply that may result from a zoning change that allows Heavy Industrial use at the site. Therefore the City of Eureka supports the appeal of the Planning Commission decision to the Board of Supervisors based upon the seven factors noted in HBMWD's January 26 correspondence to the Board.

The City of Eureka respectfully requests that the Board of Supervisors deny the project, or require an EIR, Supplemental EIR, or Subsequent EIR be prepared to analyze the project's environmental impacts in a more comprehensive manner.

The City of Eureka would welcome the opportunity to be involved in discussions with county staff, HBMWD and municipal agencies, as well as MCMP to determine what additional safeguards may be put in place to ameliorate the potential hazards of the proposed project.

Sincerely,


Greg L. Sparks
City Manager

FIELDBROOK GLENDALE COMMUNITY SERVICES DISTRICT
P.O. BOX 2715 • MCKINLEYVILLE, CA 95519

February 27, 2018

Mr. Ryan Sundberg
Fifth District Supervisor
825 Fifth Street
Eureka, Ca 95501

RE: Support for Humboldt Bay Municipal Water District Appeal

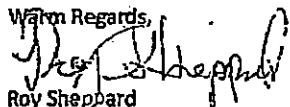
Dear Supervisor Sundberg,

I am writing today at the request of the Fieldbrook Glendale Community Services District (FGCSD) board of directors representing nearly 1,800 residents in the Fieldbrook Valley and Glendale Area. The board supports the action by the Humboldt Bay Municipal Water District (HBMWD) Board to file an appeal of the Humboldt County Planning Commission's decision to rezone Assessor's Parcel number 504-161-001 and to issue a special permit to develop and operate a cannabis products manufacturing facility.

The FGCSD board of directors is deeply concerned the rezoning and subsequent special permit has the potential to degrade or pollute the surface water drawn for industrial uses and the aquifer which supplies the drinking water for much of Humboldt County. There has been public testimony from a sister agency which calls into question whether there is sufficient evidence to make the finding that the proposed development will not be detrimental to the public health, safety and welfare, and will not be materially injurious to properties or improvements in the vicinity (Section 312-17.1.4).

We encourage you to work with the management and board of HBMWD to find an alternative to the Heavy Industrial zoning and/or that the project be additionally conditioned to address the concerns raised by HBMWD.

Warm Regards,


Roy Sheppard
President
FGCSD

Cc: Supervisor Bass
Supervisor Bohn
Supervisor Fennel
Supervisor Wilson

Humboldt Community Services District

Dedicated to providing high quality, cost effective water and sewer service for our customers

February 16, 2018

Humboldt County Board of Supervisors
825 5th Street
Eureka, CA 95501

Dear Supervisors,

On behalf of the Humboldt Community Services District, (District) I would like to express our Board's support for the review of the Humboldt Bay Municipal Water District's (HBMWD) request to appeal the Planning Commission's decision on Special Permit for Project SP-16-015 to the Board of Supervisors and support for the HBMWD's continuing efforts to protect our water supply.

Approximately two-thirds of the water that our District supplies to the more than 22,000 residents that live within our 15 square-mile District originates within the Mad River at the HBMWD facilities. Therefore, any development that has the potential to degrade the quality of this water supply is of concern to our District.

We think it is important for you to remember the high priority that a clean water source is to any community. The people that set up the HBMWD built an amazing water system for generations of Humboldt County residents to use. We encourage the County to once again place the highest priority on our region's water supply.

We only have one major water source and the public has invested millions of dollars into making it safe and reliable. We encourage the Supervisors and the Planning and Building Department to recognize the importance and necessity of this sustainable water source and ensure that any request for heavy industrial zoning or uses within heavy industrial zoning along the Mad River are conditioned to protect the long-term public health and our water supply.

Sincerely,


David Hull
General Manager

C: Board of Directors



Manila Community Services District

1901 Park Street • Arcata, CA 95521 • 707-444-3803 • Fax 707-444-0231

Board of Directors
Jan Bramlett, President
John Woolley, Vice President
Carol VanderMeer, Finance Officer
Carla Leopardo, Secretary
Dendra Dengler, Safety Officer

General Manager
Christopher Drop

February 28th, 2018

COUNTY OF HUMBOLDT
BOARD OF SUPERVISORS
825 FIFTH STREET
EUREKA, CA 95501
SUPERVISORS' CHAMBER, FIRST FLOOR

Honorable Members of the Humboldt County Board of Supervisors,

At the regular February 15, 2018 meeting of the Manila Community Services District, the Board of Directors reviewed the body of materials presented and heard from Humboldt Bay Water District representatives regarding HBMWD appeal of the Humboldt County Planning Commission decision supporting the Mercer Fraser Project. The Board voted in support of the appeal. Our agency believes re-zoning the parcel, circumscribed by our drinking water wells; from AG to Heavy Industrial is an unnecessary and risky action as enumerated below:

1. There exists a ready inventory of other County parcels posing no such threat to our water supplies and the existing activities at the site are allowable without the change in zoning.
2. There was no notice provided to the HBMWD of the proposed project which undermined the lawful process of public review and comment.
3. The proponents of the project assert that our water sources will remain protected because MCMP "...has essentially eliminated the likelihood of any impacts to water quality" by reducing the quantity of solvents. We believe decreasing the quantities of proposed carcinogens at the site does not recalibrate the likelihood of contamination.
4. The number of proposed amendments by the project proponents, in and of themselves, necessitates that a full EIR be carried out in order for a more thorough examination of the project development activities be scrutinized. Allowing re-zoning of this parcel without an EIR is a negation of the processes in place specifically to protect these resources.
5. The project is 350' from a public park where visitors to the river could potentially access the site or be exposed in a contamination event.

Lastly, we ask that you consider HBMWD's appeal at your earliest convenience and avoid any delays on this important matter.

Respectfully,

Janette Bramlett
President of the Board
Manila Community Services District
1901 Park Street
Manila, CA 95521
707-444-3803

PHYSICAL ADDRESS:
1658 BUTTER ROAD
MCKINLEYVILLE, CA 95519

MAILING ADDRESS:
P.O. BOX 2007
MCKINLEYVILLE, CA 95519



MAIN OFFICE:
PHONE: (707) 839-8251
FAX: (707) 839-8469

PARKS & RECREATION OFFICE:
PHONE: (707) 839-9003
FAX: (707) 839-8864

February 16, 2018

Humboldt County
Board of Supervisors
625 5th Street, Room 111
Eureka, CA 95501

RE: Glendale Zoning and Special Permit

Dear Board of Supervisors,

The McKinleyville Community Services District (MCSD) Board has serious concerns with the Glendale Zoning Change and Special Permit and hope the Board of Supervisors makes the right decision. We hope Mercer Fraser and the Humboldt Bay Municipal Water District (HBMWD) are able to reach common ground on this project.

We support the appeal by the HBMWD. Risks, scope and persistence of potential environmental damage to ground water need to be carefully reviewed. Flood plan development issues should have a margin of error for toxics and the 100 year flood plain. The site desirability for rezoning should be seriously questioned.

Thank you for consideration of the HBMWD appeal and our comments.

Sincerely,

A handwritten signature in cursive script that reads "David R. Couch".

David R. Couch
Board President

Attachment 3



UNITED STATES DEPARTMENT OF COMMERCE
 National Oceanic and Atmospheric Administration
 NATIONAL MARINE FISHERIES SERVICE
 West Coast Region
 1855 Hayden Road
 Arcata, California 95521-4573



MAR 19 2018

In response refer to:
 10012W/CB2018AR00017

Humboldt County Board of Supervisors
 825 Fifth Street
 Eureka, CA 95501
 Dear Supervisors:

I'm writing to provide comments from NOAA's National Marine Fisheries Service (NMFS) on the proposed Mercer-Fraser MCMF, LLC, Zone Reclassification and Special Permit for a camabits extraction facility in the Glendale Drive area of the Mad River. In particular, the California Environmental Quality Act (CEQA) Addendum (dated December 2017) to the Program and Supplemental Environmental Impact Reports (PEIR, SEIR) on Gravel Extraction on the Lower Mad River does not analyze the potential impacts associated with a camabits extraction and manufacturing facility at the gravel processing site, nor do the gravel mining EIRs. In addition to the lack of CEQA analysis, we are also concerned with: 1) the location of the proposed facility within the 100-year floodplain that is within designated critical habitat for Endangered Species Act (ESA) listed coho salmon, Chinook salmon, steelhead and Pacific halibut, 2) potential effects on ESA listed salmon, steelhead and Pacific halibut, and 3) the proposed zoning change of the parcel to Heavy Industrial.

As depicted in the January 11, 2017, staff report from the Planning and Building Department to the Humboldt County Planning Commission (staff report) for the MCMF, LLC, Zone Reclassification and Special Permit, the gravel extraction PEIR and SEIR analyze the effects of gravel removal, and the associated activity of aggregate material being temporarily stockpiled and processed on site, processing operations involve crushing, sorting and storage of the rock. The staff report states that the new facility has fewer and less substantial impacts than the existing gravel extraction and processing use and that these changes are minor in nature and do not require additional mitigation measures relative to the original PEIR (1994) or the more recent SEIR (2014).

The camabits facility will use volatile and nonvolatile solvents that were not analyzed for potential impacts in the gravel extraction PEIR or SEIR. In addition, the camabits extraction proposal includes 24-hour operation of the facility and deliveries around the clock during the peak season. In contrast, the PEIR states that trucking operations associated with gravel mining be continued to the hours of 9:00 am to 5:00 pm, Monday through Friday. The gravel mining EIRs focused on the physical effects of removing gravel from the river (e.g., changes in channel bed elevation and river plattform). Gravel mining mitigation measures described in the PEIR and the SEIR include leaving a head of bar buffer as an unmined portion of a gravel bar to protect river form, and having a team of experts recommend annual mining plans to prevent over-extraction and bed degradation.

The staff report describes mitigation measures for the cannabis facility, such as the closed loop system for solvents and limits on the amount of chemicals stored on site that do not pertain to gravel mining or processing, which further indicates that the two types of actions are not similar. These additional mitigation measures required for cannabis extraction and manufacturing are not described in the gravel mining PEIR or SBIR. Since there is essentially no analysis describing the potential for impacts from the cannabis facility, it is difficult to discern how much the proposed mitigations reduce the risk of chemical spills into the Mad River or its riparian habitat, or what the impacts would be on water quality and listed salmon, steelhead and Pacific eulachon if a chemical spill did occur.

In addition, we are concerned that the facility is proposed for construction within the 100-year floodplain of the Mad River. As described in the California Department of Fish and Wildlife (CDFW) comment letter dated February 28, 2018, floodplains are important parts of riverine ecosystems and provide habitat and functions critical to federally and State listed salmon and steelhead survival and recovery. In their role as the State Trustee and Responsible Agency for CEQA for issues pertaining to wildlife and fisheries, CDFW has recommended denial of the special permit for the facility due to the location within the 100-year floodplain. The 100-year floodplain provides areas for channel migration and habitat creation that are critical for salmon recovery as well as unique attributes of designated critical habitat such as slow water velocity refuge, and riparian vegetation for shade, cover and food.


The staff report also describes that the proposed facility would be elevated two feet above the 100-year flood elevation. However, flood recurrence intervals are approximations of risk, and elevating the proposed facility by two feet may not be adequate to ensure protection from 100-year flood waters given the imprecision of the recurrence interval estimate and climate change. We updated the flood frequency estimates for the Mad River at Arcata and the 100-year peak flow estimate is 81,870 cubic feet per second (cfs), with 90 percent confidence intervals of 68,490 cfs and 102,600 cfs, respectively. The large range of the confidence interval indicates that requiring a 2-foot elevation above the 100-year flood level may not be protective enough, especially when considering climate change.

Also, we are concerned with the proposed zoning change of the property from Agricultural Grazing to Heavy Industrial. While we understand that the most recent Humboldt County General Plan designated this parcel as Industrial Resource Related, and that gravel mining and processing is currently found within the 100-year floodplain, we do not support the zoning change to Heavy Industrial for this or other parcels along the floodplain of the Mad River due to the general incompatibility of heavy industry with a 100-year floodplain. Many of the stated uses of Heavy Industrial zoned land are incompatible with designated critical habitat for salmon, steelhead and Pacific eulachon, in particular hazardous materials and manufacturing. We suggest using a zoning designation that acknowledges the gravel mining uses, but also acknowledges the important habitat value of the 100-year floodplain for listed fish. In addition, we are concerned about the cumulative effects of the zoning change and additional heavy industry located within the 100-year floodplain of the lower Mad River.

Since the proposed facility has the potential to impact federally and State listed fish species and their habitat in ways that are different than gravel mining and processing, requires development and use of hazardous materials within the 100-year floodplain, and requires a zoning change to Heavy Industrial which we see as incompatible with habitat for salmon, steelhead and Pacific eulachon, we recommend the Board of Supervisor's reconsider the Planning Commission's approval of the special permit and not allow for the zoning change to Heavy Industrial.

If you would like to discuss our comments or recommendations, please contact Justin Ly at 707-825-5154, or by email at Justin.Ly@noaa.gov.

Sincerely,


for Lisa Van Aita,
Assistant Regional Administrator
California Coastal Office

cc: Kalyn Bocast, CDFW, Eureka, CA
John Friedenbach, HBMWD, Eureka, CA

Attachment 4



**California Department of Fish and Wildlife
CEQA Referral Checklist**

Applicant: Mercer Fraser MCMP LLC		Date: 2/27/2018	
APPS No.: 10244	APN: 504-161-010	CDFW CEQA: 2017-0176	Case No.: SP16-015, ZR16-001
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Existing	<input type="checkbox"/> Mixed-Flight (SF):	<input type="checkbox"/> Outdoor (SF): <input type="checkbox"/> Indoor <input checked="" type="checkbox"/> Other

Thank you for the opportunity to comment on the Mercer Fraser MCMP LLC Zoning Reclassification and Special Permit. Due to staffing changes and workload, CDFW was not able to provide comprehensive comments on the initial referral. Based on the current status of the project, CDFW understands that the County will accept comments from CDFW prior to the next hearing for the Project. Therefore, CDFW offers the following comments on the Project in our role as a Trustee and Responsible Agency pursuant to the California Environmental Quality Act (CEQA; California Public Resource Code section 21000 et seq.).

Please note the following information:

Recommend Denial. See comments below.

Thank you for the opportunity to comment on the Mercer Fraser MCMP LLC Zoning Reclassification and Special Permit. Due to staffing changes and workload, CDFW was not able to provide comprehensive comments on the initial referral. Based on the current status of the project, CDFW understands that the County will accept comments from CDFW prior to the next hearing for the Project. Therefore, CDFW offers the following comments on the Project in our role as a Trustee and Responsible Agency pursuant to the California Environmental Quality Act (CEQA; California Public Resource Code section 21000 et seq.).

The Project proposes a zoning change from Agriculture General to Heavy Industrial for the parcel, and construction and operation of a cannabis manufacturing facility of approximately 5000 square feet in size. The facility will use volatile and nonvolatile solvents in the manufacturing process and may operate 24 hours a day. The facility is proposed to be located within the 100-year floodplain of the Mad River.

CDFW's primary concern with the project relates to the proposed construction of a permanent cannabis manufacturing facility within the 100-year floodplain. Floodplains are an important physical and biological part of riverine ecosystems. All rivers flood, and flooding is a natural and recurring event in river systems such as the Mad River. CDFW strongly supports the conservation and restoration of floodplain habitats. CDFW is especially concerned with maintaining the floodplain and riparian habitat along the Mad River because of the significant biological values the Mad River has for numerous commercially important fish species and State and federally-listed or otherwise sensitive species.

Riverine floodplains provide many ecological services, including but not limited to:

- Facilitating growth of trees and vegetation that anchor riverbanks and prevent bank erosion.
- Sustaining listed anadromous salmonid populations and thereby commercial fisheries by providing river habitat such as shade, over-hanging banks, habitat complexity, large woody debris, insect and foliage drop contributing to the aquatic food chain, and high-flow refugia for fish during flood events.
- Providing vitally important habitat to numerous riparian-dependent wildlife species, such as reptiles, amphibians, bats, and migratory songbirds.
- Functioning as natural filters that absorb nutrients and other pollutants from water and making rivers healthier for drinking, swimming, and supporting fish and wildlife species.

Development in flood-prone areas disconnects rivers from their natural floodplains and displaces, fragments, and degrades important riparian habitat. Development in floodplains often eliminates benefits of natural flooding regimes such as deposition of river silts on valley floor soils, and recharging of wetlands. In addition, development can prevent the formation of braided channel structure, off-channel fish habitat, and backwaters, resulting in higher velocity flows. These changes lower habitat suitability for salmon, which need low-velocity refugia during flood flows.

Development in floodplains is vulnerable to erosion and flood damage. Once structures are built and threatened by river flooding, property owners often seek to armor riverbanks or build or raise levees to prevent future property damage. Thus, not only does development displace riparian and floodplain habitat when it is built, it often results in further riparian and floodplain habitat loss through rock armoring and levee construction. Floodplains also provide vital water storage capacity during flood events. Flood-damaged properties also have a high potential to result in contaminant releases into river systems.

CDFW recommends that local agencies permit only vital public infrastructure in floodplains (e.g., transportation structures and water, sewer, natural gas, and electrical transmission facilities). Public facilities built in floodplains should be able to withstand flood events without significant damage or pollution release. Given their biological importance, and propensity to flood, CDFW believes ideal land uses for floodplains are parks, picnic areas, boat ramps, agriculture, open space, and, especially, lands dedicated to the maintenance and enhancement of riparian wildlife habitat. To best protect California's riverine and riparian habitats, CDFW believes it is wise public policy to maintain and restore floodplain functions and to prevent, whenever practicable, the development of residential and commercial structures in areas that are not already protected by existing levee systems.

Allowing non-essential development and habitat conversion in floodplains will result in degradation of riverine and riparian habitats and negatively impact the fish and wildlife species that depend upon them. Consequently, this Project, as proposed, will result in the degradation of both aquatic and riparian habitat of the Mad River. For this reason, CDFW recommends the project be redesigned to keep permanent structures out of the Mad River's 100-year floodplain.

This project has the potential to affect sensitive fish and wildlife resources such as Chinook Salmon (*Oncorhynchus tshawytscha*), Coho Salmon (*O. kisutch*), Steelhead Trout (*O. mykiss*), Coast Cutthroat Trout (*O. clarki clarki*), Eulachon (*Thaleichthys pacificus*), Pacific Lamprey (*Entosphenus tridentatus*), Green Sturgeon (*Acipenser medirostris*), White Sturgeon (*Acipenser transmontanus*), Northern Red-legged Frog (*Rana aurora*), Foothill Yellow-legged Frog (*Rana boylei*), Tailed Frog (*Ascaphus truei*), Pacific Giant Salamander (*Dicamptodon tenebrosus*), Western Pond Turtle (*Actinemys marmorata marmorata*), and amphibians, reptiles, aquatic invertebrates, mammals, birds, and other aquatic and riparian species.

Thank you for the opportunity to comment on this Project. Please send all inquiries regarding these comments to kayn.boest@wildlife.ca.gov.

Please confirm that you have received this email.

Sincerely,

California Department of Fish and Wildlife
619 2nd Street
Eureka, CA 95501

Overlays to the GPU will do the trick!

(from the GPU community meeting in 2003-2005 - funded by the Humboldt Area Foundation)

Glendale Vision Statement

F2

Thirteen years ago, in regards to updating the Humboldt County General Plan, county planners met with local communities for their input. As a result, Glendale produced the following vision statement in 2005 looking forward to 2050:

please allow us to have a small steering group to help w/ roads + streams

“Glendale is a safe, clean community with balanced and well-designed residential, commercial and industrial development. Residents and business enjoy reliable public services, well-maintained and properly signed roads, bike paths and sidewalks. A central downtown and commercial area caters to residents and truckers alike. Through partnership with local educational centers, an industrial arts complex and faculty and student housing are well integrated into the community on former Brownfield sites. Residents and businesses enjoy their close proximity and easy access to the river and other recreational opportunities.”

When re-zoning, it's a good time to ask:

- Is Glendale becoming its vision?
- How will re-zoning guide and sustain Glendale's vision?

Glendale is a productive and important Humboldt County community. Let's make it better.

October 18, 2018

Dear Humboldt Planning Commission,

My family has lived in Glendale since the late 1930's.
My late husband's family farm included apple trees, apricot trees and cows for milk that went to the Humboldt Creamery.

Hall Creek flows into the Mad River and it's important for the sustainability of animals and the health and wellness of the water in our community.

Just this morning there was a beautiful herd of Elk in my backyard.

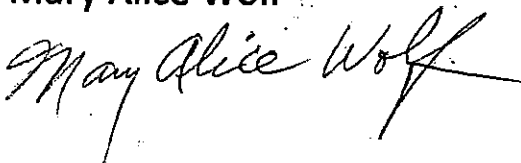
When driving down Glendale Drive of of 299, my house and our 2 acres is the first large open space going in our neighborhood.
Please don't allow any more heavy industrial into our already industrialized community.

The concrete and dirt have made it so that I cant grow a vegetable garden any longer. I've been told a fence won't help.

Unfortunately, at age 87, I won't be able to attend the meeting this evening. I've asked my neighbor Barbara to present this to you on my behalf.

You are welcome to come over and visit any time, and I will show you our beautiful area. Please keep it this way.

Sincerely,
Mary Alice Wolf



The Ripple Effect

Do you want to be a positive influence in the world?

First, get your own life in order. Ground yourself in the single principle so that your behavior is wholesome and effective. If you do that, you will earn respect and be a powerful influence.

Your Behavior influences others through a ripple effect. A ripple effect works because everyone influences everyone else. Powerful people are powerful influences.

If your life works, you influence your family.

If your family works, your family influences the community.

If your community works, your community influences the nation.

If your nation works, your nation influences the world.

If your world works, the ripple effect spreads throughout the cosmos.

Remember that your influences begins with you and ripples outward. So be sure that your influence is both potent and wholesome.

How do I know that this works?

