

SUPPLEMENTAL INFORMATION

For Planning Commission Agenda of:

November 1, 2018

- Administrative Agenda Item }
- Continued Hearing Item }
- New Hearing Item }
- Old Business Item }
- New Business Item }

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

1) Additional Comments received by the Planning and Building Department:

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From: Barbara Russell [<mailto:bjrhumboldt@gmail.com>]
Sent: Thursday, October 25, 2018 8:20 PM
To: PlanningBuilding <planningbuilding@co.humboldt.ca.us>
Subject: Planning Update.

Hi Mr. Ford and Mr. Miller,

I am a concerned taxpaying, land owning, voting, neighbor that is very concerned about the zone change in Glendale, from safe Agriculture to Heavy Industrial. We want to make Glendale better, not worse. As it is now, you can't even walk down the road with our breathing the clay dust kicked up for the trucks, with all the sediment flying out,. There are no side walks, and the trucks drive so fast. Changing it all to Heavy Industrial will only encourage environmental degradation.. We should be teaching people to respect the water ways, not disrespect and encourage worse treatment of the already sensitive Riparian Corridors and year round streams that wildlife and we depend on, to keep the water clean. If the water gets polluted we are all in big trouble. Just because Hall/Mill Creek is out of site doesn't mean it's out of mind for people that understand, "what happens up stream matters to all of our drinking water".

Please don't rush this zoning update. It is going to effect my neighborhood and I know there will be a lot of angry neighbors when they realize what's been going on.

I hope the county figures out a way to get some community input before proceeding with the Heavy Industrial zone change around Hall/Mill Creek, before proceeding with such a drastic zone change that could have negative effects on wildlife and our drinking water, for over 80,000 Humboldt Resident.

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

From: Meridian Photo <jlwilhelm@meridianphoto.com>

Sent: Thursday, October 25, 2018 4:35 PM

To: PlanningBuilding <planningbuilding@co.humboldt.ca.us>

Cc: Hayes, Kathy <KHayes@co.humboldt.ca.us>; Planning Clerk <planningclerk@co.humboldt.ca.us>

Subject: Glendale is a work in progress

Dear Mr Ford,

I am concerned about the Humboldt County Planning Commission's decision to recommend a vote on the proposed rezoning of the Glendale area Industrial lands.

I have lived and worked in Glendale for twenty years and in that short time I've seen a lot of change. Glendale is a work in progress, and I'm concerned about rezoning without community input. I understand that the GP was a long drawn-out nightmare. I'm not wanting that for the rezoning process, but it's only open and fair to give the residents and working class folks a chance to share a vision that makes Glendale a better place to live, work, and play. Rezoning may have detrimental consequences for the residents as well as for the Mill Creek watershed.

Glendale is abuzz with activity, resources, beauty, and nature. The neighborhood is a mix of livelihood and living and it's a community worth caring about. Even the Roosevelt Elk love it here. However, Glendale has been neglected for a long time - blight, thievery, careless driving, and illegal drug activity are now major issues. Without a holistic vision and unity among those who live and work here, we'll fall short of our potential which is to be a safe productive community that's beautifully recovered from blight.

Glendale can be a community where we look out for one another and see our diversity as our biggest asset. In doing so, we need to manage our open space, agricultural land, waterways, and industry with concern for the residents and wildlife who also live here. It is for these reasons I urge you to recommend community input prior to a recommendation and final vote by the Supervisors. Glendale deserves a better future for everyone.

For a photographic overview of the Glendale area please visit:

<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fjosephwilhelm.com%2Fglendale-september-2018&data=01%7C01%7Ckhayes%40co.humboldt.ca.us%7Cded637ce1deb485f78c308d63ad2763c%7C00ae2b64fe844f198637b1adf4b27cb%7C1&data=8%2Fk9f0T5YCVAsDH2ppnf4QQxSbW4tjoRWlojDfe9fx4%3D&reserved=0>

Thank you kindly,

Joseph Wilhelm

Joseph Wilhelm — (707) 826-7184
meridianfineart.net / meridianphoto.com

From: Dennis Doiron <taxidude@ymail.com>
Sent: Saturday, October 27, 2018 8:44 AM
To: Miller, John <jpmiller@co.humboldt.ca.us>
Subject: Rezoning in Willow Creek

