

Notes from Orick Meeting on the Draft Land Use Maps  
September 6, 2007

The resident deputy in Orick retired, so there is no longer a resident deputy.
Questions about the status of Big Lagoon Park land. The homes are limited to 900 square feet. They aren't really year round homes, and shouldn't be a part of the housing inventory. The one at the very end of the road should be taken out, also the parcel that will take the 15 relocated residences isn't showing up as residential land.
The Agriculture Exclusive (AE) property at the north end of Stone Lagoon is a life estate, but was purchased by the park.
Questions about the new designations – what does AE mean? What does the Timber Production (T) designation mean? Why is it Commercial Timberlands (TC) in the Coastal Zone, and T on the inland side?
Questions about how the coastal zone boundary was drawn.
I'd like mixed commercial and residential use on my commercial residential lot (near the CalTrans yard)
Community Services water tank is not specifically zoned – it's rural residential.
What sort of zoning would provide for multifamily uses? <i>Response:</i> multifamily, We could go with more of a mixed use designation. We could include that here.
What uses are allowed in the Commercial Recreation (CR) designation.
Check the designation for the Hurst rezone north of town.
What about the 7 cabins I've got on the agricultural lands. <i>Response:</i> one alternative would allow for one unit per acre.
We don't want the transitional industrial designation – we want commercial recreation. Include us within the district so if we get sewer, we can expand.
Where would review under the California Environmental Quality Act (CEQA) come in? <i>Response:</i> if it's principally permitted, no CEQA review would be necessary.
We're going to need affordable housing.
Questions about the jurisdiction of the County in relation to the Bureau of Indian Affairs and the Redwood National Park
Will we have the urban expansion areas? <i>Response:</i> yes
Map showing development potential is wrong – those areas are agricultural.
What does water study area mean? <i>Response:</i> it's not a commitment to provide water, its just showing the area where water service could be extended to.
Green Valley development should be redeveloped. Could be made into apartments.
Once you get an Environmental Impact Report (EIR) for the General Plan Update, do you have any idea about what the regulatory constraints to development are going to be? Like if we want to build 20 homes on small lots in the agricultural lands around the school. <i>Response:</i> it would be considered a significant impact in the EIR. But it's not prime agricultural land. The cows are all really skinny there. CEQA does provide for mitigation. <i>Response:</i> one mitigation measure we'd probably want to put in there would be to put a conservation easement on other property
How about if we look at it in relation to the County as a whole, it's not significant if you look at it that way.
The infrastructure report should detail if we need a well or a pump. Our plan should allow more like 380 new units, more than what you're showing.
The Big Lagoon figures are also off. The park provides water to itself.

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It could be that fire flows are the constraint, not drinking water.

When the Big Lagoon Community Services District (CSD) was formed, we decided not to annex the Big Lagoon Park. The CSD doesn't have anything to do with the Park.

If there is a rezoning of agricultural lands to residential, what would the level of detail be in the EIR? *Response:* For the conversion of agricultural lands into residential uses, it gets complicated by the sewer plant, the funding for that, the timing of it. We could give it a residential plan designation, but hold back on the zoning until the sewer is available, and get a more detailed environmental review done at that time.