

Energy Element Items – Planning Commission Draft, Proposed Changes based on Ad Hoc Working Group Comments, and Staff Recommendations

Planning Commission Draft	Proposed Changes Based on Ad Hoc Working Group Comments	Staff Recommendation & Notes
<p>Planning Commission Version (Modified Alternative A/B/C Version)</p> <p>ED-G2. Natural Resource Assets. Long term economically viable and environmentally sustainable agricultural, mineral resource, timber, and coastal dependent lands.</p>	<p>ED- G2. Natural Resource Assets.</p> <p>Option 1: Natural Resource Assets. Long -term economically viable and environmentally sustainable, mineral resource, timber, and coastal dependent lands <u>utilization and enjoyment of natural resources.</u></p> <p>Option 2: Natural Resource Assets. Long-term economically viable and environmentally sustainable, mineral resource, timer, and coastal dependent lands <u>utilization of natural resources.</u></p> <p>Discussion: Environmentally sustainable" & "economically viable" are vague terms. Sustainable is a standard, not a buzz word, included in planning documents throughout the state and is defined. Other natural resource assets missing, such as water.</p> <p>No policies, standards, or IM that refer to it; can it be more direct?</p>	
<p>Planning Commission Version (Modified Alternative A/B Version)</p> <p>ED-G5. Economic Development Assistance Programs. Financial and technical assistance programs that support workers, businesses, service providers, micro-enterprise, and disadvantaged communities.</p>	<p>ED-G5. Economic Development Assistance Programs.</p> <p>Option 1: Economic Development Assistance Programs. Financial and technical assistance programs that support workers, businesses, service providers, micro-enterprise, and disadvantaged communities <u>wage growth, full employment, and businesses inclusive of disadvantaged communities.</u></p> <p>Option 2: Economic Development Assistance Programs. Financial and technical assistance programs that support workers, businesses, service providers, micro-enterprise, and disadvantaged communities <u>wage growth, full employment, and businesses.</u></p> <p>Discussion: List is too long. Who isn't included? If everyone included, why have goal? Disadvantaged communities are a target for grant funding, good to have them specifically listed. EDD, EDA likes terms so they can reference when submitting an application. Wouldn't be to our advantage to remove.</p>	
<p>Planning Commission Version (Modified Alternative A/B/C Version)</p> <p>ED-G6. Competitive Quality of Life. Natural resources, recreational opportunities, quality schools 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>ED-G6. Competitive Quality of Life. <u>Maintain and enhance</u> natural resources, recreational opportunities, quality schools <u>education,</u> and vibrant town centers, that incorporate a mix of access to employment, housing, and retail uses as well as <u>health care, childcare, safety,</u> multimodal transportation, and cultural and natural amenities.</p>	
<p>Planning Commission Version (Modified Alternative A/B/C Version)</p> <p>ED-G7. Skilled and Ready Workforce. Proactive development of the workforce through early and higher education, vocational training and retraining, and lifelong learning, so that there is a trained workforce prepared to contribute to the industries in Humboldt County and our region.</p>	<p>ED-G7. Skilled and Ready Workforce. Proactive development of the workforce through <u>access to</u> early and higher education, vocational training and retraining, and lifelong learning, so that our residents are there is a trained workforce prepared to contribute to the industries in Humboldt County and our region.</p>	

