Zoning Map Amendments to Implement the General Plan

COUNTY OF HUMBOLDT
Planning and Building Department

Planning Commission
September 19, 2019
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.

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 of the Zoning Regulations and Map with the 2017 Humboldt County General Plan and Land Use Map:

• Add new Principal & Combining Zones to the Zoning Regulations and amend existing Principal and Combining Zones

• Applying these new Zones, amended Zones & other consistent zones to the Zoning Map as described in the General Plan
Work Program

The Board of Supervisors defined a four step work plan for Planning staff to carry out the Zoning Text and Map Amendments:

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
Step 1, 2 & 3 Public Meetings

• Planning Commission 10/18/2018 & 11/1/2018
• Board of Supervisors 12/11/2018 and 1/15
• Southern Humboldt/Redway-Garberville Community 2/5, 6/5
• Freshwater Community 2/6, 6/5
• Westhaven/Trinidad Community 2/7, 5/28
• Jacoby Creek/Bayside Community 2/11, 6/10
• Redwood Valley Community 3/14, 6/11
• Eastern Humboldt/Willow Creek Community 3/7
• Hydesville Community 5/30
• Eastern Humboldt/Orleans 6/4
• Williamson Act Advisory Committee 2/14
• McKinleyville Municipal Advisory Committee 3/13, 6/19
• City of Fortuna Planning Commission/City Council 4/9, 6/47
• Forestry Review Committee 4/11
• Planning Commission Hearings 3/21, 4/4, 4/18, 5/2
• Board of Supervisors Hearings 6/11, 6/18, 7/9, 8/27
Step 3: Amendments to the Zoning Map

- Apply *New* and *Modified Existing Zones* consistent with the General Land Use Map and Policy
- Not including the Blue Lake, Fieldbrook-Glendale, and Willow Creek Community Planning Areas and the McKinleyville Town Center Area
Zoning Text Changes (New Zones)

• MU1 – Mixed Use Urban Zone
• MU2 – Mixed Use Rural Zone
• PR – Public Resource and Recreation Zone
• TL – Tribal Land Zone
• TE – Timberland Exclusive Zone
• MR – Mineral Resources Combining Zone
• PRD – Planned Rural Development Combining Zone
• RR – Railroad Combining Zone
Zoning Map Recommendations

• New Principal Zones:
  
  • “MU1 – Mixed Use Urban:” apply to areas Planned “MU - Mixed Use”

  • “MU2 – Mixed Use Rural:” apply to areas Planned “VC - Village Center”, or “RCC - Rural Community Center”

  • “PR – Public Resource and Recreation:” apply to publicly-owned lands Planned “P - Public Lands”
Zoning Map Recommendations

• New Principal Zones:

  • “TL – Tribal Land Zone:” apply to land Planned “TL - Tribal Lands” or a “TTL - Tribal Trust Lands” that are not zoned “TPZ - Timber Production Zone”

  • “TE – Timberland Exclusive Zone:” available to be applied to lands Planned “T - Timber Production” that are not zoned “TPZ - Timber Production Zone”
Zoning Map Recommendations

• New Combining Zones

  • “MR – Mineral Resources Combining Zone:” apply to parcels with permitted surface mining operations

  • “PRD – Planned Rural Development Combining Zone:” available to provide voluntary clustering of home sites at a density above what would otherwise be allowed in order to concentrate permitted development and preserve lands most suitable for permanent continued agricultural production

• “RR – Railroad Rights-of-Way Protection Combining Zone:” apply to land Planned “RR – Railroad”
Zoning Text Changes (Existing Zones)

• Modified Zones
  • “AE - Agriculture Exclusive” Zone and “TPZ - Timber Production Zone” amended to reflect:
    • Compatible uses specified in the General Plan
    • Provisions for primary and secondary residential units
    • New minimum parcel size (“AE” = 60 acres)
    • Other open space related considerations, such as mitigations for the conversion of agricultural land and prime farmland
Zoning Map Recommendations

• Recommended Mapping Changes for Modified Zones

  • “AE - Agriculture Exclusive Zone:” apply to land Planned “AE - Agriculture Exclusive”, “AG – Agriculture Grazing”, or “T – Timberland” that is currently Zoned “U - Unclassified” or where the current zone is incompatible (e.g., residential)

  • “TPZ - Timber Production Zone:” not applied, must be landowner initiated. Rezones into, or out of, “TPZ” may be part of a separate process following Zoning Text and Map Amendments to implement the General Plan
Zoning Map Recommendations

- Other Recommended Mapping Changes
  - “AP - Airport Safety Review Combining Zone:” apply to land with an “AP - Airport Land Use Compatibility Zone Overlay” on the General Plan Land Use Maps
  - “F - Flood Hazard Areas Combining Zone:” apply to areas of special flood hazard as identified on the Federal Insurance Administration's Federal Insurance Rate Maps (100 Year Flood Plain)
Zoning Map Recommendations

• Other Recommended Mapping Changes
  • “B-5, Special Building Site Combining Zone:” apply to areas, or modify, where the Principal Zone is consistent but the minimum parcel size is smaller than the maximum allowed density of the Land Use Designation

• “WR - Streamside Management Areas and Wetlands Combining Zone:” apply to parcel information – not zoning map – where parcel is overlapped by Streamside Management Area or National Wetland Inventory buffers
## Zoning Map Recommendations

- **Land Zoned “U - Unclassified”**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>PR – Public Resource and Recreation</td>
<td>429,125</td>
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<tr>
<td>TL – Tribal Lands</td>
<td>99,389</td>
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<tr>
<td>AG – Agriculture General</td>
<td>61,287</td>
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<tr>
<td>AE – Agriculture Exclusive</td>
<td>27,858</td>
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<tr>
<td>RA – Residential Agriculture</td>
<td>2,529</td>
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<tr>
<td>FR – Forestry Recreation</td>
<td>1,634</td>
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<tr>
<td>FP – Flood Plain</td>
<td>829</td>
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<tr>
<td>MU2 – Mixed Use (Rural)</td>
<td>547</td>
</tr>
<tr>
<td>PF2 – Public Facility (Rural)</td>
<td>513</td>
</tr>
<tr>
<td>PF1 – Public Facility (Urban)</td>
<td>222</td>
</tr>
<tr>
<td>CH – Highway Service Commercial</td>
<td>141</td>
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<tr>
<td>RS – Residential Suburban</td>
<td>65</td>
</tr>
<tr>
<td>AV – Airport</td>
<td>46</td>
</tr>
<tr>
<td>MH – Heavy Industrial</td>
<td>33</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>624,218</strong></td>
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