

SUPPLEMENTAL INFORMATION for Item #G-1

For Planning Commission Agenda of:
March 21, 2019

☒ Public Hearing Item: #G-1

Attached for the Planning Commission's consideration and review are the following comments submitted to the Planning Department regarding the General Plan Update Zoning item:

1. Email from Nancy Correll
2. Letter from Colin Fiske
3. McKinleyville Municipal Advisory Committee comment letter
4. Comments Anonymous
5. Comments from Susan Marshall
6. Comments from Susan Marini
7. Comments John and Marisa St. John
8. Email from Susan E Marshall
9. Letter from Kevin Dreyer
10. Comments from Bonnie Oliver

From: Nancy Correll <duning@humboldt1.com>

Sent: Tuesday, March 19, 2019 12:15 PM

To: Planning Clerk <planningclerk@co.humboldt.ca.us>; Richardson, Michael <MRichardson@co.humboldt.ca.us>; Miller, John <jpmiller@co.humboldt.ca.us>; Madrone, Steve <smadrone@co.humboldt.ca.us>

Subject: Zoning

To Planning Clerk: Please send this email to the members of the Planning Commission.

Thanks,

Nancy Correll

McKinleyville, CA

duning@humboldt1.com

To: Supervisor Madrone, Mr. Richardson, Mr. Miller, and Planning Commissioners:

These are my comments on the current zoning definitions:

Re: Forestry

It seems to me that there ought to be a category of zoning that does not allow residences on land intended for forest production. No [new] residences. Here are the reasons:

1. Fire. Out-of-control wildfires have become common during the dry season. Adding any more residences increases the risk of tragic loss of life and property, and is a severe drain on personal and government resources.
2. Loss of timberland. Every residence takes *some* land out of production, diminishes land actually available for growing trees, mixes non-native plants and animals with the native ones, disrupting the natural ecosystem. Construction and roads also can pollute the environment, and increase soil erosion, degrading water.
3. Urban sprawl (i.e. residences in non-urban areas) is expensive, uses public resources for roads and other infrastructure.

I would also suggest that, for the three reasons given above, that any increase in residences on forest land under current zoning (and possibly also on other agricultural lands) should be limited.

Thank you for your attention to these comments.

Nancy Correll

1922 A Ave.

McKinleyville

duning@humboldt 1.com



March 15, 2019

Planning Commission
County of Humboldt
3015 H Street
Eureka, CA 95501
via email: planningclerk@co.humboldt.ca.us

RE: Comments on Proposed Zoning Text Amendments to Implement the General Plan Update

Commissioners:

The mission of the Coalition for Responsible Transportation Priorities (CRTP) is to promote transportation solutions that protect and support a healthy environment, healthy people, healthy communities and a healthy economy on the North Coast of California. CRTP appreciates the opportunity to comment on the proposed zoning text amendments meant to implement the County's new General Plan. Our comments are focused on town center areas and the proposed new Mixed Use zones, as these contain the greatest opportunity to allow and encourage active and public transportation.

Proposed Mixed Use Zone Parking Standards Run Contrary to the Zones' Purpose

The purpose of the proposed mixed use zones is to "help create town centers" and to "promote higher density urban housing in concert with retail commercial uses, day care centers, and shop fronts" (General Plan Policy UL-P6). Moreover, arguably the most prominent proposed mixed-use zoning area is in the county's only currently designated town center area, in McKinleyville, and General Plan Policy UL-P7 requires town centers to be developed with a pedestrian orientation. The proposed text for the mixed use zones also recognizes explicitly that development therein must be "pedestrian-oriented."

However, by applying substantially the same off-street parking standards to mixed use zones as to all other zones, the proposed text will result in auto-oriented development which is low-density and unfriendly to pedestrians. Furthermore, General Plan Policy UL-P7.B requires the county to reduce off-street parking requirements in town center areas (where McKinleyville's and likely other future mixed use zones will be located). While we appreciate that in response to our previous comments, the proposed standards have been modified to allow some potential reductions in parking requirements at the Commission's discretion, this provision does not go nearly far enough to ensure or even allow pedestrian-oriented development. The

mixed use zone parking standards should be amended to exempt new development in these zones from any off-street parking minimums and instead require developments to demonstrate accommodation of transportation needs through pedestrian, bicycle, car share and/or transit amenities.

Proposed Mixed Use Development Standards Do Not Encourage Required Density

In addition to the problem of parking standards noted above, other development standards do not meet the General Plan's requirement of providing higher density development (Policy UL-P6). Most notably, although proposed yard setbacks have been somewhat reduced compared to other zones, they still will be applied in many cases, resulting in lower density. Precisely in order to avoid this scenario, General Plan Implementation Measure UL-IM1 calls for "establishing build-to lines rather than setback lines, or a combination of the two" in town center areas. To ensure conformance with the General Plan, the mixed use zoning regulations—and regulations for any other zones anticipated to be located within town center areas—must be amended to include build-to lines which encourage higher density.

Mixed Use Zones Must Be Expanded, or Text Amendments Made to Other Zones

General Plan Policy UL-P7.A requires the county to allow a mix of residential and commercial uses in town center areas. The county's only currently designated town center area is in McKinleyville, and here the urban mixed-use zone is proposed to apply only to a fraction of the land within the town center boundaries. We recognize that the Commission is currently only considering zoning text amendments and not zoning map amendments. However, if the County does not plan to apply the mixed-use zones to all parcels within town center boundaries, then the regulations for other zones found within those boundaries—notably various commercial and residential multifamily zones—must be amended to encourage mixed uses and pedestrian orientation in order to ensure compliance with the General Plan.

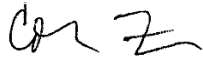
We Propose a Different Approach to Regulating Use Types in Mixed Use Zones

Given that the mixed use zones and town center areas are intended to allow a diversity of uses at pedestrian scales, and that the County has not yet embarked on the community planning process which will develop standards and priorities for these areas informed by each local community, we suggest that the typical approach of enumerating principally and conditionally permitted uses may be inappropriate in this case. Instead, we recommend that the mixed use zone regulations eliminate lists of uses (and possibly many of the development standards as well), and instead simply require new development in these zones to meet the yet-to-be-developed standards and use restrictions of the community planning area in which they are located. The McKinleyville Municipal Advisory Committee has recommended a substantially similar approach.

