



COMMUNITY DEVELOPMENT SERVICES
PLANNING DIVISION
COUNTY OF HUMBOLDT

<http://co.humboldt.ca.us/CDS/Planning>

DATE: June 23, 2011
TO: Humboldt County Planning Commission
FROM: *Michael Richardson for*
Kirk Girard, Director of Community Development Services
SUBJECT: **2010 Housing Element Implementation – Multifamily Rezoning Program
(H-IM17 and H-IM18)**

This preliminary attached staff report has been prepared for your consideration of the multifamily rezoning program, implementing measures H-IM17 and H-IM18 of the 2010 Housing Element update at the public hearings on June 30, 2011 and July 14, 2011. This staff report includes the following:

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Candidate Sites by Neighborhood Study Areas

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A final staff report will be provided to the Commission for the continued public hearing on this item scheduled for July 14, 2014. It will include final recommendations for the selection of candidate sites, and a draft resolution for making a recommendation to the Board of Supervisors on this item.

Please contact Michael Richardson, Senior Planner at 268-3723 if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

TO: HUMBOLDT COUNTY PLANNING COMMISSION
FROM: Kirk A. Girard, Director of Community Development Services

HEARING DATE: June 30, 2010	SUBJECT: <input checked="" type="checkbox"/> Public Hearing Item 2010 Housing Element Implementation – Multifamily Rezoning Program (H-IM17 and H-IM18)	CONTACT: Michael Richardson 268-3723
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Before you is the following:

PROJECT: The proposed project is a General Plan Amendment, Zone Reclassification, and Local Coastal Plan Amendment of a set of candidate sites for rezoning, which will increase the inventory of multifamily housing development potential in the County by a minimum of 980 units.

The proposed project will change the General Plan Land Use and the zoning designations of the selected candidate sites to allow multifamily housing as a principally permitted use. The list of candidate sites in Attachment 1 shows the specific General Plan Land Use and the zoning designations considered for each candidate site.

Q- Qualified combining zone designations will be used to tailor the zoning for the selected candidate sites to site-specific conditions, to establish a minimum residential density of 16 units per acre, and to allow more than four units per building.

A total of 75 candidate sites with an expected total development potential for 1,504 units were evaluated in the Draft Subsequent Environmental Impact Report (DSEIR) prepared for the project (SCH 2009022077). They are listed in Attachment 1 on page 271 of the DSEIR (provided earlier under a separate cover). More candidate sites were evaluated for the Project than are actually needed to meet the project objectives to give the County some flexibility to select the best-suited candidate sites.

PROJECT LOCATION: The candidate sites are shown in the maps in Attachment 2 on page 283 of the DSEIR.

PRESENT PLAN and ZONING DESIGNATIONS: The plan and zoning designations for the candidate sites are shown on page 7 of Attachment 1 in the DSEIR (provided earlier under a separate cover)

ASSESSOR PARCEL NUMBERS (APN's): The APN's for candidate sites are shown on page 1 of Attachment 1 in the DSEIR (provided earlier under a separate cover)

ENVIRONMENTAL REVIEW:

A DSEIR has been prepared, which was provided earlier under a separate cover.

STATE APPEAL STATUS:

The LCP amendments must be certified by the California Coastal Commission.

MAJOR ISSUES:

Table 1 of the DSEIR provided earlier under a separate cover (p. 13 - Summary Impact Table) describes numerous significant and unavoidable impacts resulting from the project, including impacts to visual quality, agriculture and forest resources, biological resources, hydrology and drainage, and transportation and circulation.

STAFF RECOMMENDATIONS AND EXECUTIVE SUMMARY
2009 Housing Element Implementation – Multifamily Rezoning

STAFF RECOMMENDATIONS FOR THE JUNE 30, 2011 MEETING:

1. Open the public hearing item and receive a staff report.
2. Receive public comment.
3. Close the public comment portion of the meeting and deliberate on the proposed rezones;
4. Continue the item to the July 14, 2011 meeting.

EXECUTIVE SUMMARY: The item before the Planning Commission is to review proposed changes to the land use and zoning designations for selected properties to increase the development potential in the County's multifamily residential land inventory by at least 980 units.

The proposed project will change the General Plan Land Use and the zoning designations of the selected candidate sites to allow multifamily housing as a principally permitted use. The list of candidate sites in Attachment 1 of the DSEIR shows the specific General Plan Land Use and the zoning designations considered for each candidate site.

Q- Qualified combining zone designations will be used to tailor the zoning for the selected candidate sites to site-specific conditions, to establish a minimum residential density of 16 units per acre, and to allow more than four units per building.

Since it was first described in the Notice of Preparation released in January, 2011, the Project has been modified to eliminate properties where the owners objected to their parcels being rezoned. All of the candidate sites evaluated in the DSEIR were believed to be owned by those who wanted their parcels to be rezoned for multi-family use.

Since the DSEIR was drafted, correspondence has been provided to the Department from several property owners expressing they are not supportive of having their property rezoned. These communications are provided in Attachment 3.

On Tuesday, June 21, 2011 the Board of Supervisors disclosed the terms of settlement of litigation for a lawsuit brought against the County by Humboldt Sunshine LLC and Housing for All, a non-profit housing advocacy group. The terms agreed to by the Board require adoption of the rezoning program before July 30, 2011. Consequences of the failure to take the required action include the possibility a judge may impose a moratorium on issuance of all building permits as early as October, 2011.

At the meeting of June 30, 2011, staff recommends the Commission receive a staff report and public comments, and, as time allows, deliberate on the proposed land use changes, then continue the item to the meeting of July 14, 2011. A staff report containing a resolution, further staff analysis of all the required findings and final recommendations will be presented to the Commission at the June 30, 2011 meeting.

At the July 14, 2011 meeting, staff will be recommending the Commission consider the DSEIR, all the public comments, and make a recommendation to the Board of Supervisors on which properties are best suited for inclusion in the County's multifamily land inventory.

ALTERNATIVES: The DSEIR evaluates alternatives in Chapter 4, including a No Project alternative, a Rezone More Properties alternative, and an Expanded Rural Rezones alternative. It concludes on page 45 that the proposed land use changes under consideration may have positive environmental impacts compared to the existing land use designations until buildout of all 18,650 units allowed under the existing 1984 Framework Plan (the No Project Alternative). After that, the proposed land use changes may have adverse impacts on the environment.

The candidate sites shown in the DSEIR have a development potential of more than 980 units (the project objective), so the Planning Commission can pick and chose among the sites to reduce the number of units to meet the project objective. Staff will present recommendations for the selection of candidate sites at the meeting on June 30, 2011.

ATTACHMENT 1
Staff Analysis of the Evidence Supporting the Required Findings

Required Findings: To approve this project, the Planning Commission shall determine that there is evidence in support of making **all** of the following required findings.

1. General Plan Consistency: The following table identifies the evidence which supports finding that the proposed implementing ordinances, GP changes and LCP Amendments are consistent with a comprehensive view of the General Plan Volume 1 (Framework Plan).

