

**HUMBOLDT COUNTY PLANNING COMMISSION
GENERAL PLAN UPDATE**

MEETING OF DECEMBER 8, 2011

Recommended Commission Agenda

The Commission hosted an all day GPU land use mapping meeting/workshop on November 5th in order to receive public comments and began review of the proposed General Plan Land Use Designations for all four plan Alternatives. During this meeting, the Commission primarily listened to comment and directed staff to return with recommendations. Staff has reviewed the numerous parcel-specific comments and has prepared recommendations. For tonight's meeting staff therefore recommends that the Commission:

1. Receive a staff presentation on the major changes for each geographical area of community interest and land use requests (as outlined in Attachment B, Draft Land Use Maps Voting Chart).
2. Allow time for public comments.
3. Review and deliberate the land use mapping changes.
4. Continue the hearing to December 15th or other date chosen by the Commission.

Meeting Materials and Recommended Review Process

Map Books

Prior to the November 5th Planning Commission meeting, the Commission was provided a Map Book that illustrated Alternative B (the proposed Alternative) Hearing Draft Maps dated October 2011. Staff also provided an explanation of the Maps in the staff report that has been attached to this staff report for background information (see Attachment D). In order to help facilitate the review of all the proposed changes, the Commission requested additional maps that not only illustrated the differences in Alternatives A, B and C, but also illustrating the differences in Alternative B (the proposed alternative) with Alternative D (the existing Framework Plan). These have been provided to the Commission for their review of the proposed mapping changes. Electronic copies of the Map Books and proposed changes have been posted on the web, and hard copies are available for viewing at the public library, Community Development Services department office and the Courthouse.

Voting Charts

The Draft Land Use Maps Voting Chart (Attachment A) is set up similarly to the voting charts used by the Commission to record the straw votes for the draft General Plan policy choices. For each proposed change, there is a description of the change, area for staff remarks and a column that allows the reviewer to indicate their preference. The chart first lists the land owner/public comments on specific parcels, and secondly highlights the changes from the existing plan (Alternative D) to the proposed plan (Alternative B). The charts give planning staff's recommendations on each of the individual land use requests for each geographic area.

For the land use requests, the Commission is being provided (Attachment B) individual maps for each request with an index number for that page that is contained on the map legend. In a few instances, the land use requests have been grouped on one map when the issues pertain to multiple parcels in a community (such as the Stagecoach Road request in Trinidad).

The "Map Reference" column corresponds to the location of the proposed change. For the changes from the existing plan, the "map reference" locator will be the name of the map previously provided

to the Commission in the Map Book set. There is also an index number that is provided to find each proposed change.

Proposed Review Process

For the Planning Commission meeting of December 8th, staff proposes to “drive around” electronically on the Smart Board and discuss the mapping changes for each proposed change. For those changes we believe are significant, staff has provided comments in the “staff remarks” column. These changes will also be highlighted during the staff presentation.

Regarding the individual land use requests, staff has organized those in the charts by those that staff supports and those that we believe require individual Commission consideration. In making these recommendations, staff took into consideration what the existing and surrounding land uses and plan designations are, the potential impacts of the change on the community and adjacent neighbors and conformance with the guiding principles for the Proposed Alternative as directed by the Board of Supervisors. For those changes that staff could not find that clearly met those parameters, we recommended that the Commission consider individually. Staff has provided the Commission with recommendations for each of the land use requests that are captured in the “staff remarks” column.

Staff recommends that the Commission utilize the “short list” process for the map changes similar to those of the policy decisions. For those mapping changes not “pulled” by the staff or the Commission, these items are approved as a slate of mapping recommendations to the Board of Supervisors. All others will undergo Commission deliberation and straw votes.

Attachments:

- Attachment A: Voting Chart for proposed Map Changes (includes individual land use requests)
- Attachment B: Maps for Land Use Requests.
- Attachment C: Draft Planning Commission recommendations on Section 4.7 Land Use Classifications, from the PC meeting September, 2010
- Attachment D: Background information on the draft Land Use Maps

Previously Distributed Materials for Meeting:

Map Books (previously provided to the Commission):

- Countywide Maps containing Alternative B (the proposed alternative)
- Countywide Maps illustrating Alternatives A/B/C proposed designations
- Countywide Maps illustrating differences in Alternative B (the proposed alternative) with Alternative D (the Framework Plan)
- CD with land use request letters and index

The draft land use maps for each alternative and all Background reports can be found at Community Development Services, Planning Division, 3015 H Street, Eureka, California, and on the County's website at <http://www.planupdate.org>.

For more information, contact Martha Spencer, Senior Planner at (707) 268-3704 or [mspencer@co.humboldt.ca.us](mailto:m Spencer@co.humboldt.ca.us).

Attachment A
**Planning Commission Voting Chart for individual land use requests and
proposed Plan changes (from Alt D to Alt B)**

Draft Land Use Maps – PC Voting Charts

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Humboldt Bay Area: <i>Includes Unincorporated Eureka, Arcata, Fields Landing, Manila/Samoa, Freshwater/Indianola and Surrounding Areas</i>				
Land use Requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
1	BI INVESTMENTS LLC	Alternative B is RR 5-20, owner wants a "T" designation to reflect conservation easement	Request consistent with Proposed Plan - staff supports change	
Land Use Requests – Commission decision				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
2	BUTLER HAROLD F & SHIRLEY E TR	Alternative B is AE; owner wants to maintain subdivision rights associated with existing AG zoning	Commission consideration needed	
3	KONICKE RONALD G & BARBARA A TR	Alternative B is CR, Owner wants IG	Existing Coastal Plan is CR, staff recommends no change	
4	MONTGOMERY H LARRY & FRANCES M	Alternative B is AEG160; owner wants RE-2.5 or RE-5	Existing Coastal Plan is AEG160, Request does not fit within any of the Alternatives, staff does not s	
5	ULANSEY LEE R	Alternative B is T, owner wants some RR5-20	Alternative C accommodates request, Commission consideration	
6	CARLSON GENEVIEVE R	Alternative B is UR/RE2.5-5, property owners do not want UR	Current Plan designation is Urban Expansion,	
7	CASERZA STEVEN F TR	Alternative B is AE/T, owner wants RR40	Clearly not consistent with Proposed Plan - No change recommended	
8	SCHNEIDER DAVID L	Alternative B is RR5-20/RR20, owner wants RE 2.5-5	Alternative C accommodates request, staff does not support	

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Humboldt Bay Area: <i>Includes Unincorporated Eureka, Arcata, Fields Landing, Manila/Samoa, Freshwater/Indianola and Surrounding Areas</i>				
9	FITZPATRICK MARJORIE E TR	Alternative B is RR5-20, commenter wants Alternative A (AE)	Plan could allow request - Commission consideration needed	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Arcata - Bottoms	9-73	Alt D = GEN IND/MED DENS RES, Alt B = AE	Reflects Ag soils and Ag uses	
Arcata - Bottoms	9-74	Alt D = MG, Alt B = RL/UR		
Arcata - Bottoms	9-75	Alt D = RV/RL, Alt B = AE		
Arcata - East	10-76	Alt D = ESTATES RES, Alt B = RR5-20		
Bayside	13-77	Alt D = RS, Alt B = RE2.5-5		
Bayside	13-78	Alt D = RS, Alt B = RE2.5-5		
Bayside	13-83	Alt D = T, Alt B = RR5-20		
Bayside	13-84	Alt D = T/RR, Alt B = RR5-20		
Central	C-126	Alt D = AG/AL20, Alt B = RR20-160		
Fields Landing	18-123	Alt D = T, Alt B = OS	Reflects improved constraints mapping	
Fields Landing	18-124	Alt D = T, Alt B = OS	Reflects improved constraints mapping	
Fields Landing	18-125	Alt D = RL(240), Alt B = OS	Reflects improved constraints mapping	
Fields Landing	18-129	Alt D = AR-10, Alt B = AE		
Freshwater	17-88	Alt D = RR, Alt B = RE2.5-5		
Freshwater	17-90	Alt D = T, Alt B = RE2.5-5		
Freshwater	17-92	Alt D = AL, Alt B = RR40-160		
Freshwater	17-93	Alt D = T/AL, Alt B = RR40-160		

