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HUMBOLDT COUNTY
PLANNING DIVISION

February 12, 2007

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Humboldt County Planning Commission
H. C. Community Development Services Dept.
3015 H Street
Eureka, California 95501

RE: General Plan Update

Dear Commissioners:

On February 15th the Planning Commission will be reviewing the "Introduction" section of the General Plan. The Humboldt Association of Realtors® has reviewed the drafts of the first three chapters in this section; "Setting," Public Guide," and "Governance" closely and would like to commend Planning staff on both format and attention to content.

We support much of the draft language as presented. At the same time, there is some language we suggest can be revised or deleted. We are submitting our comments by way of utilizing the "Plan Alternatives Comparison Charts" (voting charts) supplied by Planning staff on the County's General Plan website.

We would appreciate your review and consideration of the Association's comments as noted on the attached voting chart.

We look forward to continued participation in this update process as well as working with the County in producing an effective General Plan.

Sincerely,

Larry O. Doss
2007 President

Ken Poletski
Government Relations Chair

cc: Kirk Girard, H. C. Community Development Services Director
Enclosures

Humboldt Association of REALTORS®
 COMMENTS for General Plan Update GROUP 1
 Chapters 1 & 3

			Principle Tables, pages 1-7	Remarks	R,D,M
A	B	C	1. The plan must work to preserve retain the unique character of Humboldt and the quality of life we enjoy.		M
A	B	C	2. The plan must provide sufficient developable commercial, industrial, and residential land, and policies to address the current scarcity of affordable housing for all income levels. and prevent scarcity under a range of population growth scenarios.		M
A	B		3. The plan must ensure efficient use of water and sewer services and focus development in those areas and discourage low density residential conversion of less-productive resource lands and open space.		M
		C	3. The plan must ensure efficient use of water and sewer services and focus development in these areas.		D
A	B	C	4. The plan must include actionable plans for infrastructure financing and construction.		R
A	B	C	5. The plan must support the County's economic development strategy and work to retain and create living wage job opportunities.		R
A	B		6. The plan must contain long-term agriculture and timber land protections such as increased restrictions on resource land subdivisions and patent parcel development.		D
		C	6. The plan must should contain incentives for long-term agriculture and timber land protections.		M
A	B		7. The plan must include unambiguous natural resource protections; especially for open space, water resources, water quality, scenic beauty and salmonids.		D
		C	7. The plan must should include incentives for natural resource protections; especially for open space, water resources, water quality, scenic beauty and salmonids.		M
A	B	C	8. The plan must be practical, actionable and implementable.		M
A	B	C	9. The plan must provide a clear state-ment of County land use values and policies to provide clarity in the County's permit processing system and to simplify review of projects that are consistent with the General Plan.		R
			Principles Guiding the Alternatives page 1-8	Remarks	R,D,M
A	B	C	10. A reasonable range of alternatives must include an alternative that would result in an environmentally superior alternative that would encourage the least conversion of resource lands to development that would preclude it's primary or current use.		M
A	B	C	11. A reasonable range must also include an alternative that would result in a greater supply of land available for affordable housing and economic development.		R
A	B	C	12. Development of the proposed project and alternatives must involve stakeholders and be supported with accurate and relevant data.		R
A			13. Promote development of walkable communities that meet daily needs, offer a healthy lifestyle, and reduce the need for automobile trips.	#s 13, 14, 15 Issues are covered in	D

Humboldt Association of REALTORS®
COMMENTS for General Plan Update GROUP 1
Chapters 1 & 3