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<p>Planning Commission Version (Modified Alternative A/B/C Versions) ED-G8. Regulatory and Permit Streamlining. Permitting and licensing processes that respond to the needs and timelines of market conditions and remove unnecessary barriers to businesses, especially those that discourage micro-enterprise and home-based start ups.</p>	<p>ED-G8. Regulatory and Permit Streamlining. <u>Stated and clear</u> permitting and licensing processes that respond to the needs and timelines of market conditions and remove unnecessary barriers to businesses which engage with businesses as customers, especially micro-enterprise and home-based startups.</p>	
<p>Planning Commission Version (Modified Alternative A/B/C Versions) ED-G9. Telecommunications. Reliable and modern telecommunications infrastructure and services that can attract and retain internet and knowledge-based businesses.</p>	<p>ED-G9. Telecommunications. <u>Reliable, redundant and modern</u> telecommunications infrastructure and services that can attract and retain internet and knowledge-based businesses.</p> <p>Discussion: Technology evolves quickly and it's a 20 year plan, so should not include specifics such as the internet.</p>	
	<p>ED-GX1. Telecommuting and Workforce Development. Promoting and seeking resources to ensure that the county has a broadband infrastructure that encourages economic and workforce development and promotes telecommuting. (from Telecomm Chapter)</p> <p>Discussion: Retain as written</p>	
	<p>ED-GX2. Embraces new communication technology. Assure that we are a county that welcomes new technology advancements put resources into assuring that broadband infrastructure keeps up with the capacity and demand needs of new technologies.</p> <p>Discussion: Delete. Redundant with ED-G9.</p>	
<p>Planning Commission Version (Modified Alternative A/B/C Versions) ED-G10. Public Water and Wastewater. Adequate public water and wastewater facilities to accommodate the business and residential needs of the community. Utilize available industrial water resources to provide jobs, revenue, and economic resources to the county.</p>	<p>ED-G10. Public Water and Wastewater.</p> <p>Option 1: Public Water and Wastewater. Adequate public water and wastewater facilities to accommodate the business and residential needs of the community. Utilize available industrial and renewable water resources to provide jobs, revenue, economic resources and <u>environmental enhancement</u> to the county.</p> <p>Option 2: Public Water and Wastewater. Adequate public water and wastewater facilities to accommodate the business and residential needs of the community. Utilize available industrial water resources to provide jobs, revenue, and economic resources to the county.</p>	
<p>Planning Commission Version (Modified Alternative A/B/C Versions) ED-G12. Land Inventory. A sufficient land inventory to meet the demand for commercial and industrial expansion and profitable natural resource production.</p>	<p>ED-G12. Land Inventory. A sufficient land inventory <u>ready</u> to meet the demand for <u>high value uses such as</u> commercial and industrial expansion and profitable natural resource production.</p> <p>Discussion: Consistent with Prosperity Strategy D1. Profitable is assumed.</p>	
<p>Planning Commission Version (Modified Alternative A/B Versions) ED-G13. Brownfields. A successful recycling program converting underutilized brownfields into valuable land for housing and business expansion.</p>	<p>ED-G13. Brownfields. A successful recycling program converting underutilized brownfields into valuable land uses for housing and business expansion.</p>	

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	<p>Discussion: Might also include public or recreational uses.</p>	
	<p>ED-P1X. Economic Stability and Diversity. Promote economic stability, growth and diversity by emphasizing development of base and emerging industries identified as priorities in the current County Economic Development Strategy (without excluding other industries) and encouraging innovation, entrepreneurship, and global competition.</p> <p>Discussion: Removed old language to replace with current terminology that will remain relevant. Want to encourage any economic activity and not inadvertently be used to limit activity. Consider terminology like "federally legal businesses".</p>	
<p>Planning Commission Version (Modified Alternative A/B Versions)</p> <p>ED-P2. Job Growth and Workforce. 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.</p>	<p>ED-P2. Job Growth and Workforce. Collaborate with economic development entities in the region to promote job growth, technological innovations, and entrepreneurship in base and emerging industries identified as priorities in the current County Economic Development Strategy (without excluding other industries). Work with the education and private sectors to promote education, vocational training, professional development, and lifelong learning in the workforce.</p> <p>Discussion: Similar to PDX1. Concern with adoption of experimental technologies related to workforce development. Not necessary to mention at this point where technology is a core part of this effort.</p>	
<p>Planning Commission Version (Amended Alternative A/B Versions)</p> <p>ED-P3. Affordable Housing. Ensure 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.</p>	<p>ED-P3. Affordable Housing. Ensure Promote 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.</p> <p>Discussion: Doesn't seem feasible to ensure.</p>	
<p>Planning Commission Version (Amended Alternative A/B Versions)</p> <p>ED-P5. Aging Population. Respond to the increasing transportation, service, and housing needs of the county's aging population.</p>	<p>ED-P5. Aging Population. Plan for Respond to the increasing transportation, service, and housing needs of the county's aging population.</p>	
<p>Planning Commission Version (Amended Alternative B Version)</p> <p>ED-P6. Large Format Retail. Require discretionary review, including analysis of the economic and workforce impacts, of large format "big box" commercial uses.</p> <p>PC Split Vote 4-2-1</p>	<p>Option 1. Retain.</p> <p>Option 2. Delete.</p> <p>Discussion: Option 1: The goal of the economic development element is to support local businesses, so large format retail proposals should be analyzed for their impacts on local business.</p> <p>Option 2: No longer relevant. The County should support more jobs, regardless.</p>	
<p>Planning Commission Version (Amended Alternative A Version)</p> <p>ED-P8. Public Infrastructure. Assist local service providers in the</p>	<p>ED-P8. Public Infrastructure. Assist local service providers <u>Community Services or Improvement Districts</u> in the pursuit of state and federal funding</p>	

