

## Plan Alternatives Comparison Chart Chapter 9 Economic Development – Final PC Recommendation 3-10-11

Plan Alternative				Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
				<b>9.4 Goals</b>		
A	B	C		<b>ED-G1. Stable Economy.</b> A diverse, stable, and growing local economy. <del>with an emphasis on base and emerging industries, innovation, entrepreneurship, and global competition.</del>		<b>M Straw Vote 7-0</b>
				<b>COMMENTS: 1-20-11</b> <b>Chair Smith</b> - I have trouble with this – it seems like this is a policy not a goal. <b>Commissioner Gearheart</b> suggested moving the second part of G1 and move to G3. <b>Ms. Debets</b> suggested taking the second part of G1 and creating a new policy. <u>Straw vote</u> <b>Unanimous support of putting a period after the word “economy” and taking the second statement and making a new policy. 7/0</b>		
				<u><b>ED-P1X. Economic Stability and Diversity.</b> Promote economic stability and diversity by emphasizing development of base and emerging industries, and encouraging innovation, entrepreneurship, and global competition.</u>	<b>NEW – added by PC on 2-10-11</b>	<b>NEW Straw Vote 7-0</b>
				<b>COMMENTS: 1-20-11</b> <b>The Commission requested that staff return with a new policy - with an emphasis on base and emerging industries, innovation, entrepreneurship, and global competition.</b>  <b>COMMENTS: 2-10-11 All support as written.</b>		
A	B	C		<b>ED-G2. Natural Resource Assets.</b> Protect the long term economic viability of <u>Long term</u>	Modified for	<b>M</b>

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
			economically viable and <b>environmentally sustainable</b> agricultural, mineral resource, timber, and coastal dependent lands.	consistent tense.	<b>Straw Vote</b> 5-1-1
			<p><b>COMMENTS: 1-20-11</b></p> <p><b>Commissioner Faust</b> – I believe that the words “environmentally sustainable” to be a part of this goal.</p> <p><b>Commissioner Nelson</b> – I pulled it because it does not make any sense – some of our agriculture is not economically viable.</p> <p><b>The Director</b> suggested the following wording “Long term economically viable and environmentally sustainable agricultural, mineral resource, timber, and coastal dependent lands”.</p> <p><b>Commissioner Mayo</b> – I’m concerned about the term “environmentally sustainable” - I have to fill out forms every year for sustainable agriculture.</p> <p><b>Commissioner Krebs</b> – I don't have a problem with it – it can be defined.</p> <p><b>Straw vote</b></p> <p><b>Commissioners Gearheart, Krebs, Emad, Nelson and Faust were in support of the recommendation made by the Director.</b></p> <p><b>Commissioner Mayo was not in support of the Goal.</b></p> <p><b>Commissioner Smith was in support of the Goal's original language. 5/1/1</b></p>		
<b>A</b>	<b>B</b>	<b>C</b>	<b>ED-G3. Strategic Planning.</b> A comprehensive economic development strategy that guides <b>forward</b> progress on economic development goals and informs the public on emerging markets, innovations, and opportunities for entrepreneurship that benefit the region's economic prosperity.		<b>M</b> <b>Straw Vote</b> 7-0
			<p><b>COMMENTS:</b></p> <p><b>Commissioner Gearheart</b> – I support without the word “forward” in front of the word “progress”.</p> <p><b>Straw vote</b></p> <p><b>Unanimous support of the Goal without the word “forward” included. 7/0</b></p>		
<b>A</b>	<b>B</b>		<b>ED-G4. Cooperation and Collaboration.</b> Productive partnerships with cities, neighboring counties, and the private sector that build and enhance common assets and resolve		<b>R</b> <b>Straw</b>

Plan Alternative				Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
				common obstacles.		Vote 7-0
				<b>COMMENTS: 1-20-11</b> All support as written.		
A	B			<b>ED-G5. Economic Development Assistance Programs.</b> Financial and technical assistance programs that support workers, businesses, service providers, <u>micro-enterprise</u> , and disadvantaged communities.		M Straw Vote 7/0
				<p><b>COMMENTS: 1-20-11</b></p> <p><b>Chairman Smith</b> did not appreciate the victimization of certain populations. He suggested removing the words "disadvantaged communities" and wanted the period to be placed after "service providers".</p> <p><b>Commissioner Faust</b> – I agree with the Chair.</p> <p><b>Commissioner Gearheart</b> – I agree also. I would like to see education included somewhere and staff recommended adding that language in G-7.</p> <p><b>Director Girard</b> - I would be remiss if I didn't say anything about the money available for disadvantaged communities.</p> <p><b>Ms. Debets</b> explained that the county would utilize the term "disadvantaged communities" when it was advantageous in the funding cycle for EDD. She explained that a lot of the funding that EDD received was for that of "disadvantaged communities". Discussion ensued regarding the types of projects previously funded utilizing these terms.</p> <p><u>Straw vote</u></p> <p><b>Commissioners Gearheart, Krebs, Faust, Smith, Emad and Mayo supported the Goal as written</b></p> <p><b>Commissioner Nelson supported the Goal without the words "disadvantaged communities".</b></p>		
				<p><b>COMMENTS: 3-10-11</b></p> <p>Staff recommended adding "micro-enterprise" to the ED-G5 in order to strengthen our ability to secure resources for technical assistance and capital for micro-enterprise business</p>		