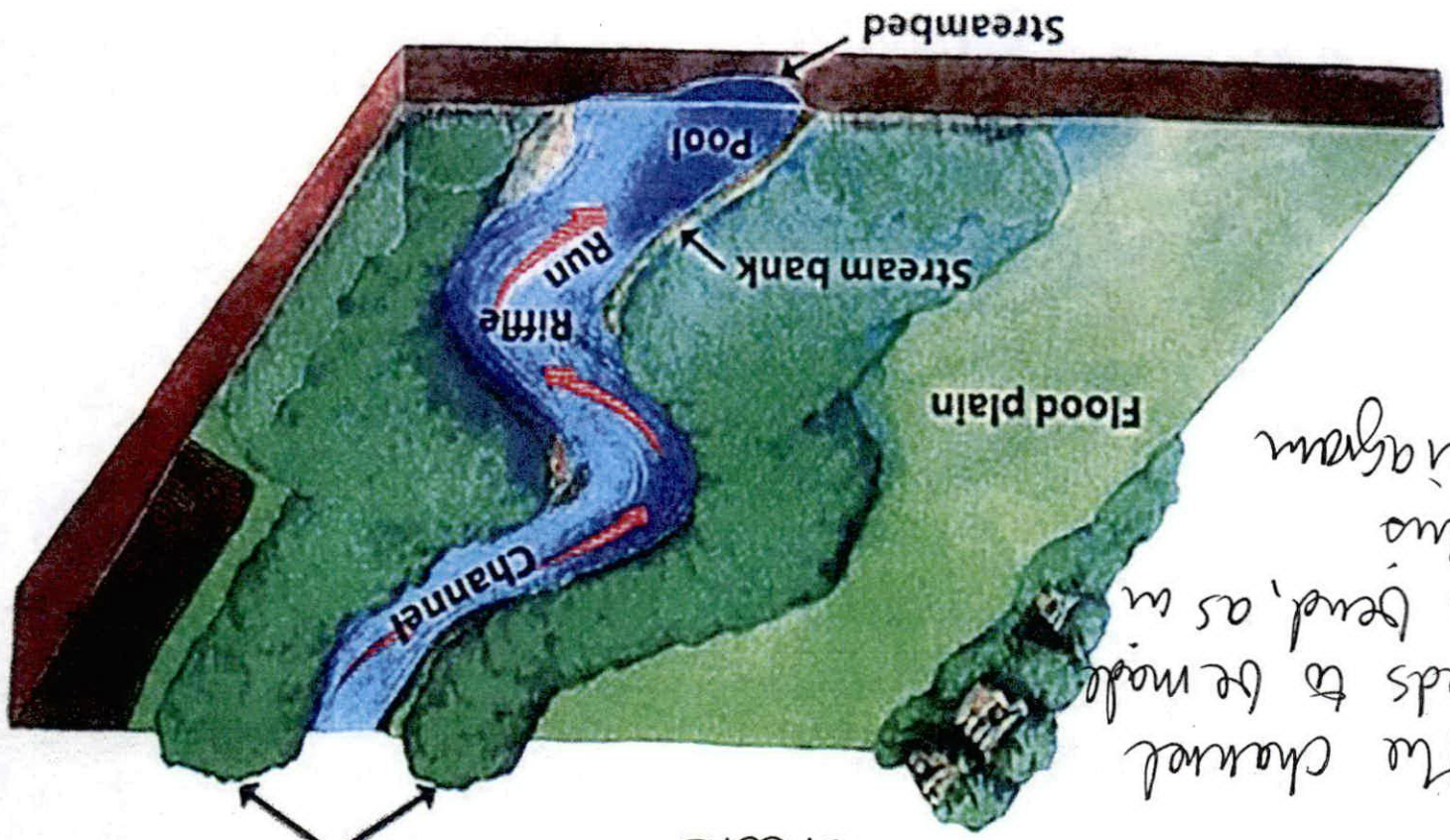
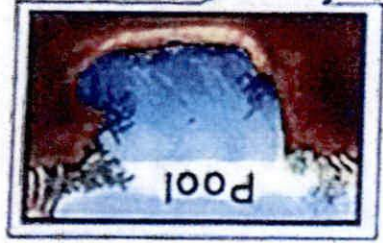
All growth spreads outward from a fertile and potent nucleus.

You are a nucleus.

John Heider

The Tao of Leadership

A curving stream flows down the water, and allows for improved fish spawning habitat. Also, important for the set backs to be -
 A curving stream flows down the water, and allows for improved fish spawning habitat. Also, important for the set backs to be -
 A curving stream flows down the water, and allows for improved fish spawning habitat. Also, important for the set backs to be -



The channel needs to be made to bend, as in this diagram

Hall Creek, in Glendale, is a year round stream, and an important wildlife corridor for BIR -
 there is cone + steelhead in the creek
 Riparian Corridors

F2

Bairrington, Philip@Wildlife

From: Bairrington, Philip@Wildlife
Sent: Wednesday, October 31, 2018 1:55 PM
To: Leppig, Gordon@Wildlife; Sarville, Cheri@Wildlife
Cc: Eric Haney (Eric.Haney@wildlife.ca.gov)
Subject: Glendale issues

FOLKS,

Barbara Russel has concerns about the natural resources and land management around the Glendale area:

1. She'd like to see a Wildlife Corridor for Elk passage from the Mad River riverbed across roads to upland areas in Glendale. (Land Acquisition)
2. She'd like to see resource protection preventing Mercer-Frasier development of a Cannabis Extraction Facility close to the Humboldt Bay Municipal Water District pumps. (Permitting)
3. She'd like to protect the water rights on Hall Creek from vested rights. (Water issues)

Each of these issues have been and are continuing to be discussed at the appropriate meeting venues with Humboldt County and perhaps local advocacy groups. There is controversy with each issue that boils down to navigating what is good (healthy) for plants, animals, and human beings, what is good for city and county development, and what is good for business. I want to direct her to you for ongoing conversations because you have the proper jurisdiction in these matters. Her contact information is: (707) 825-0137; bjrhumboldt@gmail.com; 1901 Glendale Drive, McKinleyville, CA 95519.

Thanks,
Philip

Philip K. Bairrington
Senior Environmental Scientist, Supervisor
California Department of Fish and Wildlife
Anadromous Fisheries Resource Assessment and Monitoring Program
50 Ericson Court
Arcata, CA
95521
Philip.Bairrington@wildlife.ca.gov
(707) 825-4859 (Office)
(707) 498-9139 (Mobile)



Willow Creek Fire Safe Council



P.O. Box 224, Willow Creek, CA 95573
(707) 499-0767

The mission of the Willow Creek Fire Safe Council is to reduce wildfire risk and increase survivability by implementing fuels reduction projects and encouraging residents of the greater Willow Creek area to make their homes, neighborhoods and community fire safe.

December 11, 2018

Humboldt County Board of Supervisors
825 Sth Street
Eureka CA 95501

The Willow Creek Fire Safe Council (WCFSC) mission is to reduce wildfire risk in the greater Willow Creek Area and increase survivability from the frequent and often intense wildfires that occur naturally and via human-caused incidents in eastern Humboldt and neighboring Trinity Counties. The WCFSC *strongly recommends* the Humboldt County Board of Supervisors (BOS) do not accept a particular matter of great importance to the WCFSC in regards to changes outlined in zoning amendments presented before the BOS. Our concern regards the changes proposed to the new land use designation of Timberland Exclusive (TE) which, as proposed, would allow labor camps of up to one-year duration on lands designated TE. According to the new land use zone maps presented in the Planning and Building Department Staff Report to the BOS, although it appears the TE designated lands are limited in area, many of the lands are designated in areas far from fire-fighting resources, and on lands remote and difficult to get to. The following is taken from the zoning change Staff Report (File #:18-1604) submitted to the BOS for their December 11, 2018 meeting:

Amendments to the Zoning Regulations

Add a "TE - Timberland Exclusive" Zone to the Zoning Ordinance and apply it to the areas with a "T - Timberland" General Plan Land Use designation that are not zoned "TPZ - Timber Production Zone" or zoned "AE-B-5(160)" as part of an agricultural preserve. "T - Timberland" is an Open Space Land Use designation and "AE - Agriculture Exclusive" Zone is the only Open Space zone other than "TPZ". The AE Zone is not as well equipped to accommodate timber production and related uses as the new TE Zone because the AE Zone is intended to be applied to "fertile areas in which agriculture is the desirable predominant use".

314-7.5 TE: TIMBERLAND EXCLUSIVE ZONE

Principal Permitted Uses

Accessory agricultural uses and structures listed at Sections 314-43.1.3 (Permitted Agricultural Accessory Uses) and 314-69.1.1 (Permitted Agricultural Accessory Structures).

*****Temporary labor camps, less than one (1) year in duration, accessory to timber harvesting or planting operations. *****

As California has experienced the worst wildfires in its history in the last two years, causing disastrous loss of lives, property, and valuable natural resources, the WCFSC believes allowing labor camps of up to one-year duration in areas subject to high wildfire risk is not in our community's best interest. How has the County evaluated the increased probability of fire that naturally occurs when people live in remote forested locations? Backcountry camping is one thing, but labor camps for a full year is quite another. We ask the BOS to disallow the labor camp use in this new land use designation as proposed.

Sincerely,



Lisa Roberts
WCFSC, Board Member

Willow Creek Fire Safe Council is a 501©(3) corporation. EIN#: 26-3766157



Fa

December 10, 2018

Humboldt County Board of Supervisors
825 5th Street
Board of Supervisors Chambers
Eureka, CA 95501

Re: New Zoning Districts – APNs 519-231-018 and 520-012-013 (Orick)

Dear Humboldt County Supervisors,

Save the Redwoods League (League), a nonprofit organization whose mission is to protect and restore coast redwood and giant sequoia forests and to connect people with their peace and beauty submits this letter to respectfully request that the Board of Supervisors consider the addition of an X-Recreation combining zone overlay to parcels 519-231-018 and 520-012-013 in the Orick community. The League, owner of the two parcels, is planning a project that would dramatically increase recreation and public educational opportunities, and improve plant and wildlife habitat at the former Orick Mill site. This project would construct a new, world-class Redwood Visitors Center, including a traditional working Yurok Village, a redwood tree canopy walkway, trails and other interpretive elements, and would improve nearby Libby Creek. Upon completion, the Visitor Center would be transferred to Redwood National & State Parks. As part of this Project, Prairie Creek would also be restored; the improvements to the rearing and spawning habitat of salmonids is expected to significantly increase salmonid abundance.

According to the October 4, 2018 Planning Commission staff report, the County proposes to rezone the two aforementioned parcels to Rural Residential Agriculture (RA) 40-D and Highway Service Commercial Zone (CH)-D. The League fully supports this proposed rezoning. In addition, the League requests that the Board add an X-Recreation combining zone overlay to both parcels.¹ A Recreation Combining or X Zone is intended to be combined with any principal zone in which the addition of recreational uses will not be detrimental to the uses of the principal zone or of contiguous zones. Humboldt County Zoning Regulations § 314-39.1.

Adding an X-Recreation combining zone to the parcels would be beneficial for the following reasons:

- It would more accurately reflect the future uses of the property. Recreation will be a primary component of both the visitor center and the creek restoration area which spans the entirety of the parcels.
- Successfully adding the X-Recreation combining zone may preclude the need for a Conditional Use Permit (CUP), a process that requires a significant commitment of County resources.
- The Orick community and Yurok Tribe appear to fully support the Project.

¹ In September, planning staff and Kerry McNamee, a planner with GHD, the League's consultant, discussed adding an X-Recreation combining zone as an overlay to the proposed zoning for the League's two parcels. The proposed X-Recreation combining zone is appropriate given the project's strong recreation component. However, the X-Recreation combining zone would not preclude the need for a special Streamside Management Area permit, covering all of the project areas within the Streamside Management Area (SMA). Rather, the X-Recreation combining zone would apply to those areas outside of the SMA, where recreation and public education will be the primary land uses.

67

Planning staff reported at the November 1, 2018 Planning Commission hearing that the X-Recreation combining zone had erroneously been left off of the Highway Service Commercial (CH) zoning portion of the parcels (*see* Planning Commission November 1, 2018 Staff Report p. 42). It is our understanding that County staff may not support the X-Recreation combining zone overlay on the RA parcel because the General Plan Update did not contemplate this combining zone and staff is concerned that this addition may require supplemental environmental review. In response to County staff's concern, the League respectfully requests that the Board consider the following:

- Combining zones are used as a zoning tool, not a general plan tool. Consequently, it is understandable that combining zones were not considered when the County established its general plan land use designations.
- The County's Code specifically acknowledges the importance of combining zones during the zoning process (*see* Humboldt County Code section 313-15: "A Combining Zone modifies the allowed land use in some way when necessary for sound and orderly planning.").
- The October 4, 2018 Planning Commission staff report explicitly encourages combining zones (*see* Staff Report page 17, "Principal and Combining Zones are recommended to be added to the Zoning Regulations to implement, and ensure consistency with, the General Plan.").
- To date, the County has provided no indication as to why adding an X-overlay would result in a significant environmental impact.

On behalf of the League, GHD has been tracking the progress of the County's proposed rezoning and has attended all of the Planning Commission hearings on this subject. GHD urged the Commission to direct planning staff to research whether, in fact, supplemental environmental review would be needed to add the X-Recreation combining zone to the RA parcel. To date, we have received no *specific* explanation as to why the combining zone could not be added.

The League is eager to resolve this issue so that it can initiate the next stage of planning for the proposed Redwood Visitors Center and Prairie Creek Restoration Project. To this end, we hope the Board will consider this request at its earliest opportunity. Regardless of the X-Recreation combining zone issue, the League looks forward to attending an upcoming Board hearing so that we may share our vision for the Orick site. We would also be delighted to organize tours of the site for Board members who might be interested.

We appreciate your attention to this matter.

Please feel free to reach out to me or Kerry McNamee at GHD with any questions. Ms. McNamee can be reached at (707) 267-2226.

Respectfully,



Harry Pollack

General Counsel

1060808.3

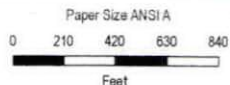
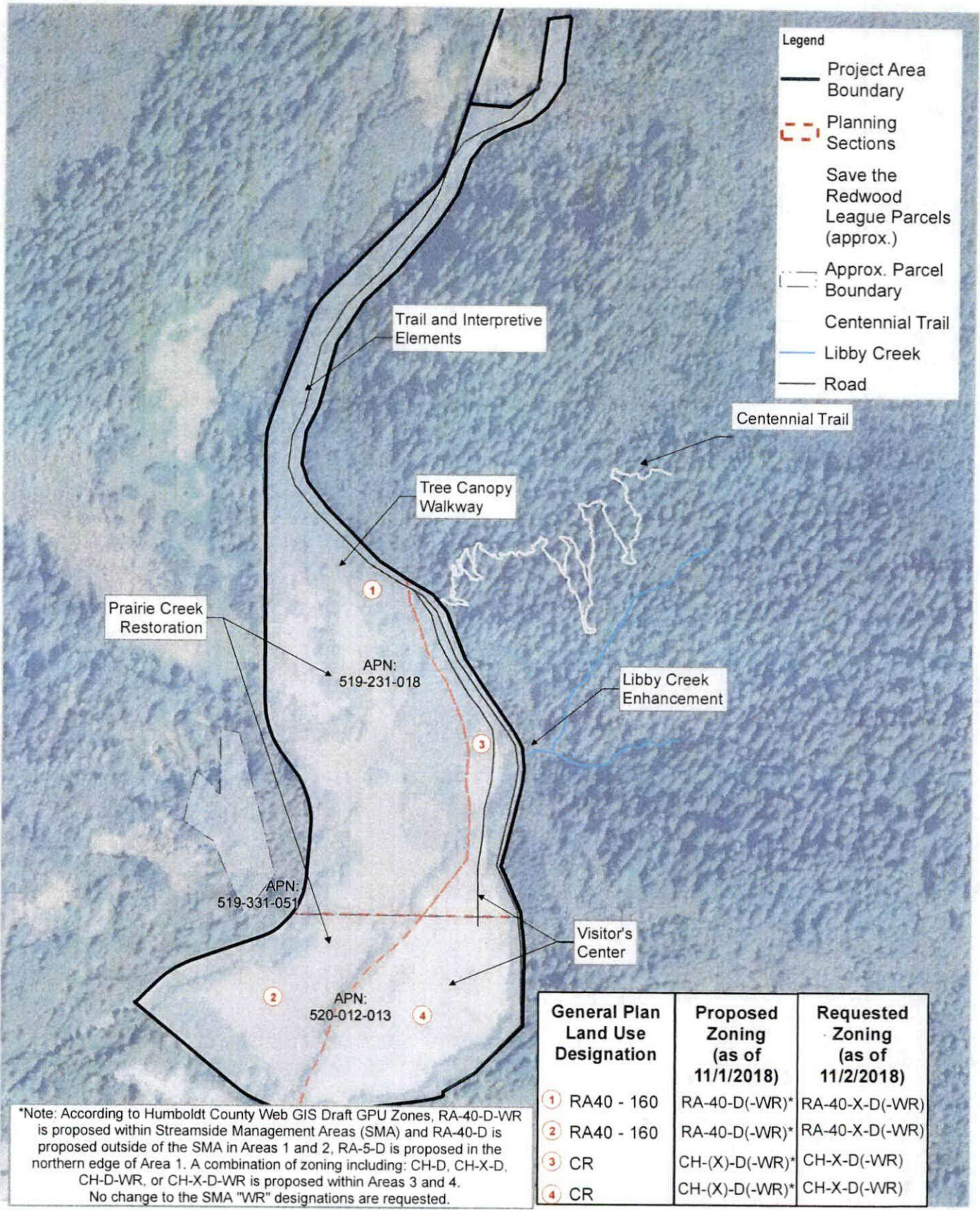


**COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
LONG RANGE PLANNING DIVISION**

3015 H Street Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Property Owner	APN	General Plan Land Use	Existing Zone	Proposed Zone	Acres	Logic Behind Proposed Zone	Land Owner Request
Kent Sawatzky	312-071-034	RE1-5	AG (2.5)	RA-2.5	0.7	Currently zoned 2.5, outside CSD boundary, although may have existing individual water service from City of Blue Lake.	Requests RA-1
Kent Sawatzky	312-071-035	RE1-5	U	RA-2.5	0.8	Similar to adjacent parcels with existing 2.5 zone, outside CSD boundary. May have individual water service from City of Blue Lake	Requests RA-1
Kent Sawatzky	312-081-001	RE1-5	U	RA-2.5	2.2	Similar to adjacent parcels with existing 2.5 zone, outside CSD boundary. May have individual water service from City of Blue Lake	Requests RA-1
Kent Sawatzky	312-043-018	RE2.5-5	U	RA-5-WR	5.8	Dead end Rd, outside CSD boundary	Requests RA-2.5
Kent Sawatzky	516-141-018	RE1-5	U	RS-WR	15.6	Subdivision application submitted, adjacent to R-1, inside CSD boundary	Concerned about effect of "RR" Combining Zone
Save the Redwoods League	519-231-018	RA40-160; RA5-20	AG-B-5(5)-D; FR-B-5(20)-D	RA-40-D-WR; RA-5-D-X;	58.6	"RA" zone applied to portions of parcels currently zoned "AG" and "FR" because area located within Community Planning Area; current minimum lot size and "D" Design Control combining zone maintained. GIS mapping showed "X" with AG-B-5(5) area, which is a current GIS mapping error. Proposed	Requests the "X - Recreation" Combining Zone applied to all of both parcels

Property Owner	APN	General Plan Land Use	Existing Zone	Proposed Zone	Acres	Logic Behind Proposed Zone	Land Owner Request
						zoning recommendation should be "RA-40-D-WR; RA-5-D"	
Save the Redwoods League	519-231-018	CR	FR-B-5(20)-D; MH-D-X	CH-D	43	GIS mapping did not include "X" Combining Zone. Proposed zoning recommendation should be "CH-D-X"	Error Should be CH-D-X
Green Diamond Resource Co.	300-011-029	CG (portion)	AE (portion)	AE (portion)	2.0 (portion)	Error in proposed zone mapping. "AE" zone proposed to be applied because this portion of parcel was thought to be planned "OS" like area to south. Should be C-1.	Error Should be C-1
Green Diamond Resource Co.	509-061-001	RA5-20 (portion)	AE-WR (portion)	RA-20-WR (portion)	66.8 (portion)	General Plan change in name only (AR5-20 to RA5-20) and currently zoned AE as part of McKinleyville Community Plan. AE not consistent with RA General Plan. Recommended RA because area is within a CPA, and 20 acre lot size because lot size similar to existing zone. TPZ on N/E/S (portion).	Requests RA-5
Green Diamond Resource Co.	516-081-003	RA5-20	AG-B-5(20)	RA-20	66.8	Proposed zone change from AG to RA because within Community Plan Area. Currently zoned for 20 acre lot size which is consistent with the General Plan land use density range. TPZ and AE zoned land along most of three sides.	Requests RA-5



Save the Redwoods League
Prairie Creek Restoration and
Development Project

Date 11/20/2018

Map Projection: Lambert Conformal Conic
Horizontal Datum: North American 1983
Grid: NAD 1983 StatePlane California I FIPS 0401 Feet

Land Use Site Overview

FIGURE 1

F2

McKinleyville Municipal Advisory Committee

July 26, 2017

Humboldt County Board of Supervisors

825 5th Street

Eureka, CA 95501

RE: Support for McKinleyville Town Center Ordinance

Dear Supervisors:

Based on the enthusiastic feedback of community members as several of our meetings in recent months, the McKinleyville Municipal Advisory Committee urges the Humboldt County Board of Supervisors to develop a McKinleyville Town Center Ordinance as promptly as possible. This ordinance is mandated by the 2002 McKinleyville Community Plan. (Humboldt County General Plan, Vol II, McKinleyville General Plan, 2002, Section 2353 P. 11). Furthermore, we urge the Supervisors to commit to a broadly inclusive public process to ensure community participation in the decisions about the structure and design of the Town Center Ordinance as soon as possible.

Our planning process started 14 years ago and so it has been a very long wait for implementing ordinances.

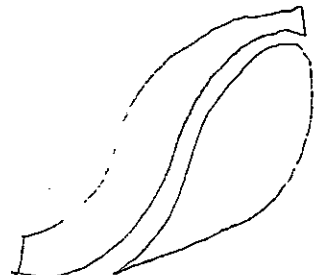
We understand that the County has a broad based general plan process that may not allow immediate action. If implementation can not start immediately we request to be first when you start the implementation process.

McKinleyville is one of Humboldt County's largest and most vibrant communities. Our residents are committed to improving the quality of life in our community and have demonstrated strong support for seeing the Town Center become a reality for well over a decade local community groups are working diligently, tabling and circulating petitions to organize support for the McKinleyville Town Center Ordinance. The McKinleyville Municipal Advisory Committee recently voted unanimously to support this effort.

We look forward to working with the Supervisors and County Staff to move this important issue forward in the near future.

Respectfully yours,

Ben Shepherd, Chair



F2

HUMBOLDT



BAYKEEPER®

Dec. 11, 2018

Humboldt County Board of Supervisors
825 Fifth Street, Room 111
Eureka, CA 95521

Re: Zoning Text Amendments and Zone Reclassifications to Implement the General Plan - Abridged Comments for Hearing

Dear Humboldt County Supervisors,

On behalf of the Humboldt Baykeeper board, staff, and members, I submit these abridged comments regarding the Zoning Text Amendments and Zone Reclassifications to Implement the General Plan. Our complete comments were submitted electronically this morning.

We have two major concerns with the proposed Zone Reclassifications: 1) Creating new entitlements that will result in direct, indirect, and cumulative impacts from floodplain development, and 2) Violations of Fair Political Practices Commission regulations by the Chair of the Planning Commission, who improperly voted to rezone properties that he holds financial interests in, as defined by the Regulations of the Fair Political Practices Commission, Title 2, Division 6, California Code of Regulations, § 18702.2. Materiality Standard: Financial Interest in Real Property.