Section(s)	Applicable Requirements	Evidence Supporting Finding
Consistency §1330	<p>The elements of the General Plan must be consistent.</p> <p>All the goals, policies and standards must be consistent.</p> <p>The General Plan text and diagrams must support each other and show the same conclusions.</p> <p>The data base must be consistent for all the elements.</p> <p>When a portion of the plan is amended, then the rest of the plan and its implementing programs must be brought into conformity.</p> <p>Zoning or the implementation of the plan is required to be consistent with the plan.</p>	<p>The new zoning changes, GP changes and LCP Amendments are required to implement the adopted 2009 Housing Element Update and to conform it to requirements of state law. Findings made in approving the 2009 Housing Element Update included the finding it is consistent with the other elements of the general plan.</p> <p>The 2009 Housing Element Update uses the same base information as the other Elements. For example the residential land inventory uses information from the Land Use Element and the Hazards and Resources chapter of the Framework Plan in setting development potential for lots.</p> <p>The project involves amendment to the land use maps of the General Plan and LCP to bring them into conformity with the programs of the 2009 Housing Element Update.</p> <p>The project also involves zoning map changes to ensure consistency with the programs of the 2009 Housing Element Update.</p>
§1452.2 Required Findings	<p>Base information or physical conditions have changed; or</p> <p>Community values and assumptions have changed; or</p> <p>There is an error in the plan; or</p> <p>To maintain established uses otherwise consistent with a comprehensive view of the plan.</p>	<p>The base information of the General Plan changed with the adoption of the 2009 Housing Element Update.</p> <p>The new GP changes and LCP Amendments are required to bring the other elements of the General Plan in line with the implementation measures of the adopted 2009 Housing Element Update.</p> <p>Implementation of the 2009 Housing Element Update is also necessary to maintain the County's competitive status with regard to grant eligibility. This could be considered an established use that is otherwise consistent with a comprehensive view of the plan.</p>

2. Public Interest: The following table identifies the evidence which supports finding that the proposed implementing ordinances, GP changes and LCP Amendments are in the public interest.

Plan Section(s)	Applicable Requirements	Evidence Sup[porting the Finding
Government Code Section 65356.1 and §1452.2 of the Framework Plan.	The General Plan Amendment must be in the public interest.	The project applies countywide. The implementation measures are necessary to facilitate residential development, particularly development affordable to lower income households. Assisting lower income households with renting or purchasing a home is in the public interest. Adoption of the 2009 Housing Element, and public testimony received during the public meetings for the Housing Element supported these changes, further indicating public interest in this implementation program. The proposed land use changes are necessary to comply with requirements of state law, which is also in the public interest.

3. Consistency With State Laws: The following table identifies the evidence which supports finding that the proposed implementing ordinances, GP changes and LCP Amendments are consistent with State Laws.

Section(s)	Applicable Requirements	Evidence Sup[porting the Finding
Government Code Section 65302.81	Specific findings are required where a general plan element is adopted that limits the number of housing units which may be constructed on an annual basis.	The proposed implementing ordinances, GP changes and LCP Amendments support construction of new homes.
Government Code Section 65580.	Housing Elements shall include discussion of all the items required by Government Code.	The Housing Element is required to include a housing program that describe actions the County will undertake to implement the policies and achieve the goals and objectives of the Housing Element. The proposed ordinance, GP changes and LCP Amendments implement the policies and achieve the goals and objectives of the 2009 Housing Element Update.

