

Notes from Humboldt Area Foundation Meeting on the Draft Land Use Maps
September 19, 2007

<p>How do the numbers compare to the maps on the wall? Response: the numbers were based on the widest range of alternatives we were looking at with our sketch plans.</p>
<p>HCSD isn't listed as a provider – why not? R: the boundaries and services provided by HCSD will be discussed at the next meeting.</p>
<p>Is Fairhaven included in those numbers? Response: no...Humboldt Bay Municipal Water District (HBMWD) provides water for some retail customers in that area, and in the West End area, but they are not reflected in our development.</p>
<p>How did you determine constrained acres vs. developable acres? Response: the GIS layers (National Wetlands Inventory, Federal Emergency Management Agency (flood), US Geologic Survey (slopes, streams)), California Division of Mines and Geology (earthquake faults), Natural Resource Conservation District (soils)... there are more... We also included information provided by the service providers; they reviewed our development potential estimates and made some corrections.</p>
<p>Why, if the Humboldt Community Services District (HCSD) serves Indianola, aren't you talking about them tonight? Couldn't extending services to them be a part of the discussion tonight? Response: yes, it could. We can talk about that when we look at the maps.</p>
<p>Currently Samoa is not responding to service calls. Actually, they are. There have been 3 calls this year that we haven't responded to because our crew is all volunteer, and there weren't any volunteers available.</p>
<p>Why would you want to leapfrog over the timberland and allow more rural residential development on the outside of the timberland? Response: if we turn on the air photo layer, you can see the existing development in the area, and it's not appropriate for resource use.</p>
<p>If the studies find the services are inadequate, and we find out its overwhelmingly expensive to upgrade the services, will you be coming back and identifying additional areas outside the service district boundaries for development? Response: you can use development timing policies to hold back entitlements until services are available. It is an iterative process, though. Water services will probably not be much of an issue because, at least in the bay area here, the HBMWD has a lot of excess capacity, and extending water service is pretty cheap. Sewer is more of a problem because it is more expensive, but there are going to be solutions we can find. Perhaps the most difficult constraint will be roads because lots of times there are no feasible options to providing adequate access, so we may have to dial back the development potential in some areas.</p>
<p>Tom Becker – there's water service available in the road right in front of the property. You've got roads, lights, power, and etcetera. Why would you not look at developing this parcel? There are areas south of Eureka where the County is looking at putting a lot of new development that have fewer services?</p>
<p>When a community gives input that they want a certain use in a certain area, and it's not reflected in the preferred alternative, how does the Commission know that it's what the community want?</p>

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<p>Response: the issue is how does the County fairly represents what the community wants. If there was consensus between the City of Arcata, the Jacoby Creek Community Services District, and the City of Eureka, the Humboldt Community Services District. If these people have all been told we're going to be working on this as part of the general plan update, and they've been holding off approaching LAFCo (the Local Agency Formation Commission), so we should be taking care of it here.</p>
<p>For the rest of us, who already have homes and have built new wells, and they aren't so good, what can we do? We want to have community water.</p> <p>Response: the LAFCo laws changed in 2001, and now the District has to want to annex it before they will allow an extension of services to it. It seems like the local rules could be written so you only have to be in someone's Sphere in order to get services in emergency situations. But I'm not sure a whole lot of people in this area want to be annexed to the City of Eureka.</p> <p>But it seems like we're in a Catch 22 situation where we're kind of hosed any way we go.</p> <p>Response: I've got this parcel shown in Sketch Plan C for higher development capacity under Alternative C. The EIR for the General Plan Update will include a broad assessment of the environmental impacts of making that change, and it could trigger LAFCo review and annexation down the road, but don't expect the EIR to include the fine level of detail required by a project level review as required by CEQA.</p>
<p>How seriously do you consider the restrictions of the Coastal Commission – because they had a hard time approving four fire hydrants?</p>
<p>It's like what came up in the Glendale meeting last night. The decisions should be based on open space, wildlife corridors, and what we want the area to look like in 20 years, not the smaller issues about whether or not you can provide services to it right now.</p>
<p>The commercial area of Manila is mostly residential.</p>
<p>I guess there's some new law from the coastal commission not allowing new subdivisions.</p> <p>Response: the Coastal Commission implements the Coastal Act, and there is support in the Coastal Act for new development in existing developed areas. There is an issue with tsunami run up. The County is looking at doing the studies necessary to identify the anticipated tsunami run up area.</p>
<p>Friends of the Dunes access – does the land use designation need to change?</p> <p>Response: probably not.</p>
<p>Commercial area along Vance. Arkley just bought the property north of Vance.</p>
<p>They were talking about changing the rails to the other side of the industrial area, does you're plan reflect that?</p>
<p>The NR designation on the Evergreen Pulp Mill needs to be changed to IG.</p>
<p>What's RL0-2?</p> <p>Response: It's a residential exurban designation that recognizes the fact that the underlying antiquated subdivision lines can't be developed under current health and safety rules, so you are probably going to have to combine lots together in order to develop them.</p>
<p>Are there any changes in development potential in Manila? Response: no</p>
<p>What's the best way to provide written comments?</p>