1. Failure to Fully Assess and Mitigate Impacts of Rezoning Parcels in Floodplains and Flood Hazard Zones¹

The proposed rezoning of parcels within floodplains and FEMA 100-year flood zones would create new entitlements in these areas that are inconsistent with the County's General Plan and that have not adequately assessed and mitigated impacts to protected species and designated critical habitat, water quality, downstream properties' flood risk, and other impacts.

The proposed zone reclassification is **inconsistent with Policy S-P13** in that it recommends rezoning parcels within the floodplain and/or 100-year Flood Zone to allow residential development in what are today agricultural areas.

Mailing Address: 600 F Street, Suite 3 #810
Office: 415 I Street, Arcata, CA 95521
(707) 499-3678
www.humboldtbykeeper.org



Policy S-P15 states that "Construction within a floodplain identified as the 100-Year Flood Boundary on FEMA's Flood Insurance Rate Map shall comply with the County's Flood Damage Prevention Regulations. Fill in the floodplain shall only be allowed if it can be demonstrated that the fill will not have cumulative adverse impacts on or off site and such fill shall not be detrimental to productive farm land, and is otherwise in conformance with the County's Flood Damage Prevention Regulations."

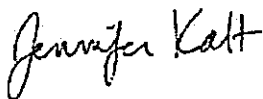
In addition to APN 516-171-008, other parcels entirely or mostly in the 100-year Flood Zone of the Lower Mad River are proposed for rezoning in the Glendale area.ⁱⁱ The Humboldt County Web GISⁱⁱⁱ shows large swath of adjacent parcels within the 100-year Flood Zone. Development of these parcels is a reasonably foreseeable effect that must be analyzed for cumulative impacts as well as individual impacts. Incrementally applying Policy S-P15 to individual projects at a later date is unacceptable and would violate the spirit and intent of CEQA, if not the letter of the law.

How many other parcels in the proposed zone reclassification would create new entitlements in floodplains? Parcels that are entirely within floodplains should not be rezoned for residential, commercial, or industrial uses without further analysis, since creating new entitlements will impact protected species and designated critical habitat, water quality, and downstream properties' flood risk. Development of these parcels is a reasonably foreseeable future action that will result and must be fully analyzed. Consultation with the U.S. Fish & Wildlife Service and NOAA-Fisheries must be conducted prior to rezoning parcels that are entirely or mostly within floodplains to avoid such impacts.

2. County Planning Commission Chair's Violations of FPPC Regulations re: Financial Interest in Real Property

As Chair of the Humboldt County Planning Commission, Bob Morris violated state regulations^{iv} when he failed to recuse himself from the deliberations and voted to recommend zone reclassifications at the public hearing on November 1, which recommends rezoning several parcels owned by the Chair or by LLCs disclosed on his Form 700 on file with the County^v, as well as adjacent parcels or those within 500 feet of his parcels^{vi}. We believe that the County Planning Commission decision must be vacated, and the matter be sent back to the Planning Commission for fair, unbiased consideration prior to final approval by the Board of Supervisors.

Sincerely,



Jennifer Kalt, Director

ⁱ The County General Plan adopted on Oct. 23, 2017 defines Flood Hazard Areas, or Floodplain as follows: "Typically refers to those areas subject to inundation by a 100-year flood; or, other defined flood event or flood risk area." Appendix B, Glossary and Definitions: <https://humboldt.gov/DocumentCenter/View/62007/Appendix-B-Glossary-PDF>.

ⁱⁱ Including but not limited to APNs 516-171-017, 516-141-015, 516-141-014, 516-151-008, and 516-171-009.

ⁱⁱⁱ <https://humboldt.gov/1357/Web-GIS>

^{iv} Regulations of the Fair Political Practices Commission, Title 2, Division 6, California Code of Regulations, § 18702.2. Materiality Standard: Financial Interest in Real Property.

^v Including but not limited to Pans 500-041-034, 208-171-010, 208-261-017, 208-261-018, 208-261-019, 516-271-003.

^{vi} Including but not limited to Pans 500-041-035, 500-022-009, 206-111-012, 206-341-026, 208-171-001, 208-171-002, 208-171-005, 208-171-008, 208-171-009, 208-171-003, 208-181-003, 208-261-027.

Fa

December 11, 2018

Dear Humboldt County Board of Supervisors;

My name is Ross Taylor and I have worked locally in the fisheries management profession since 1986. I have worked on numerous salmonid studies and restoration projects within all of Humboldt County's major watersheds. I am also an American Fisheries Society Certified Fisheries Professional (CFP #3438).

My comments regarding Zoning Reclassification are generally focused at parcels within, or adjacent to, floodplains of all our local rivers and specifically at parcels within the lower Mad River. My comments are consistent with those expressed by the Humboldt Bay Municipal Water District in that the BOS should not approve the Planning Commission's recommendations without development of further safeguards to protect the Mad River's water quality and fisheries habitat. The Water District specifically identified the lack of detail regarding Q-zone restrictions with the proposed zoning changes being recommended for the Mercer-Fraser Glendale parcel. These Q-zone restrictions must be clearly described by the County and then the public should be allowed to comment. The Water District also voiced concern about the Individual Zoning Requests, in which property owners made requests to have parcels zoned MH, or heavy industrial. The BOS should not accept these Individual Zoning Requests because the County has failed to provide substantial supporting evidence that these zoning changes are in the public interest. I would argue that the public's interest probably fall more in-line with zoning designations that promote (1) a reliable source of clean drinking water, (2) a river with clean water that's safe for various forms of public recreation, and (3) more robust runs of salmon and steelhead to sustain tribal, commercial and recreational fisheries.

Most public concern raised so far regarding Zoning Reclassification in the lower Mad River has been rightly focused on protecting a reliable source of clean drinking water for nearly 90,000 people. However; there are also issues with ESA-listed fish species, critical habitat designations, and the County's permitting of private, third-party activities that could result in the "take" of listed species. Chinook salmon, coho salmon and steelhead are all present within the Mad River; and the main river channel was designated as critical habitat by the National Marine Fisheries Service for these three ESA-listed species. The lower Mad River is an important migration corridor for both returning adults and out-migrating juveniles. Also, early returning adult salmon enter the Mad River prior to major rain events and congregate in large numbers within pools throughout the lower river. The re-zoning of multiple parcels to heavy industrial has the potential to impact the designated critical habitat for salmon and steelhead and result in "take" by affecting the sheltering or breeding habitat of these fish, or in the case of an industrial accident causing the direct death. There are numerous examples of case law in which County and State entities were found liable for take which resulted from private, third-party actions licensed or permitted by the County or State¹. Formal consultations with federal regulatory agencies should be a requirement of any proposed Zoning Reclassifications within, or adjacent to, the Mad River's floodplain.

Finally, I would like to point out that the proposed Zoning Reclassifications to allow heavy industrial within floodplains are in direct contradiction with Humboldt County's Flood Damage Prevention Ordinance – an ordinance that was approved by all five BOS on October 4, 2016.

Section 335-5 Provisions for Flood Hazard Reduction Provision (b)(1) - The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal or plant life are generally prohibited.

1 - Discussion of Third-party Take and Liability and Examples of Case Law

Because Humboldt County does not possess an incidental take permit, the County's actions in regulating private activity that causes "take" of ESA-listed species makes the County liable for such actions. A number of federal courts have now held that the "take" prohibition extends not only to acts of parties that end up directly killing or harming a listed species or its habitat, **"but also applies to and prohibits those acts of a third party that bring about"** the taking. The following paragraph provides case-law examples of case law.

Strahan v. Coxe, 127 F.3d 155, 163 (1st Cir. 1997) cert. den. 525 U.S. 830 (1998) (Mass. officials liable under ESA for licensing commercial fisherman who used methods that harmed listed whales). See also, Coalition for a Sustainable Delta v. McCamman, 725 F. Supp. 2d 1162, 1167-68 (E.D. Cal. 2010) (recognizing that state regulating agencies may be held liable for take under the ESA, but holding there were disputes of material fact regarding whether the striped bass sport fishing regulations at issue caused take of listed salmonids); Oregon Natural Desert Ass'n v. Tidwell, 716 F. Supp. 2d 982, 1005 n.8 (D. Or. 2010) (holding that Forest Service may be held liable for authorizing grazing that results in unlawful take); Animal Welfare Institute v. Martin, 588 F. Supp. 2d 110, 113 (D. Me. 2008) (holding that a state's licensing scheme violates the ESA take prohibition if it can be shown that the scheme results in illegal taking); Animal Prot. Inst. v. Holsten, 541 F. Supp. 2d 1073, 1079 (D. Minn. 2008) (holding the Minnesota DNR violated ESA take prohibition by authorizing lynx trapping); Nat'l Wildlife Fed'n v. Hodel, No. S-85-0837 EJM, 1985 U.S. Dist. LEXIS 16490, at *12,15 (E.D. Cal. Aug. 26, 1985) (FWS' authorization of lead shot for hunting constituted a taking under section 9 by causing the deaths of listed eagles); Seattle Audubon Soc'y v. Sutherland, No. C06-1608MJP, 2007 U.S. Dist. LEXIS 39044 at *8 (W.D. Wash. May 30, 2007) (holding that Washington DNR officials implementing the state Forest Practices Act could potentially be liable for take of spotted owls because the ESA "prohibits a party, including state officials, from bringing about the acts of another party that exact a taking"); Pacific Rivers Council v. Oregon Forest Indus. Council, No. 02-243-BR, 2002 U.S. Dist. LEXIS 28121, 2002 WL 32356431 at *11 (D. Or Dec. 23, 2002) (finding that state forester's authorization of logging operations that are likely to result in a take is itself a cause of a take); Loggerhead Turtle v. County Council of Volusia, 148 F.3d 1231, 1249 (11th Cir. 1998) cert. den. 526 U.S. 1081 (1998) (plaintiffs had standing to sue County Council for take created by inadequately protective lighting ordinances); US v. Town of Plymouth, 6 F. Supp 2d 81, 90-91 (D. Mass 1998) (holding town liable for take of piping plovers caused by off road vehicle use that town allowed on its local beach); Greater Ecosystem Alliance v. Lydig, No. C94-1536C (W.D. Wash. Mar.5, 1996) (unpublished Opin. & Order p.13) (holding that the Washington Fish and Wildlife Commission's black bear hunting regulations, which authorized hunting with hounds and bait in certain forests, amounted to a taking of the endangered grizzly bear); Sierra Club v. Yeutter, 926 F.2d 429, 438-39 (5th Cir. 1991) (holding USFS caused illegal take of listed woodpeckers by approving timber management plan that allowed timber companies to clear cut certain lands); and Defenders of Wildlife v. EPA, 882 F.2d 1294, 1301 (8th Cir. 1989) (holding EPA caused illegal take by registering certain pesticides for specific uses that would likely harm listed species).



F2

Memorandum

December 10, 2018

To: John Friedenbach, General Manager
Humboldt Bay Municipal Water District

Ref. No.:

From: Patrick Sullivan, Pat Kaspari

Tel: (707) 443-8326

CC:

Subject: MCMP, LLC Application for Special Permit to manufacture cannabis products and rezone property

GHD (and as Winzler & Kelly) has performed numerous studies, investigations, and construction projects in the area of the Humboldt Bay Municipal Water District's Ranney Wells. These activities have been in support of the District efforts to provide a safe and consistent high quality drinking water to approximately 88,000 consumers in Humboldt County and to provide protection to the Mad River watershed in general. These studies include: geotechnical investigations, soil borings, groundwater monitoring wells, seismic refraction, seismic reflections, 3-Dimensional groundwater flow modeling, soil investigations, hydrology assessments, Mad River flow studies, and Ranney Well rehabilitations. This gives us a comprehensive understanding of the hydrology in this reach of the river, including around Collector 3, which is immediately adjacent to the Mercer Fraser property and Collectors 1 & 2 which are immediately downstream.

The District has a duty and mandate to provide a reliable water supply and protect the public health through a safe water source. As such, GHD as the District's Engineer, has conducted an evaluation of the current and historic data and studies to determine the potential risks to the water supply due to the proposed activities near the Ranney Wells. This evaluation concludes that rezoning the property adjacent to the District's wells to allow for industrial activities using chemicals pose a distinct threat to the groundwater quality that provides the raw water to the community. The MF property is surrounded by Collector 1/1A to the and Collector 2 which are downstream, and collectors 3 and 4 which are upstream. The groundwater studies and groundwater model indicated that the zone of capture for the District's Ranney Well pump stations extend directly below the MF property. Any industrial chemicals that find their way into the soil and groundwater could flow directly to the Ranney Wells. Any contamination could reduce production capacity by 75%-85% until contamination is cleaned up and system flushed. And as you all know, environmental clean-ups can take months, years or decades, and during that time, water from Collectors 1, 2 and 3 may not be available.

F2

From: Sundberg, Ryan

Sent: Monday, December 10, 2018 10:31 AM

To: Ford, John

Cc: Richardson, Michael

Subject: Fwd: Blue Lake and Fieldbrook rezoning

Do you know why people are saying we lost the Fieldbrook-Glendale plan? I remember using it as a guide after JASON Garlic asked us questions about it. I can probably dig up the emails.

Thanks,

Ryan Sundberg

Scott Frazer <genescottf@gmail.com>

Mon, Dec 10, 8:38 PM (10 hours ago)

To: Ryan, jgarlick, lishlah, Mike, efennell, Jennifer

Dear Supervisor Sundberg

It is clear from the email string that you forwarded to me that Co. staff and potentially yourself are confused about which document is "the Fieldbrook Community Plan" versus the doc. that was attached "Strategy for Lindsay Creek Watershed & Community".

These are two separate documents.

While Lindsay creek is an element in the May 2006 Fieldbrook Glendale Community Service District "Plan", it is not the entire Fieldbrook-Glendale Community Planning Area (CPA) boundary that Mr. John Miller sent to me previously.

Additionally, it would be highly desirable to have Humboldt Co. Honor the following item # 9 from Section 1.3 of the Fieldbrook-Glendale plan;

Item #9, In Sec. 1.3 - Allocate adequate time in the publication and distribution of hearing notices, scheduling of hearings, appeals, and other citizen involvement activities to allow for a suitable level of citizen involvement.

It does not appear to me as one of your constituents that "adequate" time has been made available to clear up the confusion that Humboldt Co. Planning Dept. and the Planning Commission have created in their efforts to rush the implementation of "Consistent" zoning to accompany the Oct. 2017 General Plan Update.

Please consider this email as part of my testimony to the Humboldt Co. Board of Supervisors and justification for a request that you schedule public workshops in Fieldbrook, Blue Lake, and Willow Creek to fully inform the general public of the extensive zone changes that are contained within the Resolution forwarded to you from the Nov. 1, 2018 Humboldt Co. Planning Commission meeting.

When comparing some of the sites contained in the 2006 Fieldbrook CPA boundary to the zoning proposed in the Resolution before you tomorrow, there appear to be many significant differences.

These substantial issues in the specific zoning being considered, along with the confusion demonstrated by Co. Planning staff being unable to find the correct document when you specifically asked why the public requested you to "find" the lost Fieldbrook Community Plan should give us all cause for pause and reflection.

Please do not vote on a final approval of the zoning to implement the Oct. 2017 General Plan Update tomorrow.

Please take the time to clarify the confusion that has been created by the massive zone changes that are being proposed. Address the failure to fully include Community Groups like the McKinleyville Municipal advisory committee. This is another example of communities that feel promises to seek community dialogue that have been made in the past are not being honored or may have been forgotten.

Based on conversations that I was able to have with Mr. Jason Garlick on Dec. 3, 2018 it appears that your office was unable to find the Fieldbrook Community Plan in Oct 2017. This lost document being provided to you by email as late as Oct. 2017 would indicate that Co. Planning staff and the Planning Commission could not have had full access to the document for consideration when the General Plan Update was being finalized last year.

It is my sincere wish to gain your support for allowing the general public adequate time to review and understand the massive and complicated zoning designations that are being proposed.

Sincerely,

Scott Frazer

737 Blue Lake Blvd.

Blue Lake, CA 95525-0203

Below is Dec. 10, 2018 email from Michael r. to Ryan Sundberg

Hi Ryan and John,

What is being called a Fieldbrook-Glendale plan was incorporated into the Planning Commission's deliberations on the GPU. Attached is the plan (it's actually called a "strategy"). It describes how it is intended to supplement and not substitute for a community plan. It states on page 2 its intent to provide "resources and recommendations for the next update to the Fieldbrook/Glendale Area Community Plan, and tools for their continued efforts to integrate watershed data into the General Plan Update process." On page 42 it includes a recommendation to update the Fieldbrook Community Plan. On page 66 it encourages citizens to participate in the General Plan Update and states, "There is also the possibility that the Fieldbrook/Glendale Community Plan could be updated after the General Plan Update" and "This document is a resource to start preparing for a Community Plan Update,"

On page 34, it provides recommendations for the GPU to include policies that take a proactive approach to conservation of working resource lands, promote conservation easements for sensitive resource areas, provide a riparian canopy retention standard in TMDL temperature-impaired areas, and direct floodway and flood fringe combining buffer be added to lands in the floodplain, and consider a program for Transferable Development Rights (TDR), Density Bonuses, and Conservation Easements within watersheds to protect resource areas and focus development. The GPU includes four of the five of these policy recommendations. The others may have been considered by the Planning Commission during their deliberations on the GPU, although I can find no explicit record of that.

Let me know if I can clarify any of this.

Thanks!

-= Michael R.

Hayes, Kathy

From: Vicki Silkiss <vicki.silkiss@me.com>
Sent: Saturday, December 1, 2018 5:56 PM
To: Hayes, Kathy
Subject: rezoning of Fieldbrook-Glendale

F2

Dear K Hayes—

It has come to my attention that the county is planning on rezoning our area, Fieldbrook-Glendale, so as to allow for very small land parcels and very large developers' profits. Please note that I, as a resident here, am extremely opposed to this taking place.

Since 2005 this has been in the works, no doubt spurred on by the interests of large lumber companies such as Green Diamond. The community has given much input and even came up with a proposal/plan several years ago. However, we in the community have been hearing that the submitted plan was 'lost' somehow by the county. It is hoped that you 'found' it well before the 12/3 community meeting so you are now familiar with its contents and rationale, and that entertaining the notion being considered will be dismissed as nonsense and thoughtless gouging of the people living here.

Sincerely,

Vicki Silkiss
1670 Fieldbrook Road Fieldbrook, CA 95519

Sent from my iPhone

11/1/2018

Fa

To: Humboldt County Planning Commission,
825 5th St.,
Eureka CA, 95501

We, the residents of Willow Creek, request that the Humboldt County Planning Commission delay the adoption of the General Plan Updates for land use and zoning until the Planning Department holds a meeting in Willow Creek with sufficient lead time so that all residents can be informed of how the land use changes affect the community.

Residents feel that the zoning changes are complex and that more education and outreach is needed in Eastern Humboldt County to ensure the changes are in line with what the local community wants for their area.

Specifically, we request that the General Plan Updates NOT BE ADOPTED tonight.

We want the planning commission to hold a meeting in Willow Creek with enough lead time that the meeting announcement can be published in all the local newspapers, on social media, and sent by USPS to residents. The meeting should be held in a facility large enough so that space is not limited to 50.

To highlight some areas of concern:

1. The Mercer-Fraser facility on Highway 299 along the Trinity River and close to a school.
2. The Bigfoot Golf Course located in a sub-division and containing a mobile home park.
3. The downtown area
4. Which zoning changes allow for cannabis related activities (from cannabis grows to cannabis manufacturing facilities.)

I would like to thank John Miller, senior planner, who came out at short notice and did his best to explain land designations and zoning codes to 50 residents, the room's capacity. But not everyone who wanted to attend could at short notice and people still have questions.

I submit a petition with 274 signatures that was gathered in Willow Creek this week. Considering the population of Willow Creek is 1,710 and not all are of voting age, to have this many people sign a petition shows how interested the community is knowing more about the proposed changes.

So I repeat the request that the General Plan Updates NOT BE ADOPTED tonight.

Thanks

Pat O'Brien
wcpaac@gmail.com

WILLOW CREEK PETITION to the HUMBOLDT COUNTY PLANNING COMMISSION
GPR RE-ZONING PROJECT

DATE: 1 / 2018

We, the residents of Willow Creek, request that the Humboldt County Planning Commission delay the adoption of the General Plan Updates for land use and zoning until the Planning Department holds a meeting in Willow Creek with sufficient lead time so that all residents can be informed of how the land use changes affect the community.

NAME	STREET ADDRESS/PO BOX	EMAIL	PHONE	SIGNATURE
Rachel Loudenbeck	P.O. Box 93	rachelloudenbeck	7414-587-4885	Rachel Loudenbeck
Marjorie Sales	Box 671	mimiharveston@gmail.com	530-238-9383	Marjorie Sales
Adrian Cape	Box 1626		707-497-4600	Adrian Cape
Rebecca Cape	Box 1626		707-497-4600	Rebecca Cape
WILLIAM	Box 471		530-625-3689	William
John Sexton	Box 1401	onslovesvict@gmail.com	707-988-4519	John Sexton
CLARR DECKER	Box 960		530-629-1166	Clarr Decker
Byron MORRIS	3353 Hwy 96 #130		707-246-5493	Byron Morris
Jamara Jenkins	269 Bluejay Ln Willow Cr 95573-1083	jenkinsantamara@yahoo.com	707-834-4862	Jamara Jenkins
Jim Blinn	Box 1214 W/C 95583		707-352-0825	Jim Blinn
MARY NIGER	Box 572 NCR 5519			Mary Niger
Linda Bell	PO Box 321 W/C 95573	lbell5543@yahoo.com	530-863-7874	Linda Bell
Mike Bell	" "			Mike Bell
DAN MANN	PO Box 1049	danmandn3@gmail.com	707-599-5502	Dan Mann
James Shores	PO Box 1218 261 Ince Top Ln	gymshores@hotmail.com	530-629-1617	James Shores
ALAN SCHWARZBA				Alan Schwarzba

WILLOW CREEK PETITION to the HUMBOLDT COUNTY PLANNING COMMISSION
 GPR RE-ZONING PROJECT DATE: / /2018

We, the residents of Willow Creek, request that the Humboldt County Planning Commission delay the adoption of the General Plan Updates for land use and zoning until the Planning Department holds a meeting in Willow Creek with sufficient lead time so that all residents can be informed of how the land use changes affect the community.