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200 (Coastal Act)</p>	<p>The proposed amendments must conform to the policies contained in Chapter 3 of the Coastal Act. Chapter 3 sets forth policies regarding the following issues:</p> <p>Access (including provisions for access with new development projects, public facilities, lower cost visitor facilities, and public access)</p>	<p>Maps of the proposed candidate site locations show development of multifamily housing will not interfere with public access to a greater degree than development under the existing plan and zoning designations.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p>Recreation (including protection of water-oriented activities, ocean-front land protection for recreational uses, aquacultural uses, and priority of development purposes)</p>	<p>Humboldt County has a wealth of outdoor recreational opportunities and areas of incomparable value and unsurpassed beauty. More than twenty percent of the county's 2.3 million acres are protected open space, forests, and recreation areas. Within the county boundaries, there are 4 federal parks and beaches, 10 state parks (3 of which are encompassed by Redwood National Park), 16 county parks and beaches, recreational areas and reserves, and National Parkland and National Forest land. These areas contribute to the quality of life in Humboldt County and provide needed recreation opportunities for residents of neighboring counties and from all over the world as well.</p> <p>The policies, programs, standards and regulations referenced in the DSEIR for the 2009 Housing Element Update serve to reduce impacts to developed recreational facilities in the coastal zone.</p> <p>Other recreational resources in the coastal zone include areas for water-oriented activities, ocean-front land protected for recreational uses, and aquacultural uses. Numerous policies in the Framework Plan and coastal plans aim at avoiding any alteration of sensitive biological communities, which are found along water bodies and ocean front land. These include the Streamside Management Areas, and Coastal Zoning designations. Existing policies directed toward Streamside Management Areas protect valuable riparian and inland wetland habitat, while coastal zoning designations serve to protect sensitive habitat areas near the coast, bays, sloughs and lagoons. These same policies also serve to protect areas for water-oriented activities and ocean-front land protected for recreational uses from alteration from the proposed LCP Amendments.</p> <p>Effectuation of the policies, programs, and standards in the Framework Plan, community plans, coastal plans and other land use requirements identified in the DSEIR will reduce the potential impacts of the proposed LCP Amendments on recreational resources to less than significant levels. The County has mapped sensitive habitat areas, riparian areas and wetlands, and the building permit review process for new residential construction references these maps to avoid significant impacts on biological resources and recreational uses, and to ensure new residential construction does not conflict with policies or ordinances protecting biological or recreational resources.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p>Marine Resources (including protecting biological productivity, prevent hazardous waste spills, diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control)</p>	<p>The County usually has some discretionary authority for all other land uses on privately held property in unincorporated areas. The Framework Plan, community plans and coastal plans guide the County in these decisions. These plans include policies for the protection and preservation of our biologically diverse county.</p> <p>Within the coastal zone, the Natural Resources zone <i>designation and a set of combining zones</i> which are applied to other base zone designations protect environmentally sensitive areas. An overlay to the zoning district designates the Coastal Wetland, Coastal Resource Dependent, Riparian and Stream Corridor, Offshore Rocks, Coastal Elk Habitat, and Beach and Dune Area. The zoning overlay requires specific development review standards in accordance with the coastal plan policies in order to ensure maximum habitat protection in these coastal areas. Development proposals within the coastal zone that may impact the mapped sensitive habitat areas must submit an environmental assessment as part of their development application.</p> <p>The California Department of Fish & Game (CDFG) has developed a list of "special status species." Plant or animal species may be identified as "special status species" even if they are not officially listed as threatened or endangered.</p> <p>A number of "special status species" exist in Humboldt County. The California Department of Fish and Game (CDFG) has also identified a number of Significant Natural Areas (SNAs). SNAs are designated sites that support extremely rare communities or species, populations of several special-status species, high-quality examples of special biological communities, or high species diversity. In addition to the specific sites identified as SNAs, other biological communities in the County require special protection.</p> <p>Numerous policies in the Framework Plan, community plans and coastal plans aim to avoid any alteration of the diversity of species in sensitive biological communities resulting from the proposed LCP Amendments. These include the Streamside Management Areas, and Coastal Zoning designations. Existing policies directed toward Streamside Management Areas protect valuable riparian and inland wetland habitat, while coastal zoning designations serve to protect sensitive habitat areas near the coast, bays, sloughs and lagoons. Protection of the riparian habitat will also indirectly result in reducing impacts to water quality from erosion, pollutants and stormwater run-off.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p>Marine Resources (including protecting biological productivity, prevent hazardous waste spills, diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control) (continued)</p>	<p>Effectuation of the policies, programs, and standards in the Framework Plan, community plans, coastal plans and other land use requirements identified in the DSEIR will reduce the potential impacts of the proposed LCP Amendments to less than significant levels. The County has mapped sensitive habitat areas, riparian areas and wetlands, and the building permit review process for new residential construction references these maps to avoid significant impacts on biological resources, and to ensure new residential construction does not conflict with policies or ordinances protecting biological resources.</p> <p>The construction of housing that may indirectly result from the implementation of these LCP Amendments does not normally involve a risk of accidental explosion or release of hazardous substances. Although torches used in welding pipes together may result in explosions and hazardous materials such as deck sealer may tip over and drain into the soil, these impacts are normally incidental and not significant.</p> <p>Implementation of the County's coastal plans and zoning ordinance will also serve to prevent any impacts of the proposed LCP Amendments from diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control.</p>
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p>Land Resources (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological resources)</p>	<p>A number of biological communities characterize Humboldt County. These communities include mixed evergreen forest, oak woodlands, Douglas fir forest, old growth and coast redwood forest, grassland, coastal beach-dune vegetation, northern coastal scrub, chaparral, salt marsh, riparian, and freshwater marsh. The Framework Plan, community plans, coastal plans and the Natural Resources and Hazards Report contain detailed descriptions of each of these habitats.</p> <p>As mentioned previously, a number of "special status species" exist in Humboldt County. The California Department of Fish and Game (CDFG) has also identified a number of Significant Natural Areas (SNAs). In addition to the specific sites identified as SNAs, other biological communities in the County require special protection.</p> <p>Numerous policies in the Framework Plan, community plans and coastal plans aim to avoid any alteration of the diversity of species in sensitive biological communities resulting from the proposed LCP Amendments. These include the Streamside Management Areas, and Coastal Zoning designations.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p>Land Resources (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological resources) (continued)</p>	<p>Existing policies directed toward Streamside Management Areas protect valuable riparian and inland wetland habitat, while coastal zoning designations serve to protect sensitive habitat areas near the coast, bays, sloughs and lagoons. Protection of the riparian habitat will also indirectly result in reducing impacts to water quality from erosion, pollutants and stormwater run-off.</p> <p>Within the coastal zone, the Natural Resources zone designation and a set of combining zones which are applied to other base zone designations protect environmentally sensitive areas. An overlay to the zoning district designates the Coastal Wetland, Coastal Resource Dependent, Riparian and Stream Corridor, Offshore Rocks, Coastal Elk Habitat, and Beach and Dune Area. The zoning overlay requires specific development review standards in accordance with the coastal plan policies in order to ensure maximum habitat protection in these coastal areas. Development proposals within the coastal zone that may impact the mapped sensitive habitat areas must submit an environmental assessment as part of their development application.</p> <p>The Framework Plan, each of the individual community plans, coastal plans, the Natural Resources and Hazards Report and the Housing Element contain a complete discussion of agricultural and timber resources.</p> <p>Agricultural and timber operations and resources may potentially be adversely affected by encouraging housing in areas used for or suitable for agricultural use and zoned to allow residential uses. Conflicts between agricultural and residential uses reduce the productivity of the agricultural lands, making them less valuable, and more vulnerable to conversion.</p> <p>The DSEIR identifies the existing policies and standards that will help mitigate potential impacts of new development on agricultural and timber lands. All of those policies, programs standards and regulations identified in the DSEIR to respond to potential impacts on Agricultural Resources serve to mitigate potential impacts of the proposed LCP Amendments on agricultural resources.</p> <p>In the coastal zone, these are sufficient to prevent agricultural and timber lands from being converted to other uses, and to prevent conflicts between agriculturally and timber- zoned properties from adjacent residential uses.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200	Land Resources (continued) (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological resources)	The Framework Plan, community plans, coastal plans and the DSEIR contain a complete description of cultural resources and conditions. Existing County policies, programs, standards, and other requirements identified in DSEIR for protecting cultural resources sufficiently reduce impacts of the proposed LCP Amendments on mapped cultural and archaeological resources to a level of insignificance.
Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200	Development (including scenic resources, public works facilities, safety, and priority of coastal dependent developments)	<p>A complete discussion of scenic resources is contained in the Framework Plan, each of the individual community plans, coastal plans, the Natural Resources and Hazards Report (Dyett and Bhatia, 2002), and in the SEIR for the 2009 Housing Element Update.</p> <p>In general, the proposed LCP Amendments could result in impacts on the visual quality and community character of the County through additional development of multifamily residential uses, and possibly some commercial uses. Unless carefully sited and designed, this development would have the potential to block or alter water and scenic hillside and ridgeline views.</p> <p>The Housing Element, Framework Plan, and numerous community plans and coastal plans described in the DSEIR contain numerous specific policies and implementation programs designed to minimize visual impacts and maintain a high degree of design harmony with the environmental setting of the County and the scale and character of existing development. The zoning ordinance carries out these programs through application of zone designations and development standards. Implementation of the many existing policies, programs, standards, and requirements which serve to mitigate visual impacts reduce the aesthetic impacts of the project.</p> <p>The Framework Plan, community plans, coastal plans and the Natural Resources and Hazards Report contain a complete description of geologic and soils conditions. Maps in the Framework Plan depict soils and geologic conditions and areas of relative hazard.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200</p>	<p>Development (including scenic resources, public works facilities, safety, and priority of coastal dependent developments)</p>	<p>The Plan intends not to remove all risks associated with each specific type of hazard, but to reduce risks to life and property and to make informed decisions about development near these hazards. These factors are considered in the type, location, design and density or intensity of development in the County. The policies and programs in the Plan that constitute part of the project, specifically address potential environmental impacts related to rupture of earthquake faults, and serve to mitigate potential impacts to some degree.</p> <p>Mitigation measures contained in the County's zoning ordinance are implemented in the review of specific development proposals. Site specific measures will further serve to mitigate this impact. They illustrate and clarify how potential impacts have been addressed in the project itself.</p> <p>Soil erosion from construction sites is now regulated by the County's Grading Ordinance, which was adopted in 2002. Measures contained in that ordinance reduce the potential for soil erosion by limiting the time for soil disturbance to the summer months, and only with an erosion control plan may soil disturbing activities occur in the winter.</p> <p>Soil testing requirements of the Health Department and the Regional Water Quality Control Board's Basin Plan for the North Coast for placement of on-site sewage disposal systems ensure soils are capable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.</p> <p>Some areas of Humboldt County face multiple geologic hazards that are not completely mapped such as areas of strong seismic shaking, landslides and areas subject to liquefaction. Mapping these hazards is beyond the scope of this project</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200	Development (including scenic resources, public works facilities, safety, and priority of coastal dependent developments)	<p>The objectives, policies, and programs of the Framework Plan and other County regulations aim to reduce death, injuries, damage to property, and economic and social dislocation resulting from geologic hazards and other public health and safety concerns. These measures are identified in the DSEIR.</p> <p>A complete description of public services conditions is contained in the DSEIR, community plans, coastal plans the Building Communities Report (a technical background paper for the concurrent General Plan Update program), and the Master Service Elements of each water, wastewater and fire protection district.</p> <p>The policies, programs, standards and regulations referenced in the DSEIR serve to reduce the impacts of this project on public works facilities.</p>
	Industrial Development (including location and expansion, use of tanker facilities, oil and gas development and transport (both onshore and off), and power plants.	<p>The proposed LCP Amendments strive to accommodate anticipated growth, and facilitate affordable housing within existing developed areas. Industrial sites in the coastal zone will not be affected by the project as residential uses are not encouraged in industrial areas.</p>
	The LCP Amendment shall be carried out in accordance with the Coastal Act (pursuant to Section 30510(a) of the Act.	<p>The LCP Amendments will be carried out in accordance with the Coastal Act (pursuant to Section 30510(a) of the Act.</p>

