

Notes from Petrolia Meeting on the Draft Land Use Maps  
September 26, 2007

<p>I'm interested in maintaining the local heritage architecture, that includes backwoods unpermitted structures. How are the new water standards going to contribute to the burden builders are already bearing, that is affecting the type of architecture that is being produced. It's going downhill. The community center we built out here had \$5,000 in permitting fees alone.</p>
<p>How do you know how much water is in an aquifer?</p>
<p>Are there new standards from the Clean Water Act that are coming down the pike?</p>
<p>What is an enterprise zone?</p>
<p>How would the RCC change under the new village center?</p>
<p>Why is Shelter Cove in the Mattole watershed? I live in Whitethorn, and I feel a little left out.</p>
<p>What's the difference between the Fire Protection Districts and the Volunteer FD? Response: The fire protection district in Petrolia has a larger response area than the district. LafCo requirements to expand their district boundaries is impossible. If they were able to expand their district to reflect the area they serve, they'd be better funded.</p>
<p>Beginnings Fire Department boundary takes in Wilder Ridge all the way to near Honeydew, and that is really a part of the Honeydew fire district boundaries.</p>
<p>Do you look at the increase in traffic as a result of improvements to the Kings Range road? (no) There's been an increase in travel due to recreational use.</p>
<p>How are the land use designations changing for the resource areas? Response -There are not proposed to be a lot of changes to these areas.</p>
<p>Can we get copies of these maps? Yes -</p>
<p>We were allowed to subdivide our property earlier because we were in the RCC (urban subcenter) and this was changed after we subdivided. We would not be allowed to divide now.</p>
<p>The "circle" now does not cover the Petrolia area – what about the urban uses in existence right now? Response -The circle (referring to the RCC area on the map) does not necessarily cover the land area, but the language in the plan does address it. The mapping is a little off center due to the linework in the GIS program. This will be corrected before any maps are published.</p>
<p>Discussion included the existing plan and land use designations and how they impact new develop in the RCC.</p>
<p>How can we as a community give input on these projects if we don't have a city council representing us or specific voice? Response - We are looking for direction now.</p>
<p>The pipe being put in by LACO – how is that going to affect Highway 211? Response – we are not familiar with that project. We will look in to it and get back to you on that.</p>
<p>Ag land in this community area – can I subdivide down to 2 and ½ acres. When are we going to be able to see what you are going to do with the Petrolia area? Response- We would like to work with you on designating these areas and then come back to another meeting.</p>
<p>What are you going to do with the patent parcels? Response – policies in the ag and timber sections that address this.</p>

Notes from Petrolia Meeting on the Draft Land Use Maps  
September 26, 2007

Comment – agricultural lands that are not productive in the future may be more valuable for other uses (open space, habitat protection).
Number of acres needed for raising a cow in this area is about 35 acres. If you put a house on it – it takes very little space. If you take away two acres from a large ranch it is a small affect on a ranch and production.
Support the planned rural development – that allows for increased development and clustered but protected the resource value. We need to provide more areas for future development to keep the community viable.
These 40 acres once divided are not viable. It is not good to break up these ranches to 40's however there is a demand for smaller parcels – how is the plan going to address this?
Discussion on the need for a CUP for building permit on TPZ lands – what about using a NTMP or THP to prove production standards and not need a CUP or SP for building permits.
Rural standard of living should be enhanced by subdivision because ag production doesn't pay. If you allow people to build in these areas it will help out the landowner to keep their land.
Subdividing 40 acres now is okay with support of the community and supervisors. I would suggest that you get community support in the future to allow this.
There are some parcels that have roads through it that if you could LLA it could make these lots more usable.
Second residences - are they allowed in these resource lands? (it depends)
Petrolia circle needs to be adjusted specific to parcel lines.
Need to expand this circle to the historic use.
TPZ zoning is very confusing – the lines are drawn incorrectly and the should be fixed.
How are you going to notice people that their land use is going to change?