NAME	STREET ADDRESS/PO BOX	EMAIL	PHONE	SIGNATURE
Donald Young	344 Patterson Rd	dyoungw@comcast.net	707-815-6122	Donald Young
Norman Merining	1245 Iron Gate Rd	normanmerining@comcast.net	707-499-9675	Norman Merining
Louise Wadsworth	222 Hazard Way		757-496-2624	Louise Wadsworth
Denise Duncan	46526 Hwy 299	deniseduncan023@gmail.com	530-739-5479	Denise Duncan
Renee Squires	#20 Brannon Mt. Rd	arsquires@msn.com	707-502-5188	Anna R. Squires
Heather Gervais	476 belaney dr	Stewartsdiamonds@gmail.com	707-4981841	Heather Gervais
Janice McPherson	3536 Brannon Mtn Rd			Jan McPherson
Keith Henry	550 woods rd		707-262-0958	Keith Henry
William Lander	po box 114		707-845-7063	William Lander
Minka Shull	P.O. box 1122		707-497-7862	Minka Shull
Ken Bulley	Box 1707		530-629-2470	Ken Bulley
MARK JONES	Box 323	Mark.up.the.hill@gmail.com		Mark Jones
DOYLE BOWER	Box 221		629-2017	Doyle Bower
TOM REEVE	PO Box 542		953-73	Tom Reeve
Xris Backlund	Box 1082		95573	Xris Backlund
Seth Blackburn	BOX 1072			Seth Blackburn

WILLOW CREEK PETITION to the HUMBOLDT COUNTY PLANNING COMMISSION
 GPR RE-ZONING PROJECT

DATE: 7 / 2018

We, the residents of Willow Creek, request that the Humboldt County Planning Commission delay the adoption of the General Plan Updates for land use and zoning until the Planning Department holds a meeting in Willow Creek with sufficient lead time so that all residents can be informed of how the land use changes affect the community.				
NAME	STREET ADDRESS/PO BOX	EMAIL	PHONE	SIGNATURE
Heidi Harbour	13 Forest View Drive		707-599-5364	Heidi Harbour
Dan Harbour	73 Forest View		707-599-5305	Dan Harbour
Lynn Smart	220 Bigfoot Ave		707-599-0449	Lynn Smart
Guy Lund	220 Bigfoot Ave		707-834-4099	Guy Lund
Maria Steunson	56 Hillcrest wy		707-834-0797	Maria Steunson
Mike Klemp	56 Hillcrest wy		707-407-8898	Mike Klemp
BARBARA LEE YOUNG	257 FOREST VIEW DR.		530-949-7704	Barbara Lee Young
Alyse Alfano	805 FORESTVIEWDR	alyserice@yahoo.com	707-330-6213	Alyse Alfano
Mary Frances	450 Bradburn Ln	mfrances@yahoo.com	530-999-8104	Mary Frances
Tardly Robinson	P.O. Box 444		530-629-3422	Tardly Robinson
Diana Weber	PO Box 397	webergvlch@aol.com	530-629-2568	Diana Weber
Tom Epperson	P.O. Box 1004		707-296-5459	Tom Epperson
Shauna Hill	P.O. box 463 Wc		530 629-3106	Shauna Hill
William Ronis	PO Box 325		970 756-1954	William Ronis
Linda Vaccaro	PO BOX 1246	WC, ca	530-629-2315	Linda Vaccaro
Ken Wilson	POB 701	WC ca	707-496-1497	Ken Wilson

WILLOW CREEK PETITION to the HUMBOLDT COUNTY PLANNING COMMISSION
GPR RE-ZONING PROJECT

DATE: / /2018

We, the residents of Willow Creek, request that the Humboldt County Planning Commission delay the adoption of the General Plan Updates for land use and zoning until the Planning Department holds a meeting in Willow Creek with sufficient lead time so that all residents can be informed of how the land use changes affect the community.

NAME	STREET ADDRESS/PO BOX	EMAIL	PHONE	SIGNATURE
Cheri Kimball	PO Box 1077 Wc. 95573	CheriKimball@gmail.com	5307687005	
Debra H. Huff	PO Box 42 Wc. 95573		1-562-562-5229/23 207-845-8643	
Jerald A. Schra	PO Box 613	jschra@KUSD.KIZCAUS	530-625-5600	
Paul & Crowley	PO Box 506	paulcrowley@net.net	707-498-3869	
Timothy J. Crowley	PO Box 506	Tcrowley@net.com	707-498-3869	
John J. Snell	PO Box 745	jscrash@cox.net	707-267-0416	
Kelly Totten	PO BOX 813	None	707-273-8300	
" Totten	" "	" "	" "	
Liz Brunner	PO Box 24 Wc	lizbrunner@aol.com		
Gray Townsend	PO 286		207-407-6832	
Handy Haliph	Box 651	ukonom222@yahoo.com	707-954-3191	
Darryl Howard	PO Box 364 Salyer 95563	mumsittdyou@gmail.com	530-629-2675	
Ferne Heyerdahl	POB 1472, Wc 95573	Ferne.heyerdahl@gmail.com	530-629-2675	
Tim Cariflin	PO Box 1003 Wc		707-599-2819	
DIANE R GRIMES	PO Box 1003 Wc 95573	ladyditem@yahoo.com	707-599-2821	
Sam Spies	PO BOX 783			

WILLOW CREEK PETITION to the HUMBOLDT COUNTY PLANNING COMMISSION
 GPR RE-ZONING PROJECT

DATE: 10/27/2018

We, the residents of Willow Creek, request that the Humboldt County Planning Commission delay the adoption of the General Plan Updates for land use and zoning until the Planning Department holds a meeting in Willow Creek with sufficient lead time so that all residents can be informed of how the land use changes affect the community.

NAME	STREET ADDRESS/PO BOX	EMAIL	PHONE	SIGNATURE
Stephenson	PO, 1528	—	707-845-7599	Stephenson
Sharon Gage	Po Box 1686	—	707-599-4679	Sharon Gage
Willey Gage	" " "	—	707-498-7650	Willey Gage
Judy Ballamore	PO Bx 775	—	707 407-5260	Judy Ballamore
Karon Keicher	P.O. Box 1396	—	707 601-7780	Karon Keicher
Janet Nelson	P.O. Box 1407	—	(707)845-8177	Janet Nelson
Bruce Nelson	P.O. Box 1407	—	(707)497-9771	Bruce Nelson
Andres F. Chavez	PO Box 1678	—	707 497-9135	Andres F. Chavez
Mary L. Chavez	PO Box 1678	—	530 629-2783	Mary L. Chavez
Kenneth Ballamore	PO. Bx 775	—	707 407-5260	Kenneth Ballamore
Cara Bussett	P.O. box 1142	—	530-249-0075	Cara Bussett
Tom Williams	P.O. Box 1142	—	707-298-7307	Tom Williams
Ray Tillyer	167 Forst V	—	707-496-4388	Ray Tillyer
Lee Ann Bandy	PO Box 573	—	530 629 4431	Lee Ann Bandy
Michelle Ball	PO Box 230	—	707 498 0129	Michelle Ball
Sarah Campbell	P.O. Box 562	—	707-613-0180	Sarah Campbell

WILLOW CREEK PETITION to the HUMBOLDT COUNTY PLANNING COMMISSION
 GPR RE-ZONING PROJECT

10/27/18

DATE 2/12/2018

We, the residents of Willow Creek, request that the Humboldt County Planning Commission delay the adoption of the General Plan Updates for land use and zoning until the Planning Department holds a meeting in Willow Creek with sufficient lead time so that all residents can be informed of how the land use changes affect the community.

NAME	STREET ADDRESS/PO BOX	EMAIL	PHONE	SIGNATURE
Brian Dykstra	692	briandykstra@gmail.com		
Rick Bollmann	84 OAK LN			
Carol Thompson	87 Shady Ln	car8retireleg@aol.com		
Haley Robinson	201 Roy Ln			
John Jones	242			
Julia Lungi	P.O. Box 282	jlungi517@aol.com	496-7209	
SWANTHA SEEBENS	P.O. Box 1316			
JAMES HANBER	Box 71	Willow Creek		
Carol Foster	P.O. Box 752	Willow Creek		
Cary Hicks	Box 1184	—	—	
Aaron Chet	Box 1148	aerchta@yahoo	—	
John Cox	Box 1050	smcbox53@yahoo.com		
Janine Cox	P.O. B. 1050	gnecene@gmail.com	—	
Jeff Nissen	P.O. Box 721			
David McKenzie	Box 1523			
Amber Ruff	Box 204 Hoopa	kattenxmiller@yahoo.com	—	

WILLOW CREEK PETITION to the HUMBOLDT COUNTY PLANNING COMMISSION
GPR RE-ZONING PROJECT

10/27/18

DATE 27/10/2018

We, the residents of Willow Creek, request that the Humboldt County Planning Commission delay the adoption of the General Plan Updates for land use and zoning until the Planning Department holds a meeting in Willow Creek with sufficient lead time so that all residents can be informed of how the land use changes affect the community.

NAME	STREET ADDRESS/PO BOX	EMAIL	PHONE	SIGNATURE
Dennis Dairon	117 Shady Lane	taxidude@ymail.com	707-676-2163	
Diana Dairon	117 Shady Lane	dntgraphics@ymail.com	530-629-2099	
PT Shannon	P.O. Box 1275	pshannon26@gmail.com	530-355-2387	
Joe Aays	P.O. Box 484 Willow Creek CA 95573	GoShantec@gmail.com	500-77-671-8007	
Joe O'HARA	P.O. Box 1093		530-629-3430	
Don M Laughlin	P.O. BOX 1457	capt.don0419.Aol.com	732-551-7268	Donald M Laughlin
JAMES YOUNG	P.O. BOX 1234		530-629-2977	James Young
GARY CRWICK	P.O. BOX 1555	pgcrnick@yahoo.com	707-845-6977	Gary Crwick
Heather Hertz	P.O. BOX 658 Willow Creek CA 95573			Heather Hertz
Jim Ford	P.O. BOX 1195 95573	TFORD1942@sbcbelnet.net	707-499-7557	Jim Ford
Melissa H	BOX 484 95573			Melissa H
Jacque Sullivan	Box 859 -	JacqueSullivan@aol.com	707-476-0953	Jacque Sullivan
BATHY CHASE	bx 334	KFchase@yahoo.com	530-629-3540	Bathy Chase
Dave Raney	Box 1432 WC			
Vicki Carson	P.O. Box 874 Willow Creek		707-498-4162	
Delbert Camp	P.O. Box 972 Willow Creek		629-7429	

WILLOW CREEK PETITION to the HUMBOLDT COUNTY PLANNING COMMISSION
GPR RE-ZONING PROJECT

DATE 10/29/2018

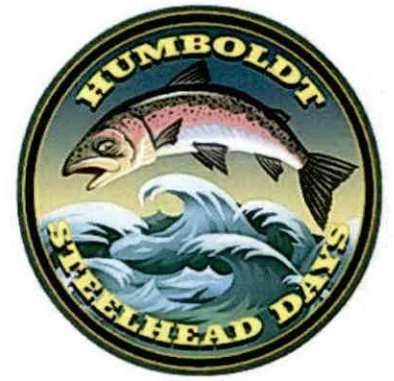
We, the residents of Willow Creek, request that the Humboldt County Planning Commission delay the adoption of the General Plan Updates for land use and zoning until the Planning Department holds a meeting in Willow Creek with sufficient lead time so that all residents can be informed of how the land use changes affect the community.

NAME	STREET ADDRESS/PO BOX	EMAIL	PHONE	SIGNATURE
Theresa Martinez	P.O. 666 Willow Creek	tambblue132@gmail.com	629-2408	Theresa Martinez
Michelle MacCall	1003 Patterson RD Willow Creek	mrcmic@comcast.net	707-6836472	Michelle MacCall
Michaelangelo Morales	144 oak lane		802 430 9125	Michaelangelo Morales
Bob Dixon	300 Riverbend RD	?	530 629-3696	Bob Dixon
LEADY DAVIS	PO. Box 541 WC CA 95573	BigFootEquipment@ATTNET	530 629 4067	Leady Davis
Carren Englund	60 Triple R Lane PO Box 571		530 629-2031	Carren Englund
Phelmitz P. LAPOINTE	PO Box 483	la.pointe.co@hotmail.com	925-300-6472	Phelmitz
Agenam Hanger	93 Sunset Ln. Willow Creek CA 95573	fullertonne.photomail.com	530 784 1512	Agenam Hanger
Virginia Reeves	659 Forestview Dr.	zenzo1@hotmail.com	707-845-7977	Virginia Reeves
Therese Castner	Box 491 239 Blue Jay Lane	kitkattle@yahoo.com	707 672-4800	Therese Castner
Laura Borden	1499 Seelye meadow way Willow Creek CA		707 496 4274	Laura Borden
BOB BORDEN	11		707 496 8905	Bob Borden
TAMARA WOODEN	41570 Hwy 299 PO Box 806 WC CA 95573		218-233-2357	Tamara Wooden
William Chastan	991 Big Lost Ln PO Box 571		102 441 1891	William Chastan



Mad River Alliance

P.O. Box 1252, Blue Lake, CA 95525



Hello,

My name is Ishan Vernallis, and I am a land owner in Arcata and Manilla and also the current Board President of Mad River Alliance, a 501©3 non-profit based out of Blue Lake. [Mad River Alliance](#), also known as **MRA**, is a community driven group working to protect clean local water and the ecological integrity of the Mad River watershed for the benefit of its human and natural communities.

For 7 years MRA has led river clean-ups, water quality & temperature studies, coordinated annual summer run steelhead surveys, currently runs naturalist educational programs in county schools and hosts the annual Humboldt Steelhead Days fishing contest, which is the largest fishing derby in Northern California.

In the course of these, and many more programs and events, we have partnered with over 25 governmental entities, businesses, and educational organizations. These include, CDFW, NOAA, US Forest Service, Humboldt Bay Municipal Water District, Green Diamond, the Blue Lake Rancheria, Cal Trout, Trout Unlimited, Humboldt Lodging Alliance, City of Blue Lake, HSU, and the Weott Tribe.

We aim to represent all responsible stakeholders within the Mad River watershed, including the 88,000 Humboldt County residents that drink water derived from the Mad River in Arcata, Manila, Samoa, Fieldbrook, McKinleyville, and Eureka.

It is thus that MRA finds it incredibly worrisome and shocking that the Glendale area immediately up-river from the very facilities that source our drinking water, are proposed to be rezoned in manners that would put that water and all of its inhabitants, both human and wild, at risk by allowing a wide variety of heavy industrial and residential development in parcels that immediately border the main stem and tributaries of the lower Mad River.

Much of the proposed agricultural land that is requesting to be rezoned as "heavy industrial" and "residential" is within the 100-year flood plain. The Humboldt County General Plan Safety Element Policy S-P13 Flood Plains states that, "agricultural lands that are in mapped floodplains shall be retained for use in agriculture." This is a glaring legislative contradiction. How much of the proposed Glendale zoning developments would have been under water during the 1964 flood? And what will the ecological and financial loss look like when the next flood happens?

We also advise the B.O.S. to strongly consider the implications of allowing potentially hazardous zoning on a watershed that houses federally listed and protected endangered species such as the Northern Spotted Owl, Marbled Murrelet, Coho Salmon, Chinook Salmon, Steelhead, and the Tide Water Gobi, amongst others. The killing or harm of ESA listed animals is punishable as a US Fish and Wildlife Service and CDFW "take". It should be noted that significant habitat modification or degradation, where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering, can be classified as "harm"

There is precedent for local governments to be liable for actions of third parties that result in ESA "take" when those governments authorize activities that directly or indirectly result in harm to endangered species. When local governments fail to sufficiently regulate an activity within their jurisdiction, and the county knows or should know that the actions authorized may result in "take" to ESA-listed species, responsibility is imputed to the local government.

For the stated reasons above, Mad River Alliance opposes any further changes to the Glendale Zoning Ordinances until sufficient time is allowed for all those involved to express their concerns and questions.

(Please See Attached Letter Below)

The primary purpose of this letter is to inform the Humboldt County (County) Board of Supervisors of their potential liability under the state and federal Endangered Species Act (ESA) specifically related to the County's actions in implementing the General Plan, zoning changes, issuing permits associated with development, cannabis cultivation, and forest land conversion. Implementation of any actions must be sufficiently protective to avoid take¹ of listed species, as it is unlawful to take proposed, threatened, or endangered wildlife and fish unless a statutory exception applies.

Because Humboldt County does not possess required take permits for these actions described above, the County's actions in regulating private activity that causes take of listed species makes the County liable for such actions. A number of federal courts have now held that the take prohibition extends not only to acts of parties that end up directly killing or harming a listed species or its habitat, but also applies to and prohibits those acts of a third party that bring about the taking. Example case studies include the following:

- In Massachusetts, officials were liable under the ESA for licensing commercial fisherman who used methods that harmed listed whales².
- State regulating agencies may be held liable for take under the ESA in disputes of regarding whether striped bass sport fishing regulations caused take of listed salmonids³.
- The U.S Forest Service may be held liable for authorizing grazing that results in unlawful take⁴.
- If a state's licensing violates the ESA take prohibition if it can be shown that it results in illegal taking⁵.
- Minnesota Department of Natural Resources violated ESA take prohibition by authorizing lynx trapping⁶.
- United States Fish and Wildlife Service authorization of lead shot for hunting constituted take under Section 9 by causing the deaths of listed eagles⁷.

¹ The terms take, harass, and harm within the meaning of take are defined through regulation.

- Harass: The Secretaries of the Interior and Commerce, through the U.S. Fish and Wildlife Service and the National Marine Fisheries Service, have defined harass as an intentional or negligent act or omission which creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding or sheltering (50 C.F.R. § 17.3).
- Harm: Harm results from an act that injures or kills wildlife as a result of significant habitat modification or degradation which impaired essential behavioral patterns, including breeding, feeding or sheltering.
- Take: Defined broadly, the term take results from harassment, harm, pursuit, hunt, shoot, wound, kill, trap, capture, or collect (6 U.S.C. § 1532[19]); Congress intended take to apply this definition broadly to cover indirect as well as purposeful actions (Babbitt v. Sweet Home Chapter of Communities for a Great Or., 515 U.S. 687, 115 S.Ct. 2407, 2416, 132 L.Ed.2d 597 [1995]). It is equally unlawful "to attempt to commit, solicit another to commit, or cause to be committed" a take (16 U.S.C. § 1538(g)). See take prohibition 16 U.S.C. § 1538(a)(1)(B) and see 50 C.F.R. § 17.31(a) which applies to threatened as well as endangered wildlife.

² Strahan v. Cox, 127 F.3d 155, 163 (1st Circuit 1997) cert. den. 525 U.S. 830 (1998)

³ Coalition for a Sustainable Delta v. McCamman, 725 F. Supp. 2d 1162, 1167-68 (E.D. Cal. 2010)

⁴ Oregon Natural Desert Association v. Tidwell, 716 F. Supp. 2d 982, 1005 n.8 (D. Or. 2010)

⁵ Animal Welfare Institute v. Martin, 588 F. Supp. 2d 110, 113 (D. Me. 2008)

⁶ Animal Prot. Inst. v. Holsten, 541 F. Supp. 2d 1073, 1079 (D. Minn. 2008)

⁷ National Wildlife Federation v. Hodel, No. S-85-0837 EIG, 1985 U.S. Dist. LEXIS 16490, at *12,15 (E.D. Cal. Aug. 26, 1985)

- Washington Department of Natural Resources officials implementing the state Forest Practices Act could potentially be liable for take of spotted owls because the ESA “prohibits a party, including state officials, from bringing about the acts of another party that exact a taking”⁸.
- A finding that a state forester's authorization of logging operations that are likely to result in a take is itself a cause of a take⁹.
- Plaintiffs had standing to sue a County Council for take resulting from inadequate protective lighting ordinances¹⁰.
- Town held liable for the take of piping plovers caused by off road vehicle use that town allowed on its local beach¹¹.
- The Washington Fish and Wildlife Commission's black bear hunting regulations, which authorized hunting with hounds and bait in certain forests, resulted in take of the endangered grizzly bear¹².
- US Forest Service caused illegal take of listed woodpeckers by approving timber management plan that allowed timber companies to clear cut certain lands¹³.
- EPA caused illegal take by registering certain pesticides for specific uses that would likely harm listed species¹⁴.

Based on these case examples, local governments are liable for actions of third parties that result in take when those governments authorize activities that directly or indirectly result in take and when the local governments fail to sufficiently regulate an activity within their jurisdiction that results in take of ESA-listed species.

In the present matter before the Board of Supervisors, the discretionary approval of zoning changes county-wide has far reaching implications that have great potential to result in the degradation of sensitive floodplain, riparian, stream, and river habitats which may result in the take to ESA-listed fish and proposed-listed amphibian species, including but not limited to Coho Salmon, Chinook Salmon, Steelhead, Eulachon, and Foothill Yellow-legged Frog. Any modification of forest habitat for commercial and residential development has the potential to result in fragmentation and degradation of habitat that supports Northern Spotted Owl, Marbled Murrelet, Pacific Fisher, Humboldt Marten, and other species. Impacts on habitat may result in direct or indirect take of these listed species. Humboldt County’s Environmental Impact Report on Commercial Cannabis analysis identifies a potentially significant impact on ESA-listed species.

⁸ Seattle Audubon Society v. Sutherland, No. C06-1608MJP, 2007 U.S. Dist. LEXIS 39044 at *8 (W.D. Wash. May 30, 2007)

⁹ Pacific Rivers Council v. Oregon Forest Indus. Council, No. 02-243-BR, 2002 U.S. Dist. LEXIS 28121, 2002 WL 32356431 at *11 (D. Or Dec. 23, 2002)

¹⁰ Loggerhead Turtle v. County Council of Volusia, 148 F.3d 1231, 1249 (11th Cir. 1998) cert. den. 526 U.S. 1081 (1998)

¹¹ US v. Town of Plymouth, 6 F. Supp 2d 81, 90–91 (D. Mass 1998)

¹² Greater Ecosystem Alliance v. Lydig, No. C94-1536C (W.D. Wash. March 5, 1996) (unpublished Opinion & Order p.13)

¹³ Sierra Club v. Yeutter, 926 F.2d 429, 438-39 (5th Cir. 1991)

¹⁴ Defenders of Wildlife v. EPA, 882 F.2d 1294, 1301 (8th Cir. 1989)

It is imperative that the County, in considering the present matter of changing zoning and individual discretionary actions, ensure that absolutely no take of listed fish or wildlife species (directly or indirectly) occurs as a result of these actions. Therefore, we request that the County, when implementing the General Plan and considering the rezoning of parcels and issuing development permits ensure that the regulatory program meets a "no take" standard and includes sufficient resources to enforce and ensure necessary compliance with the ESA. The County should work closely with expert agencies that implement the ESA, namely California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the National Marine Fisheries Service to achieve this legal requirement.

Hayes, Kathy

From: John & Jackie Petersen <jpetersen213@gmail.com>
Sent: Monday, December 10, 2018 5:08 PM
To: Hayes, Kathy; Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Sundberg, Ryan
Subject: Rezoning for Fieldbrook

Supervisors:

As a 50-year resident of Fieldbrook, I am appalled at your consideration of rezoning for my area. First, this item was inadequately noticed—when I looked at the legal notice, I could see that Fieldbrook was not on your map for rezoning. And I have heard almost nothing about the possibility....but now it pops up suddenly, with almost no warning! Not the way to do honest business.

It is incredible to me that a community-wide effort—a zoning plan for Fieldbrook—was mysteriously lost. But even more incredible is that you would consider rezoning without this community input—based purely on two or three private requests. No planning? No request for community input? Again, this is not right.