4. Environmental Impact:

A DSEIR was prepared (SCH #2009022077), which identified the potential environmental impacts, and proposed mitigation measures to reduce those impacts. The Planning Commission is required to consider the DSEIR prior to taking action on the proposed rezones.

Attachment 2

Draft Subsequent Environmental Impact Report (DSEIR)
for the Multifamily Rezoning Project
SCH #2009022077

Note: the DSEIR was provided earlier under a separate cover.

Attachment 3

Referral Agency and Public Comments



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
 MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
 AREA CODE 707

ARCATA-EUREKA AIRPORT TERMINAL
 MCKINLEYVILLE
 FAX 839-3596

PUBLIC WORKS BUILDING
 SECOND & L ST., EUREKA
 FAX 445-7409

CLARK COMPLEX
 HARRIS & H ST., EUREKA
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AVIATION	839-5401	ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741	LAND USE	445-7205
		BUSINESS	445-7652	PARKS	445-7651		
		ENGINEERING	445-7377	ROADS & EQUIP. MAINT.	445-7421		
		FACILITY MAINTENANCE	445-7493				

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Michael Richardson, Senior Planner

FROM: Robert W. Bronkall, Associate Engineer *RB*

DATE: 06/23/2011

RE: **MULTI-FAMILY REZONE PROJECT
 IMPACTS TO INCREASED TRAFFIC VOLUME ON ROADS**



This memo is to follow-up our meeting on 06/10/2011 to address the impacts of increased traffic on roads from rezoning properties to a higher density. It is my understanding that there are approximately 75 parcels being considered for rezoning to multi-family.

It is the Department's recommendation that each road be assessed as part of the environmental document. This will insure that the neighborhood understands the traffic impacts from the proposed zoning; and that the landowners will understand the extent of off-site improvements necessary to develop their property. This work can be done by Planning Division/Community Development Services Department staff with oversight by the Land Use Division; or the work can be done by Land Use Division / DPW staff if funding to the Department is provided. Please feel free to contact me to discuss availability of Land Use Division staff, funding for Land Use Division staff, and your deadline. If you wish to do the work yourself, we would like to work closely with you in evaluating one road so that you could then use that road's evaluation as a template for the remaining roads.

In general, the following should be done:

1. Determine the number of units using the road(s); and document the number of vacant parcels.
2. Document with photographs and measurements the length and cross section of the road(s).
3. Based upon full build-out of the lands served by the road(s), determine the ultimate cross section needed for the road(s).
4. Determine if the existing road cross section can support further development; or if the existing road cross section cannot support any further development.

5. If the road cannot support further development, then determine the extent of off-site improvements that must be done in order to allow incremental development to occur.
6. If the road can support further development, determine the remaining development potential of the properties served by the road(s).
7. Calculate the linear feet of off-site road improvements needed to allow the road to be built out as incremental development occurs.

// END //

Richardson, Michael

From: Spinosa, David
Sent: Thursday, June 09, 2011 9:18 AM
To: Richardson, Michael
Subject: RE: Drafft EIR for your review

Michael I've attached a policy from 1994 which we use as a general practice for addressing lot size when onsite sewage disposal systems are used. In addition to excess sewage disposal system density, the two sites mentioned have other issues. As you've noted the fill depth at the Phillipsville site is now a concern and the groundwater depth along Hwy 36 is quite shallow and not suitable in some cases for use of any type of onsite sewage disposal system. It does not appear that Env. Health can support the number of MF units indicated in the document for these two sites. Dave

From: Richardson, Michael
Sent: Friday, June 03, 2011 5:09 PM
To: Spinosa, David
Subject: Drafft EIR for your review

Hi Dave,

There are a couple of properties described in this EIR where the zoning might change to allow multifamily structures that I'd like to get your comments on to give to the Planning Commission. Two of them (the Hydesville site and the Phillipsville site) would be served by on-site sewer. This could be a problem with the Phillipsville site since it is relatively close to the Eel River, and it has a lot of fill on it. The 101 slide was put there recently. I'm not sure the property owner knows how difficult it might be to develop that site because of the fill and the proximity to the Eel River.

Thanks for your help.

- Michael Richardson
Senior Planner
Humboldt County Community Development Services
(707) 268-3723

Richardson, Michael

From: George Bell [gwsbell1963@gmail.com]
Sent: Thursday, June 16, 2011 7:47 PM
To: Richardson, Michael
Cc: Smith, Jimmy R.; Bass, Virginia
Subject: Re-zoning of Parcels to Multifamily

Reference: (a) Assessors Parcel Number 303191048, 5956 Christopher Drive, Eureka
(b) Pubic Hearing Notice dated May 25, 2011
(Re-zoning of Parcels to Multifamily)

Dear Senior Planner Richardson,

My name is George Bell and I live at (and own) the property at 5937 Christopher Drive, Eureka, which is across the street from the Reference (a) parcel. On June 8th, I attended Community Workshop 2 to voice my concerns about the proposed re-zoning of parcel number 303191048. The concerns I voiced at the meeting were, (1) the insertion of Multifamily units in a quiet, exclusively single family neighborhood, and (2) the topography of the Reference (a) parcel. At the meeting, I noted that very little of the parcel was on level ground and the vast majority of the parcel was part of the gulch (wetland) shown on the topographic maps of the area.