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Humboldt Bay Area: <i>Includes Unincorporated Eureka, Arcata, Fields Landing, Manila/Samoa, Freshwater/Indianola and Surrounding Areas</i>				
Freshwater	17-94	Alt D = AL, Alt B = RR40-160		
Freshwater	17-95	Alt D = AL, Alt B = RR40-160		
Freshwater	17-97	Alt D = AL, Alt B = RR40-160		
Indianola /Myrtle town	15-79	Alt D = AS, Alt B = RL		
Indianola/Myrtl etown	15-80	Alt D = RL, Alt B = RE2.5-5		
Indianola /Myrtle town	15-81	Alt D = AR, Alt B = RE2.5-5		
Indianola /Myrtle town	15-82	Alt D = AL, Alt B = RR10		
Indianola /Myrtle town	15-85	Alt D = CG, Alt B = MU	GPU urban infill proposal	
Indianola /Myrtle town	15-87	Alt D = RL, Alt B = CG		
Manila/Samoa/ Fairhaven	12-86	Alt D = MC, Alt B = PF	Reflects public ownership	
South Eureka	16-89	Alt D = T, Alt B = OS	Reflects improved constraints mapping	
South Eureka	16-91	Alt D = RL, Alt B = PR	Reflects public ownership	
South Eureka	16-96	Alt D = T, Alt B = OS	Reflects improved constraints mapping	
South Eureka	16-98	Alt D = RL, Alt B = RM		
South Eureka	16-99	Alt D = RL, Alt B = OS	Reflects improved constraints mapping	
South Eureka	16-100	Alt D = RL, Alt B = OS	Reflects improved constraints mapping	
South Eureka	16-101	Alt D = RL(700 UNIT MAX), Alt B = OS	Reflects improved constraints mapping	
South Eureka	16-102	Alt D = RL(300 UNIT MAX), Alt B = OS	Reflects improved constraints mapping	
South Eureka	16-103	Alt D = T, Alt B = OS	Reflects improved constraints	

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Humboldt Bay Area: <i>Includes Unincorporated Eureka, Arcata, Fields Landing, Manila/Samoa, Freshwater/Indianola and Surrounding Areas</i>				
			mapping	
South Eureka	16-104	Alt D = RL(700 UNIT MAX), Alt B = OS	Reflects improved constraints mapping	
South Eureka	16-105	Alt D = AE, Alt B = RM		
South Eureka	16-106	Alt D = RL(700 UNIT MAX), Alt B = OS	Reflects improved constraints mapping	
South Eureka	16-107	Alt D = RL(700 UNIT MAX), Alt B = OS	Reflects improved constraints mapping	
South Eureka	16-108	Alt D = RL(700 UNIT MAX), Alt B = MU	Reflects F-G proposal	
South Eureka	16-109	Alt D = RL(700 UNIT MAX), Alt B = OS	Reflects improved constraints mapping	
South Eureka	16-110	Alt D = RL(700 UNIT MAX), Alt B = MU	Reflects F-G proposal	
South Eureka	16-111	Alt D = RL(700 UNIT MAX), Alt B = OS	Reflects improved constraints mapping	
South Eureka	16-112	Alt D = RL(700 UNIT MAX), Alt B = MU	Reflects F-G proposal	
South Eureka	16-113	Alt D = RL, Alt B = MU	GPU urban infill proposal	
South Eureka	16-114	Alt D = RL(240), Alt B = RR5-20		
South Eureka	16-115	Alt D = CG, Alt B = MU	GPU urban infill proposal	
South Eureka	16-116	Alt D = RM, Alt B = RL		
South Eureka	16-117	Alt D = RL, Alt B = OS	Reflects improved constraints mapping	
South Eureka	16-118	Alt D = RL, Alt B = MU	GPU urban infill proposal	
South Eureka	16-119	Alt D = RV/RE, Alt B = RM		
South Eureka	16-120	Alt D = RL(240), Alt B = RR5-20		
South Eureka	16-121	Alt D = RL(240), Alt B = OS	Reflects improved constraints mapping	
South Eureka	16-122	Alt D = AR-5, Alt B = OS	Reflects improved constraints mapping	

Draft Land Use Maps: Geographic Areas				Vote R,M,D
McKinleyville Area: <i>Includes McKinleyville Area, Unincorporated Trinidad, Westhaven Area and Surrounding Areas</i>				
Land use Requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
10	DEPPE DOUGLAS & DEBORAH G L	Alternative B is P, owner wants RR5-20	Request consistent with Proposed Plan - staff supports change	
16	NORTH SCOTT C & LAUREL G	Alternative B is T/RR5-20, owner would like all RR and slide out of TPZ	Staff is not opposed to this change	
19	FLDDBROOK SCHOOL DISTRICT	Alternative B is RR5-20, owner wants PF (Fieldbrook School)	Staff supports map correction	
Land Use Requests – Commission decision				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
11	REID LESLIE M	Alternative B is RL 1-4, owner is concerned with change of density for area	Commission consideration needed	
12	FLDDBROOK COMMUNITY SERVICES DIST	Alternative B is RL1, owner wants PF (Fieldbrook CSD)	Staff supports map correction	
13	ORLIKOFF LEE	Alternative B is RR5-20, Property owner wants RE2.5-5	Alternative C accommodates request, staff recommends B	
14	VANECK FRED M FOREST FOUNDATION CALIF	Alternative B is RE2.5-5, suggested land use designation to T to reflect Conservation Easement	Part of Glendale mapping changes	
15	REST ANITA H TR	Alternative B is RR10; owners wants RR5-20 for 2nd dwelling	Alternative C accommodates request, staff does not support	
17	DREYER KEVIN R	Alternative B is RR10 and T, owner wants GPU to reflect TPZ	Staff supports correction to T boundary	
18	MAAS BRIAN	Alternative B is RE 2.5 - 5 owner wants 1 acre lots	No municipal water adjacent to resource land, Staff does not support	

Draft Land Use Maps: Geographic Areas				Vote R,M,D
McKinleyville Area: <i>Includes McKinleyville Area, Unincorporated Trinidad, Westhaven Area and Surrounding Areas</i>				
20	REINUS JEFFREY & JINNI	Alternative B is AE, Property owner wants RR5-20	Plan could allow request - Commission consideration needed	
21	SCOLLARD CORRIE L	Alternative B is RE1-5, owner wants to maintain public stable us	Proposed plan is consistent with maintaing ag uses; recommend ag zoning	
22	NOONAN NANCY A & THOMAS F V CO-TR	Alternative B is RE 2.5 -5, Owners support Alt A for Stagecoach Rd area	Commission consideration needed	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
McKinleyville	7-30	Alt D = AE, Alt B = RE2-5		
McKinleyville	7-31	Alt D = AS, Alt B = RL1		
McKinleyville	7-32	Alt D = AR(10AC), Alt B = RR5-20		
McKinleyville	7-34	Alt D = CS, Alt B = MU	GPU urban infill proposal	
McKinleyville	7-36	Alt D = RL, Alt B = MU	GPU urban infill proposal	
McKinleyville	7-37	Alt D = CS, Alt B = MU	GPU urban infill proposal	
McKinleyville	7-38	Alt D = CS, Alt B = MU	GPU urban infill proposal	
McKinleyville	7-45	Alt D = CS, Alt B = MU	GPU urban infill proposal	
McKinleyville	7-46	Alt D = CS, Alt B = MU	GPU urban infill proposal	
McKinleyville	7-48	Alt D = CS, Alt B = MU	GPU urban infill proposal	
McKinleyville	7-62	Alt D = RE0-2, Alt B = RL1-4		
McKinleyville	7-64	Alt D = CS, Alt B = RL		
McKinleyville	7-68	Alt D = RL, Alt B = RM		
Northern	N-22	Alt D = TC, Alt B = RE1-5		
Northern	N-23	Alt D = RR(A), Alt B = TC		
Northern	N-24	Alt D = RR(A), Alt B = RR20		
Westhaven/ Trinidad	4-25	Alt D = RR(C), Alt B = RE2-5		