The only legitimate course is to send this whole rezoning issue back to the community. Let us work out a plan, as we have done twice before.

Sincerely,

John Petersen
247 Wagle Lane

Hayes, Kathy

From: sylvia garlick <mingtreesylvia@yahoo.com>
Sent: Monday, December 10, 2018 5:08 PM
To: Hayes, Kathy; Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Sundberg, Ryan
Subject: Fieldbrook & Glendale rezone

Dear Supervisors:

Please, please do NOT rezone Fieldbrook and the Glendale areas until the people of these two communities have had an opportunity to adopt community plans.
The people need to have a say in how their communities develop into the future. Our futures are in your hands.

Sincerely,
Sylvia L. Garlick

Sylvia Garlick, Broker/Owner

Ming Tree Realty of McKinleyville

1629 Central Avenue

McKinleyville, CA 95519

License # 00814886

Office: (707) 839-1521

Cell: (707) 498-1461

Fax: (707) 839-1567

Hayes, Kathy

From: ishan vernallis <ishan@madrivaliance.org>
Sent: Tuesday, December 11, 2018 8:13 AM
To: Hayes, Kathy
Subject: Glandale Rezoning Letter
Attachments: MRA Letter to Hum. County BoS.docx

Hello-

Please Forward to all Supervisors and retain for county records.

Thank You-

Ishan Vernallis

Hayes, Kathy

From: Anne Harvey <anneharvey1@me.com>
Sent: Tuesday, December 11, 2018 8:09 AM
To: Hayes, Kathy; Bass, Virginia; Wilson, Mike; Bohn, Rex; Sundberg, Ryan; Fennell, Estelle
Subject: Rezoning of Fieldbrook

Dear County Supervisor,

Please do not rezone until there is a community plan in place in Fieldbrook, California.

Thank you,

Anne Harvey
220 Buckman Trail Lane, Fieldbrook
McKinleyville, CA 95519

(McKinleyville postal address for Fieldbrook residence)

Hayes, Kathy

From: Lane Strobe <lane@timesprinting.com>
Sent: Tuesday, December 11, 2018 7:54 AM
To: Hayes, Kathy
Subject: Fieldbrook / Glendale community plan

I would like to register my request to have any zoning updates in the Fieldbrook / Glendale community planning area postponed until the community plan is adopted by the county.

Thank you

Lane Strobe
Times Printing
496-6679

Hayes, Kathy

From: lisa enge <bubbslove@suddenlink.net>
Sent: Monday, December 10, 2018 5:16 PM
To: steve@madrone.me; Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Sundberg, Ryan
Cc: Hayes, Kathy; Miller, John; Richardson, Michael
Subject: Rezoning

Hello,

I am a Fieldbrook home owner. I am very concerned about any rezoning happening in our valley without an up to date community plan that takes into account the residents' interests as well as the environment in which we live. I believe we must delay rezoning until the residents of Fieldbrook have a chance to express their opinions/desires for our valley's future. I am unable to attend tomorrow's meeting but want my concerns known to the Board.

One thing I love about living in Humboldt County is that community is key. It is my hope that this be taken into consideration before any decisions are made that may drastically hinder our quality of life and that of the creeks, forest and animals we live amongst.

Thank you,
Lisa Enge

Hayes, Kathy

From: Chris Callahan <ccc@humboldt1.com>
Sent: Monday, December 10, 2018 5:25 PM
To: Hayes, Kathy; Bohn, Rex; Wilson, Mike; Bass, Virginia; Sundberg, Ryan; Fennell, Estelle
Subject: CALL TO ACTION REGARDING REZONING - FIELDBROOK & GLENDALE--PLEASE DO NOT REZONE

Dear County Supervisors,

Regarding the proposal to rezone Fieldbrook and Glendale communities, we wish to request that this decision be set aside until both have adopted community plans.

Thank you for hearing our voices and responding to our concerns.

Sincerely,

Chris and Gene Callahan

172 Puddleby Lane

Fieldbrook

707 599-6563 707 499-1528

Hayes, Kathy

From: toddlarsen <toddlarsen@suddenlink.net>
Sent: Monday, December 10, 2018 6:02 PM
To: Hayes, Kathy; Miller, John
Subject: Fwd: Please adopt Fieldbrook community plan

Including you as cc's.

Thanks.

----- Original message -----

From: toddlarsen <toddlarsen@suddenlink.net>
Date: 12/10/18 5:59 PM (GMT-08:00)
To: rsundberg@co.humboldt.ca.us
Subject: Please adopt Fieldbrook community plan

Hi Ryan.

All of us in Fieldbrook would like you to support having our Fieldbrook community plan in place before rezoning.

I hope we can count on you for that.

Thank you.

Todd Larsen
3631 Fieldbrook Rd, McKinleyville 95519
7078344839

Hayes, Kathy

From: Neal Carnam <ncarnam@gmail.com>
Sent: Monday, December 10, 2018 6:27 PM
To: Hayes, Kathy; Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Sundberg, Ryan
Cc: Richard Hanger; Jason Garlick; Starr Kilian
Subject: Proposed rezoning for FGCS
Attachments: Letter to Board of Supervisors re FGCS rezoning application.pdf

Please consider the attached remarks when the Board discusses this matter. Thank you.

Dear Humboldt County Supervisors,

12/10/2018

My name is Neal Carnam and I live at 3764 Fieldbrook Road. I've lived at this address for about 38 years and have been in Humboldt County for about 40 years. I'm presently in San Francisco and would like this taken into consideration.

I am a consulting engineer, having worked for Winzler & Kelly/ GHD for about 40 years and served as the District engineer for Fieldbrook Glendale Community Services District (FGCSD) for about 25 years. During that time, about 5-10 years ago when the county began the updating the general plan I met with Kirk Girard about updating the community plan for FGCSD. I discussed the plan with Kirk and with John Miller. While the district doesn't have planning authority, Kirk felt that it would be great to get community input into the general plan and the "plan" was to incorporate the community plan under the EIR once the general plan update was completed. FGCSD held a series of public meeting and I believe the District has records of those meetings.

When FGCSD completed the community plan we transmitted it to the county. Unfortunately, it took much longer for the county to complete the general plan update, Kirk Girard moved on and I understand that the county is now considering zoning changes in Fieldbrook that are not what the majority of the community wanted when the community plan was updated. In essence, the residents of Fieldbrook and Glendale did not want to change the existing character of the area. I believe that John Miller is still working and he can verify these facts.

More recently, we evaluated a significant develop that was proposed for the old Blue Lake Forest Products site. That effort also found the majority of residents of Glendale did not want that amount of development AND the City of Arcata, who the Districts contracts with for wastewater treatment and disposal, did not want to increase the amount of flow that we can discharge to them. I also completed a study that evaluated taking Glendale's wastewater and discharging it to the City of Blue Lake for treatment and disposal. At that time, the City of Blue Lake was not interested in developing an agreement to treat and disposal of Glendale's wastewater.

When I negotiated that agreement with the City of Arcata in 1989/1990, it was based on the existing level of development plus an incremental increase to permit infill based on the existing zoning.

Based on the above information, I request that the Board NOT approve the proposed application.

Thank you for your time and consideration.

Sincerely,
Neal Carnam
Neal Carnam

Hayes, Kathy

From: jamill4360@suddenlink.net
Sent: Monday, December 10, 2018 7:15 PM
To: Hayes, Kathy; Sundberg, Ryan
Subject: Fieldbrook zoning 12/11/18 BOS meeting

To: The Humboldt County Board of Supervisors

I'm writing in support of adopting the zone reclassifications to implement the 2017 County General Plan for the Fieldbrook area as presently proposed by County planners. I believe it is in the best interest of my community, Fieldbrook, and the County of Humboldt to move forward with the very minor changes to the present zoning.

Many years ago (10-15), there were several "informational" meetings held in Fieldbrook that were attended by a few of the approximate 500 property owners in Fieldbrook to discuss the GP and zoning. From these informational meetings, supposedly a "Fieldbrook Community" plan recommendation was generated. I want to strongly emphasize that this was a nonvetted report that supported the interests of a few no growth community members. Opposition to no growth was brushed aside. I disagree with this concept and oppose the consideration of any "Fieldbrook Community Plan" submitted that has not gone through a formal approval by the citizens of Fieldbrook and the county. In its present state, it is just an opinion of a few people from many years ago and does not fully represent the views of the community as a whole.

My understanding is that the General Plan must support minimal growth in the County, and the Fieldbrook 2018 Humboldt County Zone Reclassification by County Planners to implement the General Plan supports this concept.

Thank you.
Janet Miller
Fieldbrook Community Member for 75 years

Hayes, Kathy

From: Vicki Silkiss <picaflor00@yahoo.com>
Sent: Monday, December 10, 2018 7:40 PM
To: Sundberg, Ryan
Cc: steve@votemadrone.com
Subject: rezoning Fieldbrook-Glendale-Blue Lake

Dear Board Members and involved County staff:

I have contacted a couple of you previously, but am writing that it is my opinion that you need to delay final decisions re rezoning our neighborhoods until you hear and read community voices and reports.

Very clear statements were made in regard to this at the Blue Lake meeting with the Planning Commission. I know that emails have also been sent by Fieldbrook residents already, and the Fieldbrook community report was submitted to the Board in 2005, without having been adopted. However, it appears that — though the Commission (and Mike Wilson) were entrusted with bringing word of this back to the Board— the Board is ignoring this. How grievous! A reconsideration is strongly recommended.

Sincerely,

Vicki Silkiss
1670 Fieldbrook Road
Fieldbrook, Ca. 95519

Sent from my iPhone

Sent from my iPhone

Hayes, Kathy

From: Sundberg, Ryan
Sent: Monday, December 10, 2018 9:55 PM
To: Hayes, Kathy
Subject: Fwd: Humboldt Co. Zoning Confusion

He would like this part of the record.
Thanks,

Ryan Sundberg

From: Scott Frazer <genescottf@gmail.com>
Sent: Monday, December 10, 2018 8:38 PM
To: Sundberg, Ryan
Cc: jgarlick@garlicklaw.com; lishlah@gmail.com; Wilson, Mike; Fennell, Estelle; Jennifer Kalt
Subject: Humboldt Co. Zoning Confusion

Dear Supervisor Sundberg

It is clear from the email string that you forwarded to me that Co. staff and potentially yourself are confused about which document is "the Fieldbrook Community Plan" versus the doc. that was attached "Strategy for Lindsay Creek Watershed & Community".

These are two separate documents.

While Lindsay creek is an element in the May 2006 Fieldbrook Glendale Community Service District "Plan", it is not the entire Fieldbrook-Glendale Community Planning Area (CPA) boundary that Mr. John Miller sent to me previously.

Additionally, it would be highly desirable to have Humboldt Co. honor the following item # 9 from Section 1.3 of the Fieldbrook-Glendale plan;

Item #9, In Sec. 1.3 - Allocate adequate time in the publication and distribution of hearing notices, scheduling of hearings, appeals, and other citizen involvement activities to allow for a suitable level of citizen involvement.

It does not appear to me as one of your constituents that "adequate" time has been made available to clear up the confusion that Humboldt Co. Planning Dept. and the Planning Commission have created in their efforts to rush the implementation of "Consistent" zoning to accompany the Oct. 2017 General Plan Update.

Please consider this email as part of my testimony to the Humboldt Co. Board of Supervisors and justification for a request that you schedule public workshops in Fieldbrook, Blue Lake, and Willow Creek to fully inform the general public of the extensive zone changes that are contained within the Resolution forwarded to you from the Nov. 1, 2018 Humboldt Co. Planning Commission meeting.

When comparing some of the sites contained in the 2006 Fieldbrook CPA boundary to the zoning proposed in the Resolution before you tomorrow, there appear to be many significant differences.

These substantial issues in the specific zoning being considered, along with the confusion demonstrated by Co. Planning staff being unable to find the correct document when you specifically asked why the public requested you to "find" the lost Fieldbrook Community Plan should give us all cause for pause and reflection.

Please do not vote on a final approval of the zoning to implement the Oct. 2017 General Plan Update tomorrow.

Please take the time to clarify the confusion that has been created by the massive zone changes that are being proposed along with the failure to fully include Community Groups like the McKinleyville Municipal advisory committee. This is another example of communities that feel promises to seek community dialogue that have been made in the past are not being honored or may have been forgotten.

Based on conversations that I was able to have with Mr. Jason Garlick on Dec. 3, 2018 it appears that your office was unable to find the Fieldbrook Community Plan in Oct 2017. This lost document being provided to you by email as late as Oct. 2017 would indicate that Co. Planning staff and the Planning Commission could not have had full access to the document for consideration when the General Plan Update was being finalized last year.

It is my sincere wish to gain your support for allowing the general public adequate time to review and understand the massive and complicated zoning designations that are being proposed.

Sincerely,

Scott Frazer
737 Blue Lake Blvd.
Blue Lake, CA 95525-0203

Beloqw is Dec. 10, 2018 email from Michael r. to Ryan Sundberg

Hi Ryan and John,

What is being called a Fieldbrook-Glendale plan was incorporated into the Planning Commission's deliberations on the GPU. Attached is the plan (It's actually called a "strategy"). It describes how it is intended to supplement and not substitute for a community plan. It states on page 2 its intent to provide "resources and recommendations for the next update to the Fieldbrook/Glendale Area Community Plan, and tools for their continued efforts to integrate watershed data into the General Plan Update process." On page 42 it includes a recommendation to update the Fieldbrook Community Plan. On page 66 it encourages citizens to participate in the General Plan Update and states, "There is also the possibility that the Fieldbrook/Glendale Community Plan could be updated after the General Plan Update" and "This document is a resource to start preparing for a Community Plan Update,"

On page 34, it provides recommendations for the GPU to include policies that take a proactive approach to conservation of working resource lands, promote conservation easements for sensitive resource areas, provide a riparian canopy retention standard in TMDL temperature-impaired areas, and direct floodway and flood fringe combining buffer be added to lands in the floodplain, and consider a program for Transferable Development Rights (TDR), Density Bonuses, and Conservation Easements within watersheds to protect resource areas and focus development. The GPU includes four of the five of these policy recommendations. The others may have been considered by the Planning Commission during their deliberations on the GPU, although I can find no explicit record of that.

Let me know if I can clarify any of this.

Thanks!

-- Michael R.

Hayes, Kathy

From: Joyce Houston <jhousto@gmail.com>
Sent: Monday, December 10, 2018 10:53 PM
To: Hayes, Kathy; Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Sundberg, Ryan
Subject: Rezoning in Fieldbrook & Glendale

Dear Supervisors,

It is my understanding that tomorrow the Board will be discussing rezoning in Fieldbrook and Glendale.

Please know that as a resident of Fieldbrook since 1976, it is my strong belief that rezoning should not be considered until there is an approved community plan that includes community input.

In fact, the Fieldbrook Glendale Community Services District presented a community plan to the county during the county-wide general plan update. The plan had input from many of our community constituents, and represented us well.

Where is the plan we developed? Please find the plan we put many hours of work into and consider it as a serious working tool.

Thank you.

Joyce Houston
4698 13th Street
Fieldbrook, CA

Hayes, Kathy

From: Rowetta Miller <rowettamiller@gmail.com>
Sent: Monday, December 10, 2018 11:30 PM
To: Hayes, Kathy; Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Sundberg, Ryan
Subject: Community Plans for Fieldbrook and Glendale Before any Rezoning

As I was unable to attend the meeting in Blue Lake, I was unaware of the above until today. I did attend a meeting regarding zoning some time ago at Azalea Hall in McKinleyville. At that time I was informed that we needn't worry as our zoning would not be changing. Once again I will be unable to attend the meeting tomorrow as I have physical therapy.

Because of this and the apparent loss of a previous community plan presented to the County, my husband and I am requesting this rezoning be postponed until a Community Plan can once again be prepared and presented to the County to be adopted by the County prior to the proposed rezoning. We need a plan first. Appreciate you taking time to review a new community plan for our area once it is presented to you where the previous one appears to have been lost by someone at the county level??? Thank you.

P.S. We also have questions on our property at Showers Pass and uncertain who we need to speak to. Apparently, our Ag zoning has been changed to TPZ and our acreage decreased in size without our knowledge???

Hayes, Kathy

From: Rowetta Miller <rowettamiller@gmail.com>
Sent: Monday, December 10, 2018 11:30 PM
To: Hayes, Kathy; Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Sundberg, Ryan
Subject: Community Plans for Fieldbrook and Glendale Before any Rezoning

As I was unable to attend the meeting in Blue Lake, I was unaware of the above until today. I did attend a meeting regarding zoning some time ago at Azalea Hall in McKinleyville. At that time I was informed that we needn't worry as our zoning would not be changing. Once again I will be unable to attend the meeting tomorrow as I have physical therapy.

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P.S. We also have questions on our property at Showers Pass and uncertain who we need to speak to. Apparently, our Ag zoning has been changed to TPZ and our acreage decreased in size without our knowledge???

Hayes, Kathy

From: Elsie George <eigeorge343@gmail.com>
Sent: Tuesday, December 11, 2018 1:28 AM
To: Efennel@co.humboldt.ca.us; Wilson, Mike; Bass, Virginia; Miller, John; Hayes, Kathy; Richardson, Michael; Bohn, Rex; Sundberg, Ryan; steve@votemadrone.com
Subject: Rezoning

Please delay the adoption of the Rezoning changes before the Board of Supervisors today at 10 am. We need our Community Plan submitted for Fieldbrook & we want to have a Voice in our Future.

Yours truly,
Elsie George, Fieldbrook, CA

Hayes, Kathy

From: lisa enge <bubbslove@suddenlink.net>
Sent: Monday, December 10, 2018 5:16 PM
To: steve@madrone.me; Bohn, Rex; Fennell, Estelle; Wilson, Mike; Bass, Virginia; Sundberg, Ryan
Cc: Hayes, Kathy; Miller, John; Richardson, Michael
Subject: Rezoning

Hello,

I am a Fieldbrook home owner. I am very concerned about any rezoning happening in our valley without an up to date community plan that takes into account the residents' interests as well as the environment in which we live. I believe we must delay rezoning until the residents of Fieldbrook have a chance to express their opinions/desires for our valley's future. I am unable to attend tomorrow's meeting but want my concerns known to the Board.

One thing I love about living in Humboldt County is that community is key. It is my hope that this be taken into consideration before any decisions are made that may drastically hinder our quality of life and that of the creeks, forest and animals we live amongst.

Thank you,
Lisa Enge

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 1:29 PM
To: Eberhardt, Brooke
Subject: FW: Rezoning etc. of Fieldbrook

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us

-----Original Message-----

From: Leah Lockwood <fieldbrookwinery@gmail.com>
Sent: Monday, December 10, 2018 12:16 PM
To: Hayes, Kathy <KHayes@co.humboldt.ca.us>
Subject: Rezoning etc. of Fieldbrook

Good afternoon. My husband and I are the new owners of the Fieldbrook Winery, just one of a few businesses located within our community. The winery has been in business since the mid 1970's and now has a tasting room and event facility. I grew up in Fieldbrook, left for almost 30 years and have moved home last year with my husband and kids to operate the business.

I'm writing to request there is a community-generated plan for Fieldbrook, before you even think about adopting standards that have not been funneled through a Fieldbrook community approval process. As you may know, there have been issues with many neighbors in Fieldbrook regarding marijuana cultivation (among other things) and I believe slowing this process a bit and getting community input into a comprehensive plan would reduce the tension. Everybody needs to weigh in on this plan. Unfortunately I'm working tomorrow and can't attend the meeting. I actually was an appointed planning commissioner up in Oregon for a couple of years. If you need someone to help out with this, please ask.

Leah Lockwood
(707)839-4140

Sent from my iPhone

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 1:29 PM
To: Eberhardt, Brooke
Subject: FW: Proposed Zoning Code Changes

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Tom Wheeler <tom@wildcalifornia.org>
Sent: Monday, December 10, 2018 12:35 PM
To: Bohin, Rex <RBohn@co.humboldt.ca.us>; Sundberg, Ryan <RSundberg@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Fennell, Estelle <EFennell@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>; Hayes, Kathy <KHayes@co.humboldt.ca.us>
Subject: Proposed Zoning Code Changes

Dear Supervisors,

On behalf of the Environmental Protection Information Center, I write to ask the Board to table discussion of the proposed rezoning slated for tomorrow's meeting and schedule a special meeting in the future to exclusively consider the proposed revisions in detail. Many, including EPIC, are concerned that the zoning revision process has been opaque and difficult to follow. Perhaps this was intentional, as many of the planned zoning changes would be highly controversial if known. The scale of the proposed rezoning--some 400,000 acres--is staggering and demands greater public involvement, not less.

EPIC is particularly concerned with rezoning large amounts of forestland to zoning types that would more easily enable sprawling development. This development is counter to the vision expressed by the Board in the General Plan Update and may put Humboldt residents at risk. This incursion into the Wildland Urban Interface is particularly concerning, given the recent tragedy in Paradise, CA.

Again, EPIC asks that the Board delay consideration of the proposed rezoning until the topic could be better addressed through a special meeting in the future.

--
Tom Wheeler
Executive Director and Staff Attorney
Environmental Protection Information Center
145 G Street Suite A

Arcata, CA 95521
Office: (707) 822-7711
Cell: (206) 356-8689

tom@wildcalifornia.org
www.wildcalifornia.org

"If EPIC had not undertaken its lonely efforts on behalf of the Marbled Murrelet, it is doubtful that the species would have maintained its existence throughout its historical range in California." - Judge L. Bechtel, *Marbled Murrelet v. Pacific Lumber Co.*



Mailing:
PO Box 4259
Arcata, CA 95518

Physical:
415 I Street
Arcata, CA 95521

(707) 822-6918
nec@yournec.org
www.yournec.org

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Environment*
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EPIC
Alicia Hamann
Friends of the Eel River
C.J. Ralph
*Redwood Region Audubon
Society*
Richard Kreis
*Sierra Club North Group,
Redwood Chapter*
Bob Morris
Trinity County Rep.

Staff

Larry Glass
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Bella Waters
*Administrative & Development
Director*
Morgan Corviday
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Casey Cruikshank
Coastal Programs Coordinator
Rhiannon Lewis-Stephenson
Office Assistant
Tiffany Perez
Office Support

December 10, 2018

To: Humboldt County Board of Supervisors

Subject: Zoning Text Amendments and Zone Reclassifications to Implement the General Plan

The Northcoast Environmental Center has engaged in conservation and environmental protection in northwestern California for over 45 years. Our mission includes educating agencies and the public about environmental concerns that may have an effect on our local resources and citizens. In addition, we encourage our members and citizens to take part in civic engagement such as this.

The controversial General Plan Update took over a decade to complete and had numerous public meetings. This far-reaching rezoning proposal has only had four public meetings that we know of. We understand the County has two years from the date that the General Plan Update was approved, October 23, 2017, for all rezoning to be completed and consistent with the General Plan. We believe that the public has not been given adequate time or information to be able to comment or even form an opinion on this proposed wholesale rezoning.

Zoning issues as controversial as these and as many in number should be decided on a case by case basis, not just a blanket rezone.