Following the June 8th community workshop, I talked to my neighbor at 5940 Christopher Drive, Kari Hemmingsen, about the proposed re-zoning of the parcel next to her residence. Ms Hemmingsen noted that the land behind both her property and the 303191048 parcel was indeed a gulch/wetland, and that foresters had advised her that the redwoods on the parcel could not be logged because of the wetland status. I realize that this is hearsay evidence, so I believe that the county planners should visit the site to verify the condition/status of the proposed parcel, and its unsuitability for construction of multifamily dwellings.

Thank you for consideration of my concerns.

George Bell
442-3016
gwsbell1963@gmail.com

cc: Jimmy Smith
Virginia Bass (who was present at the June 8th workshop)

Richardson, Michael

From: Julie McNiel [myrtle@humboldt1.com]
Sent: Tuesday, June 14, 2011 4:20 PM
To: Richardson, Michael
Subject: I oppose the Proposed Change to Residential Multi-Family Project

Dear Mr. Richardson,

I am a single-family home owner who resides in a quiet, semi-rural, unincorporated neighborhood on the fringes of Eureka called Pine Hill. This neighborhood is characterized by very narrow semi-paved streets, fairly dense single-family homes, minimal to no public transportation close by, very little room for street parking and traffic, very little maintenance by city or county in all the years I've lived here, no regular garbage service, and a steep gully with a stream flowing through it that includes native plants and wildlife. I was shocked to recently receive a notice in the mail that there are plans to build multi-family housing units but a few feet away from my house, in several locations around my home and in my neighborhood.

I am writing to find out how to oppose this, as I believe this plan to develop in Pine Hill (and many of the other neighborhoods mentioned) is environmentally damaging on many levels. I do not want to see this region become another SF Bay Area, with endless sprawl and over-development. The local environment, from forests to rivers, and watersheds, is already under heavy impact by development. Located exceptionally close to many of the parcels is the Humboldt Bay Nuclear Power Plant. It is not a good idea to build more residential units so close to a nuclear power plant, which rests on a fault line and is susceptible to tsunamis. Recent events in Japan have many planning commissions re-considering increased population levels so close to nuclear plants like ours.

To prevent sprawl, traffic, increased pressure on local schools, facilities, maintenance, and other infrastructure, I recommend that you consider using already zoned and available units for family residences. There are a multitude of properties on the market to choose from, already. Multi-family units should be located close to ample public transportation, safe streets with sidewalks so that children can safely walk/bike to school as well as elders and the disabled who require access for wheelchairs (there are many in my neighborhood), access to grocery stores and schools as well as transportation to places of work (this isn't the case in my Pine Hill neighborhood), and building methods that minimally impact the environment (in other words, do not pave-in rivers, watersheds, over gullies, green spaces and ravines, etc.. We already can see the damage from this practice on my very street, Sea Avenue, where the road is frequently flooded and covered with potholes, and garbage is dumped into the gully's stream where tree frogs, hummingbirds, and herons live.

I would like to find out more. I believe that residents in the region need to be informed about this thrust to more heavily develop in an environmentally sensitive coastal zone, and that there needs to be discussion and consideration of alternatives to further building. Your suggestions and input are appreciated.

Thank you for your time taken in reading my letter, and I look forward to your reply.

Sincerely,
Julie McNiel
765 Sea Avenue (at Crestview)

Richardson, Michael

From: dottie williams [dottiew.1@sbcglobal.net]
Sent: Tuesday, June 14, 2011 1:05 PM
To: Richardson, Michael
Subject: Re: Upcoming workshops and the draft EIR for the revised Multifamily Rezoning Implementation Program

Dear Mr. Richardson,

I would like to state again that we live in a single family neighborhood. We bought our houses that way and do not want multifamily zoning on Freese Ave. We are not opposed to single family dwellings.

Sincerely,
Dottie williams

From: "Richardson, Michael" <MRichardson@co.humboldt.ca.us>
To: "Richardson, Michael" <MRichardson@co.humboldt.ca.us>
Sent: Thu, June 2, 2011 6:52:48 PM
Subject: Upcoming workshops and the draft EIR for the revised Multifamily Rezoning Implementation Program

Hi all,

Attached is a notice for upcoming workshops, and the draft EIR for the revised Multifamily Rezoning Implementation Program. Also attached is the list of candidate sites.

I apologize for the late notice of the workshops. I'll make myself available to anyone that wants to discuss it that can't make it to the workshops, or even hold some additional ones if that would be helpful.

The maps showing the candidate sites are too large to send by bulk email, but I'm glad to provide them to you individually. Preliminary versions are shown on our website:

<http://www.co.humboldt.ca.us/gpu/documentshousingelement.aspx>

They show most of the information spoken to in the EIR. They are going to be replaced with some higher end ones this weekend.

Please let me know if you have any questions or comments.

Thanks.

- Michael Richardson
Senior Planner
Humboldt County Community Development Services
(707) 268-3723

Richardson, Michael

From: Jenny [jsf@wavecable.com]
Sent: Monday, June 13, 2011 2:59 PM
To: Richardson, Michael
Cc: Lodes, Sharyn; Girard, Kirk
Subject: 188 rusk ln. Redway,ca.... rezoning project

Hello, I am writing to you in regards to my property being on your rezoning list. I received this letter last Monday, the day of the workshop meeting. I want my property taken off this list, clearly you have not seen my property as it is mostly a hillside. There is no way that a multi-family unit(s) is even feasible for this parcel. My other concern is we have no more water or sewage space in the whole town of Redway to even think about putting more homes in. I am upset that you just pick my property at random, and send out letters that don't give a sufficient amount of time for one to reschedule their lives to make it to a workshop. I would like my parcel OFF the list due to the facts it is NOT possible for rezoning for a multi-family housing. I do not agree with picking my property for rezoning and demand it off your list. Please let me know when it is... Thank you, Jenny S. Fuson

Travis and Danielle Carmesin
2094 Sutter Rd
McKinleyville Ca 95519
707-839-3175
dmm1984@aol.com

June 12, 2011

Dear Planning Commissioners,

This letter is in regards to the local coastal plan and zoning changes of parcels to multifamily for 2160 and 2116 Sutter Road in McKinleyville, California. In 1952 our family moved from the densely populated Southern California area to rural Mckinleyville, and opened a successful chicken farm. At this time, my grandparents purchased 9 acres of property with the dream of one day having each of their children build homes on their property, and raise their families where my grandparents could play active roles in the rearing of their grandchildren. Fifty-nine years later my grandparents 9 nine acres houses five family homes, 2 of their children reside there, 2 grand-children have built homes on the property and 4 great-grandchildren learn from their 92 year old grandparents daily.