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
			<p>development and to support the recommended changes to ED-G8:</p> <p><b>ED-G5. Economic Development Assistance Programs.</b> Financial and technical assistance programs that support workers, businesses, service providers, <u>micro-enterprise</u>, and disadvantaged communities.</p> <p><u>Straw vote</u>  <b>Unanimous support of revised language by a vote of 7/0</b></p>		
A	B	C	<p><b>ED-G6. Competitive Quality of Life.</b> Natural resources, recreational opportunities, <u>quality schools</u> and vibrant town centers that incorporate a mix of employment, housing, and retail uses as well as access to childcare, multi-modal transportation, and cultural and natural amenities.</p>		<p><b>M</b>  <b>Straw Vote</b>  <b>7-0</b></p>
			<p><b>COMMENTS: 1-20-11</b>  <b>Commissioner Gearheart</b> – I want to see the mention of “good schools” in here.  <b>Director Girard</b> read the goal with the addition of the words “quality schools” after “recreational opportunities”.  <u>All support with addition of “quality schools”.</u>  <u>Stop here. 1-20-11</u></p>		
A	B	C	<p><b>ED-G7. Skilled and Ready Workforce.</b> Proactive development of the workforce through early and higher education, vocational training <u>and retraining</u>, and lifelong learning, so that <u>our residents are there is a trained workforce</u> prepared to contribute to the industries in Humboldt County and our region.</p>	<p><b>Nelson</b></p>	<p><b>M</b>  <b>Straw Vote</b>  <b>7-0</b></p>
			<p><b>COMMENTS: 2-10-11</b>  <b>Commissioner Nelson</b> recommended the suggested addition of the word “re-training” by HAR.  <b>Commissioner Faust</b> encouraged HSU and CR to develop a module in junior high and high school on how to starting a new business in order to retain our youth in the community.  <b>Chair Gearheart</b> recommended a change to read ... so that “there is a trained</p>		

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
			workforce.." instead of "residents" All supported these changes. <b>Straw vote</b> <b>Unanimous support of G7 including the proposed changes by Commissioners Nelson and Gearheart. 7/0</b>		
A	B	C	<b>ED-G8 Regulatory and Permit Streamlining</b> <b>Revised ED-G8</b> Permitting and licensing processes that respond to the needs and timelines of market conditions and remove unnecessary barriers to <del>micro-enterprises and home-based</del> businesses, <b>especially those that discourage micro-enterprise and home-based start ups.</b>	<b>Disiere</b>	<b>M</b> <b>Straw</b> <b>Vote</b> <b>7-0</b>
			<b>COMMENTS: 2-10-11</b> <b>Commissioner Disiere</b> recommended that "micro-enterprises and home-based businesses" be removed from the G8 (as recommended by HAR) <b>Director Girard</b> explained that these businesses were targeted consistent with the County's economic strategy, and it may not be appropriate to streamline public review of all business permitting. Regulatory framework has a bigger impact for smaller businesses than larger. <b>Chair Gearheart</b> suggested a separate goal be prepared that would include regulations that would better meet the needs of home-based and micro-enterprises. <b>Straw vote</b> <b>Unanimous agreement that staff would return with revised language on G8 7/0.</b>		
			<b>COMMENTS: 3-10-11</b> <b>Staff recommends the following revisions to G8:</b> <b>ED-G8 Regulatory and Permit Streamlining</b> <b>Revised ED-G8</b> Permitting and licensing processes that respond to the needs and timelines of market conditions and remove unnecessary barriers to <del>micro-enterprises and home-based</del> businesses, <b>especially those that discourage micro-enterprise and home-based start ups.</b> <b>Straw vote</b> <b>Unanimous support of revised language 7/0</b>		

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
A	B	C	<p><b>ED-G9. Telecommunications.</b> Reliable and modern telecommunications infrastructure and services that can attract and retain internet and knowledge-based businesses.</p>		R
			<p><b>COMMENTS:</b></p>		
A	B	C	<p><b>ED-G10. Public Water and Wastewater.</b> Adequate public water and wastewater facilities to accommodate <b>the business and residential needs of the community.</b> <del>workforce housing and provide opportunities for businesses to grow.</del> <b>Utilize available industrial water resources to provide jobs, revenue, and economic resources to the county.</b></p>	Nelson	M Straw Vote 7-0
			<p><b>COMMENTS: 2-10-11</b>  <b>Commissioner Emad</b> stated that this issue is not just for businesses to grow; this is needed for people to live and thrive.  <b>Jacqueline Debets</b> stated that this issue is addressing a constraint to businesses and growth.  <b>Director Girard</b> stated that the health and safety issue for residents is addressed in Chapter 5, Infrastructure Element.  <b>Commissioner Masten</b> requested to strike out the words "workforce housing" if this goal is just for business.  <b>Commissioner Emad</b> stated that he would prefer the term "affordable housing for all income levels".  <b>Commissioner Gearheart</b> suggested the revised wording "...to accommodate business and residential needs of the community".  <u>Straw vote</u>  <b>Unanimous support of with the revised language suggested by Chair Gearheart.</b></p> <p><b>ED-G14 (proposed new HAR goal)</b>  <u>COMMENTS: 2-10-11</u>  <b>Commissioner Nelson</b> read the proposed HAR goal, ED-G14 into the record and discussion</p>		