Thank you.

Larry Glass
Executive Director
Northcoast Environmental Center

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 11:53 AM
To: Eberhardt, Brooke
Subject: FW: GPU zoning

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Ian Strobe <ian.strobe@gmail.com>
Sent: Monday, December 10, 2018 11:53 AM
To: Hayes, Kathy <KH Hayes@co.humboldt.ca.us>
Subject: GPU zoning

I would like to register my request to have any zoning updates in the Fieldbrook / Glendale community planning area postponed until the Fieldbrook community plan is adopted by the county.

Thank you,

Ian Strobe
743 Fieldbrook Rd.

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 11:52 AM
To: Eberhardt, Brooke
Subject: FW: Please Wait on approving zoning for Glendale/Fieldbrook

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Terry Wilson <terrywilson16@gmail.com>
Sent: Monday, December 10, 2018 11:50 AM
To: Bohn, Rex <RBohn@co.humboldt.ca.us>; Fennell, Estelle <EFennell@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>; Sundberg, Ryan <RSundberg@co.humboldt.ca.us>; Hayes, Kathy <KHayes@co.humboldt.ca.us>
Cc: PlanningBuilding <planningbuilding@co.humboldt.ca.us>; STEVE@votemadrone.com
Subject: Please Wait on approving zoning for Glendale/Fieldbrook

December 10, 2018

To the Humboldt County Board of Supervisors:

As a 40 year resident of the Glendale/Fieldbrook Area of Humboldt County I want to be able to have a say in the zoning reclassification to implement the general plan before you vote on it.

Despite being aware of local issues, I had NO idea that this reclassification was happening WITHOUT public input until I went to the last minute planning dept. community meeting at the Blue Lake Grange last week that was attended by close to 100 people, as well as Supervisor Wilson and soon-to-be supervisor Madrone (unfortunately, not Supervisor Sundberg...).

At that meeting, everyone who spoke addressed their frustration with a for-no-apparent-reason push to rush through action on zoning regulations that significantly affect local residents without any input from us, the people.

I feel the moneyed gravel extractors and timber companies have had their input, but not the people who live here. Please allow us to be heard through a series of well-publicized community meetings before you make a decision on zoning our area.

I trust that you take seriously your duty as supervisors to represent the people of this county and not just the moneyed interests.

By the end of the 12/3/18 community meeting, the Planning Department stated that their recommendation to you would be to exclude our area from board action until we've had a chance to be heard. Please honor their recommendation. It's the right thing to do.

December 10, 2018, 11:52 AM

Thank you

Terry Wilson

Message sent via email

Hayes, Kathy

Monday, Dec 3

11:52 AM

11:52 AM

Hayes, Kathy

Monday, Dec 3

Eberhardt, Bro

PW, Please Wa

terrywilson16@gmail.com

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 10:27 AM
To: Eberhardt, Brooke
Subject: FW: Blue Lake and Fieldbrook rezoning

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Alicia Garlick <lishlah@gmail.com>
Sent: Monday, December 10, 2018 10:27 AM
To: Hayes, Kathy <KHayes@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; Fennell, Estelle <EFennell@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>; Sundberg, Ryan <RSundberg@co.humboldt.ca.us>
Subject: Blue Lake and Fieldbrook rezoning

Dear Supervisors,
I understand that tomorrow you will be considering rezoning parcels in Glendale and Fieldbrook. Our communities are unified in wanting community plans to be in place before this irreversible rezoning occurs. The Fieldbrook Glendale Community Services District, after massive community input, formally presented a community plan to the county during the early stages of the general plan update process and somehow that community plan was "lost" and never formally adopted by the county.

People are extremely upset that rezoning is even being considered without recognition of or consideration for our community plan.

Please respect our community's wishes. Regards, Alicia Garlick, DVM

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 10:13 AM
To: Eberhardt, Brooke
Subject: FW: Fieldbrook needs community plan before rezoning

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: John Harvey <jharvey.consult@gmail.com>
Sent: Monday, December 10, 2018 10:13 AM
To: Hayes, Kathy <KHayes@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; Fennell, Estelle <EFennell@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>; Sundberg, Ryan <RSundberg@co.humboldt.ca.us>
Cc: Jason Garlick <jgarlick@garlicklaw.com>; Harvey, Brett@DWR <brett.harvey@water.ca.gov>; Jane Bermudez <jane@anneandjane.com>; Anne Harvey <anneharvey1@me.com>
Subject: Fieldbrook needs community plan before rezoning

Dear Supervisors,

Our family is a homeowner in Fieldbrook. We are united with our neighbors, and strongly support the call for a formal community plan before you consider rezoning our area.

Please respect our community's wishes.

Respectfully,

the Harvey family

220 Buckman Trail

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 10:07 AM
To: Eberhardt, Brooke
Subject: FW: county rezoning

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Sydney Carothers <sydneyc@humboldt1.com>
Sent: Monday, December 10, 2018 10:06 AM
To: Bohn, Rex <RBohn@co.humboldt.ca.us>; Fennell, Estelle <EFennell@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>
Cc: Hayes, Kathy <KHayes@co.humboldt.ca.us>
Subject: county rezoning

Dear Supervisor,

Please postpone tomorrow's vote on county rezoning until the affected communities have the opportunity to weigh in on the ramifications of the proposed rezoning.

What's your rush? You have another year to finalize rezoning. Affected communities should have ample opportunity to review and comment on the proposed changes before any action is taken. We have not been given that opportunity. To vote on the matter tomorrow is obstructing the public process.

Please postpone the vote.

Thank you for your consideration.

Sydney Carothers
895 Shirley Blvd
Arcata, CA.



Royal Gold LLC
600 F Street Suite 3 # 603
Arcata, CA 95521
(707) 822-4653

To Whom It May Concern,

We are writing this letter in to express our concerns about the proposed Q Combining Zone Industrial Performance Standards in the Glendale area of Humboldt County. Our company, Royal Gold, is an industrial operator located within the area that would be affected by adopting these standards. We feel strongly that these restrictions should be more reasonable to avoid placing an unnecessary burden on our operation and other industrial operations in the area. The area of Glendale has a long history of industrial use, dating back to the lumber mills of the 1950's. As recently designated by the General Plan Update, Glendale is clearly an industrial area.

We understand from personal experience how difficult and costly it can be to meet the standards laid out by the various government agencies. Many times these standards overlap and conflict with each other, making the path to compliance very confusing. We feel that any restrictive zoning measures should be carefully considered and clearly defined. Unfortunately we see numerous examples of vague language and standards in the proposed Q Zone restrictions.

The noise limitations are extremely unrealistic, by requiring the noise standards to be met at the property lines. In many cases, this would require hundreds of feet of buffer space or installation of cost prohibitive buffering measures to operate any industrial equipment in compliance with the noise standards. The County's current noise standard of 60 dBA Ldn at the exterior wall of a potentially impacted residence is much more reasonable. This is a commonly used noise standard that industrial operations in Humboldt County have been able to comply with for many years. We feel this is a much better compromise between industry and local residents.

We are also concerned about the stormwater restrictions listed in the Q Zone standards. Municipal stormwater system standards (MS4) have different regulations which conflict with the state mandated Industrial General Permit required for most industrial operators. There are well defined standards for industrial operators in

regards to stormwater management, applying standards designed for a small municipality does not make sense.

Industrial zones like the Glendale area are critical to providing jobs and tax dollars to our local community. Our local economy needs investment and job opportunities to be successful. We have seen other nearby properties in Glendale being purchased with plans for new investment and job creation. These types of restrictive zoning regulations can push these operators out of the county and sometimes out of the State. We feel that any industrial performance standards should be carefully studied to ensure they are not overly restrictive.

Over the past 9 years Royal Gold has grown into a substantial operation in the Glendale area. We have worked hard to minimize our impacts on neighboring properties. In our experience, open communication is the key to building relationships with our neighbors. Excess regulation usually complicates the process, adding layers of confusion and legality to issues that can normally be handled with a simple conversation.

Our company has spent many years navigating the difficult path of compliance and we understand how expensive and complex it can be. These shifting zoning standards will present new obstacles that many incoming operators will never be able to overcome. To have a healthy community, we need to find a balance between our retailers, our neighborhoods, local industrial operations, and the environment. We appreciate the chance to voice our concerns and opinions on this important matter for our community. Please feel free to contact us if you have any questions at all.

Sincerely,

Chad Waters
President/CEO
Royal Gold LLC

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 9:12 AM
To: Eberhardt, Brooke
Subject: FW: December 11th Meeting

Follow Up Flag: Follow up
Flag Status: Completed

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Rebecca Owen <rowen_47@yahoo.com>
Sent: Wednesday, December 5, 2018 10:37 PM
To: Hayes, Kathy <KHayes@co.humboldt.ca.us>; Hayes, Kathy <KHayes@co.humboldt.ca.us>; Sundberg, Ryan <RSundberg@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>
Cc: Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Fennell, Estelle <EFennell@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>
Subject: December 11th Meeting

Dear Members of the Humboldt County Board of Supervisors,

I respectfully request that you postpone the zoning changes for the Fieldbrook area until the community members have a chance to meet and agree upon our input to these changes.

We heard of drastic changes proposed to timberland directly adjacent to our properties through word of mouth prior to a rushed meeting at the Blue Lake Grange on December 3rd. Additionally, we learned at the meeting that our Board of Supervisors changed our timberlands from Agriculture Lands to Agriculture / 20-acre minimum lot size without public input. This is a drastic change to the character of Humboldt County. Our residents cherish the open spaces and wildlife habitat.

Please recognize that zoning for housing development in timberland increases the fire hazard for our entire county.

Thank you for your consideration.

Sincerely,
Rebecca Owen

5th District
McKinleyville

RECEIVED
JAN 10 1968
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

W. J. ...
...

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 9:10 AM
To: Eberhardt, Brooke
Subject: FW: Zoning Reclassifications and Glendale Community Plan

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Linda Miller <krazykat745@gmail.com>
Sent: Thursday, December 6, 2018 8:38 AM
To: Hayes, Kathy <KHayes@co.humboldt.ca.us>; Sundberg, Ryan <RSundberg@co.humboldt.ca.us>
Cc: Bohn, Rex <RBohn@co.humboldt.ca.us>; Fennell, Estelle <EFennell@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>; Richardson, Michael <MRichardson@co.humboldt.ca.us>; Miller, John <jpmiller@co.humboldt.ca.us>; smadrone@matttolesalmon.org
Subject: Zoning Reclassifications and Glendale Community Plan

Dear Supervisor Sundberg and Humboldt County Board of Supervisors,

I would like to ask that you **delay** zone reclassifications (to implement the General Plan) for the Community Planning Area of Fieldbrook-Glendale.

Also of concern are the gravel quarries around the county (and one on the Mad River at Glendale Road) that should not be zoned in a way that accommodates any heavy industrial activity or activity that could have negative impacts on water quality or fish resources, such as cannabis extraction facilities.

The community of Glendale is currently a mix of industrial, commercial, residential, and agricultural land uses. Among this mix are special natural resources such as a local herd of Roosevelt elk, and Hall Creek, which supports coho salmon and steelhead, both State- and Federally-Threatened species. Most residents are accustomed to the current mix of business, rural, and residential uses, but would like to see future development planned more wisely, with ample community input. Currently there are residential properties adjacent to industrial parcels. The County has two years to make the zoning compatible with the General Plan, so there is no rush to do the zoning reclassifications, furthermore, our community would like to see wise planning and community input for any future development, to improve the livability of our community.

The City of Blue Lake has also expressed an interest in delaying the zoning changes for the Glendale area (letter to Planning Department dated October 26, 2018), and has offered to facilitate planning workshops. We had our first meeting last Monday night, and it was very well attended (someone estimated 100). Most in attendance were very much in favor of delaying the zoning reclassifications for the Glendale, Fieldbrook, and Blue Lake areas, until we can develop Community Plans for these areas.

During the original General Plan Update community planning meetings, the following Vision was proposed for Glendale, but to my understanding, has never been followed up on, and a Community Plan does not currently exist:

"Glendale is a safe, clean community with balanced and well-designed residential, commercial and industrial development. Residents and businesses enjoy reliable public services, well maintained and properly signed roads, bike paths and sidewalks. A central downtown and commercial area caters to residents and truckers alike. Through partnership with local educational centers, an industrial arts complex and faculty and student housing are well integrated into the community on former Brownfields sites. Residents and businesses enjoy their close proximity and easy access to the river and other recreational opportunities." We would like to see this vision revisited.

Please delay the zone reclassifications for the Glendale, Fieldbrook and Blue Lake areas until we can develop a Community Plan.

Sincerely,

Linda Miller
Liscom Hill Road
McKinleyville

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 9:12 AM
To: Eberhardt, Brooke
Subject: FW: December 11th Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Anson Call <anson.call@yahoo.com>
Sent: Wednesday, December 5, 2018 11:17 PM
To: Hayes, Kathy <KHayes@co.humboldt.ca.us>; Sundberg, Ryan <RSundberg@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Fennell, Estelle <EFennell@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>
Subject: December 11th Meeting

Dear Members of the Humboldt County Board of Supervisors,

I respectfully request that you postpone your decision regarding the change of zoning of the Fieldbrook, Glendale, and Blue Lake areas on Tuesday, December 11, 2018. Homeowners in our community would like to have the opportunity to meet in order to discuss the proposed zoning changes within our neighborhoods. As your constituents, we do not feel we've been permitted enough time to consider, or provide input on the effects these zoning changes will have on our community.

It was disappointing to learn in the community meeting at the Blue Lake Grange on Monday, December 3rd, that this Board of Supervisors has changed the status of Humboldt County's timberlands from strictly Agriculture lands to Agriculture lands/20-acre minimum lot size, contrary to what the rest of the state of California has deemed appropriate. We fundamentally disagree with Green Diamond's proposal to further change the zoning of their existing 100-acre lots in Fieldbrook to allow for 5-acre minimum lot sizes. This landscape does not lend itself to development for the following reasons:

- **Fire Hazard**

We recognize that fire prevention measures across individual 5-acre lots, each with individual landowners, are more difficult to manage than a large lot with a single landowner. Coordinating multiple landowners to collectively manage the forest and reduce the risk of fire would be exponentially more difficult than if the forest were managed by a single landowner, more so if the landowner were a timber company that has the institutional knowledge of proper forest management.

Eberhart, Brooke

PW: December 11th Meeting

- **Lack of Infrastructure**

The proposed lots lack the necessary infrastructure to support subdivision and subsequent development. The county already recognizes that the Fieldbrook area does not have the appropriate soil types to allow for onsite sewage disposal. The majority of the proposed lots are greater than 30% slope, prohibiting the installation of septic systems and leachfields. The Blue Lake services district wastewater treatment plant would likely need significant upgrades to accommodate the additional wastewater generated by the potentially 40 lots in the proposed subdivision. The steepness of the terrain would make road building and maintenance difficult, and these activities may increase erosion and runoff, detrimentally affecting the adjacent Hall and Lindsay creeks.

- **Not a Solution for the Humboldt County Housing Issues**

5-acre minimum lot sizes do not adequately address Humboldt County's well documented housing issues. The housing that would most likely provide relief from this would be higher density housing in urban settings to accommodate students. The people that need housing relief cannot afford to buy or rent properties consisting of large lots.

- **Wildlife Corridor**

The lots proposed for subdivision by Green Diamond are composed of critical forest habitat. Mountain lions, an apex predator live in the area, indicating that there exists a healthy ecosystem. The subdivision of this area would break up the forest into individually managed little areas, catastrophically destroying a valuable wildlife corridor.

- **Traffic**


Fieldbrook Road is already known to have vehicles that travel at high rates of speed. It can be dangerous to pull into traffic, especially from driveways with limited visibility. The potential addition of an average of two vehicles per lot, for 40 lots mean that an additional 80 vehicles could make round trips to and from work, the store etc. Fieldbrook Road is the sole access for these proposed lots; the additional traffic would provide a significant danger for existing residents of Fieldbrook. This would increase the road maintenance costs for Fieldbrook Road and Glendale Road.

- **The Steepness of the Terrain** does not provide for appropriate access road for the proposed subdivision. The building and maintenance of road infrastructure on the steep terrain presents problems. The few existing access roads on these hillsides are very steep and require a significant amount of annual maintenance. As stated above, the increased sediment generated by road building would detrimentally effect Hall and Lindsay Creeks, which are known salmon habitat. Increased erosion caused by development upon slopes is a major concern.

- **Effect on Existing Property Values**

The potential for all of the effects mentioned above will detrimentally affect existing property values throughout Fieldbrook Valley. This is unacceptable to the members of this community.

Please consider these concerns of the residents of Fieldbrook, Glendale, and the greater Humboldt County.



Thank you,

Anson Call
5th District
Fieldbrook

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 9:08 AM
To: Eberhardt, Brooke
Subject: FW: December 11th Meeting

Follow Up Flag: Follow up
Flag Status: Completed

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Merilee Owen <merileeowen@yahoo.com>
Sent: Thursday, December 6, 2018 10:42 AM
To: Hayes, Kathy <KHayes@co.humboldt.ca.us>; Sundberg, Ryan <RSundberg@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>; Fennell, Estelle <EFennell@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>
Subject: December 11th Meeting

Dear Members of the Humboldt County Board of Supervisors,

Please postpone the zoning changes for the Fieldbrook area until the community members have a chance to meet and agree upon our input to these changes.

I only learned about major changes proposed to timberland directly adjacent to our properties through word of mouth prior to a rushed meeting at the Blue Lake Grange on December 3rd. Additionally, we learned at the meeting that our Board of Supervisors changed our timberlands from Agriculture Lands to Agriculture / 20-acre minimum lot size without public input. This is a major change to my immediate environment and to the character of Humboldt County. Our residents cherish the open spaces and wildlife habitat.

Zoning for housing development in timberland increases the fire hazard for our entire county and erosion concerns for those of us living below the project.

Thank you for your consideration.

Sincerely,
Merilee Owen
5th District

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 9:07 AM
To: Eberhardt, Brooke
Subject: FW: Zoning Item on 12/11 BOS Agenda

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Stephen S. Madrone <steve@madrone.me>
Sent: Friday, December 7, 2018 7:19 AM
To: Ford, John <JFord@co.humboldt.ca.us>; Hayes, Kathy <KHayes@co.humboldt.ca.us>
Subject: Zoning Item on 12/11 BOS Agenda

Dear members of the Board of Supervisors:

I wish to submit the following input on the zoning changes being considered by the Board of Supervisors (BOS) on 12/11/18.

First: The recommendations from the Planning Commission (PC) were crafted and approved at a meeting where the PC Chair did not follow ethics laws and therefore the decision is tainted by the Conflicts of Interest displayed at that meeting. The Ethics Laws Training required under AB 1234 state under General Duties that it is "the Duty of all elected and appointed public officials to Avoid Conflicts, or even the Appearance or Possibility of a Conflict. Public Officials must Perform their duties Impartially, Free from Bias caused by own Financial Interests". The Chair of the PC has massive real estate holdings whose value will be increased by these zoning changes. His real estate interests are far greater than the average citizen and therefore the potential is far greater than the effect on the general public. These interests clearly create a conflict of interest and the chair refused to recuse himself from the PC discussion and decision when asked by a member of the public. The chairs conflicts were very evident as he lobbied the board to approve all zoning changes. There was extensive testimony from the public requesting more time for the PC and staff to reach out to communities, complete community plans, and basically get public input on zoning options before proceeding. Whenever a Commissioner stated that they also heard the public and wished to take more time to consider these very important changes, the chair immediately refuted these commissioners concerns and consistently discounted their concerns. This failure for the chair to be "impartial was evident to all at the hearing and was a violation of Ethics Laws. I wish to file a formal complaint against this unethical behavior and request the county take actions to prevent this type of behavior in the future. When was the last time this individual and the entire PC received Ethics Training? This training is required by law every two years.

Second: The zoning changes should not proceed until the PC and staff have met with communities to get their input. The PC recommended that the county initiate community planning in the Glendale and Willow Creek areas. This planning must occur before the BOS takes action on zoning changes. Anything less than that would show great disrespect for community input. At this point most of the public does not even know what is being considered by the BOS as the only notice has been in the local paper that most folks do not even get or read. Notices were not sent to landowners or their neighbors informing them that the changes were being considered. As the incoming Supervisor for the 5th District I request that the following areas not have zoning changes until the community planning occurs: Glendale/Blue Lake; Fieldbrook; Trinidad Sphere of Influence areas in the Luffenholtz Creek and surrounding watershed areas; Willow Creek downtown and surrounding areas; and the McKinleyville Planning area.

Third: The county has failed to notify communities about the zoning changes being considered. This is particularly frustrating for the McKinleyville area where the McMAC has the specific authority (given by the BOS) to review zoning changes and provide input to the county. The McMAC was never informed on the changes being considered even though one of its members also sits on the county PC. The McMAC was informed on these actions by myself the night before the PC considerations and recommendations. There was no opportunity for the McMAC to consider these changes in a timely way. They have been trying to schedule a Special Meeting for that purpose but to date have not been able to have that meeting. Therefore they have not considered these changes or provide input to the BOS. No changes should be made here. The community planning efforts in the early 2000's resulted in strong community support for a Town Center in McKinleyville and yet the Ordinance to codify those community desires has been delayed for over a decade do to the focus on Cannabis planning. This Ordinance should be crafted with community input before zoning changes happen in this area.

Please respect these community concerns and take the time to get this right. There is no need to rush such important decisions. This is not simply making changes so that zoning matches the General Plan Designations approved last year. Table 4-H (Zoning Consistency Matrix) clearly shows that there are multiple zoning choices that can match GP designations and the community has every right to weigh in on these choices. In fact, taking the time to consider community input will reduce the chance of lawsuits thereby protecting the public interest as well as saving expenses for the county from the General Fund.

Sincerely, Supervisor Elect Steve Madrone

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 9:02 AM
To: Eberhardt, Brooke
Subject: FW: Please extend finalizing rezoning

For printing

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Holly Quinn <g.holly.cq@gmail.com>
Sent: Saturday, December 8, 2018 12:16 PM
To: Hayes, Kathy <KHayes@co.humboldt.ca.us>
Subject: Please extend finalizing rezoning

Rezoning the 400,000 acres in Glendale, Blue Lake, Trinidad, Willow Creek, McKinleyville, unincorporated areas around Arcata and Fortuna -

The public needs time to consider this and time to plan to be there to provide input. DO NOT make this decision without giving the public time to learn about this and then make their voices heard!

Thank you,

Holly Quinn

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 9:02 AM
To: Eberhardt, Brooke
Subject: FW: County Re-Zoning as it relates to implementing the General Plan

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Joseph Wilhelm <jwilhelm@meridianfineart.net>
Sent: Friday, December 7, 2018 3:07 PM
To: Planning Clerk <planningclerk@co.humboldt.ca.us>; Hayes, Kathy <KHayes@co.humboldt.ca.us>
Cc: Bohn, Rex <RBohn@co.humboldt.ca.us>; Fennell, Estelle <EFennell@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>; Sundberg, Ryan <RSundberg@co.humboldt.ca.us>; Miller, John <jpmiller@co.humboldt.ca.us>; PlanningBuilding <planningbuilding@co.humboldt.ca.us>; Richardson, Michael <MRichardson@co.humboldt.ca.us>
Subject: County Re-Zoning as it relates to implementing the General Plan

Dear Humboldt County Planning and Supervisor's Clerks, Supervisors, and Planners,

I'm new to offering public comment and I hope my e-mail is going to the correct folks and hope I haven't gotten carried away with the Cc. Thank you for receiving my submission.