Our family has played an active role in the shaping of McKinleyville and we've seen it grown into a bustling friendly city. We completely understand that multifamily residential living is an essential element of our city and we know that there is a need for more multi-family living. We oppose the rezoning of the two parcels located on Sutter Road due to potentially fatal increase in traffic and the disruption to our multi-generational property. The rezoning of 2160 and 2116 Sutter Road could lead to increase county costs of sidewalks all along Sutter Road, streetlights and road widening for adequate bus stops.

Thank you for considering our request to deny the rezoning of 2116 and 2160 Sutter Road.

Sincerely,
Travis Carmesin

Richardson, Michael

From: TED STODDER [tstodder@suddenlink.net]
Sent: Tuesday, May 17, 2011 11:03 AM
To: Richardson, Michael
Subject: RE: Multifamily rezones

I have never heard about mapped flood hazards for that property. The property was researched at different times by both Omsberg Engineering and Marty McClelland for development potential and neither found any issues with flood hazard. If it is mapped, it is incorrect. It might be lumped in with nearby properties that are substantially lower. The Martin Ranch to the rear (East) is probably 6 – 8' lower. This parcel is the highest one on that entire stretch of Central Ave – on both sides of the road. It is substantially higher than the Humboldt Sanitation property next door that just had a “development plan” approved. There would be no flood hazard constraints to the development of this property.

thanks

From: Richardson, Michael [mailto:MRichardson@co.humboldt.ca.us]
Sent: Monday, May 16, 2011 4:54 PM
To: TED STODDER
Subject: RE: Multifamily rezones

Hi Ted,

That parcel has mapped flood hazards on it, which is why our development potential estimates are low. Do you have any information about how high the 100' flood hazard would be on the property, and whether that would be a constraint to the development of multifamily housing?

Thanks.

- Michael R.

-----Original Message-----

From: TED STODDER [mailto:tstodder@suddenlink.net]
Sent: Monday, May 16, 2011 4:10 PM
To: Richardson, Michael
Subject: RE: Multifamily rezones

Since Central property is almost 2 acres of level ground, I think we can put more than 1 unit on it. Maybe 30 or more.....

From: Richardson, Michael [mailto:MRichardson@co.humboldt.ca.us]
Sent: Monday, May 16, 2011 12:32 PM
To: TED STODDER
Subject: RE: Multifamily rezones

Yes, that's the minimum number of units we are expecting to be developed on the property. We can increase that as necessary.

-----Original Message-----

From: TED STODDER [mailto:tstodder@suddenlink.net]
Sent: Monday, May 16, 2011 10:25 AM
To: Richardson, Michael
Subject: RE: Multifamily rezones

Thanks.

On Central, 510071001, it says "1 unit" – what does that mean?
Alpha, 302021003, "14 units" – same question....number of potential units?

ted

From: Richardson, Michael [mailto:MRichardson@co.humboldt.ca.us]
Sent: Friday, May 13, 2011 10:37 AM
To: Ted Stodder
Subject: Multifamily rezones

Hi Ted,

You've got 2 properties on our list of candidate sites:

302021003

510071001

They are shown on the attached maps, along with the assigned development potential.

Let me know if you have any questions or comments.

Thanks!

- Michael Richardson
Senior Planner
Humboldt County Community Development Services
(707) 268-3723

Richardson, Michael

From: Kurt Kramer [Kurt@kkramer.com]
Sent: Friday, May 13, 2011 11:43 AM
To: Richardson, Michael
Cc: Kurt Kramer
Subject: Multi-family rezonings

Michael;

As you know, We have a couple of requests in to the county for rezone, they are all in Fields Landing 306-022-001, this is actually a 12 unit complex that is currently legal "non-conforming" so in the event that there was fire or significant damage they may not allow rebuild, this was a rehab project I did a number of years ago. Not much to gain but housekeeping..It looks like you are only showing 2 units? Also, On 306-023-002,004,005,006,007 this is a collection of parcels that is currently zoned commercial , (3 vacant, 1 with non conforming single family home and 1 with a park model mobile home)we were planning a 38 unit project of 1 bedroom apts for students at College of the Redwoods (similar to what I have done in Arcata next to HSU)being in the coastal zone we can build up to 30 units an acre so realistically we are probably going to be held to a density of 24 units. You are only showing 2 units per parcel not sure why? You mentioned that the work the county is doing to rezone would have properties "permit ready" is this still the case?

Just want to make certain I can help assist in providing needed housing! Let me know if I am missing something... Thanks Kurt

Richardson, Michael

From: Jim furtado [jlfconst@sbcglobal.net]
Sent: Thursday, May 05, 2011 9:18 AM
To: Richardson, Michael
Cc: Girard, Kirk
Subject: Re: rezoning

Hi Michael,

I need you to remove 508-073-003 from the list to rezone to multi-family. See highlighted text below and attachment. Because of topography my parcel is access and utility landlocked for more then 1 unit without the neighboring parcels being rezoned which apparently the land owners don't want.

On apns 510-211-075,076,077 the potential units listed need to be greater then 8 or I don't want them rezoned either. The 3 parcels total 29,773 square feet. If the parcels are to be rezoned at only 16 units per acre it won't work for me to be able to build 1-bedrooms, I need 30 units per acre which would allow 20 units on the 3 parcels.

Please reply and acknowledge my concerns.

Jim Furtado

J L F Construction, Inc.

3329 Halfway Avenue

McKinleyville, CA 95519

707-839-0137 office

707-839-5082 fax

-----Original Message-----

From: Jim Furtado [mailto:jfurtado@jlfconstruction.net]
Sent: Tuesday, December 21, 2010 4:06 PM
To: Richardson, Michael
Cc: Girard, Kirk
Subject: rezoning

Hi Michael & Kirk,

I mailed the attached surveys the day after receiving them in early November prior to the Meeting at Azalea Hall November 16. On apn 508-351-040 I have recorded a 20 lot Final Map Subdivision and applied for building permits on

6/23/2011

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every lot. On apn 509-240-037 I have tentative map approval and approved construction plans for 25 lots. I also have major concerns regarding apn 508-252-001 (Central Estates) zoning for homeless shelters as it will make it difficult to sell homes to people with the possibility a homeless shelter could end of on the property next to them as I can't guarantee I will be able to build out the entire project.

I appreciate you adding apns 510-211-075,76,77 to multi-family list. At the meeting in McKinleyville I told you Michael you could add 508-073-004 if 508-081-057,58 became multi-family but the map dated 12/15/10 doesn't show this.

Jim Furtado

J L F Construction, Inc.