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
			<p>took place regarding water resources; in particular, water allocated for industrial water users around the bay.  <b>Commissioner Masten</b> stated that issue this should be covered in water resource element.  <b>Commissioner Gearheart</b> suggested adding G14 to G10 as a second sentence.  <u>Straw vote</u>  <b>Unanimous support to combine G14 (HAR goal) into the second sentence of G10</b></p>		
A	B	C	<p><b>ED-G11. Transportation Networks.</b> Transportation facilities and services that allow competitive connectivity for freight and people to metropolitan areas and worldwide markets.</p>	<b>C. Emad pulled during mtg.</b>	<b>R</b>
			<p><b>COMMENTS: 2-10-11</b>  <b>Commissioner Emad</b> stated that the Commission should be explicit that we are going to open up HWY 101 to allow trucks to come up here.  <b>Commissioner Krebs</b> suggested that this wording is contained in ED P9.  <b>All support as written.</b></p>		
A	B	C	<p><b>ED-G12. Land Inventory.</b> A sufficient land inventory to meet the demand for commercial and industrial expansion and profitable natural resource production.</p>		<b>R</b>
			<p><b>COMMENTS: 2-10-11</b>  <b>Commissioner Gearheart</b> asked whether "industrial expansion" would include business parks? (Yes)  <b>Commissioner Disere</b> agreed with the realtors regarding "no net loss" of industrial lands. A majority of the available industrial lands is coastal dependent. I agree that we need a difference between commercial and industrial. It is difficult to find large sites ready for commercial and industrial. by "no net loss" I was meaning if you take one away for another use make sure that we replace it with the equal amount of suitable land.  <b>Commissioner Krebs</b> requested information from staff regarding the current amount of vacant industrial land. (staff provided a verbal report to the commission).  <b>Commissioner Emad</b> stated that a lot of those sites are really not available for commercial or industrial uses. Complex issues. Not turnkey properties.  <b>All okay as written.</b></p>	<b>C. Gearheart pulled during mtg.</b>	

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
A	B		<b>ED-G13. Brownfields.</b> A successful recycling program converting underutilized Brownfields into valuable land for housing and business expansion.		R
			<b>COMMENTS:</b>		
		D	<b>2320.</b> To develop a stable and diverse economic base supporting long term local employment and supporting the free market system by designating and protecting adequate industrial and commercial site.		
			<p><b>COMMENTS: 2-10-11</b>  <b>Proposed ED-G15 from HAR:</b>  <b>ED-G15 Private Sector Support.</b> A comprehensive economic development strategy which includes support for the local private sector that benefits the region's economic prosperity.</p> <p><b>Commissioner Nelson</b> requested to add the proposed new Goal, ED-G15 Private Sector Support from HAR to the list and read into the record.  <b>Commissioner Emad</b> asked staff if there was a downside to having it?  <b>Jacqueline Debets</b> stated that she does not believe that it adds anything. We may not use the word "private sector" but it is not a new goal. We would not recommend.  <b>Commissioner Disiere</b> – I would recommend using the word "encourage" instead of "support". Not selective to just one industry – all encompassing.</p> <p><u>Straw vote</u>  <b>Commissioner Gearheart, Masten, Emad, Kreb and Faust - No</b>  <b>Commissioners Disiere and Nelson - Yes</b></p>	Proposed HAR Goal as pulled by C. Nelson	D
			<b>9.4 Policies</b>		
A	B		<b>ED-P1. Financial Resources.</b> The County shall acquire state, federal, and private grants for workforce training, economic research, infrastructure, and local business development	Prog, IM1-2	R

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
			consistent with the County Economic Development Strategy.		
			<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>		<b>ED-P2. Job Growth and Workforce.</b> Collaborate with economic development entities in the region to promote job growth, technological innovations, and entrepreneurship in base and emerging industries. Work with the education and private sectors to promote education, vocational training, professional development, and lifelong learning in the workforce.	Prog, IM2	<b>R</b>
			<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>		<b>ED-P3. Workforce Affordable Housing.</b> <del>Develop</del> <b>Ensure</b> housing at a price commensurate with income levels as reflected in the County Regional Housing Needs Assessment, and a transportation system to provide efficient connectivity between housing and places of employment to minimize commute travel times and distances.	Leg <b>Staff</b>	<b>M</b> <b>Straw</b> <b>Vote</b> <b>7-0</b>
			<b>COMMENTS: 2-10-11</b> <b>Director Girard</b> stated that there is a connection between housing and work force and a major driver for the economy. <b>Chair Gearheart</b> asked if the County actually develops workforce housing? (Yes). How about if we use the word "Ensure" instead? <b>Commissioner Emad</b> – I would like to change the word "workforce" to "affordable" to be consistent with the goals. <b>Commissioner Nelson</b> stated that there are many people that are working the marijuana industry and show up as low income when they are not low income. This is not accurate. <b>All support with the changes suggested by Commissioners Emad and Gearheart.</b>		
<b>A</b>	<b>B</b>		<b>ED-P4. Childcare.</b> Promote the provision of childcare facilities within business,	Prog, Leg, S1,	<b>R</b>

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
			commercial and industrial centers, and housing developments. Streamline the permitting requirements for new childcare facilities. Foster private/public partnerships with childcare service and information providers.	IM6	
			<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>		<b>ED-P5. Aging Population.</b> Respond to the increasing transportation, service, and housing needs of the county's aging population.	Leg	<b>R</b>
			<b>COMMENTS:</b>		
	<b>B</b>		<b>ED-P6. Large Format Retail.</b> Require <u>discretionary review, including analysis</u> of the economic and workforce impacts, of large format "big box" commercial uses.	Staff recommended additions for clarity. QJ, S2, IM7 <b>Staff, Nelson</b>	<b>R Straw Vote 4-2-1</b>
			<b>COMMENTS: 2-10-11</b> <b>The Chair</b> reminded the Commissioners that there are 3 alternative policies on this subject up for discussion or a vote on the preference. <b>Commissioner Nelson – I prefer C.</b> <b>Commissioner Kreb – I prefer A.</b> <b>Commissioner Faust – I prefer A also.</b> Alternative C does not require CEQA review or a discretionary permit. This option will send a county into a death trap of litigation. Without a CEQA review, the economic impacts, traffic, etc. would not be examined publicly. <b>Commissioner Disiere – not a CEQA process under C? I can't support C.</b> <b>Commissioner Emad – could staff please define discretionary review? (a large format development would require a CUP – So if B were adopted, it would go to the PC).</b>		