Dear Mr. Miller,

My name is Dennis Doiron and my wife Diana and I have been residents of Willow Creek for 28 years. I am a retired music teacher from the Klamath-Trinity Joint Unified School District and my wife is a grant writer for the Dream Quest non-profit teen center in Willow Creek. Having recently retired I am extremely concerned about the rezoning of the Big Foot Golf Course. There is nothing but residential properties all around this property. I have owned my property on Shady Lane next to the course since 1997. When the people who are currently buying the course came in they said they were going to make the course a "hub" of the community like it used to be. Last spring they suddenly closed the course down. After talking to quite a few people who know the owners it has become apparent that they wanted to make the golf course a commercial marijuana grow from the beginning. I have no problem with anyone growing cannabis. What I do have a problem with is where and the impact it has on the community.

This is a beautiful area and many people have bought property here because of the golf course. The idea of rezoning the golf course property so they can put a cannabis farm here is ludicrous. Residents here are concerned that this will reduce our property value. The smell of fertilizer and cannabis would be offensive at least. Kids riding school buses would pass by it everyday and residents are concerned about up ticks in crime as well. I also understand that the property across from Trinity Valley Elementary School is slated to be rezoned to a zoning indicator that would make it possible to grow and process marijuana there as well. Is this a good idea across from a school? I personally do not think so.

In closing I would like to create a hypothetical scenario for you. Let's create a large piece of property in the middle of Eureka and rezone it so a cannabis farm can be put in. Do you think the residents around that area or even the city would allow this to happen? I can't believe that county planning would allow this to happen here. Has anyone talked to Art Tonkin about this rezoning? I believe he still actually owns the course. The idea of putting marijuana grows in the middle of a town where the public is exposed to the continuous odor and children are exposed constantly to growing drugs, which is a continual battle for Dream Quest and the school, is crazy. At the local elementary school and many schools they have signs that say "Drug Free Zone". What message does this create when students see this across the street from their school or have to pass by it daily on the school bus? Why have these people been allowed to put in a grow site in the Middle of a Community. They have already. This has got to stop now. Please do not rezone these properties to make it allowable for any type of marijuana growing or processing. These people should be purchasing property outside of town.

Sincerely, Dennis E. Doiron
Concerned Willow Creek Resident

From: Janine Cox <gnefene@gmail.com>

Sent: Sunday, October 28, 2018 2:49 PM

To: Planning Clerk <planningclerk@co.humboldt.ca.us>; Miller, John <jpmiller@co.humboldt.ca.us>

Subject: Rezoning in Willow Creek, Ca.

John & Janine Cox
126 Village Way
PO Box 1050
Willow Creek, CA

I'm a resident of Willow Creek, Humboldt County. I understand that Humboldt County Planning Department is updating its General Plan to change the land use designation and zone districts throughout the county.

I feel that Humboldt County has not performed sufficient outreach so that I can be fully informed of the implications of the new land use and zone district designations for property in and around the Willow Creek area.

I request an extension to the timeline on any decision to finalize changes to the General Plan by the Planning Department or Board of Supervisors.

I also request that Planning Department Director, John Ford, set up a meeting in Willow Creek for community residents with sufficient lead time so that it can be well advertised and therefore well attended.

Thank you
John & Janine Cox



October 26, 2018

Humboldt County Planning Department

3015 H Street

Eureka, CA 95501

Attn: John Miller

Subject: Re-zoning in Willow Creek

My property is between Mercer Fraser Company on the west and the Bigfoot Subdivision on the east.

I support rezoning of Mercer Fraser Co. parcel, understanding the need to update so as to reflect the actual use of the land as industrial asphalt and concrete production. It should NOT however, be zoned for any sort of cannabis production due to its location and proximity to the school as well as other community resources i.e. church, medical facility, high density/low income housing complex.

The zoning on the golf course should be very clear to be only a golf course or recreational facility for the entire community. No opportunity should be available to allow even the smallest opportunity to grow, produce, or distribute cannabis on this parcel which the entire community has been built around since the early 70's.

If this zoning is changed to allow cannabis operations of any kind in the neighborhood, I believe all of our land values will plummet drastically with a minimum of 20% and possibly up to 50%. The county should be prepared to lower taxes to match the loss in value.