I am writing out of concern for Glendale and other communities who feel the County is moving too quickly to re-zone as it relates to implementing the General Plan. I'm not writing to protest the land use designations. Rather, I'm writing to request that more time be provided for the re-zoning process.

Glendale and other communities such as Willow Creek and Fieldbrook are showing a great deal of interest in how re-zoning will influence the places they live and work. Recent election outcomes indicate the people in District 5 were unhappy with how our community had been treated by self-interests. The will of the community appears to disagree with Supervisor Sundberg, and I hope we can delay re-zoning for a more careful and deliberate plan on how re-zoning can be for the greater good. On Monday, December 4th, a well-attended meeting in Blue Lake was a wonderful place to begin. The fact that our Supervisor was too ill to attend attests to the time it takes to fairly engage the community. We need more time to understand and be heard regarding re-zoning. Please let's have the time to re-zone well.

As a resident of Glendale I am very aware of its past and current status for industrial and residential importance. Glendale is a diverse community because it has historically been unclassified which in effect has meant agriculture and multiple use. I personally own a small parcel that has been a rural farm cottage since the late 1890's. My neighbor has a beautiful redwood barn and a home from the same time period. For us and many others in the neighborhood, rezoning could mean no more chickens. Chickens and roosters have been part of Glendale's character for decades. If change is for the greater good, I can accept it. But is it?

Concern for my rooster may be a silly and self interested concern but it's symbolic too. I'm a small land owner that will have my multiple use possibilities diminished by re-zoning. Small changes like this will change the character of Glendale, making it a suburb capable of providing a good place for many more people to live and work. If this is progress and necessary for managing growth then this must come with County supported infrastructure improvements.

We have problems to solve; serious soil contamination is a topper and our water and sewer system is infamously limited. Additionally, Glendale Drive is heavily trafficked by drug dealers and other outlaws and has significant drainage problems in places such as Swanson Lane. Potholes and chipped windshields are part of our life. It's also become common for commercial and industrial properties to face the public street with barbed-wire and berry brambles. Who wants to live and drive by that everyday? There is a lot of need for improvement. Will re-zoning help solve these problems?

Additionally, the creeks and drainages to the Mad River need to be addressed when re-zoning - how can we protect water quality for Humboldt Bay residents? Creeks such Mill/Hall Creek have had partial restorations and are recovering riparian zones frequented by animals such as elk, beaver, otter, salmon, eel, wood ducks, and so on....

And what about those Elk? They have shown they go where they want to go but not always safely. Often searching for water in the fall the elk roam Glendale as if they own the place. They kind of do. When they're seeking water they are getting more and more bold about reaching the Mad River. As land owners such as the Christi ranch make it difficult for the elk (there is a dead elk in their field now), the more they go into the neighborhoods and the more they want to cross 299. Many elk have already been hit and killed on the highway - this is a hazard for even cautious drivers. How is re-zoning going to help solve this problem? The elk are a community asset, we just need to learn how to work with them and help land-owners manage their needs. The elk aren't going away, the herd is bigger every year.

With all the effort and time regarding the General Plan adoption it isn't asking much to want a bit more time for community input on re-zoning. When zoning becomes law, the more people on-board the better. Over the years, many self and special interests have known how to advocate for themselves. There is nothing wrong with this, but the County has an obligation to include other voices especially when those other voices are now standing up to speak. Shouldn't we take the time to help ensure that re-zoning is for a better community?

Please give the re-zoning process the time it needs to work out our best path for a place that's great to work, live, and play not just for ourselves but for Humboldt.

Thank you kindly,

Joseph Wilhelm

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 3:24 PM
To: Eberhardt, Brooke
Subject: FW: Do not pass zoning until after public meetings

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Maya Wilson <wilsonmaya04@gmail.com>
Sent: Monday, December 10, 2018 3:05 PM
To: Bohn, Rex <RBohn@co.humboldt.ca.us>; Fennell, Estelle <EFennell@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>; Sundberg, Ryan <RSundberg@co.humboldt.ca.us>; Hayes, Kathy <KHayes@co.humboldt.ca.us>; PlanningBuilding <planningbuilding@co.humboldt.ca.us>
Subject: Do not pass zoning until after public meetings

To the Humboldt County Board of Supervisors

Pleas do not pass any zoning changes for Glendale and Fieldbrook until locals like myself have a chance to be heard at community meetings.

These decisions affect all of us and we need to be heard.

Thank you

Maya Wilson

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 3:24 PM
To: Eberhardt, Brooke
Subject: FW: Zoning Text Amendments and Zone ReClassifications to Implement the General Plan

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us

-----Original Message-----

From: Cindy LeGrand <cloulegrand@suddenlink.net>
Sent: Monday, December 10, 2018 3:12 PM
To: Bohn, Rex <RBohn@co.humboldt.ca.us>; Fennell, Estelle <EFennell@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>; Sundberg, Ryan <RSundberg@co.humboldt.ca.us>; steve@votemadrone.com
Cc: Hayes, Kathy <KHayes@co.humboldt.ca.us>; Miller, John <jpmiller@co.humboldt.ca.us>; Richardson, Michael <MRichardson@co.humboldt.ca.us>
Subject: Zoning Text Amendments and Zone ReClassifications to Implement the General Plan

Dear Humboldt County Board of Supervisors (et al):

My name is Cindy LeGrand. My husband Michael and I are property owners, and have lived in the Glendale Community for 25 years. We both recently attended the Glendale Community Meeting held at the Mad River Grange in Blue Lake, last week.

I'm writing to specifically request the BOS delay the adoption of the Humboldt County Zoning Text Amendments And ReClassifications to the General Plan, currently on the Board's Dec 11th meeting.

As a RESIDENT of the Glendale Community, we have NOT had a voice in the proposed changes. I would like to specifically request adoption be delayed until the Glendale Community has had time to review the proposed changes, and prepare and present a Glendale Community Plan, reflecting the actual Community's vision of our own future. There has been inadequate outreach to our community, and property owners are just now being made aware of the amendments at hand.

I feel that the Industry folks, and the Agriculture and Timber folks have had better contact and outreach, but the RESIDENTIAL PROPERTY OWNERS have not. Nor have we had any organized meetings to review at length any changes, or opportunity for input into how our collective future will look.

The County can do MUCH BETTER as far as local outreach, and INCLUSION! There is a large portion of the public that do NOT subscribe to the local newspaper.

There is a great deal at stake and potential loss in rushing this through. There appears to be no harm in delaying this action.

Please respect the voices of the Residents, and delay this process until our voices are heard via a Community Plan.

Respectfully,
Cindy LeGrand
24 Butcher Lane
Fieldbrook, CA 95519
cloulegrand@suddenlink.net
707 844-3041

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 4:00 PM
To: Eberhardt, Brooke
Subject: FW: Fieldbrook zoning 12/11/18 BOS meeting

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us



From: Colleen <barrickcol@aol.com>
Sent: Monday, December 10, 2018 3:58 PM
To: Hayes, Kathy <KHayes@co.humboldt.ca.us>; Sundberg, Ryan <RSundberg@co.humboldt.ca.us>
Cc: Mom <jamill4360@suddenlink.net>
Subject: Fieldbrook zoning 12/11/18 BOS meeting

To: The Humboldt County Board of Supervisors

I'm writing in support of adopting the zone reclassifications to implement the 2017 County General Plan for the Fieldbrook area as presently proposed by County planners. I believe it is in the best interest of my community, Fieldbrook, and the County of Humboldt to move forward with the very minor changes to the present zoning.

Many years ago (10-15), there were several "informational" meetings held in Fieldbrook that were attended by a few of the approximate 500 property owners in Fieldbrook to discuss the GP and zoning. From these informational meetings, supposedly a "Fieldbrook Community" plan recommendation was generated. I want to strongly emphasize that this was a nonvetted report that supported the interests of a few no growth community members. Opposition to no growth was brushed aside. I disagree with this concept and oppose the consideration of any "Fieldbrook Community Plan" submitted that has not gone through a formal approval by the citizens of Fieldbrook and the county. In its present state, it is just an opinion of a few people from many years ago and does not fully represent the views of the community as a whole.

My understanding is that the General Plan must support minimal growth in the County, and the Fieldbrook 2018 Humboldt County Zone Reclassification by County Planners to implement the General Plan supports this concept.

Thank you.

Colleen Barrick

Fieldbrook Community Member for 60 years

Eberhardt, Brooke

From: Hayes, Kathy
Sent: Monday, December 10, 2018 4:14 PM
To: Eberhardt, Brooke
Subject: FW: Fieldbrook rezone

Kathy Hayes, Clerk of the Board
County of Humboldt
(707) 476-2396
khayes@co.humboldt.ca.us

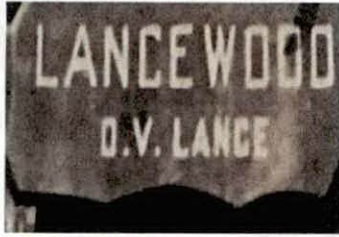


From: Don Garlick <dorsgarlick@yahoo.com>
Sent: Monday, December 10, 2018 4:10 PM
To: Hayes, Kathy <KHayes@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; Fennell, Estelle <EFennell@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Bass, Virginia <VBass@co.humboldt.ca.us>; Sundberg, Ryan <RSundberg@co.humboldt.ca.us>; steve@votemadrone.com
Subject: Fieldbrook rezone

Dear Supervisor,

Please delay the rezoning of the Fieldbrook valley until the community has had an opportunity to submit their desires.

Thanks very much,
Don Garlick



Lancewood Farms
831 Fieldbrook Road
Fieldbrook, CA 95519

Humboldt County Board of Supervisors
825 5th st room 111
Eureka, Ca 95501

November 30th 2018

Dear County of Humboldt;

We are requesting that you consider this petition for a General Plan amendment of two parcels owned by Green Diamond Resource Company. Parcel APN numbers are: **516-084-003 and 516-091-063**. These parcels are on the south end of Fieldbrook valley, part of the Fieldbrook / Glendale Community Planning Area. It is our request that the general plan be amended to set these parcels to land use (T) or (AE) to limit urban expansion in this area.

This approximately 100 acres is currently zoned as agricultural. This land was agricultural land use in the previous general plan. It was updated in the new general plan to include residential development uses. In addition to amending the land use we suggest no zoning be updated in this area until the Fieldbrook / Glendale Community Plan (FGCP) is adopted by the county as a policy that will guide future developments.

These parcels being set to RA-20 land use is not consistent with:

- The definition of RA-20 land use in the **General Plan**.
- The goals of urban expansion in the **General Plan**.
- The original 2015 **Planning Commission** land use recommendation.
- The recommendations of the **Fieldbrook / Glendale Community Plan**.
- The **Historic use** of the parcels as timberland and previously as the Ponzler Farm

The sewer currently does not extend to this part of Fieldbrook. An additional pump station would need to be built and maintained in order to provide sewage for this area. This was estimated in 2005 to cost between \$25,000-\$75,000 per additional residence. The land cannot handle septic at any increased density as outlined in the FGCP. This southern section of Fieldbrook road is one of the most dangerous in the county already. The land rises overall 350ft in height from the road to the ridge in less than av1600ft run; an average of 22% slope, with many of the slopes being far greater than 30%. We feel the land use designation of RA5-20 does not fit this land in any manner.

Definition of RA-20 from the General Plan:

RA5-20 and RA 20 are rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access.

The land is on a south facing slope that is the highest possible timber site quality level. As stated in the goals of the county general plan land use section goals; *Timberland of quality level 3 or better should not be used for urban expansion but rather used for resource production unless there is no other option.*

The 89 page comprehensive FGCP submitted to the county on August 2nd, 2006, and again on June 20th 2015 was not listed in the September 14th Information and recommendations provided to the Board of Supervisors. It appears the board decision on September 14th 2015 to set the land use of these two parcels in Fieldbrook to RA5-20 was made without the adoption of the FGCP. The FGCP is the most thorough document relative to the land use in this area. It clearly lays out the overwhelming community opinion and the multitude of technical arguments why no urban expansion should happen in this area. The community plan also provides an alternative in depth study on 56 parcels in the Glendale sub area that are appropriate and desirable for subdividing to smaller parcel sizes and creating higher density housing.

PRESENT VALUE OF THE LAND AS SUSTAINABLE TIMBERLAND:

This land also features two seasonal streams that provide habitat for fish and other aquaculture as detailed in journals with observations of occasional crab and fish sightings in the stream.

A critical annual migration path for runs along the streams. We have personally observed it moving through both 516-084-003 and 516-091-063 on their way to Glendale valley and back each year. The forest canopy habitat for the endangered spotted owl.

The forest collects a majority of its water from condensation that would otherwise not exist without the trees. Rainfall would not replace this loss of precipitation from condensation and the overall climate would be dramatically more dry. This would adversely impact the natural ecosystem and the agriculturally zoned lands both in the Fieldbrook and Glendale valleys. The trees release this water through transpiration creating the temperate rain-forest cycle. The loss of trees capturing water through condensation, storing that water and releasing some of it through transpiration, would increase wildfire frequency, size and damage. The recent 2017 county water quality report for this area shows higher levels of lead in the water than hoped. The forest is the only efficient means of removing heavy metals from water; whereas urban expansions increase these. These parcels both feature streams that flow into Lindsey Creek which enters the Mad River directly at the water collection stations. In addition to capturing, storing and releasing water 100 acres of sustainability harvested forest removes roughly 168,000 pounds of carbon from the air and outputs about 910,000 pounds of oxygen per year.

This land is the anchoring forest to the surrounding parcels of AE lands. The timberland to the east with Hall creek, the cattle ranch to the west with Lindsey creek and an 8 acre permaculture farm and research site directly between the two parcels in question. This entire section of land that has historically functioned together as a diverse ecosystem is the highest quality of soil on the Storie Index as shown by the county agricultural preservation

map. These types of soils do not exist in a vacuum, they are supported by and replenished by the forest system. There are plenty of other areas with lower soil quality to develop.

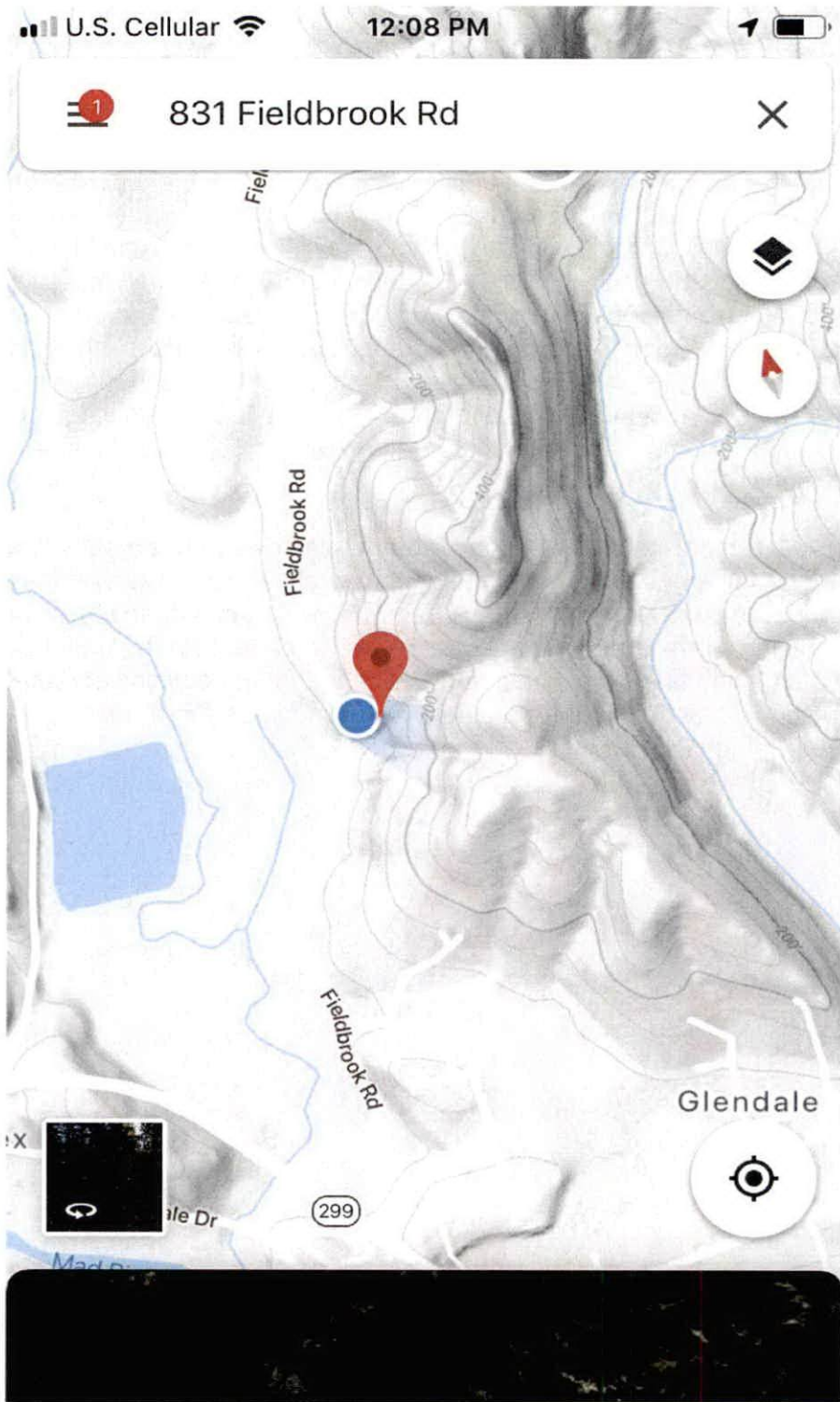
HISTORIC AND FUTURE VALUE:

Beyond being an ongoing renewable premium site for rapid, easy, high quality timber cultivation and low impact, sustainable timber harvesting in an integrated permaculture system, parcels 516-084-003 and 516-091-063, along with two other parcels, make up a site with massive community and ecological value. Lancewood farms is registered as a global permaculture site. It currently features hundreds of diverse fruit tree and other edible polyculture systems in collaboration with wild and domestic animals. Multiple research projects are already underway at this site regarding permaculture techniques in a redwood forest, such as redwood tree micro climates for food crops and 8 layer forest succession planting. An active journal of the site, which started in 1933 documents climate events, animal populations and plant interactions.

This land is a temperate, low elevation, southern sloped rain-forest, with a passionate family of 5th generation Humboldt County residence as stewards. There is a great potential for partnership with the current owner Green Diamond Resource Company, or any future land owner, the County, local organizations, and individuals to create a permaculture research and education site utilizing the unique location, features and historic ecological records to advance sustainable agriculture practices into the future. This land is perfectly suited to apply for various grants regarding such research.

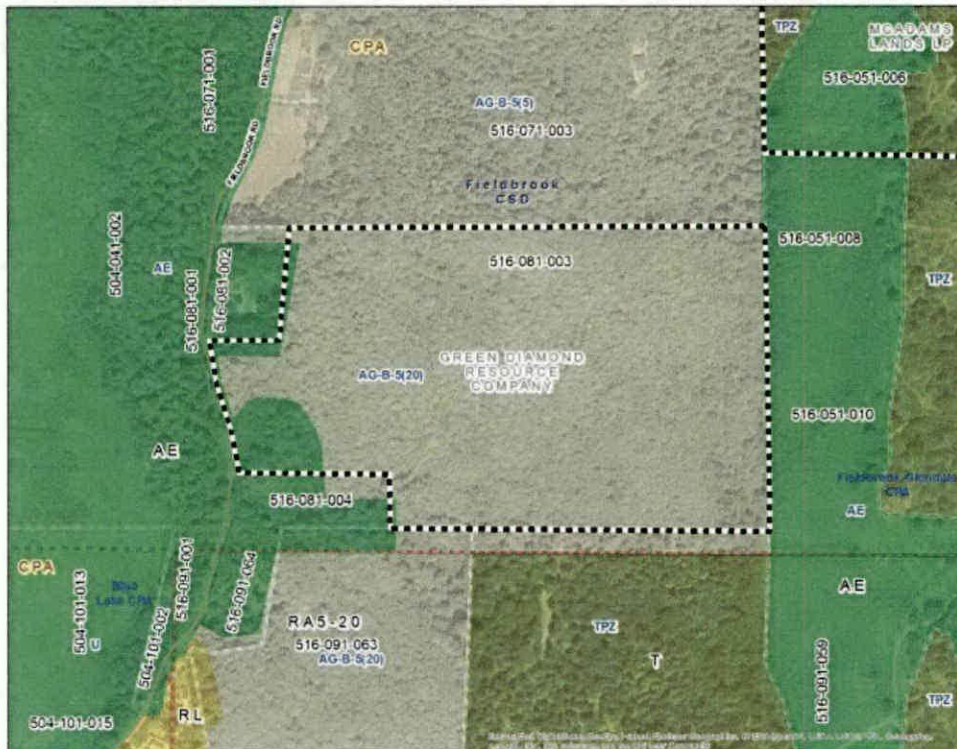
Thank you

Seth & Olivia Strobe
707-822-6364
831 Fieldbrook rd
Fieldbrook, CA 95519
seth.strobe@gmail.com



STEEP SLOPES UNSUITABLE FOR DEVELOPMENT
AND SEASONAL CREEKS PART OF THE LINDSEY CREEK
WATERSHED.