If you do not take this recommended approach, at the very least, single family residential should not be considered a principally permitted use in mixed use zones, as this will result in lower density and auto-oriented development, contrary to Policies UL-P6 and UL-P7.

Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Colin Fiske', with a stylized 'Z' at the end.

Colin Fiske

Executive Director

Coalition for Responsible Transportation Priorities

colin@transportationpriorities.org

McKinleyville Municipal Advisory Committee
Recommendation to Humboldt County Planning Commission

March 19, 2019,

RE: New zoning implementation

Dear Commissioners,

At our last meeting, a Special meeting, on August 13th, we received a presentation by the Humboldt County Planning Dept. long range planning staff. The presentation was regarding the county wide zoning text changes. All the new zoning designations, language, purpose and text were reviewed. There are no unclassified zonings in our planning area. However there are 'Mixed Use' properties and 'Timberland Exclusive' properties to be rezones.

The committee listened to the presentation, participated with the public in a questions and answers session, and received further public input. The committee then deliberated on some of the text included in the new zonings (MU, and T) and passed a Motion.

The motion reads:

With respect to the Town Center, the [currently proposed] text definitions, of 'Mixed Use' to be Refined as part of the Town Center Ordinance Process.

This is as a result of noticing that some of the entitlements, and rules may not be rendered appropriate for the town center.

Please Contact me if you have any questions.



Kevin Dreyer

Committee Chair

(707) 498-4038

**Zoning Text Amendments & Zone Reclassifications
to Implement the General Plan**

Green Point/Redwood Valley Area Zoning Implementation Workshop

March 14, 2019

QUESTIONS OR COMMENTS

[PLEASE COMPLETE AND SUBMIT YOUR COMMENT TO US TONIGHT]

~~How did the~~
How was the minimum
building size & zoning
designation informed
by the State's Oak Woodland
Preservation & Restoration
Priorities

Use the back of page if necessary

If you would like us to respond to your questions or comments, please let us know how you would like to be contacted:

NAME: _____

EMAIL ADDRESS: _____

PHONE NUMBER: _____

MAILING ADDRESS: _____

**Zoning Text Amendments & Zone Reclassifications
to Implement the General Plan**

Green Point/Redwood Valley Area Zoning Implementation Workshop

March 14, 2019

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[PLEASE COMPLETE AND SUBMIT YOUR COMMENT TO US TONIGHT]

Please give us contact info. for Patrick
O'Rourke (Willow Creek Community)

Use the back of page if necessary

If you would like us to respond to your questions or comments, please let us know how you would like to be contacted:

NAME: Susan Marshall

✓ **EMAIL ADDRESS:** sem11@humboldt.edu

PHONE NUMBER: _____

MAILING ADDRESS: _____

Re: General Plan Changes- Illegal Titlow Hill Parcels and Proposed Rezoning of the Titlow Hill Area

To the Planning Department, Planning Commission, and Board of Supervisors;

I am unable to attend the March 14th meeting at Greenpoint School. Therefore I am submitting my questions and concerns in advance.

- 1) There are multiple parcels on Chezem Road that are affected by the proposed rezoning.
 - a. What is driving the need for rezoning on Chezem Road?
 - b. Is it to bring these legal parcels into alignment with the General Plan?
 - c. Will it change the feel of the neighborhood in the near future? Or will it remain consistent with how it has been?
 - d. What would be possible in this area that is not possible under current zoning?
 - e. Can you please provide a broad stroke describing the changes on Chezem in lay person language?
- 2) I understand that you are receiving public comment on proposed rezoning changes to the General Plan throughout the County. Specifically I am opposed to the proposed legalization of the illegal Titlow Hill parcels. In terms of Countywide rezoning proposals, Titlow Hill should be considered uniquely and separately. To my knowledge the draft EIR for the illegal parcels of Titlow Hill has not been released to the public yet, so I hope the proposed rezoning of the Titlow Hill area will not even be considered until the EIR process completes its' course. **When will the draft EIR be released to the public?**

I do not support any rezoning of the Titlow Hill area at this time. If rezoning of the area were to occur before the Draft EIR is even released to the public, then it feels like a backhanded process meant to bypass the proper channels that have already been engaged.

That said, I echo the concerns of the Blue Lake Fire Department in their letter concerning the proposed rezoning and legalization of the illegal parcels of Titlow Hill (attached at end of letter). Though they flat out denied and rejected the proposal, the Planning Department has moved it ahead regardless. As per Section 312-50.5 of Humboldt County Code, rezoning of that area is NOT IN THE PUBLIC INTEREST NOR CONSISTENT WITH THE GENERAL PLAN.

Specifically, here are some of my key concerns:

- **It sets bad precedent:** It does not feel fair to have people go ahead and do something illegally and then ask for permission retroactively. I was actually shown those parcels on Titlow Hill as a prospective buyer by Ken Bareillas back in the late 1990s and he was very clear that he had **illegally** subdivided into smaller parcels. Similarly, each and every person who bought a parcel was on notice that what they were buying was not properly subdivided. And NOW they want to ask for permission to deal with the mess? I say NO. The Tooby Ranch should be taken as an example that should not be repeated. I do not wish the County to get tied up with expensive lawsuits. Is this subverting the Williamson Act? If so, the County needs to act properly.
- **Wildfire Concern:** Please read the letter from Blue Lake Fire Department. They flat out denied the proposal from the start. I echo their concerns and decision.

