

**Chantal Simonpietri**  
*Streamline Development Solutions*  
710 McPeak Street, Ukiah, CA 95482

August 22, 2017

Re: County Counsel Proposed Amendments to Chapter 10A.17

Dear Board of Supervisors,

Thank you for your continued efforts to refine and perfect the MCCO. Please consider the following suggestions related to County Counsel's recent recommendations for revisions to Chapter 10A.17.

**1. Tree Removal allows for permitting with remediation required and fines:**

- Bring people into the program by allowing permitting with remediation required where trees were illegally removed.
- Clarify prohibition on tree removal to read that unlawful tree removal post 5/4/17 will result in permit denial, fines and required remediation, and pre 5/4/17 unlawful tree removal will result in fines and required remediation.
- Have "Compliance Plan" of 10A.17.100 be the forum for required remediation of pre 5/4/17 tree removal, with one year to bring into compliance, seek input from CalFire and Qualified Environmental Consultants as to what remediation would be appropriate. If the remediation is not completed within 1 year, then the permit is revoked. Post 5/4/17 tree removal addressed via existing CalFire and CDFW mechanisms.

**2. Proof of Prior (POP) no relation to setback on previous parcel:**

- It is absurd that properties utilized for the purpose of meeting the proof of prior requirement must meet or have been able to meet the setback requirements.
- This requirement is counterproductive to the intent of bringing people into the ordinance and giving them a mechanism to get permitted on a new parcel that does meet the setback requirements.
- What is the point of helping them move to a more appropriate parcel if they need POP and cannot utilize that from a parcel that did not meet the current setback requirements?
- The limitations on functionality of the previous parcel to be used for POP should be minimal to none and enable existing growers to remain established in the county but move to a new parcel.

**3. Setbacks and Administrative Permits (AP):**

- In the event that an applicant parcel does not meet the setback requirements, the applicant should be able to utilize the administrative permit process to allow for discretion on the part of the permitting agency on a case by case basis
- In general APs would allow agencies to look more closely at permit specific issues, maintain the intent of the ordinance, and be more flexible.

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Thank you for your thoughtful consideration of this matter.

Sincerely,  
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