

Attachment 3

**Strategy for Adoption of Zoning Text Amendments and
Zone Reclassifications to Implement the General Plan**

STEP 1. CONSIDER AND ADOPT AMENDMENTS TO THE INLAND ZONING REGULATIONS BASED ON THE RECOMMENDATIONS OF THE PLANNING COMMISSION

Objective: Add Principal and Combining Zones to the Inland Zoning Regulations Plan to ensure consistency of the Zoning Regulations with the 2017 Humboldt County General Plan and Land Use Map.

Scope:

This effort would be to establish the text for the proposed zoning districts. No changes to the Zoning Map would be proposed in this step. This would be to implement the text recommended by the Planning Commission at their November 1, 2018 meeting. The specific text amendments would be as follows:

- Add “MU1” (Urban) and “MU2” (Rural) Mixed Use Zoning Districts to be applied to areas with MU - Mixed Use, VC - Village Center, or RCC - Rural Community Center General Plan designations,
- Add “PR - Public Resource and Recreation” Zoning District to be applied to the publicly owned lands with a “Public Lands” General Plan Land Use designation.
- Add “TE - Timberland Exclusive” Zoning District to be applied to areas with a “T - Timberland” General Plan Land Use designation that are not zoned “TPZ” or AE-B-5-(160) and part of an agricultural preserve.
- Add “TL - Tribal Land” Zoning District to be applied to the areas with a “TL - Tribal Lands” or a “TTL - Tribal Trust Lands” General Plan Land Use designation that are not zoned “TPZ”.
- Add “RR - Railroad” Combining Zoning District to be applied to NCRA railroad rights of way, and along the former Annie and Mary Railroad rail corridor between Arcata and Blue Lake,
- Add “MR - Mineral Resources” Combining Zoning District to be applied to permitted mineral extraction sites and surrounding properties within 1,000 feet to implement MR-P3. Right to Mine, MR-S7. Hearing Notification, and MR-IM4. Combining Zone
- Amend the “B” Special Building Site Combining Zone to change the “B-1” designation from an 8,000 square foot minimum parcel size to a 6,000 square foot minimum parcel size. Currently an asterisk (“*”) is applied to all residentially zoned property in the Eureka Community Plan Area to indicate that the minimum parcel size is 6,000 square feet instead of the 5,000 square foot parcel size specified for residential zones in the Zoning Ordinance. For clarity, the “B-1” Combining Zone is proposed to be applied to residentially zoned properties in the Eureka Community Plan Area instead of an asterisk to indicate 6,000 square foot minimum parcel size.
- Develop Model Q Zones to be applied to properties being rezoned to ML – Light industrial

and MH - Heavy Industrial that apply industrial performance standards to protect surrounding uses from future industrial uses. The Mercer Fraser mining site in Glendale is not proposed to be rezoned to MH-Q. Those sites may be rezoned at a later date along with the community planning efforts in those areas in Step 4.

Outline of Public Review Process and Timeline:

1. Public Engagement.

- a. Public Notice will be conducted using the following
 - i. Use County social media.
 - ii. Use existing *General Plan Implementation Projects* web page (<https://humboldt.gov/2429/Implementation>).
 - iii. Place binders containing copies of the recommended Zoning Districts in all library branches.
 - iv. Option to include using Civic Platform and/or other web-based community engagement tools in consultation with the County Information Officer.
 - v. Option to expand noticing for public hearings to additional newspapers, including the Two River Times, Mad River Union, Humboldt Independent, and Redwood Times.
 - b. Public Meeting will be conducted to allow people to ask questions and discuss proposed text amendments. Public Meetings will be held in February.
- 2. Hearings** Hold one or more public hearings beginning in February with the Planning Commission to consider the Q Zone proposal. The Planning Commission recommendation and the results of the Public Meetings will be presented to the Board of Supervisors in March.

STEP 2: REVIEW ZONING MAPS WITH CITIES AND ADOPT ZONING MAPS IN SOI's

Objective: Receive input from Cities regarding the proposed Zone Reclassifications to Implement the General Plan within the City SOI area.

Scope:

- Arcata Sphere of Influence (SOI), which includes portions of the Arcata Community Planning Area (CPA) and the Jacoby Creek CPA.
- Blue Lake SOI (to be addressed as part of CPA process)
- Eureka SOI, which includes portions of the Eureka CPA, in particular the following areas: lower Humboldt Hill, Rosewood, Ridgewood, Cutten, inner Myrtle town; and the Freshwater CPA: upper Mitchell Heights.
- Fortuna SOI, which includes portions of the Fortuna CPA.
- Rio Dell SOI, which includes portions of the Rio Dell CPA.
- Trinidad SOI, which includes portions of the Trinidad-Westhaven CPA.

Outline of Public Review Process and Timeline:

1. **Meet with Cities to discuss Zoning proposed in Sphere of Influence.** Initially meet with city staff to present changes. If desired will make presentation to City Council of the proposed Zoning Text Amendments and Zone Reclassifications to Implement the General Plan within the SOI area in March, 2019.
2. **Board of Supervisors Hearings** Hold one or more public hearings beginning in April, 2019 to consider comments from the cities and adopt zoning maps within the SOI's except Blue Lake as noted below in Step 4.

STEP 3. ADOPT ZONE RECLASSIFICATIONS TO IMPLEMENT THE GENERAL PLAN OUTSIDE THE FOCUSED COMMUNITY PLAN AREAS IN STEP 4

Objective: Amend Zoning Maps to reflect the application of new and existing Principal and Combining Zones to ensure consistency with the 2017 Humboldt County General Plan Land Use Map outside the focused community plan areas in Step 4.

Scope: Adopt Zoning Reclassifications for properties outside the focused community plan areas in Step 4.