Draft Land Use Maps: Geographic Areas				Vote R,M,D
McKinleyville Area: <i>Includes McKinleyville Area, Unincorporated Trinidad, Westhaven Area and Surrounding Areas</i>				
Westhaven/ Trinidad	4-26	Alt D = RR(B), Alt B = RE2-5		
Westhaven/ Trinidad	4-27	Alt D = CR, Alt B = RE2.5-5		

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Southern Humboldt Area: Includes Garberville, Redway, Avenue of the Giants, Briceland/Whitethorn/Shelter Cove, Honeydew/Petrolia and Surrounding Areas				
Land Use Requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
23	GARBERVILLE SANITARY DISTRICT	Alternative B is RL, Property owner wants P (Garberville Santiary District)	Staff supports change	
24	GARBERVILLE SANITARY DISTRICT	Alternative B is RL, Property owner wants P (Garberville Santiary District)	Staff supports change	
28	COOK TIMOTHY & KATHRYN	Alternative B is RR5-20/T, owner wants all T	Request consistent with Proposed Plan - staff supports change	
33	SERGI JAMES S & HUEGEL ALLISON K TR	Alternative B is RR5-20; owner wants CR	Staff supports plan change to CR	
34	GARBERVILLE SANITARY DISTRICT	Alternative B is RR5-20, Property owner wants P (Garberville Santiary District)	Staff supports change	
30	DAZEY STEPHEN	Alternative B is T, owner wants CS	Staff supports map correction to CS	
36	Vanden Bossche, Edwin	Alternative B is T; owner wants AG	Request consistent with Proposed Plan - staff supports change	
40	LA BOYTEAUX JOHN C III	Alternative B is AGR, owner wants AE	Request consistent with Proposed Plan - staff supports change	
41	STEWART JOHN F	Alternative B is P, owner wants AG	Request consistent with Proposed Plan - staff supports change	
43	MILLS MARIE A TR	Alternative B is MU; owner waner to withdraw MU request, wants RL	Staff would support	
Land Use Requests –Commission decision				
Index	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Southern Humboldt Area: <i>Includes Garberville, Redway, Avenue of the Giants, Briceland/Whitethorn/Shelter Cove, Honeydew/Petrolia and Surrounding Areas</i>				
#				
25	MCCLURE WILLIAM H	Alternative B is RR5-20, owner wants to maintain building rights	Staff would be supportive of planning this area RE2.5-5	
26	CAPUTO NICOLE	Alternative B is RE1-5, Property owner wants RL	No sewer available, Clearly not consistent with Proposed Plan , No change recommended	
27	GARBERVILLE SANITARY DISTRICT	Alternative B is RL, Property owner wants P (Garberville Santiary District)	Staff supports change	
29	EASTWOOD WILLIAM	Alternative B is T, owner wants no zoning change	Alternative B would not change existing zoning	
31	SHER-SKELTON SAMUELA R & OLSON A EHRE	Alternative B is T, owner wants to change RR40	Plan could allow request - Commission consideration needed	
32	GROSS ROBERT & LYNDA R	Alternative B is RR20; owner wants RR5-20	Zoned TPZ, needs slideout in order to accomodate request, staff does not support	
35	Phillipsville community	Alternative B is CFR, property owners want residential	Alternative B is same as current Plan, staff does not support request	
37	MINER DENNIS	Alternative B is RR20, owner wants RR5-20	Request accomodated in Alternative C, staff does not support	
38	DORN FAMILY PARTNERSHIP AGREEMENT	Alternative B is T, owner wants RR40	Clearly not consistent with Proposed Plan - No change recommended	
39	DAZEY STEPHEN	Alternative B is RR5-20 on lower; RR20-160 on hillside	Staff continues to recommend Alternative B	
42	SOUTHERN HUMBOLDT COMMUNITY PARK	Alternative B is mostly RR5-20	Being handled as a separate GP amendment	
44	SCHEINMAN RICHARD P TR	Alternative B is AG, owner wants RR5-20	Plan could allow request - Commission consideration needed	
Major changes from existing plan				

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Southern Humboldt Area: <i>Includes Garberville, Redway, Avenue of the Giants, Briceland/Whitethorn/Shelter Cove, Honeydew/Petrolia and Surrounding Areas</i>				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Alderpoint	33-176	Alt D = AG/T, Alt B = RR40		
Alderpoint	33-177	Alt D = AG/AR20-5, Alt B = RR40		
Alderpoint	33-178	Alt D = AG/T, Alt B = RR40		
Garberville/ Benbow	35-194	Alt D = AL20, Alt B = RR40		
Miranda	31-172	Alt D = T, Alt B = RR5-20		
Petrolia	28-167	Alt D = AG, Alt B = RR5-20		
Petrolia	28-168	Alt D = P/T, Alt B = RR40		
Petrolia	28-169	Alt D = P, Alt B = RR160	Reflects private ownership	
Phillipsville	32-173	Alt D = T, Alt B = T		
Redway	34-184	Alt D = CG, Alt B = MU	GPU urban infill proposal	
Redway	34-186	Alt D = IG, Alt B = CS/IG		
Redway	34-187	Alt D = AL, Alt B = RR40-160		
Shelter Cove	36-195	Alt D = AL160/P, Alt B = RR40-160		
Shelter Cove	36-197	Alt D = AL160/P/P-M, Alt B = RR40-160		
Southern	S-166	Alt D = AG, Alt B = RR40		
Southern	S-170	Alt D = AG, Alt B = RR40-16		
Southern	S-171	Alt D = AG, Alt B = RCC	Refined RCC area mapping	
Southern	S-174	Alt D = AL40, Alt B = AGR		
Southern	S-175	Alt D = AL40, Alt B = AG		
Southern	S-179	Alt D = AG/T, Alt B = RR20		
Southern	S-180	Alt D = AG/T, Alt B = RR40		
Southern	S-181	Alt D = AL40/T, Alt B = RR5-20		
Southern	S-182	Alt D = AL20, Alt B = RR5-20		
Southern	S-183	Alt D = T, Alt B = RR5-20		

Draft Land Use Maps: Geographic Areas			Vote R,M,D
Southern Humboldt Area: <i>Includes Garberville, Redway, Avenue of the Giants, Briceland/Whitethorn/Shelter Cove, Honeydew/Petrolia and Surrounding Areas</i>			
Southern	S-185	Alt D = T, Alt B = RR5-20	
Southern	S-188	Alt D = AG, Alt B = RR40-160	
Southern	S-189	Alt D = AL20, Alt B = RR5-20	
Southern	S-190	Alt D = T, Alt B = RR40/RR5-20	
Southern	S-191	Alt D = AG/T, Alt B = RR40	
Southern	S-192	Alt D = AG, Alt B = RR40	
Southern	S-193	Alt D = AL160, Alt B = RR40-160	
Southern	S-196	Alt D = T, Alt B = RR40	
Southern	S-198	Alt D = T/AL20, Alt B = RR20-160	
Southern	S-199	Alt D = AL160, Alt B = RR40-160	
Southern	S-200	Alt D = AL160, Alt B = RR40-160	
Southern	S-201	Alt D = AL160, Alt B = RR40-160	
Southern	S-202	Alt D = AL160/P, Alt B = RR40-160	
Southern	S-203	Alt D = T, Alt B = RR5-20	
Southern	S-204	Alt D = AL40, Alt B = RR20	
Southern	S-205	Alt D = AL40, Alt B = RR5-20	
Southern	S-206	Alt D = AL40, Alt B = CR	
Southern	S-207	Alt D = AL40, Alt B = CR	
Southern	S-208	Alt D = T, Alt B = RR5-20	
Southern	S-209	Alt D = AL40, Alt B = AG	
Southern	S-210	Alt D = T, Alt B = RR5-20	
Southern	S-211	Alt D = AL40/T, Alt B = AGR	
Southern	S-212	Alt D = AL40, Alt B = AGR	
Southern	S-213	Alt D = AL40, Alt B = CR	
Southern	S-214	Alt D = AL40/T/AG, Alt B = AGR	
Southern	S-215	Alt D = AL40, Alt B = RR5-20	
Southern	S-216	Alt D = AL40, Alt B = AGR	

