

Notes from Fieldbrook Meeting on the Draft Land Use Maps  
September 18, 2007

<p>Can you describe when and how the Board of Supervisors selected the preferred plan alternative? Response: Refer to the Sketch Plan Alternatives Report from September, 2004 Is that decision set in stone yet? Response: no, it can change up to the very end.</p>
<p>Do you have a proper listing of all the technical reports that have been generated for the update? Response: Refer to the County's website (<a href="http://www.planupdate.org">www.planupdate.org</a>).</p>
<p>Fieldbrook has more than 94 acres (what's shown on the slide). The figure for Glendale is maybe off too.</p>
<p>Questions about the data – it's somewhat stale. We should be using the most current data available. Response: We will be using the most current data feasible.</p>
<p>Questions about law enforcement. It's poor service out here. I'm concerned about the new development you're showing will making it worse. When I call the Sheriff, they tell me to call Blue Lake because it will be faster.</p>
<p>How can you draw these land use maps without knowing what services are available? Response: we've received preliminary reports from the service districts that contain a large amount of information, and we are using that. The maps will be updated with the new information, but we don't expect any major changes from what we've been given.</p>
<p>What about the areas not in the Urban Study areas? How will the technical reports address those areas? Response: The technical reports will include a water budget analysis.</p>
<p>Can we get a hard copy of the technical report? (Yes)</p>
<p>How can we respond to the new land use designations if we don't know what the new zoning ordinances will look like?</p>
<p>Is it possible to have zoning that would be a one acre minimum zoning?</p>
<p>Why are you changing the terminology for Agricultural Rural? Response: because it will better reflect the actual use of the property (more rural residential than agriculture). We've got some large properties that we consider to be agricultural, not rural residential. What's the break off point – how are you distinguishing between rural residential and agricultural areas? Response: the size of the parcel, its current use, and the underlying zoning will all be used.</p>
<p>The map showing the existing general plan is wrong – there is no mixed use or commercial services on the existing map. I'm concerned when I see the industrial areas with a residential plan designation. Response: the existing plan doesn't reflect the existing uses; it documents the existing land use designation under the Framework Plan.</p>
<p>Is that Residential Low density designation subject to change? Response: it may.</p>
<p>Why is there an island of residential in the industrial area? Response: the property owner requested it.</p>

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We wanted all the area south of Glendale Dr. to be industrial.
I keep getting different answers about what I can do with my property when I go in to the Planning Department.
Is there anywhere we can see who participated in the early Fieldbrook mapping effort?
<p>Couldn't the industrial area you're showing in Plan C become part of A?</p> <p>Response: I'm a little concerned about how you're plan was developed (who was invited, how it was noticed, etc).</p> <p>But it was developed by the people that live there.</p> <p>I came to the meetings to listen; I didn't say what we wanted.</p> <p>Response: The committee did some good work, but as a professional planner, there are some concerns over the process.</p> <p>There's a lot more common ground between the property owners and the community than everyone realizes. There needs to be more political leadership.</p> <p>The economic element discourages economic development. There are not enough areas for economic development. The industrial use is appropriate on our map.</p> <p>How many people do we need to show up to have our map recognized?</p> <p>We should have a charrette.</p>
If you've got an industrial property that's zoned residential, won't it be difficult to change it back?
We don't want anyone to tell us what we can do with our property, but then with this plan update process, we're being prompted to say what we want other people to do with their property, so there's a disconnect.
It seems there's a demand for light industrial, live work, retail up front homes in the back.
The industrial area we're showing is intended to accommodate the needs of the community for a place to work into the future.
The RM designation was a red herring. We didn't like the planning process, so we put the RM there so the plan would be shot down.
Questions about the entitlements on TPZ and AE parcels.
When you convert it to rural residential, what will that do to second unit allowances? And what about the sewer limitations?
When you come for the charrette, bring clear definitions of the land uses.
The Residential Low Density 1 – 7, would that create a substandard lot?
If Glendale, Fieldbrook and Blue Lake got together on a sewer plant, there would be more people that could help pay for it.
<p>Are you going to be changing the zoning for unclassified properties?</p> <p>Aren't you going to simplify the plan by reducing the number of plan designations?</p> <p>Aren't you proposing to change the policies for TPZ to require conditional use permits?</p> <p>Have you differentiated between the TPZ A list and TPZ B list? The B list was voluntary, the A list was mandatory.</p>
<p>Doesn't it make sense that small TPZ parcels wouldn't have to demonstrate timber production?</p> <p>Response: well, for smaller parcels, maybe the Board would want to change the zoning to rural residential.</p>
The two aggregate plants are designated AE, and should be industrial.