- **USGS Grid is not good subdivision design:** Most of the illegal parcels of Titlow Hill were divided along USGS grid for the “subdivision” lines- which is just not good design practice. Consequently there is not proper planning for services and resources, or accounting for water, roads, disposal, etc.
- **Ingress/Egress:** there is only one road in and out of Titlow Hill. Similarly situated neighborhoods, Chezem Road and Redwood Valley/Bair Road, both have two inlet/outlets. It is extremely careless to condone such development in this escalated wildfire era.
- **Roads are a concern:** This is geologically unstable soil. Much of the Titlow Hill roads are at a greater than 12% grade, so they will then have to be paved. This is costly to not only implement but then subsequently maintain. I am concerned about unstable soils and erosion into the Redwood creek watershed, as well as the cost of potential upkeep.
- **Upper Redwood Creek Watershed Impacted by high level of marijuana grows:** The map created by Stillwater Sciences with data provided by the Planning Department dated around 2016 show that there is a **very high** concentration of applicants requesting cannabis permits in the Titlow Hill area. UCCE’s 2012 map of marijuana growing in Humboldt County also shows the Titlow Hill area/upper Redwood Creek watershed in the RED zone for cannabis cultivation (the highest level). UC Berkeley Specialist Van Busic made a quantitative analysis of marijuana operation in Humboldt County. The goal of the research was to evaluate water use and other environmental impacts. His research observed 10001-26677 plants per watershed in the upper Redwood Creek watershed. This is the highest density on his rating scale- with only several sites in Southern Humboldt in similar showing. It is estimated that marijuana plants use 5.8 gallons of water per day. Using these numbers, we can easily see that the upper Redwood Creek watershed is beyond carrying capacity for such use. So not only are these parcels illegal but many undoubtedly have also hosted illegal marijuana grows. The idea of allowing all of these parcels to legitimately take water from the tributaries and Redwood creek is not a sound approach towards watershed health. Coho, Chinook and Steelhead all are traditional fish found in our watershed. Their numbers have been diminished over the years and this does nothing to assist their health and return. More water takes means less water in the creek, higher temperatures, and hence less proper fish habitat. These water issues have to be mitigated **regardless** of whether this proposal moves forward or not.
- **Oak Prairies and Oak Woodlands Threatened:** the Titlow Hill area is historically an Oak Woodland. Oak woodlands and oak prairie habitat are threatened to disappear in California and we are currently experiencing a rapid loss of such habitat. Legalizing these parcels fragments and diminishes the potential of maintain these oak habitats. Mitigation for the concern of lost oak habitat needs to be addressed.
- **Who will outlay the costs for the set up of residential services that would be required?:** A proper subdivision would take these matters under consideration. The developer would have to bear this expense. It does not feel fair to let these actors escape such responsibility. Responsibility will have to lay at the feet of the people making the proposal.
- **Forfeit cannabis cultivation permits: Because these parcels are illegal, and should the County disregard each and every concern voiced by our community, then there should be a bar from ever receiving cannabis permits for these parcels. Putting a restriction on these parcels is a step towards mitigation of some of the above concerns. The watershed is already impacted and this would help mitigate current and future impactation.**

Thank you for your time and attention on this matter.

Sincerely,

Sacha Marini

707-703-9835

est 18-424 for Apps 13475.pdf

Open with Google Docs

Blue Lake Fire Protection District
P.O. BOX 245 BLUE LAKE, CALIFORNIA 95525

rectangular Snip

December 21, 2017
Cliff Johnson
Assigned planner
Humboldt County Planning

Re: Bareilles Referral
AP 316-086-023-000
Application # 13475

Recommendations:

I have reviewed the referral for Mr. Bareilles and have determined that it be ***DENIED*** for the following reasons;

For the past six years the Blue Lake Fire District has had an ongoing request with the county of Humboldt to either establish a mechanism for fire protection services or a mechanism to support the fire protection services that have historically been requested to these areas for emergencies. Very little has been accomplished in addressing this ongoing concern for emergency services (fire agency response). Until this critical concern is addressed our agency will not recommend approval of any zoning changes that could have an additional need for fire response.

Today's cost to the tax payers of Humboldt county is over \$200,000.00 per year for fire and rescue services to this area, I would recommend that a Mechanism to come up with these costs be started, possibly a County Service Area (CSA) or commercial cannabis fee for fire rescue services.

If I can be of any additional help please let me know.

Thank you
Ray Stonebarger
Blue Lake Fire Protection District

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Nov 2016



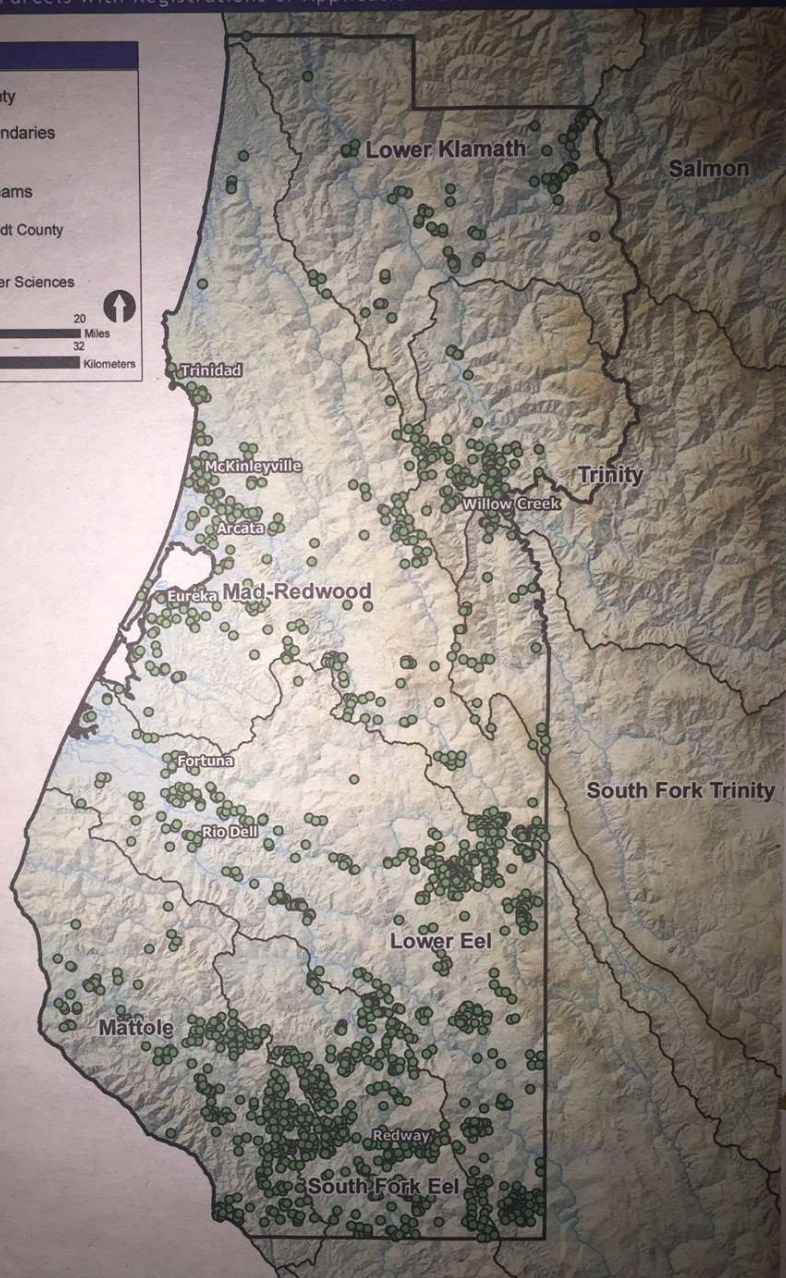
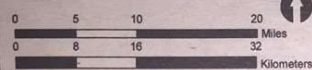
Humboldt County Parcels with Registrations or Applications Submitted