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
			<p><b>Commissioner Nelson</b> questioned what a "Big Box" was and it was agreed that a "Big Box" constituted 50,000 square feet or more.</p> <p><b>Disiere – I support B</b>  <b>Emad – I support B</b>  <b>Masten – I support B</b>  <b>Gearheart - I support B</b></p> <p><u>Straw vote</u>  <b>Commissioners Kreb and Faust supported Alternative A</b>  <b>Commissioners Emad, Disiere, Masten &amp; Gearheart supported Alternative B</b>  <b>Commissioner Nelson supported Alternative C</b></p>		
<b>A</b>			<p><b>ED-P6. Large Format Retail.</b> Large format "big box" commercial uses shall not be located in the unincorporated area.</p>	Prohibits "big boxes" in the unincorporated area.	<b>D</b>
			<b>COMMENTS:</b>		
		<b>C</b>	<p><b>ED-P6. Large Format Retail.</b> Large format "big box" commercial uses, meeting established development standards, can be ministerially approved in designated commercial zones.</p>	Would allow ministerial approval if consistent with adopted development standards.	<b>D</b>
			<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<p><b>ED-P7. Broadband Internet.</b> Support broadband improvements necessary to maintain the County's business competitiveness and serve remote communities.</p>	Leg <b>Emad, Nelson</b>	<b>R</b> <b>Straw Vote</b>

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
					7-0
			<p><b>COMMENTS: 2-10-11</b>  <b>Commissioner Emad</b> – after going through Telecommunications Element – I'm okay with this.  <b>Commissioner Nelson</b> wanted to add "redundant fiber line" and <b>Ms. Debets</b> explained that was included as a requirement for contractors.  <b>All support as written.</b></p>		
A	B	C	<p><b>ED-P8. Public Infrastructure.</b> Assist local service providers in the pursuit of state and federal funding and development of land use assessment, <u>rates</u> and <u>connection</u> fee programs to upgrade and enhance water and wastewater facilities.</p>	Prog, Iss, Leg <b>Emad,</b>	<b>M</b> <b>Straw</b> <b>Vote</b> <b>7-0</b>
			<p><b>COMMENTS: 2-10-11</b>  <b>Commissioner Emad</b> wanted a connection to the fee being assessed and suggested adding the word "connection" to "fee programs".  <b>Commissioner Faust</b> – I worry that this may overly limit the scope of funding.  <b>Commissioner Masten</b> commented on user fees and Director Girard suggested "assessment, rate and connection fees" .  <u>Straw vote</u>  <b>Unanimous support of revised language proposed by Director Girard.</b></p>		
A	B		<p><b>ED-P9. Freight Mobility.</b> Pursue financial and technical solutions to provide unrestricted interstate truck access on both U.S. 101 and State Highway 299.</p>	Prog, IM2 <b>Staff</b>	<b>R</b> <b>Straw</b> <b>Vote</b> <b>6-1</b>
			<p><b>COMMENTS: 2-10-11</b>  <b>Commissioner Faust</b> – Our community is divided on the subject of Richardson Grove. I have a problem with the word "unrestricted" – we need to balance the protection of the environment and need for mobility. I can't support as written.  <b>Commissioner Kreb</b> – I do support this as it is written. It is hard to run a small business without these road improvements. It is hard to kill a redwood. The power plant is being decommissioned and will need to move a lot of material out of the County. We can either</p>		

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
			haul on a bunch of small trucks or fewer large trucks. <b>Commissioner Emad</b> – I support as written. I view this in the context of the greater good. <u>Straw Vote</u> <u>All in support as written except C. Faust.</u>		
A	B	C	<b>ED-P10. Rail.</b> Support protection for the NCRA right-of-way and assets to preserve the ability to re-open the line in response to a demand for rail service.	Iss	R
			<b>COMMENTS:</b>		
A	B		<b>ED-P11. Port Development.</b> Support efforts to maintain and develop the port for the fishing industry, marine dependent coastal industries, mariculture and recreation. Zone and develop infrastructure to create an adequate supply of ready-to-build coastal dependent land suitable to compete for marine dependent industries.	Iss, Leg	R
			<b>COMMENTS:</b>		
A	B	C	<b>ED-P12. Airport <u>Service</u> Expansion.</b> Support expansion of <del>the</del> airport <u>services</u> to include <u>reliable</u> service to multiple major airport hubs, <u>carriers</u> and expanded flight schedules.	Iss, Leg, Prog, IM2 <b>Emad</b>	<b>M</b> <b>Straw</b> <b>Vote</b> <b>7-0</b>
			<b>COMMENTS: 2-10-11</b> <b>Commissioner Emad</b> – the airport is unreliable because of the location and weather issues. Can't get in and out. We should move it. There is a large cost to people because they miss flights. Look for funding to move this thing. <b>Commissioner Faust</b> – Rewrite this policy to find more money to move the airport. <b>Commissioner Nelson</b> - the county should encourage upgrading the current airport to support visionless landing (Jacqueline Debets stated that the upgrades are underway). <b>Commissioner Gearheart</b> – I like the changed wording suggested by HAR with the inclusion		