Draft Land Use Maps: Geographic Areas			Vote R,M,D
Southern Humboldt Area: <i>Includes Garberville, Redway, Avenue of the Giants, Briceland/Whitethorn/Shelter Cove, Honeydew/Petrolia and Surrounding Areas</i>			
Southern	S-217	Alt D = T, Alt B = IR	

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Fortuna-Loleta: <i>Includes Unincorporated Fortuna, Ferndale, Rio Dell/Scotia, Loleta and Surrounding Areas</i>				
Land Use Requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
46	MARCUS CINDY M TR	Alternative B is RE2.5-5/AE/CR, owner wants RE 2.5-5	Request consistent with approved LCP amendment, staff supports change	
50	CHRISTENSEN PAUL S TR	Alternative B is RR5-20\UR, owner wants T	Request consistent with Proposed Plan - staff supports change	
51	TUCKER KENNETH W TR	Alternative B is IG, owner wants RE2.5-5	Request consistent with Proposed Plan - staff supports change	
Land Use Requests – Commission decision				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
45	HILL EDWARD J & DIANE E TR	Alternative B is T/RR5-20, owner wants RR	Request partially accomodated in Alternative C, staff does not support	
47	GOSELIN LOUIS H TR	Alternative B is AG, Property owner wants RR 5-20	In Willimson Act in year 5 of non-renewal, Plan could allow, Commission decision	
48	RICHARDSON MARVIN P JR & JUDITH T TR	Alternative B is RE2.5-5, Property owner wants RE1-5	Alternative C accommodates request, staff recommends B	
49	POLASEK DARREL C & CAROLE A TR	Alternative B is AG, property owner wants RR for second residence	Surrounding lands are all resource lands planned AG, staff do not support change	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Carlotta	24-145	Alt D = T, Alt B = RE2.5-5		
Carlotta	24-150	Alt D = AL, Alt B = AE		
Carlotta	24-153	Alt D = AL, Alt B = AE		
Carlotta	24-155	Alt D = AR(12), Alt B = AE		

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Fortuna-Loleta: <i>Includes Unincorporated Fortuna, Ferndale, Rio Dell/Scotia, Loleta and Surrounding Areas</i>				
Central	24-127	Alt D = AG, Alt B = RR20-160		
Central	C-128	Alt D = AG, Alt B = RR20-160		
Central	C-138	Alt D = AG, Alt B = RR5-20		
Central	C-139	Alt D = AG, Alt B = RE2.5-5		
Central-Southern	C-149	Alt D = AE, Alt B = RR5-20		
Central-Southern	C-154	Alt D = AL40, Alt B = AGR		
Central-Southern	C-159	Alt D = AG, Alt B = RR40		
Central-Southern	C-160	Alt D = T, Alt B = RR5-20		
Central-Southern	C-161	Alt D = AR, Alt B = AE		
Central-Southern	C-162	Alt D = AR, Alt B = AE		
Central-Southern	C-163	Alt D = RL, Alt B = RE1-5	Sewer services not available	
Central-Southern	C-164	Alt D = AE, Alt B = RR40		
Ferndale	20-135	Alt D = AG, Alt B = RR5-20		
Ferndale	20-136	Alt D = AG, Alt B = RR5-20		
Fortuna	21-132	Alt D = MG, Alt B = AE		
Fortuna	21-133	Alt D = AE, Alt B = UR	Reflects proposed Fortuna annexation areas	
Fortuna	19-134	Alt D = IG, Alt B = UR	Reflects proposed Fortuna annexation areas	
Loleta	19-130	Alt D = RV/AE, Alt B = PF	Reflects public ownership	
Loleta	19-131	Alt D = RV, Alt B = AE		
Rohnerville/ Hydesville	22-137	Alt D = AE, Alt B = RE2.5-5		

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Fortuna-Loleta: <i>Includes Unincorporated Fortuna, Ferndale, Rio Dell/Scotia, Loleta and Surrounding Areas</i>				
Rohnerville/ Hydesville	22-140	Alt D = AE/T, Alt B = IG		
Rohnerville/ Hydesville	22-141	Alt D = CR, Alt B = OS	Reflects improved constraints mapping	
Rohnerville/ Hydesville	22-142	Alt D = CG, Alt B = VC		
Rohnerville/ Hydesville	22-143	Alt D = IG, Alt B = RR10		
Rohnerville/ Hydesville	22-144	Alt D = CG, Alt B = VC		
Rohnerville/ Hydesville	22-146	Alt D = T, Alt B = RR40		
Rohnerville/ Hydesville	22-147	Alt D = IG, Alt B = MU	GPU urban infill proposal	
Rohnerville/ Hydesville	22-148	Alt D = AR, Alt B = RR40		
Rohnerville/ Hydesville	22-151	Alt D = AG/AL40/AE, Alt B = AE		
Rohnerville- Rio Dell	22-152	Alt D = AE, Alt B = RE2.5-5		
Scotia/Rio Dell	23-156	Alt D = CON-T-R/R-R, Alt B = RR5-20\UR	Reflects proposed Fortuna annexation areas	
Scotia/Rio Dell	23-157	Alt D = CON-T-R, Alt B = RR5-20		
Scotia/Rio Dell	23-158	Alt D = CON-T-R, Alt B = RR5-20		
Southern	S-165	Alt D = AG, Alt B = RR40		

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Highway 299 East: <i>Includes Unincorporated Blue Lake, Glendale Willow Creek and Surrounding Areas</i>				
Land Use Requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
52	ALVERNAZ SUZANNE M & OBANKS THOMAS	Alternative B is CG, owner wants CS	Request consistent with Proposed Plan - staff supports change	
53	ALVERNAZ SUZANNE M & OBANKS THOMAS	Alternative B is CG, owner wants CS	Request consistent with Proposed Plan - staff supports change	
55	MCKINNEY AARON & RENIE	Alternative B is MU, commentor wants RL	Staff supports change to RL	
56	HUSTON BERNICE	Alternative B is MU, owner wants RL	Staff supports change to RL	
57	DOBREC VICTOR A JR & ELLA M	Alternative B is OS/CF, owner wants RE1-5/CF	Staff supports correction to RE1-5	
59	JACKSON MARY	Alternative B is MU, commentor wants RL	Staff supports change to RL	
Land Use Requests – Commission decision				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
54	SAWATZKY KENT & TERESA	Alternative B is AE, owner wants residential	Clearly not consistent with Proposed Plan - No change recommended	
58	GRACE CATHERINE G TR	TOM we can't find a record for a request on this one	TOM we can't find a record for a request on this one	
60	MORRIS STEVEN S & GWEN K	Alternative B is CS/IG, commentor concerned about MU across the road, and noise compatibility	Staff recommends Commission consideration of land use compatibility in Glendale	
61	ABLER WILLIAM L & EHLERT-ABLER PATRIC	Alternative B is RE2.5-5; owners want to maintain ag uses, limit lot splits	Existing AG zoning would not change; no change recommended	