LEGEND

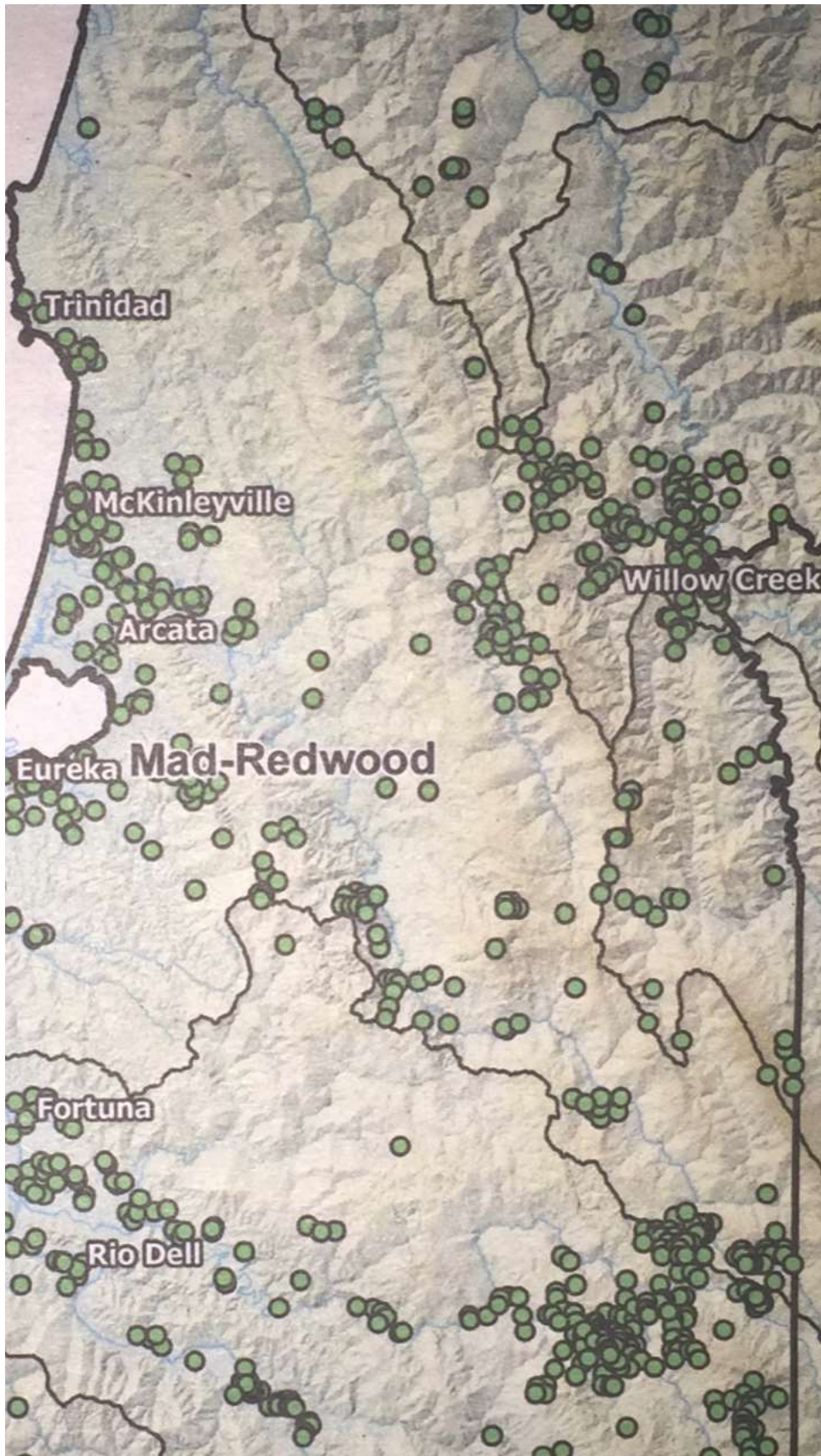
- Humboldt County
- Watershed boundaries
- Parcel
- Rivers and streams