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
			of the word "reliable". <b>Straw vote</b> <b>All in support of changes proposed by C. Gearheart.</b>		
A	B		<b>ED-P13. Prime Employment Land Protection.</b> <del>Identify and protect prime employment lands from conversion and encroachment of conflicting uses. Plan and zone sufficient land to maintain a 20 year supply of industrial and commercial properties and protect prime employment land.</del>	Prog, IM5 <b>Staff</b>	<b>M</b> <b>Straw</b> <b>Vote</b> <b>7-0</b>
			<b>COMMENTS: 2-10-11</b> <b>Commissioner Disiere</b> – asked for clarification of the term "prime employment lands" <b>Chair Gearheart</b> stated that the explanation for this term is in the narrative for the Element and a discussion that there is 20 year supply of commercial property. We may want to see that incorporated somewhere here or in another policy. (staff also commented that this is contained in IM5). <b>Commissioner Masten</b> stated that HAR submitted comments that this policy is in conflict with the HE. <b>Commissioner Disiere</b> – if we have adequate land in our inventory for 20 years out that eliminates the problem, but we don't have that today. <b>Commissioner Emad</b> stated that commercial next to residential can become a nuisance. This should be addressed. <b>Straw vote</b> <b>All agreed to have staff re-write to address the inventory issue.</b>		
			<b>Comments: 3-10-11</b> <b>At the request of the Commission, staff returned with the following policy language:</b> <b>ED-P13 Prime Employment Land Protection.</b> <u>Plan and zone sufficient land to maintain a 20 year supply of industrial and commercial properties and protect prime employment land.</u> <b>Straw vote</b> <b>Unanimous support revision 7/0</b>		
	B		<b>ED-P14. Industrial and Business Parks.</b> Promote development of well-planned and designed industrial <b>and business</b> parks catering to existing local, as well as outside, opportunities, where appropriate. Encourage master environmental assessments for	Iss, Prog, IM2, IM4 <b>Emad, Nelson</b>	<b>M</b> <b>Straw</b> <b>Vote</b>

Plan Alternative				Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
				industrial <b>and business</b> parks in order to streamline the subsequent development process.		7-0
				<p><b>COMMENTS: 2-10-11</b>  <b>Commissioner Emad</b> – I'm okay as written.  <b>Commissioner Nelson</b> – I like what the realtors submitted. They added business parks to industrial parks.  <b>Chair Gearheart</b> – I agree with addition of business parks, and pre-zoning. I support this revision.(Staff was not in support of pre-zoning as it can be too restrictive, but was in support of adding the words "industrial/business parks". Conversation ensued regarding pre-zoning).  <b>Commissioner Disiere</b> wanted to see a policy that would update the zoning ordinance to support these types of businesses and allow more flexibility with the zoning for these sites.  <b>Straw vote</b>  <b>Unanimous support with the addition of the word "business" parks and create a new policy to address zoning. 7/0</b></p>		
			<b>D</b>	<b>2330.7.</b> Where appropriate, promote development of well planned and designed industrial parks catering to existing local, as well as outside opportunities. Encourage master environmental assessments for industrial parks in order to streamline the subsequent development process.		
<b>A</b>	<b>B</b>			<b>ED-P15. Revitalization.</b> Promote the revitalization of communities in transition due to the decline of resource-based industries.	Prog, Leg, S3, IM3	<b>R</b>
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>ED-P16. Brownfields.</b> Pursue and distribute funding and technical assistance to assess,	Prog, IM1, IM4,	<b>R</b>

Plan Alternative	Chapter 9 Economic Development		Staff Remarks/ Implementation	Position R,M,D
		clean up, and reuse Brownfield's. Streamline regulatory review for proposed development in commercial and industrial zoned Brownfields.	IM10   staff	Straw Vote 7-0
		<b>COMMENTS: 2-10-11</b>  <b>All support as written.</b>		
		<b>ED-P17 Commercial Development.</b> Streamline regulatory review of proposed commercial development. Pre-zone adequate land for commercial use.	Proposed HAR Policy added by C. Nelson	D Straw Vote 5-2
		<b>COMMENTS: 2-10-11</b> <b>Commissioner Nelson</b> requested all the HAR policies be added. He read proposed P17 into the record <b>Commissioner Disiere</b> – I support. <b>Commissioner Kreb</b> – can staff comment on this? (staff stated that this policy is duplicative of what we already have in the element; however it's okay to add). <b>All in favor of P17 as written? none</b> <b>Chair Gearheart</b> suggested to <b>Commissioner Nelson</b> to review IM4 and see if that addressed his concerns. <b>Commissioner Nelson</b> – I proposed that we take our pre-zoning but keep in streamlining. It's more of an attitude. I have heard how difficult to get a project through planning. I think that we could do a lot better to encourage new businesses to come in here. <b>Straw vote</b> <b>Commissioners Nelson &amp; Disiere supported the first sentence of ED-P17.</b> <b>Commissioners Kreb, Faust, Gearheart, Masten and Emad wanted to eliminate P17.</b>		
		<b>ED-P18. Higher Education.</b> Support College of the Redwoods and Humboldt State University education and training programs that provide residents with the skills and knowledge to qualify for living wage careers and enhances the competitive edge of the industries in our region. Support K-12 educational programs that prepare students for careers in regional industries.	Proposed NEW HAR Policy added by C. Nelson	M Straw Vote 7-0

Plan Alternative	Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
	<p><b>COMMENTS: 2-10-11</b>  <b>Jacqueline Debets</b> stated that the colleges are a big part of our base industries and is well addressed in the Economic Development.  <b>Commissioner Disiere</b> – are you saying we don't need a policy saying this? (no)  <b>Chair Gearheart</b> suggested a new policy that addressed education.  <u>Straw vote</u>  <b>Unanimous support to have staff return with revised language</b></p>		
	<p><b>COMMENTS – 3-10-11</b>                      The HAR submitted a new policy recognizing the economic impacts of the colleges to our economy. The Chair supported this and requested that it be expanded to address the importance of education on our economy. Staff proposed the following language:   <u><b>ED-P18. Higher Education.</b> Support College of the Redwoods and Humboldt State University education and training programs that provide residents with the skills and knowledge to qualify for living wage careers and enhances the competitive edge of the industries in our region. Support K-12 educational programs that prepare students for careers in regional industries.</u>   <u>Straw vote</u>  <b>Unanimous support of revision to HAR policy as made by staff 7/0</b></p>		
	<p><b>ED-P19. Marijuana Industry.</b> Recognize the marijuana industry may be legalized and in that event, it will be regulated and integrated into the County's market economy.</p>	<p>Proposed HAR Policy added by C. Nelson</p>	<p><b>D</b>  <b>Straw Vote</b>  <b>7-0</b></p>
	<p><b>COMMENTS: 2-10-11</b>  <b>Commissioner Nelson</b> wanted to have this policy address regulation and integration of marijuana into the County's market economy.  <b>County Counsel</b> – I would counsel you not to do anything and wait to see what happens. everything is in flux.  <b>Commissioner Masten</b> – this is covered in another policy. It is not legalized now.</p>		

