

Notes from Trinidad Meeting on the Draft Land Use Maps
September 11, 2007

Does the Plan address the Trinidad Rancheria's long term goal of constructing an underpass on Highway 101 to provide an alternative to Scenic Drive access to the rancheria lands on the west side of the freeway? <i>Response:</i> not yet
How does the plan interact with the zoning? <i>Response:</i> the general plan (as it's name suggests) is more general. It describes in broad brush strokes what the intended land use is for property. The zoning implements the general plan. It's more specific, and deals with issues like structure height, parking requirements, and so on.
Are the maps going to be changed from what you're showing? <i>Response:</i> ultimately the maps are adopted by the Board of Supervisors. Until then, they can be changed.
How can the land use maps be developed without knowing what the infrastructure allows? <i>Response:</i> these are preliminary land use maps, and they are based on preliminary infrastructure studies that we've received from our consultants.
The land use designation for my property in McKinleyville is Public facility, but I want it to be agriculture. <i>Response:</i> That's good information. We'll take a look at that when we look at McKinleyville.
What is "out of watershed transfer"? <i>Response:</i> That term describes transfer of water outside of the County. Will you be looking at existing water contracts between Community Service Districts (CSD) and fire departments? <i>Response:</i> No.
Can the County's water resources be preempted by the State? <i>Response:</i> Possibly.
Who is the watershed planner? <i>Response:</i> Jen Jenkins. Her phone number is 268-3725
What does TMDL mean? <i>Response:</i> Total Mean Daily Load. It is a measure describing water quality.
Not having a TMDL study for the Trinidad watershed is a problem for the Rancheria because grant funding requires it, so we aren't eligible for funding from many sources.
The term "slope" is slippery. Can you define that? In a really steep area, there may flat spots that could be developed. <i>Response:</i> the areas that are shown on the USGS maps as being more than 30% slope are assumed to be not developable. In the Eureka area, we supplemented that information with the more detailed topographic information that's available.
What are you considering in the infrastructure reports? <i>Response:</i> water, wastewater, fire protection, roads, law enforcement
What are the factors used to come up with development potential? <i>Response:</i> there are a number of mapped physical constraints that are considered to render areas non developable – steep slopes, earthquake faults, wetlands, streamside management areas and prime agricultural soils. Is the current zoning factored? <i>Response:</i> yes Is water availability factored? <i>Response:</i> public water allows for higher development potential. The general plan and zoning designations will reflect that. Is soil percability? <i>Response:</i> yes, the size of the parcel has to be > 2.5 acres Is there a way for the public to comment on the how you came up with the numbers, and change the development potential if we think you're wrong? <i>Response:</i> if you have better information than what we've got, we'll change our numbers to reflect that. Also, you can suggest changes in land use, which would factor back into the development potential figures in the end.

Notes from Trinidad Meeting on the Draft Land Use Maps
September 11, 2007

Do these numbers reflect what you think might happen? <i>Response:</i> yes
In the water study, did you consider new sources of water? <i>Response:</i> Only if the community is actively pursuing it. If a community wants to develop a new water source, that could be supported by policies in the plan.
The town of McKinleyville is going to provide most of the low income housing, which isn't fair. I'd like to see other parts of the County have to provide affordable housing.
Trinidad responds as a mutual aid responder to Westhaven.
One thing you may want to add to McKinleyville water is the numerous wells in rural areas. The McKinleyville Community Services District is looking at developing alternative distribution and supplies to deal with emergencies.
Typo – "Walnut Ave" should read "School Road"
Why do the maps in McKinleyville all look the same? <i>Response:</i> because we just updated the McKinleyville plan we aren't proposing a whole lot of land use changes.
County's responsibility for dredging of Redwood Creek is a big issue – can we discuss that? <i>Response:</i> not at this meeting, but you can provide comments, and we'll address them along with all the others we get.
Why is the area to the left of Patrick's point drive zoned Residential 2 ½ acres, but to the right (east), it could accommodate some residences, but it's zoned 160 acre minimum parcel size? <i>Response:</i> the Planning Commission declined to change the zoning of the 160 acre minimum parcel size timberlands, so that's what is reflected in the alternatives.
Will all the people be notified if their property is downzoned? <i>Response:</i> we will at least be complying with State law; the Board of Supervisors may direct us to go beyond that.
How did you come up with the proposed land use? <i>Response:</i> the changes were made in response to the directive of the Board of Supervisors to develop a set of land use alternatives. They are also reflective of individual property owner requests we've received over the years.
I have concerns about the land use north of Seawood Drive – we're concerned with the high water table in that area.
We shouldn't have to pay for receiving a notice of what development is being proposed on neighboring properties more than 300' from ours.
What about Green Diamond? What are they proposing? There's been some discussion of a community forest in McKinleyville. <i>Response:</i> most of the discussion that's been happening with timberlands owned by Green Diamond is taking place in front of the Forestry Review Committee and the Planning Commission with review of the Forest Resources chapter. We are not expecting many changes in the designation of these areas; most of the changes will take place in the policies.
When you give these density ranges, can't you get smaller parcels than is reflected in the density range? <i>Response:</i> yes, the average density of the area would fit into the density range that is shown, but you could have smaller parcels.
What I've heard about population change in the County is that we're not going to grow much, so why are you developing alternatives with so much development potential? <i>Response:</i> we're developing alternatives that will accommodate up to three times the number of homes what we are projected to need.
With respect to water supply – what's the difference in water supply requirements for fire