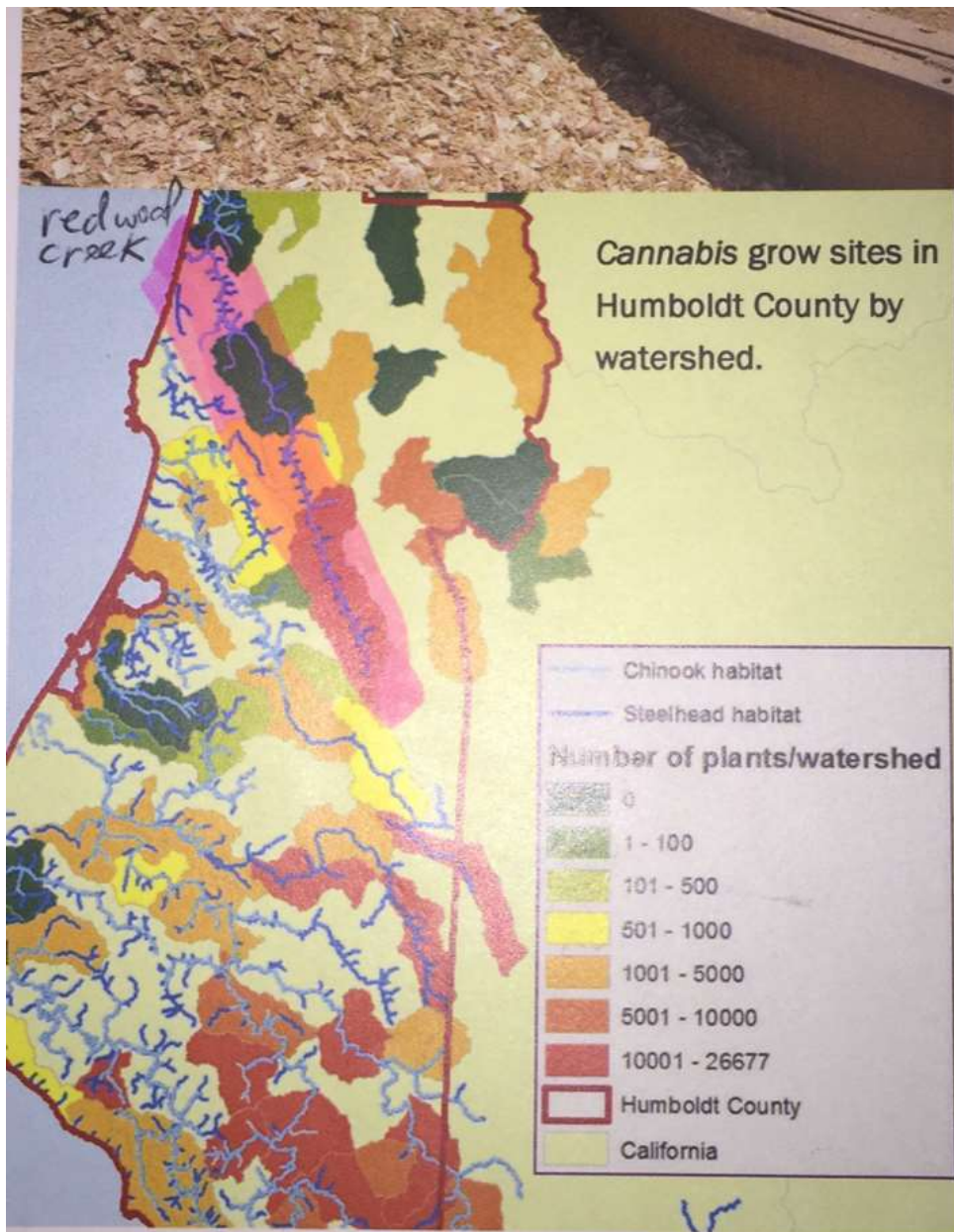
Data provided by Humboldt County Planning Department

Map prepared by Stillwater Sciences



4 SPECIAL INSERT TO THE NORTH COAST JOURNAL • Thursday, Dec. 8, 2016





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topics. The conference also included field tours to Redwood National Park and to private ranches in the Bridgeville area. The UCCE team has also been actively involved in oak-related policy changes, working to create new pathways for timely, cost-effective oak woodland restoration work. There is significant momentum on oak issues right now, and the coming year promises to be full of exciting opportunities around oak woodland conservation and restoration.

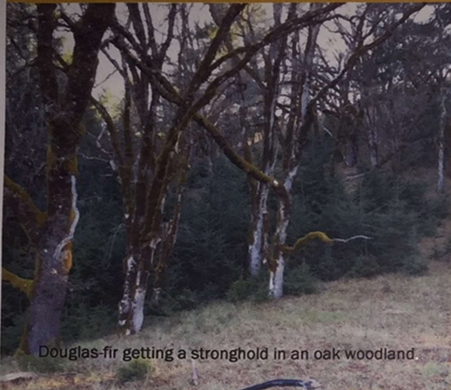
BIOENERGY FOR HUMBOLDT

In 2015 Yana Valachovic and Dan Stark were awarded a grant to support public awareness of bioenergy. Forest and mill residues can provide a renewable source of energy and simultaneously help forest health and wildfire prevention. This outreach is just in time for the developing Humboldt Community Choice Aggregation (CCA) program. A CCA program will allow Humboldt County to pursue its own priorities, such as local energy generation, and to support economic development. See the back page for information about upcoming public workshops in May 2016.

HOW MUCH MARIJUANA IS GROWN IN HUMBOLDT?

UC Berkeley specialist Van Butsic and his research team have completed their first round of analysis to quantify marijuana (*Cannabis*) operations in Humboldt County. The goal of this research is to evaluate water use and other environmental impacts. Dr. Butsic used aerial photographs from 2012 to quantify all visible marijuana grows in half of Humboldt County's watersheds. His research observed ~4200 separate grow sites with up to 300,000 plants being grown in 2012. It is estimated that marijuana plants use 5.8 gallons of water per day. Using these numbers, 300,000 plants may use ~800 acre feet of water per year. Because these estimates are for only half of the watersheds in Humboldt and are derived from 2012 imagery, this is likely an underestimate of the total water usage in Humboldt's *Cannabis* industry. The timing of the water use and the proximity to riparian habitats needs further analysis and are important considerations of the industry's impacts.

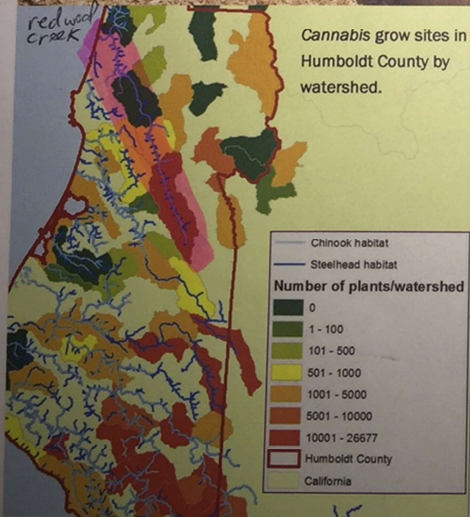
UCCE Creates Knowledge through



Douglas-fir getting a stronghold in an oak woodland.



Processing forest residues for bioenergy.