Plan Alternative	Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
	<p><b>Straw vote</b>  <b>Unanimous support to eliminate P19</b></p>		
	<p><b>ED-P20. Existing Businesses.</b> Identify reasons for and a response to the trend of existing businesses leaving the area.</p>	<p>Proposed HAR Policy added by C. Nelson</p>	<p><b>D</b>  <b>Straw Vote</b>  <b>6-1</b></p>
	<p><b>COMMENTS: 2-10-11</b>  <b>Commissioner Disiere</b> asked if staff currently does this.  <b>Jacqueline Debets</b> stated that the Economic Development Division does pay attention to when a business leaves, and we find out why they leave. The main reason in the past is due to our transportation infrastructure (or lack there of).  <b>Straw vote</b>  <b>Commissioner Nelson was in support P20 as written.</b>  <b>Commissioners Kreb, Disiere, Emad, Gearheart, Faust and Masten were not in support.</b></p>		
	<p><b>ED-P21. Private Sector Support.</b> Assist local businesses in their development and expansion by providing incentives and assistance in pursuing state and federal funding where available. Actively assist businesses in pursuing sources of venture capital.</p>	<p>Proposed HAR Policy added by C. Nelson</p>	<p><b>D</b>  <b>Straw Vote</b>  <b>7-0</b></p>
	<p><b>COMMENTS: 2-10-11</b>  <b>Commissioner Kreb</b> questioned whether this was already being done and <b>Director Girard</b> directed the Commission to IM2  <b>Commissioner Masten</b> wanted to see more information about incentives( <b>Ms. Debets</b> explained that most incentives were generated on a state level not a county level). She stated that she wants to see more incentives.  <b>Commissioner Emad</b> thought that IM2 was an example of incentives.  <b>Commissioner Masten</b> stated that these are more assistance programs, not incentives. Incentives would be like a building, land for use for a period of time; and requested that staff explore these options.                      Staff suggested combing P21 with IM2.</p>		

Plan Alternative				Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
				<p><b>Straw vote</b>  <b>Unanimous support to have staff combine P21 with IM2 7/0</b>  <b>STOP HERE&gt;</b></p>		
			D	<p><b>2330.1.</b> Promote economic development by coordination of efforts with both local economic development organizations and members of the private sector.</p>		D
			D	<p><b>2330.2.</b> Encourage a diverse range of commercial and industrial development consistent with community goals and the level of services provided in each of the cities and communities.</p>		D
			D	<p><b>2330.3.</b> Continue to provide for, through General Plan amendments and zoning revisions as needed, an adequate supply of commercial and industrial land to maximize opportunities for development.</p>		D
			D	<p><b>2330.4.</b> Prevent the loss of designated industrial lands to other uses requiring permanent facilities.</p>		D
			D	<p><b>2330.5.</b> Ensure that industrial or commercial development which requires provision for public water, sewage disposal, roads and other needed utilities and services is placed in a suitable urbanized area.</p>		D
			D	<p><b>2330.6.</b> Allow Resource Dependent Industrial uses outside of urban areas when such uses are:</p> <ul style="list-style-type: none"> <li>• dependent upon close proximity to resource production lands, and</li> <li>• not dependent on urban services.</li> </ul>		D
			D	<p><b>2330.8.</b> Locate commercial development in appropriate community centers that will assist</p>		D

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
			and supplement existing commercial activity.		
		<b>D</b>	<b>2330.9.</b> Discourage strip commercial development, where appropriate.		<b>D</b>
		<b>D</b>	<b>2330.10.</b> Encourage the economic opportunities for production facilities that efficiently utilize all products and by-products of forestry, fishery, or agricultural uses.		<b>D</b>
		<b>D</b>	<b>2330.11.</b> Maximize local energy opportunities from the renewable resources found in the County.		<b>D</b>
		<b>D</b>	<b>2330.12.</b> Encourage innovative methods for pollution reduction and waste product disposal and utilization.		<b>D</b>
			<b>9.5 Standards</b>		
<b>B</b>			<b>ED-S1. Childcare.</b> The County shall consider childcare facilities within commercial and industrial zones as a principally permitted accessory use when supporting that business or industrial use. <del>Maintain</del> <u>Develop</u> a tiered permitting system ranging from principally permitted to conditionally permitted, according to size and location when in commercial or industrial zones but not directly supporting the business or industrial use and within residential zones.	<b>ED-P4 Gearheart</b>	<b>M Straw Vote 7-0</b>
			<p><b>COMMENTS: 3-10-11</b></p> <p><b>Chair Gearheart</b> – I don't think it should only support the business for the childcare.</p> <p><b>Commissioner Emad</b> – I share the concern of staff – daycare should not be in any area that is not considered a safe environment – industrial or commercial needs a CUP.</p> <p><b>Commissioner Disiere</b> – I've seen daycare in commercial and industrial areas where they are not impacted. Are there any zones that they are principally permitted?</p> <p><b>TH</b> – yes – residential zones, state law – up to 12. I can bring that back to you.</p> <p><b>Commissioner Kreb</b> – I support childcare in commercial zones, whole organization is more</p>		