				#s 1-12.	
A				14. Promote design concepts and development patterns which increase affordable housing opportunities convenient to workplaces, and assist in balancing jobs and housing.	D
A				15. The plan must promote sustainable development.	D
Goals and Policies, page 1-27				Remarks	R,D,M
A	B	C		GP-G1 Open, inclusive, and responsive. The County Planning permit application and hearing process must To provide be an open, inclusive, and responsive process for public participation. in County decision-making.	M
A	B	C		GP-P1 The public's right. The public has a right to fully participate in land use planning process decisions.	R
A	B	C		GP-P2 Participation opportunities. Planning and implementation of programs should must include full opportunity for public participation	M
A	B	C		GP-P3 Accessibility. The County must should strive to make the plan understandable and accessible to all segments of the population, and encourage citizen participation throughout the planning process.	M
A	B	C		GP-P4 Meaningful participation. Public input sessions must should be formatted in such a way as to encourage meaningful participation.	M
A	B	C		GP-P5 Environmental Justice. County decision making should must avoid disproportionately impacting disadvantaged populations.	M
Amendments				Remarks	R,D,M
A	B	C		GP-G2 Plan Maintenance. Must strive to keep the general plan up to date and responsive to community needs.	M
A	B	C		GP-P6 Periodic Review. Must utilize the Housing Element periodic updates as a primary method to keep the entire plan up to date and relevant.	M
A	B	C		C GP-P7 Required Findings and Criteria for Amendments. A petition for amendment of this plan may be accepted for filing. upon making the finding that the proposed amendment can likely be found to be in the public interest. Criteria for making this finding include all of the following: 1. The proposed amendment is consistent with the Guiding Principles and applicable goals of the Plan; and, 2. The proposed amendment is logical in context with the surrounding area; and, 3. The next scheduled revision is not reasonably available; and, 4. Within the coastal zone, the amendment can likely be found consistent with the policies of the Coastal Act.	M
Intergovernmental Coordination, pages 1-28 and 1-29				Remarks	R,D,M
A	B	C		GP-G3 Timely and Effective Coordination. To promote timely and effective intergovernmental coordination.	R
A	B	C		GP-P8 City-County Coordination. The County must should promote coordination between city and County planning efforts.	M
A	B	C		GP-P9 City General Plans. The County shall give consideration to city general plans when	R

3

Humboldt Association of REALTORS®
COMMENTS for General Plan Update GROUP 1
Chapters 1 & 3

				updating its plan, particularly when the city plan has been recently updated.		
A	B	C		GP-P10 Joint Planning. For major land use decisions adjacent to a city, consideration should be given to joint meetings. or creating a joint area planning agency pursuant to Gov. Code §65104(b).		M
A	B	C		GP-P11 Water Service Provider Coordination. Encourage coordination on water supply and demand per Gov. Code §65302(d) and §65352.5, and participate in the 5 year updates of urban water management plans.		R
A	B	C		GP-P12 Annexations. The County shall utilize this general plan when representing its position on annexations to LAFCO.		D
A	B	C		GP-P13 Public Works Projects. The County shall review public works projects for conformity with the adopted general plan or part thereof, per Gov. Code §65401.		R
A	B	C		GP-P14 Real Property Transfers, and Street Abandonments. County acquisitions and disposals of real property and street vacations or abandonments shall be reviewed for conformity with this general plan per Gov. Code §65402.		R
A	B	C		GP-P15 Capital Improvement Plans. The County shall prepare the encourage the preparation of capital improvement plans per Gov. Code §65403.		R
A	B	C		GP-P16 Regional Transportation Plan. The County shall coordinate with Humboldt County Association of Governments (HCAOG) in the preparation of the Regional Transportation Plan.		R
A	B	C		GP-P17 Tribal Government Coordination. The County shall coordinate with affected tribal governments during general plan updates and amendments.		D
A	B	C		GP-P18 Tribal General Plans. Within reservation boundaries, the County shall utilize the tribal government's general plan for policy guidance where the County may need to exercise land use or permitting authority on non-trust lands.		R
				Existing Framework Plan Goals, Policies and Administration, page 1-29 through 1-33	Remarks	R,D,M
			D	FRWK 1531.1 To establish a set of planning documents that is a comprehensive statement of public policy concerning land use and the provision of public services.		R
			D	FRWK 1531. To coordinate the preparation of regional plans that include more than one incorporated city, community, special district, and/or unincorporated area.		R
			D	FRWK 1531.3 To provide a comprehensive General Plan in understandable language which is readily accessible to the public and encourages citizen participation throughout the planning process.		R
			D	FRWK 1531.4 To maximize the opportunity for individuals and groups to have meaningful participation in the planning process.		R

Humboldt Association of REALTORS®
COMMENTS for General Plan Update GROUP 1
Chapters 1 & 3