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OAK WOODLAND RESEARCH, POLICY, AND EDUCATION

2015 was a busy year for oak woodland-related efforts at UCCE. Yana Valachovic and Lenya Quinn-Davidson wrapped up a three-year, UC-funded research project on conifer encroachment in white and black oak woodlands, showing clear patterns of Douglas-fir establishment in woodlands across the North Coast. Their research assessed the relative ages of oak and fir—with oaks being substantially older even when they're smaller—and it looked at the negative effects of conifer encroachment on biodiversity and oak growth and health. They also secured funding for new research on the effectiveness of oak woodland restoration treatments, and led a partnership of agencies and organizations in bringing in a \$2.6 million grant for oak woodland restoration on private lands. In November, UCCE hosted a large conference on oak woodland ecology, bringing experts from throughout the Pacific Northwest to present on various ecology and management topics. The conference also included field tours to Redwood National Park and to private ranches in the Bridgeville area. The UCCE team has also been actively involved in oak-related policy changes, working to create new pathways for timely, cost-effective oak woodland restoration work. There is significant momentum on oak issues right now, and the coming year promises to be full of exciting opportunities around oak woodland conservation and restoration.

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Richardson, Michael

From: Jeff and Marisa St John <upperredwoodcreek@gmail.com>
Sent: Thursday, March 21, 2019 8:50 AM
To: Planning Clerk
Cc: Richardson, Michael; Miller, John; Madrone, Steve
Subject: March 21 Zoning Text Amendments Public Comments

Dear Planning Commissioners:

The March 14, 2019 Green Point/Redwood Valley Area Zoning Implementation Workshop (approximately two hours long and not part of the Board of Supervisors list of communities to reach out to in their December 2018 and January 2019 meetings) with the County's Planning and Building Department was enlightening. It informed me about how much we community members don't understand about this planning process, for example:

- Planning staff may not have visited the areas that they are planning for
- Impacted agencies such as CalFire, who has the primary responsibility for responding to fires, and the Blue Lake Fire Protection District that has an agreement to respond when possible, were not consulted in the initial planning process and that they, like the public, provide comments afterwards
- Assessed (and possibly illegally subdivided) versus legal lot sizes are being used to determine proposed minimum acreage for building
- The project location does not state that the Titlow Hill area (under a separate project) is excluded,
- Some (all?) Chezem Road parcels are actually within the Willow Creek Community Planning Area—an estimated 16 roadway miles away from the Willow Creek (proper) planning area.
- The County has a separate e-mail distribution list (not part of the Notify Me system) to inform property owners of conditional use applications
- New wildland fire research was only indirectly considered (there was not enough time in the workshop to ask about how oak woodland preservation and restoration state priorities informed the planning decisions)
- The public's questions and comments from this workshop will not be part of the staff report due Friday, March 15, but be included in a supplemental report expected to be posted Wednesday, March 20 (as of March 21 at 8:37 a.m., it is not an attachment to today's meeting agenda)

In addition, that the County needs to do a better job at presenting information so that non-planners can meaningfully participate (General Plan G-IM5) in the proposed zoning text and upcoming map change processes, including:

- Sharing the Planning and Building Department's analysis. This should include what methods of determining building density are available, what methods other state counties use, and why the "averages" method was chosen and a description of what it is and how the averages are calculated. What other counties have zoning districts like the new ones proposed (for example, the "PRD-Planned Rural Development" that looks like a subdivision)?
- Informing parcel owners how they can contest any zoning changes to their property and the legal impact of changing from one zoning type to another (for example, parcel owners of agricultural land can have their legal fees paid by the defendant)
- Informing non-conforming parcel owners of the impact of these proposed changes
- Providing a list of the 13,000 parcels that are planned to have zoning/land use changes. Ideally, the list would be in CSV format with current General Plan designation, current and proposed zoning

(with combining zones), and legal parcel sizes. A separate list of the Titlow Hill project (stated to not be part of the 13,000 parcels) would also be included.

- Posting answers to the public's and other agencies' questions and comments and in a timely basis.
- Notifying the public of these meetings. Was there an e-mail notification about this meeting from the County's Notify Me system (General Plan Implementation subject)? It was not mentioned in today's Announcement's from Humboldt County.

One calendar week seems to be insufficient time to be able to review the Planning & Building Department's 93-page staff report, review the cited portions of the General Plan, form questions and comments, confer with other community members, ask questions of planning staff, receive answers, and present a complete list of comments for this meeting. These zoning text changes have long-term and far-reaching effects. Please give the public more time and defer making any decisions today.

Sincerely,
Marisa St John
District 5

Greenpoint School workshop 3-14-19

13 people in attendance, no power, but hydro-energy provided us the ability to have power for lights and computers!

Q: Fire Department/mail districts, side of creeks are different. A: Up and coming fire department may want to be part of a bigger process/protection area.

Q: Document on planning implementation site, zoning/northern site, are those Ag exclusive? A: Look closer at specific maps, will likely help to clarify.

Q: Willow Creek CPA also includes Chezim Road. Would it make sense to include Redwood Valley? Should the community be looking at watershed view for CPA? A: Perhaps that should be further explored in the future.

Q: TE zone, be able to use for single-family homes, ag uses, etc. So “exclusive” doesn’t seem to match. What is the purpose of using the word exclusive. A: BOS made clear that through the GP process to allow for homes, ag uses, etc.

Q: Does it differentiate the TPZ and TE, i.e. Calico example. A: In the event that it’s planned AE and TE. Who makes that distinction? A: That’s the challenge that we face in zoning, we are working through that through recommendations from the public and staff and the BOS.

Q: Green Point School area? A: AE w/ W-R combining zone.

Q: W/R means? A: Combining zone applied to ensure development stays out of buffer as well as for the tributaries (also other wet areas). It is difficult to know exactly where, so it will be clear that needs to be further examined and/or evaluated with development.

Q: New development only? A: To the extent that a permit would be required.

Q: Different between the AE and TE, and allowed uses? A: To the extent that it’s an open area, or timber holdings that it’s TE.

Madrone: Important to note that commercial cannabis is not allowed in TPZ and TE, for any new operations. Most all other zones allow commercial cannabis to occur. Another difference between TPZ and TE, has the property tax reduction for TE land (but does apply in TPZ).

Q: What calls out AE or timberland? A: GP is the defining the most appropriate zone. If there is an important reason for it to remain AE vs. timberland.

Q: What is the County doing to do on the implications of changing zones? What changing zones means. Legal implications of zoning... If you change from one zone to another gives landowner certain rights. If AE zone is applied, provides landowner certain rights that the public is interested in finding out more. A: Depends to the way the judge defines agricultural use. The County is in the business to Zoning Law, taxing is separate from planning.

