

Notes from Fortuna Meeting on the Draft Land Use Maps  
September 12, 2007

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| <p>I noticed that on the maps there are proposed land use designations for areas within the City's Sphere of Influence – are you coordinating with the City?</p> <p><i>Response:</i> The County is responsible for planning and zoning the lands within the City's Sphere of Influence until the City annexes them. The land use designations in these areas are based on an earlier version of the City's plan, not the most recent one.</p> |
| <p>Would the railroad be included in development potential?</p> <p><i>Response:</i> It would be included in the total acres, but would not be considered developable.</p>                                                                                                                                                                                                                                                                     |
| <p>Are constrained acres based on physical conditions or on zoning?</p> <p><i>Response:</i> Both. Mapped physical constraints such as steep slopes and wetlands are removed from consideration, and then development potential is calculated based on the zone designation.</p>                                                                                                                                                               |
| <p>There's no development potential in Scotia. Why is that?</p> <p><i>Response:</i> We have not had any proposals for new development in Scotia, and it seems to be pretty well built out. If the town were to develop additional capacity for wastewater treatment, we may want to look at allowing some additional homes there.</p>                                                                                                         |
| <p>When you say roads will be improved, what does improvement mean? Does it include bicycle and pedestrian facilities?</p> <p><i>Response:</i> I don't know – I'll have to get back to you on that.</p>                                                                                                                                                                                                                                       |
| <p>You mentioned that Hydesville is not interested in a sewer system – does the development potential reflect that.</p> <p><i>Response:</i> The higher development potential is unlikely to be achieved, so we expect that number to drop because of that.</p>                                                                                                                                                                                |
| <p>I was hearing something different in Orick – how are these two situations related?</p> <p><i>Response:</i> Hydesville expressed they didn't want a sewer, but Orick seems to want one.</p>                                                                                                                                                                                                                                                 |
| <p>It might be a good idea to annotate the development potential figures in the table to more accurately reflect the constraints you're talking about.</p> <p><i>Response:</i> Our technical report should make that clear.</p>                                                                                                                                                                                                               |
| <p>So the number you're showing in the table will be revised?</p> <p><i>Response:</i> Yes - there will be a revised table that shows the development potential that is presently available.</p>                                                                                                                                                                                                                                               |
| <p>Loleta CSD - Right now we're leasing a well. We're looking at buying that property. Upgrades to the sewer treatment system is a ways off.</p>                                                                                                                                                                                                                                                                                              |
| <p>Did you say that Alternative A will be most like the existing general plan?</p> <p><i>Response:</i> no, what I said is that with Alternative A, you would expect to see the least amount of change in the landscape.</p>                                                                                                                                                                                                                   |
| <p>Wouldn't it be a good idea for the County to be on the same page as the City of Fortuna? It seems like they are saying a lot of the same things with encouraging infill development</p> <p><i>Response:</i> Yes, that would be ideal. We're hoping to do that.</p>                                                                                                                                                                         |
| <p>Are you doing anything in Alton? I want to see what you're doing with the freeway in Alton. (submitted some written comments and a cd)</p> <p><i>Response:</i> we can take a look at that.</p>                                                                                                                                                                                                                                             |
| <p>I think the City is proposing a buffer around the treatment plant. I think the City is proposing to annex all the way down to Alton to the river.</p>                                                                                                                                                                                                                                                                                      |
| <p>What is going to happen with the truck stop in Alton?</p> <p><i>Response:</i> We need to overlay the road interchange plans from Caltrans</p>                                                                                                                                                                                                                                                                                              |
| <p>What are you doing in Wolverton Gulch?</p> <p><i>Response:</i> We will be leaving it as Rural Residential. Right now it is called "Agriculture Suburban", but really it's Rural Residential.</p>                                                                                                                                                                                                                                           |
| <p>What does mixed use mean?</p> <p><i>Response:</i> it means potentially urban scale retail or other light commercial uses and residential</p>                                                                                                                                                                                                                                                                                               |

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| uses.                                                                                                                                                                                                                                                                                                                                                        |
| The old Palco Mill site is being considered for mixed use, but there's more than a mile separating that site from Hydesville, and there are rural uses in between. How is that going to work?<br><i>Response:</i> that's a good question – is there going to be sufficient economic demand for a commercial use here?                                        |
| Would it allow for both commercial and housing? What sort of a balance would be achieved.<br><i>Response:</i> we would expect on a large parcel like this that a specific plan would be submitted for review.                                                                                                                                                |
| So you're letting the market dictate whether the parcel is commercial or residential?<br><i>Response:</i> yes, I think it will be appropriate for the County to have some guidelines, such as requiring the residential uses to be on the upper floors of the commercial uses.                                                                               |
| What is going on up there – it looks like you have a residential zoning on an agricultural parcel off of Rocky Creek road.<br><i>Response:</i> yes, we may want to put the agriculturally used part of the Residential Low Density portion of the property into an Agricultural Plan designation as Alternative A.<br>You should talk to the property owner. |
| Joe Russ asked me to ask you if you're going to be covering some of the Ferndale area at the Petrolia meeting?<br><i>Response:</i> most of the changes in the Ferndale area are going to occur in the policies – how residential uses are treated, second units, etc.                                                                                        |
| How do the windfarms fit into all these uses?<br><i>Response:</i> they are a conditionally permitted use.<br>Are they allowed on Williamson Act lands? <i>Response:</i> yes with a CUP                                                                                                                                                                       |
| Are there lands where you are recommending conversion of resource lands?<br><i>Response:</i> McKinleyville is all prime agricultural soils, so there was a lot of conversion with the adoption of that plan in 1985. We do consider it where it makes sense.                                                                                                 |
| You may want to look at an urban expansion area in Loleta – there may be new water sources in Loleta.                                                                                                                                                                                                                                                        |
| Francis Creek – there's a lot of timber harvesting that is adversely affecting the water supply. How is that being handled?<br><i>Response:</i> the County doesn't have much authority to regulate timber operations. We will see what we can do to better protect the water supplies there.                                                                 |
| Got a problem with Eel River Sawmills – it needs to be zoned (currently unclassified). I'd like to those have those six parcels zoned for industrial and commercial use.                                                                                                                                                                                     |
| Aren't you trying to simplify the zoning? What are the uses that are going to be allowed?<br><i>Response:</i> those will be more carefully defined with the new Land Use Chapter, which will be released later this month.                                                                                                                                   |
| I've got property all over, which meetings should we go to?<br><i>Response:</i> I'd be glad to sit down with you to look at all your properties at once.                                                                                                                                                                                                     |
| Could you take out ads in local papers to notify people telling them what the deadline is for comments on zoning? We could help with funding that effort.<br><i>Response:</i> that's a good point<br>You could also do something on radio and TV.                                                                                                            |
| 30 day comment period is inadequate.<br><i>Response:</i> That's the tip of the public comment period. Sooner the better, but the Planning Commission will be working on this for a long time. How about 180 days?<br>I'd rather have maps available before these workshops.                                                                                  |