Redway, Garberville, & Southern Humboldt Areas
Zoning Implementation Workshop

June 5th, 2019
# Outline of Meeting

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<th>Subject</th>
<th>Time Estimate</th>
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<td>Introductions &amp; Background Purpose and Scope of the Zoning Text and Map Amendments</td>
<td>6:30 - 6:40</td>
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<td>Zoning Text Changes</td>
<td>6:40 – 6:50</td>
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<td>Overview of proposed Zoning Map changes in the Redway, Garberville &amp; Southern Humboldt Areas</td>
<td>6:50 – 7:40</td>
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<td>Questions and Answers</td>
<td>7:40 – 7:55</td>
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<td>Next Steps</td>
<td>7:55 – 8:00</td>
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Zoning Text and Map Amendments Info

Project web page:
https://humboldtgov.org/2429/Implementation

Proposed Zoning Maps:
Humboldt County webGIS
select "Jurisdictional Boundaries and Land Use > Planning Layers > Draft GPU Zones" from the "Layer List."
Zoning Text and Map Amendments

Purpose: Ensure the consistency between the recently updated General Plan and the Zoning Regulations & Map:

- Kinds, Location, Density & Intensity of Uses
- Resource Protection
- Public Health & Safety
- Separate Zoning Districts, Permitting of Uses, Development Standards
- Land Use Element & Map
- Conservation & Open Space
- Circulation / Infrastructure
- Housing
- Safety
Humboldt County General Plan

*Update initiated Year 2000 ➔ Adopted October, 2017*

Changes from prior General Plan that will prompt Zoning amendments:

- **New Elements**: Water Resources, consolidated Conservation and Open Space.
- **New Land Use Designations**: Mixed Use, Village Center, Residential Estates, Residential Agriculture, and new open space and public land designations
- **New allowable uses**, such as single family and second residences in Ag and Timber lands
- **Expanded protections for resources**, such as larger streamside management area buffers, limitations on agricultural land conversion, and water supply evaluation and monitoring
- **Precise Land Use Mapping** throughout the County
Work Program 2018-2019

Based on a public request for the county to slow down the process, the Board defined a four step work plan for Planning staff:

The four steps include:

1. Amendments to the Zoning Regulations
2. Review of Zoning Text and Map amendments affecting City Spheres of Influence
3. Amendments to the Zoning Map
4. Community Plan development in selected areas
GPU Zoning Amendments -- Schedule

- **Work Plan Step 1 - Text Amendment**: January 2019
- **Work Plan Step 2 - Review Zoning Maps with Cities**: February 2019
- **Work Plan Step 3 - Map Amendments**: March 2019
- **Work Plan Step 4 - Community Plan Areas**:
  - McKinleyville Town Center Ordinance
  - Willow Creek Community Plan Area
  - Fieldbrook-Glendale Community Plan Area
  - Blue Lake Community Planning Area

Timeline:
- 2019
- 2020

**Month Breakdown**:
- January
- February
- March
- April
- May
Step 1 & 2 - Public Meetings

• Planning Commission 10/18/2018 and 11/1/2018
• Board of Supervisors 12/11/2018 and 1/15/2019
• Southern Humboldt/Redway-Garberville Community 2/5/2019
• Freshwater Community 2/6/2019
• Westhaven/Trinidad Community 2/7/2019
• Jacoby Creek/Bayside Community 2/11/2019
• Williamson Act Advisory Committee 2/14/2019
• Eastern Humboldt/Willow Creek Community 3/7/2019
• McKinleyville Municipal Advisory Committee 3/13/2019
• Redwood Valley Community 3/14/2019
• Forestry Review Committee 4/11/2019
• City of Fortuna Planning Commission 4/9/2019
• Planning Commission Hearings 3/21, 4/4, 4/18, 5/2

Step 1 & 2 - Amendments to the Zoning Regulations and Coordination with Cities
Step 1 - Zoning Text Amendments

- Board of Supervisors Hearing 6-11-2019:
  - PR – Public Resource and Recreation Zone \textit{New}
  - TL – Tribal Land Zone \textit{New}
  - MR – Mineral Resources Combining Zone \textit{New}
  - RR – Railroad Combining Zone \textit{New}
  - F – Flood Hazard Areas Combining Zone \textit{Modified}
  - Streamside Management Areas and Wetlands Regulations \textit{Modified}
  - Zoning Regulations, Chapter 2, Open Space \textit{Modified}

Consistency Findings:
- 312-17.1, Required Findings for all Permits
- 312-2.1, Zoning Clearance Certificate Procedures

Step 1 & 2 - Amendments to the Zoning Regulations and Coordination with Cities
Step 1 - Zoning Text Amendments

- Board of Supervisors Hearing 6-18-2019:
  - MU1 – Mixed Use Urban Zone  **New**
  - MU2 – Mixed Use Rural Zone  **New**
  - AE – Agriculture Exclusive Zone  **Modified**
  - TPZ – Timberland Production Zone  **Modified**
  - PRD – Planned Rural Development Combining Zone  **New**
  - B-1, Special Building Site Combining Zone  **Modified**

Step 1 & 2 - Amendments to the Zoning Regulations and Coordination with Cities
Step 3 - Public Meetings

- Westhaven/Trinidad Community 5/28/19
- Hydesville Community 5/30/19
- Eastern Humboldt/Orleans Community 6/4/19
- Southern Humboldt/Redway-Garberville Community 6/5/19
- Jacoby Creek/Bayside Community 6/11/19
- Redwood Valley Community 6/11/19
- McKinleyville Municipal Advisory Committee 6/19/19
- Planning Commission Hearing likely in August
- Board of Supervisors Hearing likely in September/October

Step 3 - Amendments to the Zoning Map
Zoning Map Amendments

• What are we doing and Why are we Doing it?
  • Apply Zones to land zoned as “U – Unclassified”
  • Re-Zone land:
    • Where the General Plan Land Use was changed and the existing Zone is inconsistent
    • Where there was already an inconsistency between the General Plan & Zone
    • To consistently apply zones throughout the county

apply the “RA - Rural Residential Agriculture Zone” to land planned for suburban and rural residential uses within Community Planning Areas
Zoning Map Amendments

- Considerations used in applying Zones and minimum lot sizes
  - Within or outside Community Planning Areas
  - Availability of services (located within a district that provides water or sewer & water)
  - Compatibility with surrounding Zoning Districts
  - Road access (proximity to a public road, located on a dead end road, remoteness)
  - The average size of parcels within the Zoning District
Proposed Zoning Changes
Zoning Text and Map Amendments Info

General Plan Implementation Projects

Zoning Text Amendments and Zone Reclassifications to Implement the General Plan

This is the first General Plan implementation project and proposes to add new Zoning Districts to the Inland Zoning Regulations and amend the Zoning Map to be consistent with the 2017 Humboldt County General Plan.

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