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Highway 299 East: <i>Includes Unincorporated Blue Lake, Glendale Willow Creek and Surrounding Areas</i>				
62	SHEPHERD BEN & WAHLUND WENDY	Alternative B is CG, owner wants CG; public comment against	Plan could allow request - Commission consideration needed	
63	RIBAR-COX TIMBERLANDS LP	Alternative B is RR5-20; owner wants Alternative C	Alternative C would support request – staff does not support change. Commission consideration	
64	MERCER FRASER COMPANY	Alternative B is IR and CR, owner wants IR/MH on entire property	Alternative C accommodates request, Should the plan support this industrial operation and make it conforming	
65	COHEN EDWARD	Alternative B is RR5-20; owner wants RE2.5-5	Alternative C would support request - Commission consideration	
66	GUINTOLI PAUL	Alternative B is RE2.5-5; owners want to maintain ag uses, limit lot splits	Existing AG zoning would not change; no change recommended	
67	KINZER DAVID C & ROBIN C TR	Alternative B is RE2.5-5; owners want to maintain ag uses, limit lot splits	Existing AG zoning would not change; no change recommended	
68	THOMAS CYNTHIA T CO-SUC-TR	Alternative B is RM, owner wants Alternative A	Plan could allow request - Commission consideration needed	
69	SMITH THOMAS A & SUSAN D	Alternative B is RE2.5-5; owners want to maintain ag uses, limit lot splits	Existing AG zoning would not change; no change recommended	
70	SAWATZKY KENT D & TERESA B	Alternative B is RR5-20; wants to change RE 1-5	Alternative C accommodates request, staff does not support	
71	JURIN CHARLES R & BILLIE J TR	Alternative B is T, owner wants to change RL to allow forresidential subdivision	Clearly not consistent with Proposed Plan , needs individual petition, no change recommended	
72	DOBREC VICTOR A JR & ELLA M	Alternative B is AE, owner want to remain RL1 (RE1-5) (Alt C, D); Alt B = AE	Commission consideration	
73	ROHN ALEXANDER D & JILL M	Alternative B is RR 5-20, Property owner wants RE2.5-5	Alternative C accommodates request, staff does not support	
74	GERBER TRUST & GLEASON TRUST	Alternative B is AG; owner wants RR5-20	Alternative C accommodates request, staff does not support	

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Highway 299 East: <i>Includes Unincorporated Blue Lake, Glendale Willow Creek and Surrounding Areas</i>				
75	PLEVIN STEPHEN R & SHERRY K	Alternative B is RE2.5-5; owner wants to subdivide	Alternative C accommodates request, staff does not support	
76	SHANNON PATRICK E & KATHERINE M O	Alternative B is RE2.5-5; owner wants to add cabins	A plan change to CR would be acceptable	
77	PHILLIPS NOLEN R WRSE	Alternative B is T, owner wants RR1-5	Staff continues to recommend Alternative B	
78	ROVERSI ANN	Alternative B is AG, property owner wants RR	Staff supports Alternative B, request accomodated in Alternative C	
79	NEW RIVER TIMBER CO INC	Alternative B is T, owner wants CG or IG	Staff continues to recommend Alternative B	
80	SHANNON KATHERINE	Alternative B is T, owner wants RR1-5	Staff continues to recommend Alternative B	
81	SHANNON PATRICK	Alternative B is T, owner wants RR1-5	Staff continues to recommend Alternative B	
82	SHANNON PATRICK	Alternative B is T/RR40-160, owner wants RR1-5 for more housing	Staff continues to recommend Alternative B	
83	TONKIN ARTHUR K CONSTRUCTION INC	Alternative B is RL1; owner wants commercial	Staff supports change to CS or CG	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Northern-Central	N-40	Alt D = AR20-5, Alt B = RR20		
Northern-Central	N-63	Alt D = AR20-5, Alt B = RR20		
Willow Creek - North	5-28	Alt D = RL(1), Alt B = CR		
Willow Creek - North	5-29	Alt D = AS, Alt B = RE2.5-5		

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Highway 299 East: <i>Includes Unincorporated Blue Lake, Glendale Willow Creek and Surrounding Areas</i>				
Willow Creek - North	5-33	Alt D = RL(1), Alt B = RR5-20		
Willow Creek - North	5-35	Alt D = RL(1), Alt B = RR5-20		
Willow Creek - North	5-39	Alt D = RL, Alt B = RL1-4		
Willow Creek - North	5-41	Alt D = AS, Alt B = RE2.5-5		
Willow Creek - North	5-42	Alt D = AS, Alt B = AG		
Willow Creek - North	5-43	Alt D = AS, Alt B = AG		
Willow Creek - North	5-44	Alt D = P, Alt B = RL1	Reflects private ownership	
Willow Creek - North	5-47	Alt D = AR, Alt B = AG		
Willow Creek - North	5-49	Alt D = AR, Alt B = AG		
Willow Creek - North	5-50	Alt D = IG, Alt B = OS	Reflects improved constraints mapping	
Willow Creek - North	5-51	Alt D = AR, Alt B = RE1-5		
Willow Creek - North	5-52	Alt D = RL(1), Alt B = AE		
Willow Creek - North	5-53	Alt D = AR, Alt B = OS	GPU urban infill proposal	
Willow Creek - North	5-54	Alt D = CR, Alt B = AG		
Willow Creek - North	5-55	Alt D = CR, Alt B = RR5-20		
Willow Creek - North	5-56	Alt D = IG, Alt B = RM		
Willow Creek - North	5-57	Alt D = IG, Alt B = CS		

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Highway 299 East: <i>Includes Unincorporated Blue Lake, Glendale Willow Creek and Surrounding Areas</i>				
North				
Willow Creek - North	5-58	Alt D = IG, Alt B = OS	Reflects improved constraints mapping	
Willow Creek - North	5-59	Alt D = CS, Alt B = RE2.5-5		
Willow Creek - North	5-60	Alt D = IG, Alt B = PF	Reflects public ownership	
Willow Creek - North	5-61	Alt D = RL, Alt B = RE1-5	Sewer services not available	
Willow Creek - North	5-65	Alt D = CS, Alt B = MU	GPU urban infill proposal	
Willow Creek - North	5-66	Alt D = CS, Alt B = MU	GPU urban infill proposal	
Willow Creek - North	5-67	Alt D = CS, Alt B = MU	GPU urban infill proposal	
Willow Creek - North	5-69	Alt D = CS, Alt B = MU	GPU urban infill proposal	
Willow Creek - South	6-70	Alt D = RL(2), Alt B = RE2.5-5		
Willow Creek - South	6-71	Alt D = AR, Alt B = RE1-5		
Willow Creek - South	6-72	Alt D = RL, Alt B = RE1-5	Sewer services not available	

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Northern Humboldt Area: <i>Includes Orick, Hoopa, Weitchpec/ Orleans, and Surrounding Areas</i>				
Land Use Requests – staff supports				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
85	MCMURRAY THOMAS J JR & GRETHA K TR	Alternative B is T; owner wants CR on portion of property between hwy and river	Staff supports requested change	
86	HORN THOMAS W	Alternative B is IG/RE1-5, agent wants Alternative A	Alternative A accommodates request, staff supports request	
87	MACHADO RICHARD J & KATHLEEN E TR	Alternative B is RR5-20; wants to change RA-10 to 5 acre minimum	Alt B accommodates request.	
88	PURCELL KATE M	Alternative B is RR 40 - 160, the property owner wants RR 20 similar to the neighbors	Staff supports making whole parcel RR20	
89	COMSTOCK DONALD L	Alternative B is TC/AE60 owner wants to retain ag uses and a boundary adjustment between TC and AE60	Request consistent with Proposed Plan - staff supports change	
90	CORDOVA MIKE J & BRENDA K	Alternative B is CG; owner wants CR to accommodate possible RV park	Plan could allow request, Staff is supportive of change to CR	
Land Use Requests – Commission decision				
Index #	Property Owner	Proposed GPU and Requested Change	Staff Remarks/ Implementation	
Major changes from existing plan				
Map Reference	Index Number	Proposed Change	Staff Remarks/ Implementation	
Northern	N-1	Alt D = AL40, Alt B = RR5-20		
Northern	N-2	Alt D = AL40, Alt B = RR5-20		