Plan Alternative	Chapter 9 Economic Development		Staff Remarks/ Implementation	Position R,M,D
		<p>productive if childcare is nearby.  <b>Jacqueline Debets</b> – this was advocated by the childcare industry – while there seems to be hazards in industrial zones, it actually can be done because it benefits their workforce.  <b>Commissioner Nelson</b> – I didn't realize that we had problems with childcare facilities that are not up to standards? Shouldn't they be the same? Bothers me that we have facilities that are hazardous to their health.  <b>TH</b> - State issue – and they will not be permitted.  <b>Commissioner Nelson</b> – then this shouldn't be a problem.  <b>Commissioner Faust</b> – how about “develop” instead of “maintain”  <b>Commissioner Emad</b> – “ google versus oil refinery” – I would like to have some level of discussion to help me understand what this tiered process looks at.                      All okay – yes  <b>Straw vote</b>  <b>Unanimous support of proposed revision by C. Faust 7/0</b></p>		
<b>B</b>		<p><b>ED-S2. Large Format Retail.</b> The County shall require discretionary review of <del>large-format</del> “big box” commercial retail uses with a total building floor area; including multiple buildings, outdoor sale areas and storage, in excess of 50,000 square feet.</p>	<p>Re-worded to add definition of “big box” and eliminate redundancy with <b>ED-P6</b>.  <b>Staff, Nelson</b></p>	<p><b>R</b>  <b>Straw Vote</b>  <b>4-3</b></p>
		<p><b>COMMENTS: 3-10-11</b>  <b>Commissioner Emad-</b> I'm concerned about what Jen Kalt said – If a big box developer leaves, what do we do? Is this the place to talk about ths?  <b>TH</b> – this is usually discussed during the discretionary permit – we can talk about it there.  <b>Commissioner Faust</b> – only applies discretionary review for retail over 50,000 square feet – recall the Safeway that was just 50,000 square feet. You really need to look at the impacts for this type of development. I don't know what the right number is? 10,000 square feet? It's a mistake to think we are doing a developer a favor – the only one we are doing a favor are the attorneys that sue you.... Environmental review. It is in their interest to have</p>		

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
			<p>the issues vetted. Don't want to approve something of this size without looking at impacts.  <b>TH</b> – discretionary review can be triggered if you are next to sensitive resources.  <b>Commissioner Emad</b> – I'm uncomfortable with the arbitrary number – we should be able to look at all the issues.  <b>Commissioner Masten</b> – in other places it gets kicked in for review If there are other issues. I'm not so concerned.  <b>TH</b> – yes – 50,000 square feet is arbitrary – it is a standard to look at.  <b>Commissioner Masten</b> – I'm okay with this.  <u>Straw vote</u>  <b>Commissioners</b> <b>Kreb, Disiere, Gearheart</b> and <b>Masten</b> were in support  <b>Commissioners</b> <b>Nelson, Emad</b> and <b>Faust</b> were not in support 4/3</p>		
	<b>B</b>		<p><b>ED-S3. Disadvantaged Communities.</b> Communities shall be considered disadvantaged based on one or more of the following factors: disproportionately lower median incomes, higher unemployment rates, deteriorated housing conditions, or high commercial and industrial land vacancy rates.</p>	<p><b>ED-P13 ED-P15</b>  <b>Gearheart</b></p>	<p><b>R</b>  <b>Straw</b>  <b>Vote</b>  <b>7-0</b></p>
			<p><b>COMMENTS: 3-10-11</b>  <u>Straw vote</u>  <b>Unanimous support of staff original language 7/0</b></p>		
			<p><b>9.6 Implementation Measures</b></p>		
<b>A</b>	<b>B</b>		<p><b>ED-IM1. Economic Development Strategy.</b> Maintain the County's Comprehensive Economic Development Strategy in collaboration with local jurisdictions, businesses, economic development organizations and the public. Conduct and disseminate economic research relating to emerging markets, innovations, and opportunities in which the region may have competitive advantages.</p>	<p>ED-P1 ED-P16</p>	<p><b>R</b></p>
			<p><b>COMMENTS:</b></p>		

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
A	B		<b>ED-IM2 Economic Development Programs.</b> Operate economic development programs that promote <del>and seek funding for</del> workforce development <u>for industry needs and housing</u> and provide technical and financial assistance. Provide incentives including but not limited to delivering capital, technical expertise, and training to businesses starting up and expanding. <u>Seek funding to support programs, particularly US Small Business Administration and Community Development Block Grants for micro-enterprise.</u>	ED-P1 ED-P2, ED-P9, ED-P12 ED-P14 <b>Staff</b>	<b>M Straw Vote 7-0</b>
			<b>COMMENTS: 3-10-11</b>  <b>Straw vote Unanimous support of revised language 7/0</b>		
A	B		<b>ED-IM3. Disadvantaged Community Assistance Programs.</b> Operate economic development programs that promote and seek funding for development assistance to disadvantaged communities.	<b>ED-P15,</b>	<b>R</b>
			<b>COMMENTS:</b>		
A	B		<del><b>ED-IM4. Permit Streamlining for Business Growth.</b> Update ordinances and permit processes to increase efficiency and reduce permit processing times for strategic targets such as, micro enterprises, home based businesses, and workforce housing. Increase the type and scale of principally permitted land use activities associated with micro enterprises, home based businesses, and expansion and re location of small businesses. Provide regulatory incentives for base and emerging industries proposing to expand their business operations and workforce.</del>	<b>ED-P14 ED-P16 Smith Emad</b>	<b>D</b>
		C	<b>ED-IM4. Permit Streamlining for Business Growth.</b> Update ordinances and permit processes to increase efficiency and reduce permit-processing times, <u>addressing constraints to micro enterprises and home-based businesses.</u>		<b>M Straw Vote 7-0</b>