Notes from Trinidad Meeting on the Draft Land Use Maps
September 11, 2007

prevention and for domestic water? <i>Response:</i> water supply for fire prevention is more volume than for domestic water.
What does the Village Center designation in Westhaven allow? <i>Response:</i> it would allow for some neighborhood commercial and residential use.
Septic systems in Trinidad – they aren't inspected and no one knows how they work, is that true? <i>Response:</i> they aren't regularly inspected, that's true. When a home sells, they are often inspected and pumped.
I'm concerned about allowing more development in areas with on-site water supply and septic systems. <i>Response:</i> That is a problem in some areas, and difficult to deal with. You could have a septic tank maintenance district... (loud groans from the audience) Wait a second – what's so bad about a maintenance district? What would be the difference with what is presently happening? They just do the pumping. More government intervention – that's the problem. You could have a well district.
It's not appropriate to have McKinleyville discussed here in Trinidad. We need to have a separate meeting in McKinleyville. <i>Response:</i> we'll consider that.
Why would you want to take something out of agriculture and put it into residential? <i>Response:</i> Well the existing Agricultural Suburban zoning is really rural residential, so we are being more accurate with the designation.
My property off of Kjer Road is 2 ½ acres, and you're showing it as 5 acres, so we may have a problem.
The wetlands shown on the Mixed Use parcel off of Central Ave. near Murray Road are probably worse than you're showing.
The Danco parcel behind the golf course should reflect the plans that are already being engineered – 80 units. <i>Response:</i> you're right.
The wetlands on the Residential Medium Density parcel have already been delineated – nothing is going to happen there – parcel owned by Ron Peters.
Why is the County showing land use changes to allow higher development occurring so much on wetland parcels? <i>Response:</i> the wetland maps we've got apparently aren't lining up with the actual wetland delineation for the property.
The land use designation on the Humboldt Sanitation parcel needs to be changed (it's wrong).
Do these changes follow the McKinleyville Community Plan (MCCP)? <i>Response:</i> the MCCP identifies this as a Town Center, and there are policies to do some more site specific planning on it; that's what we're doing.
Are there any plans for the ballpark? <i>Response:</i> Now it's commercial, so it could go away. We're proposing it be designated recreation.
Alternative C seems to be bogus – both Alternative C and Alternative A. The sites that we've seen aren't going to be developed because of constraints. I'm not seeing much new development potential being proposed, and I'd like to see more development allowed on parcels where it will be allowed to really be built on.
The MCCP is supposedly going to accommodate 40% of the County's affordable housing. The County seems to want to continue at that level. Show us where the units are going to go?
What is the preference from people in the room? I'm getting conflicting messages. Would

Notes from Trinidad Meeting on the Draft Land Use Maps
September 11, 2007

people in McKinleyville like to see 4,000 more units or not? I'm confused.
We people in McKinleyville want to be in control of our own destiny. (loud discussion of the MCCP update process, and the 10 years that took and how that afforded a lot of self determination opportunities, and how that's not what I said, and on and on and on...
I just spent months talking with folks on numbers – there's a number of units of potential development. The numbers are constantly changing. <i>Response:</i> McKinleyville can't sustain the growth rate that it's had over the term of the new general plan (to the year 2025). I think the numbers are do able. But how do I account for second units – should I be oversizing the pipes? Providing water is not a big deal, but sewer is expensive, and if we have to resize pipes, that's going to be a lot of wasted money. I think a lot of the low income housing the County needs could be met with second units.
The school property off of School Road is surrounded by single family use, and I'm not sure how much they're going to want higher density. We've got enough multifamily housing in McKinleyville. But we need more affordable housing. And the County is being sued to provide more affordable housing sites.
We did 25 units on one acre, and we're having a hard time selling it.
The wetlands on the property off of Sutter are going to make it difficult to develop that property you're designating for higher density. You shouldn't count on that. <i>Response:</i> well, we figured that if most of the property is off limits for development, you should make the most of what's left.
I agree we need more land for affordable housing.
Are you going to have a meeting in McKinleyville? <i>Response:</i> we're going to consider it. We'll talk to the decision makers, and see what they think.
The County needs to review their plans to make it easier to develop second units. Solar shading regulations, for instance, make it difficult to allow for second units in new subdivisions.
How do we get to infill development?
The Mixed Use (MU) plan designation because the different uses allowed have different infrastructure needs, how can we plan for them if we don't know what they will be? Also, I have a problem with the changes in land use to the Town Center when the Community took 10 years to develop it
McKinleyville Community Services Districts is having a difficult time making the mitigation ponds work because of issues with Fish and Game. They are requiring us to not direct the first flush runoff into the wetland, but instead to divert it into the Mad River estuary. What kind of sense does that make? We could remove most of the pollutants before it goes into the estuary if we put it into our wetland first.