		D	FRWK 1532.1 The County shall maximize the opportunities to educate the public about the planning process and the citizen's role in it.		R
		D	FRWK 1532.2 The planning process shall maximize public access to the decision making process.		R
		D	FRWK 1532.3 The County shall aggressively solicit the input of the accept input of the public. through an "outreach" program of public participation.		R
		D	FRWK 1532.4 The time period from public input to adoption of the plans shall be minimized.		R
		D	FRWK 1533.1 The County's policy making organizational structure shall provide the most direct relationship between the public and the decision makers.		R
		D	FRWK 1533.2 The funding to provide opportunities for public participation in the land use planning process shall be maximized consistent with the budgetary constraints of the County.		R
		D	FRWK 1541.1 The County shall provide for the education of the public to motivate them to participate in the planning process.		R
		D	FRWK 1541.2 The education of the public shall be provided prior to public hearings on the plan proposals in adequate time to insure informed participation.		R
		D	FRWK 1541.3 The education of the public shall be provided through, but not limited to: - Citizens Handbook - Print and electronic media - Public meetings		R
		D	FRWK 1542.1 The Commission shall maintain clear, consistent and fair procedures for operation and relationships with the public, the Board of Supervisors, ad-hoc committees, and local, State and Federal agencies.		R
		D	FRWK 1542.2 Commission procedures shall be prepared in a format and language that is clear and readily available to the public.		R
		D	FRWK 1542.3 The County shall encourage the formation of citizen organizations to provide input on specific matters in a format consistent with the adopted policies and procedures.		R
		D	FRWK 1542.4 The County shall encourage the development of Community Plans consistent with overall county policies in the Framework Plan. (Volume I of the General Plan).	Revise to be consistent with the new general plan	M
		D	1542.5 The County shall insure that the variety of views within an area are taken into consideration, to the extent expressed.		R
		D	FRWK 1542.6 Community preferences for urban and urbanizing areas, which otherwise are consistent with the overall county policies, shall should be given preferential consideration.		M
		D	FRWK 1542.7 The Commission shall provide notification of meetings adequate to insure public participation consistent with the goals of this program, not to be less than 14 days .		M

Humboldt Association of REALTORS®
COMMENTS for General Plan Update GROUP 1
Chapters 1 & 3

		D	FRWK 1542.8 The meetings of the Planning Commission, whenever practical, shall be held in the geographic areas under consideration, or where the meetings of the Commission concern countywide issues as addressed in the Framework Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.		R
		D	FRWK 1542.9 Public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.		R
		D	FRWK 1543.1 The costs of review shall be minimized, consistent with the requirements of this section by the following: <ul style="list-style-type: none"> - review on an exception or "consent calendar" approach; - focusing testimony and comments on specific issues being addressed. 		R
		D	FRWK 1543.2 The Commission should prepare and adopt rules of procedure to govern the conduct of hearings, solicitation and limitations on oral comments, and other business of the Commission.		R
		D	FRWK 1543.3 The Commission should be authorized to create subcommittees from their membership, and to create joint committees for the conduct of planning matters.		R
		D	FRWK 1550.1 Planning Advisory Committees (PAC) may be created to review and prepare recommendations concerning special or technical planning matters that may have countywide significance. Such PAC's should: A. Be established and appointed, subject to Board concurrence, by the Planning Commission; B. Report directly to the Commission; C. Be charged with a specific list of tasks and a schedule for completion; D. Not be created as a standing committee; E. Be composed of lay citizens and technical advisors.		R
		D	FRWK 1550.2 Community Advisory Committees (CAC's) should be created to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should: A. Be formed in the community; B. Be representative of the community make-up, report on the selection process used to form the CAC and be confirmed by the Board based on a recommendation by the Commission; C. Generally contain not less than five (5) nor more than eleven (11) members; D. Adhere to common CAC organizational guidelines adopted by the Board; E. Direct all comments and questions on planning matters to the Planning Commission; F. Establish a work program, regular meeting schedule and completion date; G. Prepare a map showing the limits of the community's area of interest and all such limits should be approved by the Planning Commission; H. Designate a contact person who will		R