Draft Land Use Maps: Geographic Areas				Vote R,M,D
Northern Humboldt Area: <i>Includes Orick, Hoopa, Weitchpec/ Orleans, and Surrounding Areas</i>				
Northern	N-3	Alt D = AL40, Alt B = RR5-20		
Northern	N-16	Alt D = AEP, Alt B = AE		
Northern	N-17	Alt D = AG, Alt B = RR5-20		
Northern	N-18	Alt D = AG, Alt B = RR5-20		
Northern	N-19	Alt D = AG, Alt B = RR5-20		
Northern	N-20	Alt D = PR, Alt B = TC	Reflects private ownership	
Northern	N-21	Alt D = AR/P, Alt B = RR5-20	Reflects private ownership	
Orick	2-4	Alt D = IR, Alt B = CR		
Orick	2-5	Alt D = AS/AE, Alt B = CR		
Orick	2-6	Alt D = AL, Alt B = RR40-160		
Orick	2-7	Alt D = AL, Alt B = RE2.5-5		
Orick	2-8	Alt D = AL, Alt B = P	Reflects public ownership	
Orick	2-9	Alt D = AL, Alt B = RR40-160		
Orick	2-10	Alt D = AL, Alt B = RR40-160		
Orick	2-11	Alt D = IR/P, Alt B = CR		
Orick	2-12	Alt D = AL, Alt B = RR40-160		
Orick	2-13	Alt D = AR, Alt B = RR5-20		
Orick	2-14	Alt D = CR, Alt B = MU	GPU urban infill proposal	
Orick	2-15	Alt D = RL, Alt B = CG		

**Attachment B:
Maps for Land Use Requests**

Attachment C
Draft Planning Commission recommendations on Section 4.7
Land Use Classifications, from the PC meeting September,
2010

Section 4.8 Land Use Classifications

4.8.1 Purpose

This section describes the various land use designations shown on the Land Use Maps. The allowed uses of the designations are shown in the tables following each section. Definitions of the listed use types are found in the coastal and/or inland zoning use type listings, or as included as notes to the tables. Other uses may be allowed or restricted as detailed by the zoning district implementing the land use classification.

Residential Land Use Designations

Residential Medium Density (RM)

The Residential Medium Density classification is used in areas with full urban services and where common-walled units and apartments are appropriate, including duplexes, townhouses, and apartments and manufactured home park developments. Design review can be used to ensure compatibility with neighborhood character.

Residential Low Density (RL)

The RL designation is used for areas suitable for residential use where urban services are available or are anticipated to be available. Single family units on individual lots are the dominant use, but the designation can accommodate a mix of housing types including townhouses and common-wall clustered units.

Residential Estates (RE)

This designation is used for lands adjacent to urban areas or rural communities and with limited public services but suitable for single-family residential use. It is also intended as a transition from urban development to rural lands. Clustering policies are suggested to assist in buffering adjacent resource production or open space uses and to retain contiguous open space. This classification is commonly used in water-only service areas.

Rural Residential (RR)

This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. RR5-20 and RR20 are rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access. RR40, RR60, and RR160 designations are applied to more remote, steep and high hazard areas or where appropriate to ensure compatibility with adjacent resource production and open space uses.

Table 4-B Residential Land Use Classifications

Allowable Use Types	RM	RL	RE	RR
Residential				
Single Family Residential	X	X	X	X
Second Residential Unit		X	X	X
Multi Family Residential	X	X		
Manufactured Home Parks	X	X		
Guest House		X	X	X
Group Residential	X			
Planned Developments	X	X	X	X
Emergency Shelter	X			
Transitional Housing	X			
Residential Accessory Uses ¹	X	X	X	X
Other				
Cottage Industry		X	X	X
Bed & Breakfast Inns	X	X	X	X
Community Assembly	X	X	X	X
Neighborhood Commercial	X	X		X
Non-Commercial Recreation	X	X	X	X
Office and Professional	X			
Private Institution	X			
General Agriculture			X	X
Intensive Agriculture			X	X
Stables & Kennels			X	X
Timber Production			X	X
Fish & Wildlife Management	X	X		X
Essential Services	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Density Range	7 to 30 units per acre, as specified on map	1-8 units per acre, as specified on map	1 to 5 acres per unit, as specified on map	5 to 160 acres per unit, as specified on map
Max. Floor Area Ratio	1.00	0.40	0.20	0.10
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Residential Accessory Uses include Community Care Facilities, Family Day Care Center, and Family Day Care Home.

2. Coastal:

- The coastal RE & RL designations allow neighborhood commercial, private institution, private recreation
- The coastal RM designation allows duplexes, guest houses, hotels & motels, private institution

Commercial Designations

Commercial General (CG)

The Commercial General (CG) classification is intended to classify lands that because of their location, access, and availability of services are suitable for commercial development. This includes retail trade services that are easily accessible, compatible and geared for local neighborhood or regional needs.

Commercial Services (CS)

This classification is intended for heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal).

Commercial Recreation (CR)

This classification is intended for commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.

Table 4-C Commercial Land Use Classifications

Allowable Use Types	CG	CS	CR
Commercial			
Automotive Sales, Service, & Repair	X	X	
Bed & Breakfast Inn	X	X	X
Commercial Recreation	X	X	X
Heavy Commercial		X	
Neighborhood Commercial	X	X	X
Office & Professional	X	X	
Private Recreation	X	X	X
Retail Sales	X	X	
Retail Services	X	X	
Transient Habitation	X	X	X
Visitor Serving Facilities			X
Warehousing, Storage, & Distribution		X	
Industrial			
Research/Light Industrial		X	
Civic			
Administrative	X	X	
Community Assembly	X	X	X
Essential Services	X	X	X
Health Care Services	X	X	
Other			
Residential Uses Subordinate to Principal Use	X	X	X
<u>Timber Production</u>			<u>X</u>
Similar Compatible Uses	X	X	X
Development Standards			
Maximum Structure Height	45 ft.		
Max. Floor Area Ratio			
Additional Provisions	per zoning	per zoning	per zoning

Mixed-Use & Urban Reserve Designations

Mixed Use (MU)

This classification is intended for lands in central areas of urban communities where the presence of public utilities and a sufficient population base allows the development of pedestrian-oriented, mixed-use (commercial, office, and residential) development. The maximum residential density is 16 dwelling units per acre and the maximum allowable FAR (Floor to Area Ratio) is 3.

Village Center (VC)

The Village Center (VC) classification is used to classify lands in central areas of community planning areas without public utilities. The VC allows for small scale mixed-use development appropriate for a smaller population base. The maximum residential

density is 1 dwelling unit per acre, or 2 to 4 dwelling units per acre with a package treatment plant, and the maximum allowable FAR is 2.

Rural Community Center (RCC)

The Rural Community Center (RCC) classification is used for small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but that may not have developed identifiable commercial or residential districts. These centers may also serve a small grouping of rural residential housing, allowing limited retail and public services. The maximum residential density is 1 dwelling unit per acre with community water, or 2 to 4 dwelling units per acre with a package treatment plant, and the maximum allowable FAR is 2.

Urban Reserve (UR/)

The purpose of this classification is to protect from premature subdivision and development urban lands not now developed to urban densities or adequately provided with urban services but expected to develop to urban uses and densities when services are available. This designation is used where annexation is required for urban services and full build-out.