- “MU1” (Urban” and “MU2” (Rural) Mixed Use Zones applied to areas with MU - Mixed Use, VC - Village Center, or RCC - Rural Community Center General Plan designations,
- “PR - Public Resource and Recreation” Zone to apply to the publicly owned lands with a “Public Lands” General Plan Land Use designation.
- “TE - Timberland Exclusive” Zone to apply to areas with a “T - Timberland” General Plan Land Use designation that are not zoned “TPZ” or AE-B-5-(160) and part of an agricultural preserve.
- “TL - Tribal Land” Zone to apply it to the areas with a “TL - Tribal Lands” or a “TTL - Tribal Trust Lands” General Plan Land Use designation.
- “RR - Railroad” Combining Zone to be applied to NCRA railroad rights of way, and along the former Annie and Mary Railroad rail corridor between Arcata and Blue Lake,
- “MR - Mineral Resources” Combining Zone to be applied to parcels with permitted surface mining operations, and
- Apply the existing “WR - Streamside Management Areas and Wetlands” and “AP - Airport Safety Review” Combining Zones to Streamside Management Areas per General Plan Standard BR-S5, Streamside Management Area Defined, and S-IM16, Airport Safety Review Combining Zone, respectively.
- Assign specific zones to all areas currently zoned “U - Unclassified” or with zones not consistent with the General Plan.
- Model Q Zones applied to properties being rezoned to ML – Light industrial and MH - Heavy Industrial that apply industrial performance standards to protect surrounding uses

from future industrial uses.

Outline of Public Review Process and Timeline:

1. Public Engagement.

- a. Public Notice will be conducted using the following
 - i. Use County social media.
 - ii. Use existing *General Plan Implementation Projects* web page (<https://humboldt.gov/2429/Implementation>).
 - iii. Place binders containing copies of the recommended Zoning Districts in all library branches.
 - iv. Option to include using Civic Platform and/or other web-based community engagement tools in consultation with the County Information Officer.
 - v. Option to expand noticing for public hearings to additional newspapers, including the Two River Times, Mad River Union, Humboldt Independent, and Redwood Times.
- b. Public Meeting will be conducted to allow people to ask questions and discuss proposed text amendments. Public Meetings will be held in April.

2. Hearings Begin public hearing with the Board of Supervisors in May 2019

STEP 4. INITIATE FOCUSED COMMUNITY PLANNING IN MCKINLEYVILLE, FIELDBROOK/GLENDALE, BLUE LAKE AND WILLOW CREEK

Objectives: Engage with community members, community groups, and sponsor or coordinating organizations to initiate focused planning efforts to address community-identified issues.

Scope: The scope of the work is to implement the General Plan in the context of the adopted General Plan. Significant changes to the General Plan would be considered outside the scope of work being considered. Significant changes to the land use element could result in the need to do additional environmental analysis and this is not considered in the scope of this work.

- McKinleyville Town Center Ordinance. Coordinate with the public, McKinleyville Municipal Advisory Committee and the McKinleyville CSD to develop the Town Center ordinance.
- Fieldbrook-Glendale Community Plan Area: (No adopted community plan. Draft Community Plan prepared by Fieldbrook-Glendale CSD in 2006). Coordinate with the public, City of Blue Lake, Fieldbrook-Glendale CSD, and the Blue Lake Rancheria to modify as necessary the draft community plan
- Blue Lake Community Planning Area: (No adopted community plan). Coordinate with the public, City, Fieldbrook-Glendale CSD, and the Blue Lake Rancheria to identify the appropriate scope of the community plan. Potential focus areas: industrial uses and

compatibility; traffic and multi-modal connectivity; municipal services (water and sewer) and watersheds protections; City of Blue Lake annexation plan;

- Willow Creek Community Plan Area: (Community Plan adopted 1986 and incorporated into General Plan Appendix C – Community Area Plans Policy Extract per Resolution 17-95). Coordinate with the public, community groups and the Willow Creek CSD to update the adopted community plan. Potential focus areas: Big Foot Country Club use and zoning, municipal services (water and sewer); and downtown zoning.
- Option to include other Community Planning Areas: individuals in the Jacoby Creek CPA (adopted in 1981) is expressing interest in reviewing proposed zoning change and the zoning of “U” zoned areas; staff at the City of Fortuna suggested it may be appropriate to review the Fortuna Area CPA to update policies relating to water and wastewater service, Urban Development and Expansion Areas, and city/county coordination, and the mayor of the City of Trinidad expressed an interest at the Planning Commission hearings in reviewing watershed issues related to their municipal water collection facility in the Trinidad-Westhaven CPA.

Outline of Public Review Process and Timeline:

1. **Public engagement in addition to the public engagement identified previously in Step 1.** Schedule initial scoping/focus/issues identification meetings with potential sponsor or coordinating organizations (City of Blue Lake, Fieldbrook-Glendale CSD, McKinleyville CSD, McKinleyville Municipal Advisory Committee, Willow Creek CSD) and identified community groups (Blue Lake/Glendale, Willow Creek)
 - a. Identify, as necessary, champions/leaders from each community to serve as managers for community work products and to coordinate ongoing feedback.
 - b. Create email list serves
 - c. Hold meetings and compile input from the community to determine the scope of the community planning effort for the Blue Lake CPA.
 - d. Hold Board of Supervisors hearing(s) to determine the appropriate sequence of community planning efforts in the McKinleyville, Blue Lake Community Planning Area, Fieldbrook-Glendale Community Plan and Willow Creek Community Plan areas.
2. **Hearings** There is a separate schedule for each of these planning areas. Public Hearings will be conducted at the Planning Commission and at the Board of Supervisors between July 2019 and March of 2020.