Q: AE always allowed for timber cutting and to keep ag land open. A: That is true to a certain extent, depends on grading permits and allowances. Importing dirt needs a Special Permit.

Q: Zoned ag on landowner's property, was curious about X combining zones, and R combining zones. A: May be combining zone, which would not change. We can also look at zoning regulations to determine what an X combining zone would mean.

Q: 3-acre conversion size for dwellings-i.e. 2nd dwelling unit? A: Within 2-acres is required for ag or timber lands.

Q: Could you be within 2 zones? A: Could have a split zoning or multiple zoning for each property. Could get complicated.

Q: AE changes, mining added to the zoning? A: Conditionally allowed

Q: AE changes, recreational uses allowed? A: Yes, allowed in most (if not all zones)(?)

Q: If conditionally allowed, how would neighbors or other people know if a conditionally allowed use is being sought? A: Within 300-feet. Also, there is a list-serve that the County maintains. There is a specific list-serve, Accela is the platform that would be using – sign-up for both.

Q: AE, taking the "no" out of "no subdivisions allowed"? A: Yes, but in the regulations, it lists the ways that you can conditionally zone. "Other Regulations" lists out when the land can be subdivided. It's become more restrictive.

Q: Titlow Hill, what is going to happen with the zoning? AE, looks like 60-acre minimums? This is confusing because it's being generally understood that the U zone is going away. A: We are doing that effort as a separate process, but not as the rezoning process. Think that zoning is proposed to be AG vs. AE, but that is subject to another planning process.

Q: MR zone, subject of zoning is an expansion – to expand we need rock for roads. Would suggest that smaller communities need intelligent road resources. A: The combining zone would not allow for expansion of mining, but recognizes the impact of mining activities.

Q: Mining is important to continue, but to recognize that some areas are spent. New areas are needed for mining. Zoning is applied post-permit, correct? A: Yes, once permit has been approved, put overlay there to protect residential or incompatible uses from these mining areas.

Q: Buffer would correspond to terrace? A: Graphic didn't show 100-feet, 100-feet from the outer edge of the riparian trees.

Q: Big fires over the last several years? How does that information inform zoning – changing zoning and putting more people into the fire hazard areas. Changing zoning in that it is decreasing minimum parcel size. A: Depends on what the primary use, what is the road access, road standards may limit, what is the average size of parcels.

Q: Did you take into account the minimum parcel size that is a legal parcel or illegally subdivided parcel? A: Good question, because we have a variety of issues with, we have to deal with Titlow Hill and Tooby Ranch area for example. Other times, it's based on individual project review.

Q: Is the County doing a mass mailing to every single parcel owner for each parcel? A: We do not expect to be doing that. We did with the GP changes, we are hoping that community meetings and outreach we hope to achieve reaching everyone where land use changes.

Madrone: Spoke to the issues of illegal land subdivision of Tooby Ranch and Titlow Hill, specific to law suits over time and processes to resolve.

Q: How can one person get a list of parcels that are being shifted from one land use to another? i.e. land taken out of ag land. A: Occurred as part of the GP process. We are NOT changing any ag land through this process, but occurred as part of the GP process.

Madrone: Recommended that the Planning Department to show what is changing with the rezoning effort. Show that on a map, is it changing or not? Two things though, a list of all parcels that are changing and 2nd then the map is changing.

Q/Suggestion: County put on implementation plan website, what can change what can't change. Clearly showing what is changing with zoning. How does that affect the landowner and allowed uses on their land?

Q: AE has a new 60-acre minimum, what happens if you have a sub-standard parcel. A: It's legal non-conforming, but it's non-conforming as to size, can put a house on it. May not be able to a 2nd unit on it. Current regs do not allow for the density, but State law has been changed. So that's to be sorted out in new zoning regulations. State law has pre-empted our code (density), accessory dwelling units – different languages.

Q: AE-B-6, zoning, what does that mean? A: That zone isn't changing, B designations has to do with minimum lot size.

Q: Who is the contact for the Willow Creek CPA effort? A: Patrick O'Rourke, will provide anyone with his contact information. He probably doesn't know about the Chezem Hill area as part of Willow Creek CPA.

Q: Discrepancy between the area shown as Titlow Hill project and our rezoning maps. A: **We will need to resolve that discrepancy with the project planner and on our rezoning recommendation maps.** John offered to also sit down with resident and project planner to better ensure that we have the right boundary lines delineated.

Q: In zoning planning, have we brought in conversation for fire protection districts. Have they been part of this process and will they be able to comment during public comment period? A: Yes, they can comment during this time. There has been a letter specifically submitted in regard to the Titlow Hill EIR project that they do NOT support the project. The County is working with the fire districts and the response areas and talking about organizational options for this area in particular. CALFIRE is solely responsible, but they don't have response areas (not sure I got that entirely correct).

Q: Since the Titlow Hill area has gotten so confusing – should have the ability to plan that area that makes sense rather than by section lines, etc. A: Through the planning process they are taking a planned development approach to make more sense.

Richardson, Michael

From: Susan E Marshall <susan.marshall@humboldt.edu>
Sent: Tuesday, March 19, 2019 4:09 PM
To: Jeff and Marisa St John; Robin Hoffman; Richard Barber; Madrone, Steve; Richardson, Michael; Miller, John; wcpaac@gmail.com
Cc: Ken Norman; Deb Upshaw; Paul Wolfberg; Kathleen Wolfberg; Ann Egan; Brandon & Melanie LaPorte; Bunny Sorrow; Carla Olson; Diana Kriger; Elly Roversi; Jane Castro; Josh Seney; Kate Egan; Mary Roversi; Melody Murphy; Richard & Loraine Wolf; sacha marini
Subject: Re: Flyer for meeting at Green Point School March 14, 2019 at 6:00 - 8:00 pm

March 19, 2019

Karl Boettcher, Vern Callahan and I sat down to summarize some questions about the recent zoning meeting at Green Point Elementary School.