Table 4-D Mixed Use Land Use Classifications

Allowable Use Types	MU	VC	RCC	UR/1
Residential				
Single Family Residential		X	X	X
Second Residential Unit		X	X	
Multi Family Residential	X	X	X	
Manufactured Home Parks		X	X	
Group Residential	X	X	X	
Planned Developments	X	X	X	
Emergency Shelter	X	X	X	
Transitional Housing	X	X	X	
Residential Accessory Uses ¹	X	X	X	
Commercial				
Bed & Breakfast Inn	X	X	X	
Commercial Recreation	X	X	X	
Heavy Commercial		X	X	
Neighborhood Commercial	X	X	X	
Office & Professional	X	X	X	
Private Recreation	X	X	X	
Retail Sales	X	X	X	
Retail Services	X	X	X	
Transient Habitation	X	X	X	
Other				
Cottage Industry	X	X	X	X
Community Assembly	X	X	X	
Non-Commercial Recreation	X	X	X	
General Agriculture		X	X	X
Stables & Kennels	✖	X	X	
Timber Production		X	X	X
Fish & Wildlife Management	X	X	X	X
Essential Services	X	X	X	
Similar Compatible Uses	X	X	X	X
Development Standards				
Max. Floor Area Ratio	3	2	2	

Allowable Use Types	MU	VC	RCC	UR/ ¹
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Uses listed are allowed interim uses prior to services being available to the parcel; no subdivision is allowed. Once services are available, allowed uses and densities are defined by the land use designation following the "/ ", such as UR/RL indicates when services are available, area may be developed according to the RL classification.

Industrial Designations

Industrial, General (IG or MG)

This classification (IG in inland areas; MG in coastal areas) provides for general industrial and manufacturing uses, typically in urban areas, convenient access to transportation systems and full range of urban services are available. May be accommodated in rural areas where full urban services are not required for the intended use.

Industrial, Resource Related (IR)

This classification provides areas for resource-related industrial processing such as timber, agriculture and mineral products processing in areas not typically served by urban services and therefore not suitable for a broader range of industrial uses.

Industrial, Coastal Dependent (MC)

The purpose of this classification is to protect and reserve parcels on or near the sea for industrial uses dependent on, or related to, the harbor.

Business Park (MB)

This classification is intended to provide sites that are suitable for "business park" developments. These are to be well designed and mixed industrial - commercial areas developed in a park-like environment and composed of nuisance-free light industrial; research and development; administrative, business, and professional offices; and warehousing and storage facilities.

Table 4-E Industrial Land Use Classifications

Allowable Use Types	IG or MG	IR	MC	MB
Industrial				
Aquaculture	X	X	X	
Coastal-Dependent Industrial	X		X	
Coastal-Related Industrial	X		X	
Hazardous Industrial	X	X		
Heavy Industrial	X	X	X	
Research/Light Industrial	X			X
Surface Mining	X	X	X	
Metallic Mining	X	X		
Timber Products Processing	X	X		
Agricultural				
Agricultural Products Processing	X	X		
Feed Lot/Slaughter House	X	X		
Hog Farming	X	X		
Intensive Agriculture	X	X		
Timber				
Timber Production	X			

Allowable Use Types	IG or MG	IR	MC	MB
Commercial				
Heavy Commercial	X	X		
Neighborhood Commercial				X
Office & Professional	X		X	X
Warehousing, Storage, & Distribution	X	X	X	X
Civic				
Administrative	X			X
Essential Services	X		X	X
Extensive Impact Civic Uses	X		X	
Solid Waste Disposal	X			
Other				
Public Access Facilities	X	X	X	X
Public Recreation	X	X	X	X
Residential Subordinate to Principal Use	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Maximum Structure Height				50 ft.
Max. Floor Area Ratio				
Additional Provisions	per zoning	per zoning		per zoning

Open Space and Public Lands Designations

Conservation Flood Plain (CF)

Applied to the channels of river and streams, including the areas which carry normal flood waters or the area between existing or planned levees, dikes or other such flood control features, and in which agricultural and limited recreational uses may be desirable or permissible.

Conservation Flood Plain Recreation (CFR)

Applied to the channels of river and streams, including the areas which carry normal flood waters or the area between existing or planned levees, dikes or other such flood control features, and in which conditions for recreational uses are favorable.

Natural Resources (NR)

The purpose of this classification is to protect and enhance valuable coastal fish and wildlife habitats, and provide for public and private use of their resources, including hunting, fishing and other forms of recreation.

Open Space (OS)

This classification provides for land which is essentially unimproved and devoted to open space use, including areas for conservation of natural resources and habitat values, for protection of public health and safety such as areas subject to flooding, steep or unstable slopes, and for compatible outdoor recreational uses such as accessways and trails and scenic enjoyment.

Public Facility (PF)

The Public Facilities designation is utilized to classify land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare.

Public Recreation (PR)

The purpose of this classification is to protect lands suitable for public recreation or resource protection.

Public Lands (P)

The Public Lands designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.

Resource Dependent (MR/)

The purpose of this classification is to protect coastal wetlands and to provide for the development of upland areas consistent with resource protection, and where feasible, resource enhancement.

Table 4-F Open Space and Public Lands Land Use Classifications

Allowable Use Types	CF	CFR	NR	OS	PF	PR	P	MR/
Natural Resource								
Boating Facilities	X	X	X	X	X	X	X	X
Fish & Wildlife Habitat Mgt	X	X	X	X	X	X	X	X
Public Access Facilities	X	X	X	X	X	X	X	X
Resource-Related Recreational	X	X	X	X	X	X	X	X
Watershed Management	X	X	X	X	X	X	X	X
Wetland Restoration	X	X	X	X	X	X	X	X
Resource Production								
General Agriculture	X	X		X		X	X	X
Timber Production				X		X	X	
Industrial								
Aquaculture	X	X	X	X		X	X	X
Coastal Dependent Industrial								X
Civic								
Administrative					X		X	
<u>Community Assembly</u>					<u>X</u>	<u>X</u>	<u>X</u>	
Essential Services					X		X	
Extensive Impact Civic Uses					X			
Public Recreation & OS	X	X		X	X	X	X	
Solid Waste Disposal					X			
Other								
Caretaker's Residence		X	X	X	X	X	X	1.
Subordinate Residential		X						
Surface Mining	X	X	X	X	X	X	X	
Temporary RV Park		X			X	X	X	
Similar Compatible Uses	X	X	X	X	X	X	X	X
Development Standards								
Minimum Parcel Size								
Ground Coverage								
Additional Provisions	per zoning	per zoning	per zoning	per zoning	per zoning	per zoning	per zoning	per zoning

1. Other uses are defined by the land use designation following the "/" , such as "MR/CG", and are limited to upland areas and conditioned upon maintenance of the adjacent habitat.

Resource Production Land Use Designations

Timberland (T)

The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 -160 acres/unit.

Split Vote: 2-2-2-1 on the allowable uses for Timberlands. See notes below chart.

Agricultural Exclusive (AE)

This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Density range is 20-60 acres/unit.

Agricultural Grazing (AG)

This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation **and other non-prime agricultural lands**. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.