When we spoke on the phone yesterday, you explained that other golf courses had regional forestry zones having been zoned as such since the 70's-80's when timber was a possibility. That doesn't apply to today and when cannabis falls under the same guidelines. We need to zone our recreational parcels to maintain them as such and not allow loop holes for cannabis production in the heart of a community.

It appears the rumors and gossip of a hidden agenda regarding the true intent of buying the golf course property are proving to be valid. The actual owner did not operate successfully and then sold (lease w/option to buy) to a collective of known drug growers who have tried to appear legitimate. The golf course and restaurant have been purposefully run down and neglected to a state of failure with the intent of justifying a change of use. This does not justify changing the culture of the neighborhood.

You can look to Yucca Valley, CA for an example of perseverance then success of maintaining a recreational parcel through a period of flux within the community. There is a vital part of the community once again being enjoyed not only for golf but lunch/dinner and/or a walk around the park.

Let us be careful and certain when mapping out the future. The community deserves to trust that our government officials have our best interests at heart. Do not allow a chance for our neighborhood to become a drug producing hub. Legal or not, marijuana is still a drug. It has no place within a residential area.

Sincerely,

A handwritten signature in black ink that reads "Donald R. Young". The signature is written in a cursive, flowing style with a long, sweeping underline that extends to the right.

Donald R. Young

Resident/owner of APN's 522-491-001-000, 522-491-014-000, 522-491-003-000

Sent: Monday, October 29, 2018 8:03 PM
To: Miller, John <jpmiller@co.humboldt.ca.us>
Subject: Willow Creek Golf Course

Denis Cosby
527 Forest View
Willow Creek, CA 95573

I want to voice my opposition to the proposed zoning change to the Willow Creek Golf Course.

Willow Creek does not have many recreational areas, the golf course was one of the few. If managed properly it would be an asset to the community.

I purchased a lot in the golf course community with the expectation of having the golf course available. Shortly after buying the lot and starting construction of a home, it was closed down.

Not having the golf course I believe will diminish my property values and allowing a cannabis grow or processing site will affect my property values even more.

Please do not allow a zone change to this property.

Thank You,

From: Cindy Trobitz-Thomas <ctrobitz1@gmail.com>
Sent: Tuesday, October 30, 2018 4:30 PM
To: Miller, John <jpmiller@co.humboldt.ca.us>
Subject: Glendale Rezoning

As a long-time resident of the Glendale area, I have concerns regarding the rezoning of the area. Please delay action until after the community has an opportunity to be heard and provided a chance to understand what the new zoning will and won't allow. Also, please consider additional workshops to discuss the Glendale area with a more targeted focus on a long-term development strategy. Thank you. Cindy Trobitz-Thomas, 2145 Glendale Drive

October 28, 2018



Humboldt County Planning Dept./

3015 H Street

Eureka, CA 95501

Rezoning in Willow Creek, CA

30 Years ago my family relocated from Eureka to Willow Creek for retirement.

We loved the mountains, trees, and CLEAN AIR. We played golf and therefore built our retirement home off the golf course. Bought golf carts and clubs and have enjoyed this area for many years.

Now when you drive into Willow Creek from the Coast, it smells really bad of cannabis. Our special little town is not as special as it once was. Lots and lots of transients lining the streets waiting to get a ride to go pick pot. Lots of burglaries around. Used to be able to leave the doors unlocked. Now must be sure everything is locked up.

Now I'm reading that you want to rezone our lovely little town. This will allow more cannabis manufacturing, lower property values and of course bad smells.

Did you even think to ask the citizens of Willow Creek if this was what we want?

Do you want to rename Willow Creek to "Emerald City"?

I see no reason to rezone us. We've been happy with the zoning as is. The only thing I can reason is there must be money involved.

Please do not rezone us.....

Pizzuto's

PO Box 1455

Willow Creek, CA 95573

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

From: judith9237@suddenlink.net <judith9237@suddenlink.net>

Sent: Wednesday, October 31, 2018 1:25 PM

To: Miller, John <jpmiller@co.humboldt.ca.us>

Subject: Zoning Willow Creek Golf Course

Attn: John Miller

Pursuant to our conversation this morning, please register my concerns with the planning commission regarding the above property. I object to any changes from the present zoning which is for recreation. The Willow Creek golf course is the center of activity in that area, including food service, lessons, pool, etc. Please stand behind this existing regulation. I stand with many from the community on this request.