Comments/questions from Chezem Road residents regarding Titlow Hill Zoning

1. We recommend adjusting property lines to match egress and ingress and optimize water access (not squares) with consent of owners.
2. Allow owners to use existing rock quarries on their property, very important to development.
3. Preserve existing meadows that are unsuitable for any kind of construction or land conversion.
4. Who is ultimately responsible for restoration of meadows and poorly designed roads?
5. Does enhanced water storage trigger increased taxation?
6. How is CalFire involved in proposed rezoning?

We are having a hard time on the WEBGIS portal seeing what the Chezem Road area's current zoning and proposed zoning are. Can you send us an image?

On Tue, Mar 19, 2019 at 7:44 AM Jeff and Marisa St John <upperredwoodcreek@gmail.com> wrote:
Hello Everyone.

Here is the link to the presentation that was published yesterday <https://humboldt.gov.org/DocumentCenter/View/71687/Redwood-Valley-Presentation-3-14-2019-PDF>. The supplemental report that the Planning Department mentioned to us, and that I expected would be published with their Staff Report last Friday, (that would include our comments and concerns) will be published on Wednesday.

Thursday's Planning Commission meeting's agenda <https://humboldt.legistar.com/View.ashx?M=F&ID=7103246&GUID=A7BEBA5B-3366-4F03-92F6-A11F498862BF> includes the new zoning districts and changes to AE, TPZ, F, etc. zoning. County Codes are at <https://humboldt.county.codes/>

Regards,
Marisa

On Mon, Mar 18, 2019 at 9:44 PM Ken Norman <oldtownantiquelighting@gmail.com> wrote:
Hi Deb,

It looks like our four, ten acre parcels will go from Unclassified to Agricultural- Grazing, surrounded by Timber Production Zone (TPZ). It's pretty opaque to me, but I'd be happy to share with you the info distributed at the meeting, including lists of Principal Permitted Uses (such as Single Family Residence) and Uses Permitted with a Use Permit, and Other Regulations; highlighted appear to be changes being made in order to align with the updated General Plan.

Ken Norman
home 668-5848

Sent from my iPhone

On Mar 18, 2019, at 1:51 PM, Jeff and Marisa St John <upperredwoodcreek@gmail.com> wrote:

Hello Everyone,

Here are my notes from the meeting. Took a little while to add in the links and screen shots. Our supervisor Steve Madrone and a Chezem community member Sacha Marini) are copied in this message.

I personally found the meeting enlightening - there is so much that the County's Planning Department hasn't told us: what parcels will have their zoning changed, that part/all of Chezem is in a Willow Creek Community Planning Area, how they are determining what the zoning will be, how many new homes could be built (for example some 40-acre parcels will be rezoned to allow a home on 20-acres-potential subdivisions), the fact that CalFire and the Blue Lake Fire District were not consulted, etc.

Please write the Planning Department and Supervisor Madrone with you questions and comments (links in the meeting notes). Hope to see some of you at this week's Planning Commission meeting (March 21 at 6:00).

Regards,
Marisa
Titlow Hill Community Member

On Sat, Mar 16, 2019 at 6:45 PM Deb Upshaw <debupshaw@ymail.com> wrote:

Please bring us up to date on the rezoning/community meeting. What's going on? We would like to stay informed! Thank you. Upshaw family.

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, March 13, 2019, 5:21 PM, Paul Wolfberg <pwolfberg@gmail.com> wrote:

attached flyer this time, sorry about that, corrected the date also, tomorrow Thur
Mar 14th 6-8pm

>
>

> Please note the meeting that was cancelled in Feb is scheduled for tomorrow Thur
March 14 6-8pm @ Green Point School. See flyer for details.

>
>> On Jan 30, 2019, at 10:09 AM, Tom Hinz <tlhinz@gmail.com> wrote:
>>
>> Hi all! Please find the attached flyer for meeting at Green Point School March 14,
2019 at 6:00 - 8:00 pm
>> <Greenpoint - flyer.pdf>
>

<Zoning Meeting20190314.pdf>

--

Susan Edinger Marshall
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California Certified Rangeland Manager #78

Kevin Dreyer
2701 Arthur Rd.
Mckinleyville, CA 95519

March 19th, 2019

To: The Humboldt County Planning Department and
Planning Commission

Re: New County Zoning Text

Dear, Long Range Planning staff, and Planning Commissioners.

I have a couple of personal recommendations regarding the text of both the Mixed Use and the
Timberland Exclusive Zonings. These recommendations come following participation in a recent public
meeting presentation at the MMAC meeting on March 13th in McKinleyville

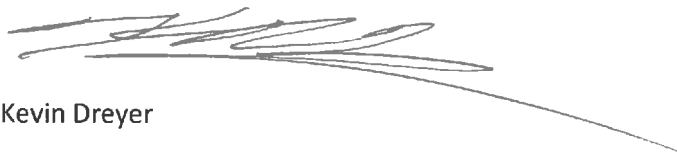
RE: 'MU' zones:

1. It was noted at the meeting and I agree that some of the entitlements may not be appropriate
for some of the MU properties that may be part of a "Community Plan".
2. It was discussed by me and another committee member that some of the rules (Such as Lighting
and Noise) could be subjective. A recommendation would be to include some more specifics on
some of the rules, as an example, using Lumens and/or Decibels, which can be measured.

RE: 'T' zones:

1. In the **Recreational Use** text: There is a list of activities listed. I suggest adding to the list
"Biking; Equestrian Use; OHV riding" and also a clause to the list that specifies "***including but
not limited to***" or "***and other recreational activities***". Have you ever seen those mountain
skateboards, or those One-Wheel boards that can be ridden on trails?

Thank you for your consideration of these recommendations.



Kevin Dreyer

(707)498-4038

**Zoning Text Amendments & Zone Reclassifications
to Implement the General Plan**

McKinleyville Municipal Advisory Committee Special Meeting

March 13, 2019

QUESTIONS OR COMMENTS

Mixed Use (Urban) for McKinleyville
Town Center areas should be
defined / refined as part of
the development of the
Town Center Ordinance (hopefully
this summer.)

Use the back of page if necessary

If you would like us to respond to your questions or comments, please let us know how you would like to be contacted:

NAME: BONNIE OLIVER

EMAIL ADDRESS: bonnie.l.oliver.architect@gmail.com

PHONE NUMBER: (707) 839 - 8829

MAILING ADDRESS: 1953 Cottonwood Ave.
McKinleyville, CA 95519