~~**Ranchland (AGR)**~~

~~Similar to the AG designation above, this designation applies to dry land grazing areas that primarily support cattle ranching, supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation.~~

~~The AGR applies to cohesive major cattle ranching areas and includes the lands that support the above described agricultural use, as well as TPZ land that may be intermixed and typically considered an integral part of the ranching operations. The balance of lands in this use in smaller management units are designated AG. Density range is 160-600 acres/unit. Split vote to delete: 4-3~~

Table 4-G Resource Production Land Use Classifications

Allowable Use Types	T	AE	AG	AGR
Agricultural				
Agriculture-Related Recreation		X	X	X
Feed Lot/Slaughter House		X	X	X
General Agriculture	X	X	X	X
Hog Farming		X	X	X
Intensive Agriculture		X	X	X
Stables & Kennels		X	X	X
Timber (see recorded straw votes below)				
Timber Production	X	X	X	X
Timber-Related Recreation	X		X	X
Commercial				
Agriculture-Related Visitor-Serving ¹		X	X	X
Timber-Related Visitor-Serving ²	X		X	X
Industrial/Extractive				
Agriculture & Timber Products Processing	X	X	X	X

Allowable Use Types	T	AE	AG	AGR
Aquaculture		X	X	X
Oil & Gas Drilling & Processing	X	X	X	X
Metallic Mining	X		X	X
Surface Mining	X	X	X	X
Natural Resource				
Fish & Wildlife Habitat Mgt	X	X	X	X
Public Access Facilities	X	X	X	X
Resource-Related Recreational	X	X	X	X
Watershed Management	X	X	X	X
Wetland Restoration	X	X	X	X
Other				
Cottage Industry		X	X	X
Farm Employee Housing		X	X	X
Labor Camps	X	X	X	X
Public Recreation	X	X	X	X
Residence Incidental to Principal Use	X	X	X	X
Second Agriculture Residence		X	X	X
Utilities & Energy Facilities ³	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Minimum Parcel Size	40-160 acres	60 acres	20-160 acres	160 acres
Ground Coverage		2 acres max.	2 acres max.	10 acres max.
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Agriculture-Related Visitor-Serving: cheese factories and sales rooms, wineries and wine tasting and sales rooms, produce sales, etc. which do not change the character of the principal use.
2. Timber-Related Visitor-Serving: burl shops, timber museums, interpretive centers, etc. which do not change the character of the principal use.
3. Utilities & Energy Facilities: The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.

NOTE FOR ALL LAND USE TABLES: Where Development Standards are not specified, see applicable zoning regulations.

Timber Classification Allowable Uses: Straw vote of 2-2-2-1 on July 8, 2010
Commissioners Mayo and Nelson wanted the Resource Working Lands Group recommendations added (Residential Uses added as a Use Type).
Commissioners Krebs and Gearheart supported the staff’s version.
Commissioner Faust does not support having a residence by right and wouldn’t want anything less than 160 acres for development standards.
Commissioner Smith and Emad supported staff’s version with the word “incidental” removed.

LAND USE DESIGNATIONS	TPZ	AE	AG	RA	RS	R-1	R-2	R-3	R-4	C-1	C-2	C-H	ML	MH	U	FP	FR
Timberlands (T)	X	X	X*														
Ag. Grazing (AG)	X	X	X*														
Ranchland (AGR)	X	X	X*														
Ag. Exclusive (AE)	X	X															
Public Lands (P)	X	X	X*												X		
Public Recreation (PR)	X	X	X*														
Rural Residential (RR)	X ³	X ³	X*	X*	X*	X*										X	X ^{2*}
Residential Estates (RE)	X ³	X ³	X	X*	X*	X*										X	X ^{2*}
Residential-Low Density (RL)	X ³	X ³	X			X	X*	X*									
Residential-Medium Density (RM)	X ³	X ³	X				X	X	X								
Commercial General (CG)	X ³	X ³								X	X						
Commercial Services (CS)	X ³	X ³								X	X	X					X ²
Commercial Recreation (CR)	X ³	X ³								X	X	X					X ²
Industrial, General (IG)	X ³	X ³											X	X			X ²
Industrial, Resource Related (IR)	X	X											X ²	X ²		X	
Public Facilities (PF)	X	X	X		X	X	X	X	X	X	X	X	X	X	X		
Public Lands (P)	X	X	X												X		
Rural Community Center (RCC)	X ³	X ³	X	X	X	X				X	X	X	X	X		X	X
Village Center (VC)	X ³	X ³	X	X	X	X				X	X	X	X	X		X	X
Mixed Use (MU)	X ³	X ³	X ³	X ³	X ³	X ³	X	X	X	X	X						

* Zones are consistent with identified land use designations only when combining zone density/minimum lot size designators are consistent with General Plan policies and standards.

² Requires Q – Qualified combining zone to ensure consistency.

³ Resource zones may be used as holding zones until rezoning to planned uses.

LAND USE DESIGNATION	TPZ	TC	AE	RA	RS	R-2	RM	CN	CG	MB	ML	MG	MC	PF-1 PF-2	CR	CRD	PR	NR
Coastal Commercial Timberland (TC)	X	X	X*														X	
Ag. Exclusive Grazing (AEG)	X		X*															
Ag. Exclusive (AE)			X*											X			X	X
Residential Exurban (RX)				X*	X*													
Rural Residential (RR)				X*														
Agriculture General (AG)			X*	X*													X	X
Residential Estates (RE)					X*									X				X
Rural Village (RV)				X*	X*													
Residential-Low Density (RL)				X ²	X	X												
Residential-Medium Density (RM)						X	X											
Commercial General (CG)									X									
Commercial Recreation (CR)															X			
Business Park (MB)										X								
Industrial, General (MG)											X	X		X				X
Industrial, Coastal Dependent (MC)													X	X			X	X
Public Facilities (PF)			X											X				
Public Recreation (PR)	X		X											X			X	X
Natural Resources (NR)					X				X ²						X ²			X

* Zones are consistent with identified land use designations only when combining zone density/minimum lot size designators are consistent with General Plan policies and standards.
² Requires Q – Qualified combining zone to ensure consistency.

Attachment D
Background Information on the Draft Land Use Maps
(as was provided in the staff report for the November 5th meeting)

Background Information on the Draft Land Use Maps (as was provided in the staff report for the November 5th meeting)

What the Maps Are

These draft maps (also referred to as “land use diagrams” in planning law) indicate the land uses that are planned by the general plan. These maps generally control the future kinds, locations, and intensities of land uses within the unincorporated areas of the County. Text in the general plan – Section 4.8 – Land Use Classifications, provides a detailed description of planned uses in each designation (or classification), and provides a table indicating what zoning districts are compatible with each land use classification.

What the Maps Are Not

The maps are not zoning maps. Zoning changes, as may be necessary, will be done in a subsequent phase after the general plan is adopted. For a large majority of property in the county, zoning will not change. Zoning changes will be done when a significant change in the planned uses is proposed. Zoning will also change for parcels that are currently zoned “Unclassified”, a zoning district that is being phased out to better comply with State planning law. For example, for lands proposed to be classified RR (Rural Residential) on the general plan land use maps, a base zoning of Rural Residential Agriculture (RRA) or Agricultural General (AG) will be proposed.

Countywide Mapping Changes

In 2008, the County released a Planning Commission Hearing Draft General Plan, which included draft land use maps. The County has now issued **revised** Hearing Draft Maps, October 2011. These maps reflect public comments, correction revisions, and responses to land owner requests for land use changes. The following paragraphs summarize some of the major revisions.

For agricultural lands, the Ranchland (AGR) classification has been reduced to apply to just those lands currently in Class B Williamson Act preserves. For timberlands, the lands designated in Alternative A as T or TI have been scaled back to apply only to cohesive portions of large ownerships in prime timberland areas important to the county’s timber economy.

Correction revisions were made to fix alignments and incorrect designations, and to update the maps to reflect the new multi-family and other general plan amendments that have occurred.

The maps also reflect staffs’ review of the land use requests made by property owners during the process. Where staff felt the request was acceptable, the revision was reflected in Alternative B. Where staff felt the change was questionable, the revision was reflected in Alternative C, to allow the Commission to select it as an option. In some cases, requests were not reflected as an option, but are still within the Commission purview to recommend. Staff has included as an attachment a CD which includes an electronic version of all the land use request letters and an index with staff recommendations. Staff will provide a verbal presentation during the meeting for all the land use request options for those staff does not support.