Sincerely, Judith Rucker

John Miller

c/o Humboldt County Planning Department

3015 H St. Eureka, Ca. 95501

jpmiller@co.humboldt.ca.us

Dear Mr. Miller,

My name is Tim Crowley. My Wife Paula and I are adamantly opposed to the re-zoning of the B.F.G. and CC.

Big Foot Golf and Country Club has been the heart of the social and recreational activities of Willow Creek for generations. We fully understand the ebb and flow of society. Currently the golf course is closed due to economic changes, as well as a history of poor management and poor public relations.

Paula and I both feel strongly that any zoning changes that allow even the slightest chance for Bigfoot Golf Course to enter into the Cannabis Business, including but not limited to – cultivation, manufacturing, retail sales of any type, and distribution, will have serious adverse affects on us and our neighborhood.

As I'm sure you are aware, the existing large Cannabis permitted operation at the old mill site has had a devastating effect to our community.

A) The potent smell that has engulfed our valley.

B) The number of Transients and their dogs make shopping in our town most unpleasant, to the point where many local women feel endangered by the everyday task of going to the market.

C) "Involuntary exposure to the concentrated chemicals emitted by the cannabis operations triggered severe headaches, asthma, episodes and other respiratory problems."

D) "Our neighborhood's cannabis presence has forced itself to the forefront of our everyday lives and introduced a persistent fear to our health, sanity and physical safety. Many neighbors are so distraught and intimidated that they are planning to move away, leaving behind invested time and resources, memories

and plans, and their attachment to a place – to their homes – with the dimly perceived goal of somehow starting all over in a place like our street used to be.”

Many members of the Willow Creek Community do not approve of the mill site cannabis operation and are absolutely not in favor of any additional cannabis activities around our children, grand-children, elderly, or visitors.

The mismanagement of the golf course has already eroded away a substantial percentage of our real estate’s value. Allowing cannabis into the middle of our homes would cause an additional drastic reduction in property values.

We are all just individuals, however collectively we will form a formidable group that will seek, by any legal means, to be compensated by Humboldt county for the financial and social destruction caused by this rush to accommodate these cannabis businesses you are allowing to slither into our community.

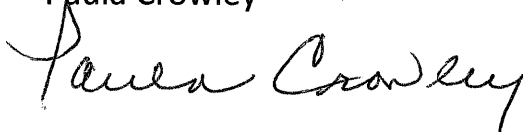
We respectfully request that no zoning changes be forced onto us. No cannabis activities of any type should ever be allowed to have a place in our neighborhood.

Sincerely,

Tim Crowley



Paula Crowley



From: Janine Cox <gnefene@gmail.com>

Sent: Wednesday, October 31, 2018 6:19 PM

To: Planning Clerk <planningclerk@co.humboldt.ca.us>; Miller, John <jpmiller@co.humboldt.ca.us>

Subject: Willow creek Rezoning .

County of Humboldt
Planning Commission
825 Fifth Street
Board of Supervisors Chambers
Eureka, California

October 31st, 2018

RE: County of Humboldt New Zoning Districts proposed for Inland Zoning Ordinance (GPU ZR 10.04.18), Public Meeting November 1, 2018

Dear Commissioners:

We are legal residents of Willow Creek, CA which lies within the Inland Zone for the General Plan Update. We have recently become aware that the County is quickly considering changing zoning on parcels that we have good reason to believe may economically damage us by lowering our property values, as well as effect the quality of the environment in our area. It is very hard to know whether this may be a rational fear for a few reasons:

1. To our knowledge, County Planning staff have done no organized outreach to the residents within the Willow Creek Plan Area, to inform us what was being proposed changed in the new zoning overlays and what we thought of the proposed changes.
2. John Miller, Senior Planner with the County, referenced in the only public meeting held on the proposals October 29th, the County has met its public notice requirements by publishing in the Times-Standard. We do not subscribe to the Times-Standard as our budget is tight and this is not something we can afford. Denying people who live in lower income brackets and cannot afford newspaper subscriptions is a violation of Environmental Justice laws, which specifically disallow government bodies from suppressing the voice of the lower income community. Note, this meeting on the 29th was impromptu as rumors began flying around our community that the County was quickly trying to change land use zones to land uses that many in the community are against (see Willow Creek Community Water District letters to the County regarding zoning changes). This meeting was standing-room only with residents disappointed they couldn't attend because they had to work.
3. We are landowners adjacent to a parcel that we are very concerned proposed land uses could threaten the desirability of our neighborhood and subsequently our property values, as well as potentially threaten the quality of the environment surrounding our home. We never received any notice from the County by phone call, letter, or personal contact that a zoning change was being proposed right directly behind our backyard.