3329 Halfway Avenue

McKinleyville, CA 95519

707-839-0137 office

707-839-5082 fax

Richardson, Michael

From: Jim Furtado [jfurtado@jlfconstruction.net]
Sent: Friday, May 06, 2011 8:19 AM
To: Richardson, Michael
Cc: Girard, Kirk
Subject: Re: rezoning

Hi Michael,

I am fine with you pursuing that.

I noticed on the maps you were proposing 509-201-048 be rezoned, I don't have a problem with that. But I own 509-201-47 currently R-1, it is .62 acres with a single-family home on it that is sandwiched between 509-201-045 (my existing R-4) and the proposed 509-201-048. So add 509-201-047 to the rezone list.

Jim Furtado

J L F Construction, Inc.

3329 Halfway Avenue

McKinleyville, CA 95519

707-839-0137 office

707-839-5082 fax

From: "Richardson, Michael" <MRichardson@co.humboldt.ca.us>
To: Jim furtado <jfurtado@jlfconstruction.net>
Cc: "Girard, Kirk" <KGirard@co.humboldt.ca.us>
Sent: Thu, May 5, 2011 5:31:36 PM
Subject: RE: rezoning

Hi Jim,

Before I drop your parcel from the list, I'd like to see if I can get your neighbors to change their minds next week. I'll get back to you by the end of the week next week with those results.

We are planning to have the Commission take a look at rezoning your other properties to allow up to 30 units per acre.

- Michael R.

-----Original Message-----

From: Jim furtado [mailto:jlfconst@sbcglobal.net]
Sent: Thursday, May 05, 2011 9:18 AM
To: Richardson, Michael
Cc: Girard, Kirk

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6/23/2011

Mr. Kirk Girard
Community Development Director
County of Humboldt
3015 H Street
Eureka, CA 95501-4484

Dear Mr. Girard,

We received letters from your department notifying us of your intent to rezone our property to Multi Family at the June 30 Planning Commission Meeting. The letters we received are for parcels west and south of the McKinleyville Shopping Center (APNs: 510-132-31 and 508-251-055). Please note that the east end of parcel 31 contains the shopping center and the remainder is the area in question. We also own parcel 510-133-013 located adjacent to the south boundary of Hiller Road but have not seen a letter for that parcel. This letter addresses our desire for all three properties.

As you know from past discussions, we believe a Town Center is the highest and best use for our property and the best for the future of the McKinleyville community. Our vision is to see commercial, civic and mixed use development on the land, not have it be filled with high-density housing projects. While we may choose to incorporate housing in the future, we see this use as secondary and can not commit to any level of housing at this time.

Given the existing constraints to development in our County and in California in general, including wetlands, utility capacity, retention ponds, etc., we do not want our parcels to be rezoned or encumbered in any way. Doing so would reduce the land available for civic and commercial development and further complicate creation of a Town Center as envisioned by ourselves and the residents of McKinleyville when they created and adopted the McKinleyville Community Plan.

Please remove parcels 510-132-031; 508-251-055; and 510-133-013 from the rezoning process.

Sincerely,



Gregory E. Pierson
Agent for L&A Enterprises LLC

Cc: Humboldt County Supervisors via email to Kathy Hayes and Nikki Turner
Humboldt County Planning Commissioners via email to Siana Watts
NCHB via email
HELP via email

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Date: 6/22/11

To: Humboldt County Officials

Subject: County Proposed Multifamily Zoning

The following is a re-cap of things wrong with proposed Multifamily Zoning of Assessor Parcel # 303-240-11 (Humboldt Community Services District parcel # and old 303-053-44 assessor Parcel #) at the end of Windwood Lane.

1. County officials' are inappropriately pushing to meet distant Sacramento state mandated housing numbers that ignore site specific neighborhood conditions and potential problems.
2. Zoning is being placed on this parcel in a location where there are no services (groceries, hospital, etc.) within walking distances. Future for having such services for low income, disabled, and older people is questionable and realistically should not be expected.
3. Single family use will be limited and restricted; so, that potential for multifamily development is not hindered. This will kill the potential for starter homes and movement from low income to higher income housing.
4. Ignores this county being a car county for all age and income classes. No one is going to bicycle to anywhere when the rain flies and the hills get steep; so, why isn't multifamily zoning placed in areas away from mostly residential areas that do not want them? Why are proposed General Plan development restrictions being developed to increase housing costs and reduce starter home affordability in rural areas where the census numbers show the highest existing amount of existing moderate to low income housing is located? Why are road blocks being put in place to stop starter home people from buying homes and giving them the ability to move-out of lower costing apartments which should be located in more properly located and serviced populated urban areas.

The whole planning process is backwards and does not fit the real world. People needing low income housing and who need special services need to be located near services and in more densely populated urban areas. The fixation on protectionism and restricting open space development in unincorporated areas is killing potential for lower costing starter homes in unincorporated areas. Movement from properly located lower costing apartment and other affordable housing in urban areas which are serviced by public entities is hindered. The placement of multifamily zoning on the mentioned parcels and other surrounding parcels ignores the lack of service facilities in the adjacent areas and ignores how Humboldt County is a car and not a bicycle County.

I have to ask, what happens if county does what the citizens of Humboldt County want to do, and county never gets certified as meeting state mandated numbers? Lose some grant money? Any other impacts? Why are county officials pushing for planning and zoning that does not fit the real world? Why are county officials trying to put a square peg in a round hole or vice versa? Who runs things, the county or the people?

Yours,



Charles L. Ciancio

P.O. Box 172

Cutten, CA 95534

707-445-2179

Date: 6/22/11

To: Humboldt County Officials

I am here to talk about Assessor Parcel # 303-053-44 at east end of Windwood Road and Multifamily Zoning. After finally being able to locate where this parcel is located, I find I am an adjacent neighbor; so, I got to thinking about what is going to happen.

Having gone to a lot of Planning Commission meetings, I understand the planning and zoning process. I have seen some pretty petty and mundane things put in place to hurt a lot of landowners. One thing I always accepted as okay were requirements based on logical and commonsensical site specific things with human health and safety requirements being unavoidable. The placement of multifamily zoning allowing a bunch of families to exist on 1.5 acre lot in the middle of a mostly single housing area as illustrated by accompanying parcel map is not smart planning. This is dumb planning for the following reasons.

1. County is doing this just to meet some arbitrary nonsite specific often illogical housing numbers provided by some folks in distant Sacramento. Having followed the Housing Element process and how it works, the county planners should be ashamed to do a lot of what they are doing.
2. Placing multiple families in the middle of a mostly single family housing area will mean more crime and people problems in an area already starting to experience such problems. This will not help with the current problem of county budget shortfalls.
3. Cramming a lot of people down a 25 foot right-of-way is not a safe thing to do and if not, should be a violation of county permit requirements.
4. Any county people, who interpret this zoning to be okay with all the county access and other permit requirements, are ignoring neighbor public input, ignoring county General Plan goals, not being smart, and being selective and hypocritical when it comes to how they apply county's rules and regulations.
5. County planners are doing all they can to use regulatory restrictions to keep rural lands unaffordable and undevelopable in proposed General Plan, and when they are in bind, they have been stupidly applying inappropriate zoning to urban areas lacking access to needed infrastructure; thereby increasing human health and safety and county budget problems.