Plan Alternative	Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
	<p><b>COMMENTS: 3-10-11</b>  <b>Commissioner Nelson</b> – I support C  <b>Commissioner Faust</b> – can staff tell us the differences in A/B and C?  <b>TH</b> – this is an attempt to coordinate our land use plan with the economic strategic program.  <b>Commissioner Masten</b> – I was thinking that you were looking for some kind of funds and there was required language.  <b>Jacqueline Debets</b> – good questions. I see the value in the clarity in the C version. The micro businesses tend to get “squashed” by the regulations and sometimes need extra help to get started. Their natural starting places don’t fit well.  <b>Commissioner Disiere</b> – I can support something more targeted – we could add something to C – specifically “Emphasis should be on all businesses”.  <b>Commissioner Emad</b> – I am in support of C – that is why we have a permit processing streamlining committee. I think these should be separated. “C” is a goal. If you want to go one step further and add the “baby business” need extra, that should be another item.  <b>Commissioner Masten</b> – keep the first sentence – streamline for all businesses. Then address the uniqueness in a separate IM.  <b>Commissioner Faust</b> – I’m not sure what the problem is – laws versus departmental processes. Every permit processes should be efficient and treat people fairly. They should do that consistent with protecting the resources. I don’t get it here – incubator businesses. Reduce resources that we are going to concerned with. I this is procedural – I’m not sure why we are doing this? We don’t want to discriminate to any applicant. Do not support these changes if you are relaxing the standards for protecting resources, I’m opposed. If these changes are because staff is not doing their job, I think we need to fix that issue.  <b>Staff</b> – all regulations are not created equal. The way the code is written is relatively insensitive to the scale o the project. Retail or industrial – but not how big the business is. We don’t have good performance standards that address small businesses. The C version would give us license across the board and you could review.  <b>Commissioner Emad</b> – at the permit streamlining committee – never was it discussed to get around environmental laws. Always about processes in the Department. That is what C is</p>		

Plan Alternative			Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
			<p>doing. We owe it to every business. Budding businesses should be a different animal (policy).</p> <p><b>Commissioner Krebs</b> – I support C, but I also support pulling out the last sentence for another IM.</p> <p><b>Commissioner Faust</b> – I can support this as long as there are no changes in the review for impacts to resources.</p> <p>All okay with these changes.</p> <p><b>Straw vote</b>  <b>Unanimous support of revised IM4 with the addition of a new Measure, IMX 7/0</b></p>		
			<p><b>(IMX) Regulatory Incentives for Emerging Industries.</b> Provide regulatory incentives for base and emerging industries proposing to expand their business operations and workforce.</p>	<p><b>NEW – added by PC on 3-10-11</b></p>	<p><b>NEW Straw Vote 7-0</b></p>
<b>A</b>	<b>B</b>		<p><b>ED-IM5. Commercial and Industrial Sites.</b> Maintain and update the commercial and industrial sites database, including identification of prime employment sites, on a <u>6 month</u> <del>two-year</del> cycle and provide <u>current</u> online maps of vacant industrial and commercial properties using the County's Geographic Information System.</p>	<p><b>ED-P13, Staff</b></p>	<p><b>M Straw Vote 7-0</b></p>
			<p><b>COMMENTS: 3-10-11</b>  <b>Commissioner Disiere</b> – two year cycle is too long; I recommend a 6 month review cycle, and the online maps should be current.</p> <p><b>Straw vote</b>  <b>Unanimous support of the revisions proposed by C. Disiere of IM5 with a vote of 7/0</b></p>		
<b>A</b>	<b>B</b>		<p><b>ED-IM6. Childcare.</b> Modify land use ordinances to reduce permitting requirements for childcare facilities and support development of funding sources.</p>	<p><b>ED-P4</b></p>	<p><b>R</b></p>
			<p><b>COMMENTS:</b></p>		
	<b>B</b>		<p><b>ED-IM7. Large Format Retail.</b> Develop guidelines for conducting economic and workforce</p>	<p><b>ED-P6 Staff, Nelson</b></p>	<p><b>R Straw</b></p>

Plan Alternative				Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
				impact analysis for "big box" commercial uses.		<b>Vote 4-3</b>
				<b>COMMENTS:</b>		
<b>A</b>				<b>ED-IM7. Large Format Retail.</b> Revise the Zoning Code to prohibit Large format "big box" commercial uses from locating in the unincorporated area.		<b>D</b>
				<b>COMMENTS: 3-10-11</b> <b>Commissioner Faust</b> stated that he would normally support Alternative A but will vote for B because it requires an economic review. <b>Commissioners Nelson, Masten and Disiere</b> support Alternative C <b>Commissioners Emad, Gearheart, Krebs, Faust</b> support Alternative B		
		<b>C</b>		<b>ED-IM7. Large Format Retail.</b> Adopt development standards for ministerial review of large format "big box" retail.		<b>D</b>
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>ED-IM8. Transportation and Infrastructure.</b> Operate economic development programs that promote and seek funding for transportation and infrastructure development critical to economic growth, including telecommunications, regional highway improvements, port development, airport expansion, and water and wastewater systems.		<b>R</b>
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>ED-IM9. <del>Foreign Trade Zone and Special Economic Development Enterprise Zones.</del></b> Support promotion of benefits and usage of special economic development zones to the		<b>M Straw Vote</b>

Plan Alternative				Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
				business community.		7-0
				<p>COMMENTS: 3-10-11  <b>Commissioner Nelson</b> requested a discussion of the suggestions of HAR – put in foreign trade and enterprise zone in instead of special economic development zones – why would we not do that?  <b>Jacqueline Debets</b> – more generic if these change in the future, but we may want to change the title.                      All support revising the title.  <u>Straw vote</u>                      Unanimous support of original language with change to the title 7/0</p>		
A	B			<p><b>ED-IM10. Brownfields.</b> Develop zoning standards to provide increased flexibility for interim land uses and continuation of legal non-conforming uses to encourage cleanup and reuse of underutilized commercial and industrial zoned Brownfields.</p>	ED-P16, Staff	R Straw Vote 7-0
				<p>COMMENTS: 3-10-11                      All okay as written.</p>		