We find the failure of County Planning to reach out to residents in the Willow Creek Plan Area in regards to zoning changes disappointing and disturbing. We request the Planning Commission hold in abeyance any further approving of zoning changes in the Willow Creek Plan Area until our community has had a chance to understand what is being proposed, why it is being proposed, and what possible community concerns are. This is how planning is supposed to work. We request these meetings and outreach efforts occur as soon as possible so the rumor mill in the area can be addressed through education and outreach. Thank you for your serious consideration of our request.

4. The air quality has become horrible and no one should be forced to breath this obnoxious smell every waking hour.. There is no place to go and get away from it, because someone in the position of power has taken those rights away from us..
5. Our Community has seen a jump in crime and we personally have had someone attempt to break in to our home, This new resource that the county seems to be so eager to instill into our little town

has attracted many who we would rather not come here. It also seems like ,many of these people (Certainly not all of them) don't live in this area, so why do they have any sway in what areas are rezoned here.

6. As far as the Bigfoot Golf and country club area. It is residential , the largest concentration of homes in willow creek are in this area.

7. Mercer Frasier , is in a school area and next to our Water treatment plant. I don't know one person who thinks it is a good idea to place any marijuana facilities in that area. I certainly would value the children over Marijuana every day of the week. And am disappointed the the county doesn't value our children on the same level as do we. Or the fact that our water treatment plant is located there.

None of these things belong within the community they should be located outside the community. Would you want them in your front or backyard ?

Sincerely,

John and Janine

126 Village way

\Willow creek, Ca. 95573

10/25/2018

To: Humboldt County Planning Department

Attn: John Miller

Re: Re-Zoning in Willow Creek

Mr. Miller,

As a resident of the Willow Creek area I learned only today, at the WCCSD monthly meeting, that the County Planning Department is proposing land use and zoning changes to our area. The Planning Department has failed to adequately notify the Willow Creek community of these proposed changes and has failed to obtain proper feedback from the very residences that will be affected. I would like to request a pause to any further proceedings for proposed zone changes in the Willow Creek area until such time that the Humboldt County Planning Department can have public meetings in Willow Creek to explain adequately to the citizens what the zoning changes include and how they would affect the community. Then the Planning Department should listen and take into consideration the concerns and comments of the Willow Creek community citizens before proceeding with zoning changes that will directly affect our lives and property values.

If I am properly informed, the Willow Creek golf course may be re-zoned to a designation that would allow for the expansion of marijuana type businesses and the growing of marijuana. This is not a proper use of land that sits in the middle of the most densely populated area of Willow Creek. Property values would fall and the smell would become intolerable. I think the best action in this case is no action, leave the existing zoning for the golf course as is, or make the zoning for the golf course even more restrictive to eliminate the possibility of future marijuana business expansion on this land.

A short acknowledgment of this letter would be appreciated.

Sincerely,
Steve Brunner

707-502-9199
mmsdbrunner@gmail.com

From: kathy o'neil <realkdo@gmail.com>
Sent: Friday, October 26, 2018 11:31 AM
To: Miller, John <jpmiller@co.humboldt.ca.us>
Subject: Re: Willow Creek rezoning

On Oct 26, 2018 11:03 AM, "kathy o'neil" <realkdo@gmail.com> wrote:

Please put me on record as opposing any opportunity to even crack the door open to allow manufacturing of cannabis in any form in the neighborhood most densely populated in Willow Creek. This includes growing, processing, distributing. The Bigfoot Subdivision was built around the Country Club and the recreation it was zoned for. To rezone for the drug culture to flourish would be an unfortunate betrayal to all who invested in property here. We already lost so many good families who moved out of the community's the due to the pot culture. Property values are at stake as well as the taxes the county collects. Please walk in our shoes and imagine if your children/grandchildren lived in this neighborhood. Thank you.