GREEN DIAMOND RESOURCE COMPANY	516-081-003	Fieldbrook
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Name	GREEN DIAMOND RESOURCE COMPANY	Community	Fieldbrook
Parcel	516-081-003	Address	923 FIELDBROOK RD
Parcel Size	66.83 acres	Water/Sewer	Water
Request	Portion proposed to be AE, make APN all RAS-20	Provider	Fieldbrook Glendale CSD
Current General Plan	DISP HS;TIMBER (NHGP)	Plan Area	Fieldbrook-Glendale CPA
Proposed General Plan	AE/RAS-20	Zoning	AG-B-5(20)

ORIGINAL LAND OWNER REQUEST

APN	Owner Name	Current	Planning Commission	Land Owner Request	Board Action 8/17/18
508-071-064	BOYER THOMAS & KILIAN LINDA	RL	RL1-7	RL	Approve Request (fix parcel lines)
510-041-016	SCHWIZLAIN LOGGING CO INC	AS(3)	RE3-5	CS	Approve Request
510-091-074	LAKE ROBERT D TR	RM/CS	RM/CS	RM/CS	Approve Request - see p. 65 of Supplemental #1 for diagram
511-111-046	GREEN WESLEY E & TERESA F	AS(3AC)	RE3-5	CS	Approve Modified Request - RE1-5/CS (RE portion for existing home)
511-171-063	BEHLER MICHAEL D & KIMBERLY J TR	AR10	RRS-10	RA10	Approve Modified PC - RAS-10
511-171-064	BEHLER MICHAEL D & KIMBERLY TR	AR10 (MCCPI)	RRS-20	RA10	Approve Modified PC - RAS-10
511-171-072	BEHLER MICHAEL D & KIMBERLY TR	AR10	RRS-10	RA10	Approve Modified PC - RAS-10
511-261-006	WOLFFSEN HERBERT C JR & LAURA A	AE	AE	RAS	Approve PC recommendation - AE
512-141-026	GRAHAM WAYNE R SR & BETTY J TR	RES ESTATES (NHGP)	RRS-20	RE1-5	Approve Request
512-141-027	MILLER KETH L & JANET C TR	RES EST	RRS-20	RE1-5	Approve Request 4-1 (LoveLace)
512-141-037	ELLER ANGELOUQUE M UNWSE	RES ESTATES (NHGP)	RRS-20	RE1-5	Approve Request 4-1 (LoveLace)
512-151-034	LONN JEAN N	RES EST	RRS-20	RE1-5	Approve Request 4-1 (LoveLace)
512-151-078	DAILY RICHARD SUCTR	AR	RRS-20	RL1	Approve Modified Request - RE1-5 - 4-1 (LoveLace)
512-161-010	ROBBINS RODRIGAN	RES ESTATES (NHGP)	RRS-20	RE1-5	Approve Request 4-1 (LoveLace)
512-161-019	MILLER KETH L & JANET C TR	RES EST/REC/TIMBER	RRS-20	RL1	Approve Modified Request - RE1-5 - 4-1 (LoveLace)
512-161-021	BARRICK COLLEEN A	RES ESTATES (NHGP)	RRS-20	RE1-5	Approve Request 4-1 (LoveLace)
512-161-022	MILLER KETH L & JANET C TR	RES ESTATES (NHGP)	RRS-20	RE1-5	Approve Request 4-1 (LoveLace)
512-161-023	MILLER MARVIN K	RES ESTATES (NHGP)	RRS-20	RE1-5	Approve Request 4-1 (LoveLace)
512-171-008	JOHNSON ROBERT B B, MARTHA J TR	RES ESTATES; GRAZING (NHGP)	RRS-20	RE1-5	Approve Request 4-1 (LoveLace)
512-171-023	SANCHEZ ANTHONY & MOTT KATHLEEN A	RES ESTATES (NHGP)	RRS-20	RE1-5	Approve Request 4-1 (LoveLace)
512-171-026	BARNES TYLER & SHERIDAN R	REC/TIMBER	RRS-20	RE1-5	Approve Request 4-1 (LoveLace)
512-171-027	CHRISTY THOMAS & MELISSA	REC/TIMBER	RE1-5-5	RL1	Approve Modified Request - RE1-5 - 4-1 (LoveLace)
512-181-018	NOBLE KAREN L & WILBUR DAVID	RES ESTATES (NHGP)	RRS-20	RE1-5	Approve Request 4-1 (LoveLace)
513-101-019	GREEN JASON	TIMBER (NHGP)	T	RA20	Approve Request 4-1 (LoveLace)
516-081-003	GREEN DIAMOND RESOURCE COMPANY	DISP HSE TIMBER	AE/RAS-20	RAS-20	Approve Request
522-121-011	KNIGHT ROBERT L & NOEL	RL(1)	RE1-5/CF	RL(1)	Approve PC recommendation - RE1-5/CF

CPU Land Use Maps - Northern and Southern Areas

September 14, 2015

Page 5

ORIGINAL PLANNING COMMISSION RECOMMENDATION

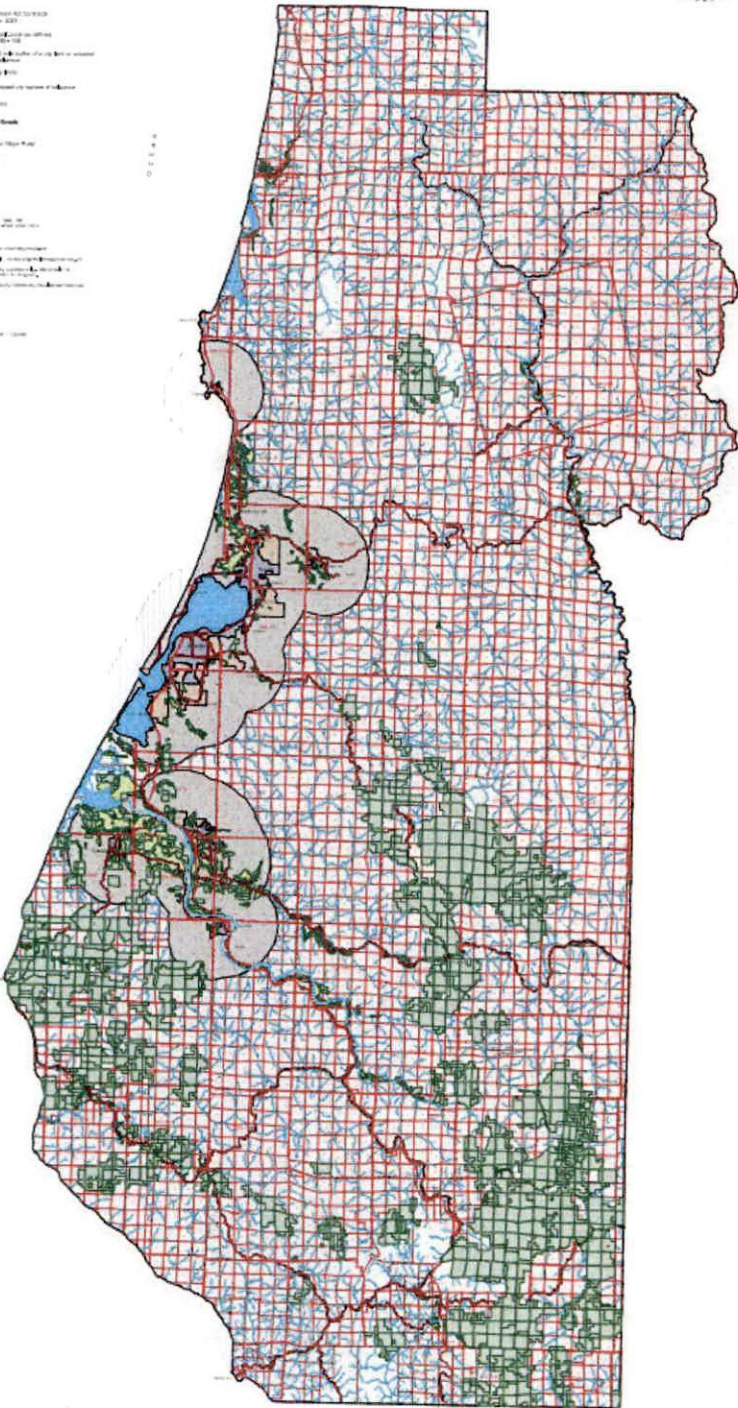
Humboldt County

Agricultural Preserves



- Land in Federal AC Control as of December 31, 2011
- Private Agricultural Land as of 12/31/11
- Other lands owned by the State of California as of 12/31/11
- State-owned lands
- Other lands owned by the State of California
- Rivers & Streams
- Highways and State Routes
- Other roads
- Other roads (Other Road)
- Public Land Survey
- National Forest
- National Monument

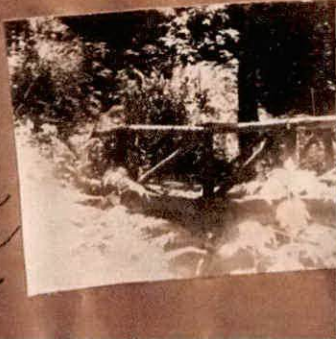
Scale 1:50,000
 Date 12/31/11
 Humboldt County Agricultural Preserves Map



COUNTY AGRICULTURAL PRESERVES MAP

Nancy Adams
 Clayce & Martin
 Jennie R. Jensen Sec
 tor, Anna DeLong, called
 Fieldbrook at noon.
 enjoyed the day with
 allites so very much
 nest, Miss Myra Bluffy.

We came
 new Olds
 because
 waiting
 to be
 used our
 ropes on
 ch, and
 on

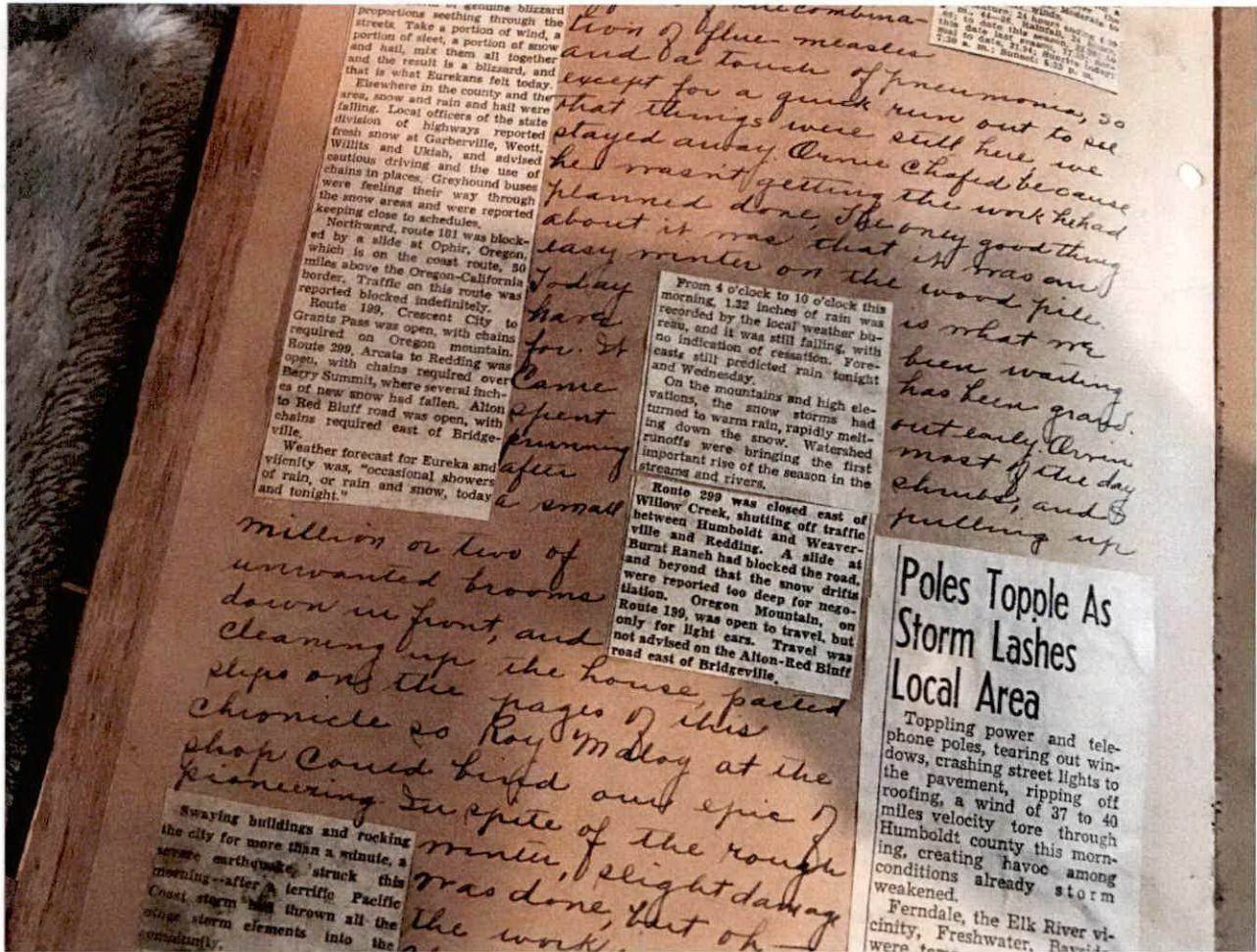


BRIDGE AND LOOKOUT
 OVERLOOKING ONE OF
 THE STREAMS.

...ly paths bespoken of heavy snows.
 ... to last year's Chronicle show
 ... time we were having an un-
 ... heaviest in any comparable period
 ... local weather Bureau since its
 ... 7" — a gale of all time high record,
 ... in its 48 hours. This last week has
 ... y one of the same kind. An enforced
 ... the gate Orin a chance to get
 ... s on the porch, which with

...ught
 ... where
 ... in. Started
 ... a hard,
 ... and
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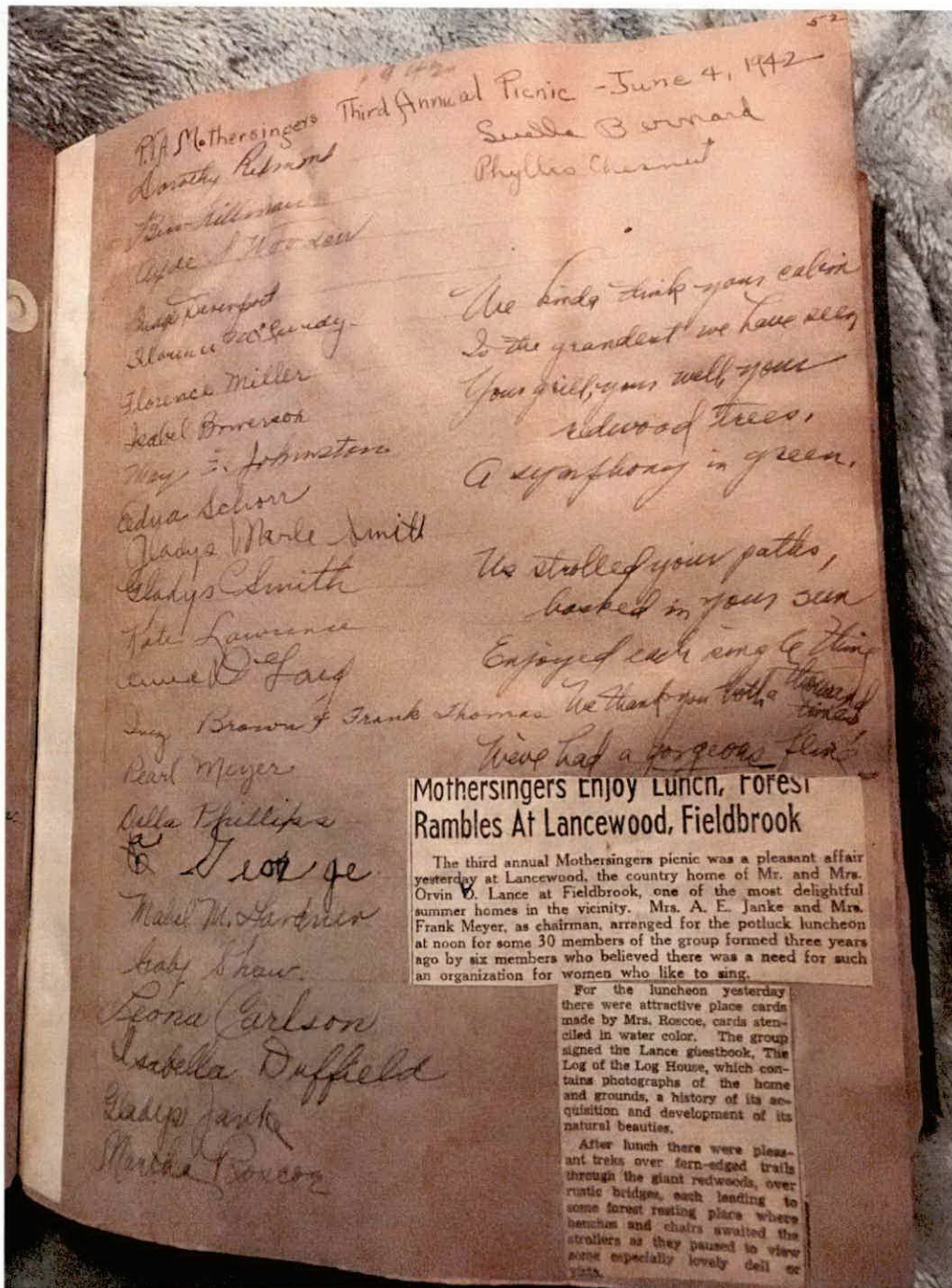


DETAILED LOGS OF WEATHER PATTERNS AND EVENTS FOR OVER 85 YEARS ON THIS SITE.

worked all day on the bridge.
Had thirty one planks down
at noon - about half way
across. The Mrs raked up
around the picnic tables
again. No one would credit
the amount of debris that
has been raked up around
there this year. More seems
to accumulate there than
at any other spot on the place.

We went a lovely 2 hrs roaming
Humbly, P

DETAILED LOGS OF PLANT OBSERVATIONS.



MANY COMMUNITY GATHERINGS AND EVENTS FOR HUMBOLDT COUNTY ORGANIZATIONS AT LANCEWOOD PARK.

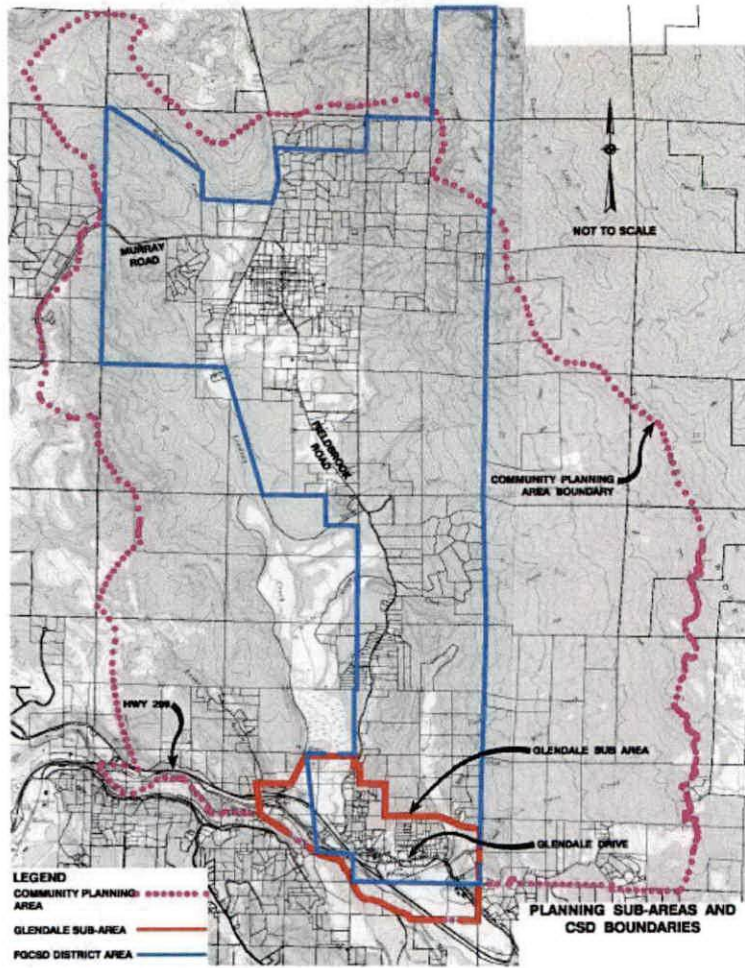
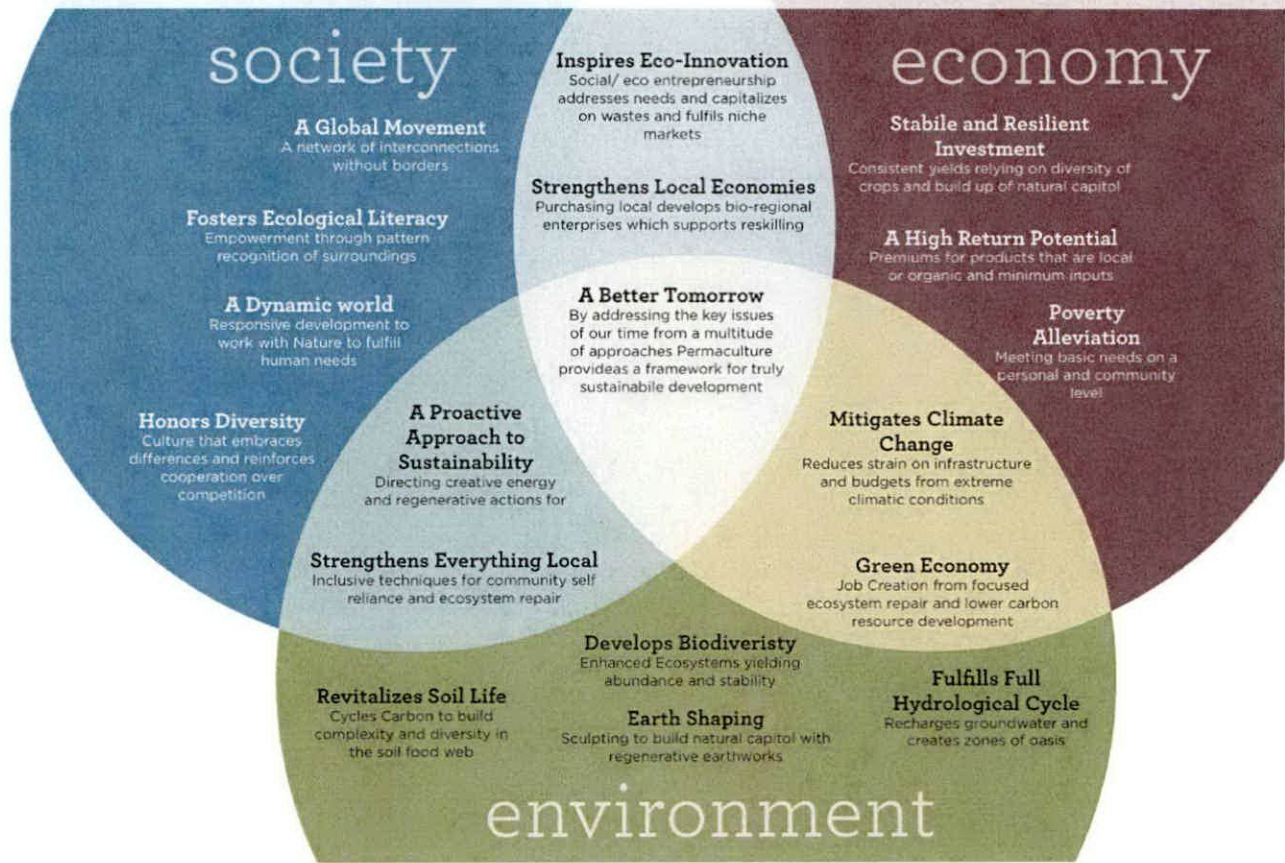


Figure 1.2: Fieldbrook Glendale Primary Roads

BORDER OF GLENDALE SUB AREA – END OF COMMUNITY PLAN
URBAN EXPANSION.

Why Permaculture?



POSSIBLE BENEFITS OF PERMACULTURE IN FIELDBROOK?