

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

<p>Are you going to be updating the community plans too? Or just the Framework plan? <i>Response:</i> We're going to be changing land uses in community plans as well.</p>
<p>Are Proposition 84 funds available for those types of projects you're listing? <i>Response:</i> The guidelines haven't been finalized yet. They should be coming out in December. Can we have a say in that? <i>Response:</i> yes; let me (Jen) get your contact information.</p>
<p>What is the definition of an unimproved road? <i>Response:</i> Good question, I'm not exactly sure. The reference is from the Natural Resources and Hazards Report, which is on our website (www.planupdate.org).</p>
<p>Does the figure showing the number of acres include roads on State Parks? <i>Response:</i> yes, although there aren't a whole lot of acres in State Parks in that watershed.</p>
<p>What does TMDL mean? <i>Response:</i> Total Maximum Daily Load. It measures water quality.</p>
<p>Has the TMDL been figured out yet for the Eel River? <i>Response:</i> there are a number of TMDL studies for the Eel River. One on the South Fork, one on the Middle Fork, one for the Lower Eel... Is there anyone coordinating these? <i>Response:</i> yes, the agencies that are developing these reports – the Environmental Protection Agency, the Regional Water Quality Control Board, and Fish and Game.</p>
<p>You're saying that 108 homes could be built in Garberville, and that there are services to support that? <i>Response:</i> we'll get to the services part – this is just the development potential that the land can bear given the range of plan designations and the mapped physical constraints.</p>
<p>The development potential figures you're showing, is that under the existing plan or under the proposed plan? <i>Response:</i> development allowed under the existing general plan is within the range shown, but the development potential is based on the Sketch Plan 3 alternative. Any changes that are made tonight will result in changes to these numbers.</p>
<p>Does these 108 units of potential development in the Garberville Urban Study Area account for all the traffic that is going to occur? Recently a lot of people have moved into the area, and it's becoming more congested. <i>Response:</i> The Environmental Impact Report being written for the Plan Update will include an analysis of traffic impacts.</p>
<p>You're saying the Resort Improvement District dumps the waste in the ocean? <i>Response:</i> yes, all the districts treat their wastewater to a degree, and then dispose of it somewhere.</p>
<p>When you say the Benbow Water District is at capacity, does that account for the people who have their water trucked in? <i>Response:</i> no.</p>
<p>How is the General Plan Update going to deal with water and wastewater outside the Urban Study Areas: <i>Response:</i> we've asked our consultant to come up with a water budget for each watershed, which will be used to establish appropriate densities and development policies for each watershed... hopefully.</p>

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<p>Are you going to schedule another meeting because you don't have the maps to us? <i>Response:</i> we could schedule another meeting if there is interest in that.</p>
<p>I'm concerned with proposed higher densities near the airport because of the limited water supply.</p>
<p>Rural residential is more difficult to lend on because it is considered rural. "Agricultural Rural" would be a better name for the new land use designation.</p>
<p>What is the policy for allowing residences on 40 acre Timber Production Zone (TPZ) lands? Aren't you considering a merger ordinance, which would require 40 acre TPZ properties to be joined with larger parcels? <i>Response:</i> under one alternative (Alternative A) a merger ordinance would affect unimproved parcels less than 160 acres in size.</p>
<p>State law does allow for residential use on TPZ lands. <i>Response:</i> in a very limited way</p>
<p>Are immediate rezones allowed? <i>Response:</i> yes they are allowed, but are not often approved because of the high standards applied to immediate rezones.</p>
<p>So if someone wanted to rezone out of TPZ, the County would make them wait for 10 years? <i>Response:</i> yes, those are the requirements of the County's zoning ordinance, which is also a requirement of State law.</p>
<p>Have you thought about the time scale of when that level of development could occur? The parcelization you're showing would probably not happen for a long time. <i>Response:</i> what we're showing is full buildout. We need to consider all the potential impacts of the project, and full buildout is a possibility considering the 20 year time frame for the Plan.</p>
<p>With a TPZ zoning you're saying it needs to be used for harvesting. But there's some people who would prefer to save the trees on their property. How do you deal with that? <i>Response:</i> probably those areas should be rezoned.</p>
<p>If you allow a building permit on a TPZ, they're going to be taxing the improvements, which is most of the value of the property, so why are you concerned that TPZ property owners are getting away with a tax break? Most people wouldn't mind paying non-TPZ taxes. How are you going to make everyone harvest? We should just do a yield tax. <i>Response:</i> these issues are being considered with the proposed changes to the Land Use Element.</p>
<p>Let's bring back the discussion to services in the Urban Study Area. There's been a 25% increase in the solid waste in the past 5 years. How is that considered in the infrastructure reports? It is discussed in the Waste Management chapter and in the Regional Plan.</p>
<p>Lack of maintenance of our roads is a problem. How is that going to improve with increasing the density? <i>Response:</i> As a part of the General Plan Update program, an infrastructure report is being prepared that is looking at the current and projected road capacities. These issues should be addressed in this report.</p>
<p>What changes in land use designations in Shelter Cove?</p>

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<i>Response:</i> Not much changes in Shelter Cove (Staff illustrated changes)
Include roads as part of the infrastructure report, and solid waste.
Extra water sources are unlikely. Briceland, for instance, is unlikely to develop additional water sources. <i>Response:</i> development potential should reflect what is likely. Dispersed development pattern is going to require more roads and water withdrawals.
Taxes on TPZ lands is one issue with a dispersed development pattern. Water use and roads is another. Large storage of water can help mitigate those impacts. We get a lot of water, just County doesn't require DFG coordination with building permits – that is a problem. North coast in stream flow policy is coming down and could affect water withdrawals by service districts.
Whether we put people in the urban areas or out in the hills, we're going to have to deal with water withdrawal.
Help with storage capacity for property owners would help with stream flow.
We all need 80,000 gallons of storage for each building permit.
Garberville water co could maybe help us with water storage. 2 million gallons would be helpful. We only have 3 days of storage
In stream gravel mining – is that being supported. Gravel is being added to the bars and choking the riparian vegetation.
By changing the designations, how is that going to affect the zoning? <i>Response:</i> We're not proposing a lot of changes to the zoning Are you going to clean it up? <i>Response:</i> yes.
A lot of our problems stem from non conforming parcel size – has implications for refinancing. Zoning should reflect the existing parcel size.
Make the maps available in the library.
As far as rural goes, and funding goes. Water storage could help with disaster events.
Sites for affordable senior housing are in short supply. We have a lot of commercial that could be used for residential use. Particularly senior housing.
Do timberland policy documents on the web include the policy matrix? <i>Response:</i> yes
Peter Rice – Southern Humboldt Community Park – interested in a planned multifamily residential development in a corner of the park – need a rezone to Public Recreation rather than Agriculture Exclusive. The property is right next to Garberville. Look to maps as part of the master plan. Also in the 1986 general plan, Briceland is shown as light industrial, but that land use designation is not appropriate because of the water constraint.