My experience with similar governmental situations only allows me to hope someone will apply some site specific common sense to the proposed zoning of this parcel. Public input and logic and common sense regarding site specific human health and safety issues are routinely ignored by governmental folks, but maybe this time stupidity will be exposed and the right thing will be done..

I firmly believe landowners should be able to do what they want with their land if human health and safety issues are not involved, and I expected this parcel to be developed with this in mind. After some review, I have decided placing multiple families on the involved parcel is simply a dumb thing to do.

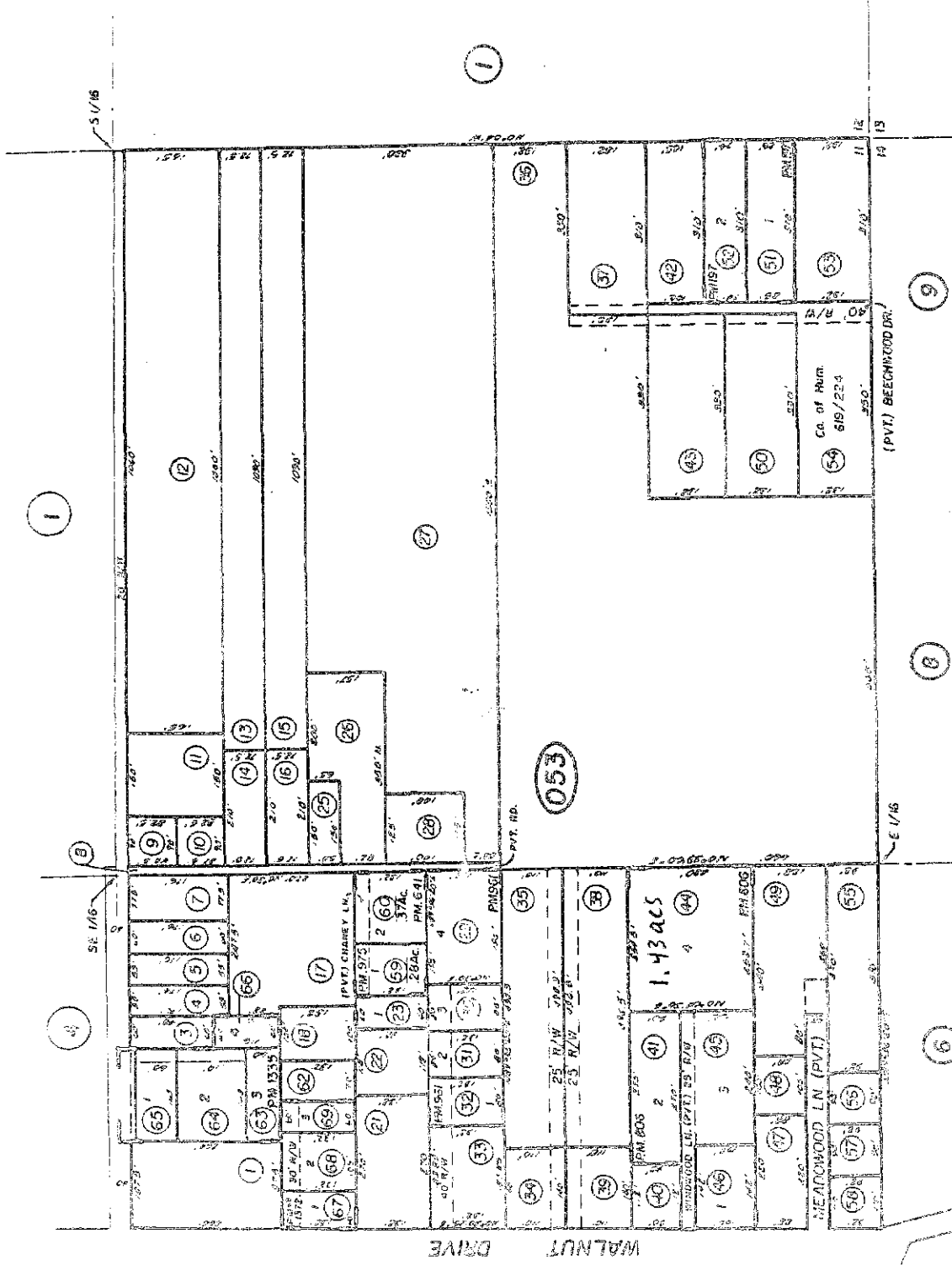
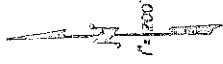
Yours,



Charles L. Ciancio
P.O. BOX 172
Cuttan, CA 95534
707-445-2179

POR. OF SE 1/4 SEC. 11, T. 4 N., R. 1 W., H. B. & M.

303-05



Assessor's Map Bk 303-Pg. 5
County of Humboldt, Calif.

PM No. 1535 of PM. Bk. 11, Pg. 141
EM. No. 1572 of PM. Bk. 12, Pg. 36

PM. Bk. 2, Pg. 105
 PM. Bk. 7, Pg. 31
 PM. Bk. 8, Pg. 96
 PM. Bk. 5, Pg. 26
 Bl. Bk. 9, Pg. 113

Summary Multifamily Zoning 6/21/11 talk

I wrote a book about what is going on, and I still have a hard time believing what I wrote.

Those who care to get involved attempt to put their thoughts into three minute bites. County does their duty and takes my and other public comment
Then, as in the case of the multifamily zoning mess, if public input does not fit county officials' interpretation of needs and wants, input is basically ignored.

I thought the idea of planning ahead was to make things better, to utilize existing public facilities, and do what the public wants. With this thought in mind, I ask the following questions.

How are things made better by applying multifamily zoning in a way that makes a lot of county residential folks mad? Why is this zoning put in areas without services or in areas that have low potential for services (groceries, hospitals, etc.) as in the case of Assessor Parcel # 303-240-11. Why is this zoning applied where there is a long walk or problematic access for those too broke to afford a car, are disabled, or too old to drive? How is it better to increase problems by putting multifamily zoning in places lacking infrastructure (water, sewer, security) and forcing 20 plus families down a twenty five foot wide lane?

Why are first time home buyer affordable housing opportunities as now being utilized per consensus moderate to low income information for unincorporated areas being hindered by new proposed General Plan?

All the things wanted for those too broke to afford a car, disabled, or too old to drive are in urban areas, and this is where multifamily housing should be placed. If the distant mandated Sacramento housing numbers which are not based on the real site specific world have to be applied in Humboldt County, why not place this zoning where it works, is already in place, and can do the most good in urban areas with more accessible services?

Why hinder more affordable housing in the outlying areas for first time buyers and moving upper folks who will move leaving multiple family arrangements open in urban areas?

What is being planned looks backwards from what needs to be done.