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pursuit of state and federal funding and development of land use assessment, rates and connection fee programs to upgrade and enhance water and wastewater facilities.	and development of land use assessment, rates and connection fee programs to upgrade and enhance <u>infrastructure, including water, and wastewater and recreational facilities.</u>	
<p>Planning Commission Version (Amended Alternative A/B Versions) ED-P9. Freight Mobility. Pursue financial and technical solutions to provide unrestricted interstate truck access on both U.S. 101 and State Highway 299.</p>	<p>ED-P9. Freight Mobility. Support <u>pursuit of Pursue</u> financial and technical solutions to <u>provide unrestricted-improve</u> interstate truck access <u>on both U.S. 101 and State Highway 299.</u></p>	
<p>Planning Commission Version (Amended Alternative A/B Versions) ED-P11. Port Development. 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.</p>	<p>ED-P11. Port Development. Support efforts to maintain and develop the port for <u>shipping, the fishing industry, aquaculture, renewable energy, marine coastal-dependent and -associated industries. Zone and develop infrastructure to create an adequate supply of ready-to-build coastal dependent land suitable to compete for marine dependent industries.</u></p>	
	<p>ED-P12A. Airport-Related Business Development. Support efforts to maintain and develop airports to accommodate air service-dependent and -associated industries.</p>	
<p>Planning Commission Version (Amended Alternative A Versions) ED-P14. Industrial and Business Parks. Promote development of well-planned and designed industrial and business parks catering to existing local, as well as outside, opportunities, where appropriate. Encourage master environmental assessments for industrial and business parks in order to streamline the subsequent development process.</p>	<p>ED-P14. Industrial and Business Parks. Promote development of <u>well-planned and designed industrial and business parks with special consideration for ports, airports, value-added manufacturing and industries identified as priorities in the current County Economic Development Strategy catering to existing local, as well as outside, opportunities, where appropriate.</u> Encourage master environmental assessments and pre-permitting for industrial and business parks in order to streamline the subsequent development process.</p>	
<p>Planning Commission Version (Amended Alternative A/B Versions) ED-P15. Revitalization. Promote the revitalization of communities in transition due to the decline of resource-based industries.</p>	<p>ED-P15. Revitalization. Promote <u>the revitalization strategies such as infrastructure and/or economic development to assist of disadvantaged communities in transition due to the decline of resource-based industries.</u></p> <p>Discussion: Focus on the clearly defined term of “disadvantaged” communities” (S-4). Willow Creek is a good example of what infrastructure support can do to vitalize a disadvantaged community.</p>	
<p>Planning Commission Version (Amended Alternative A/B Versions) ED-P16. Brownfields. Pursue and distribute funding and technical assistance to assess, clean up, and reuse Brownfield’s. Streamline regulatory review for proposed development in commercial and industrial zoned Brownfields.</p>	<p>ED-P16. Brownfields. Pursue and distribute funding and technical assistance to assess, clean up, and reuse Brownfield’s. <u>Streamline regulatory review for proposed development in commercial and industrial zoned Brownfields.</u></p> <p>Discussion: County doesn't lead regulatory review for Brownfields, they look for funds. This is addressed in IM-4.</p>	
	<p>ED-P2X: Local Vendor Preference. Identify under-utilized and discarded materials and the waste byproducts of local industry (esp. manufacturing, forest products and agriculture/food production). Develop "highest and best use" opportunities for waste reduction and end-use markets with in the local</p>	

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	economy such as reuse or as feedstock for local manufacturers.	
	ED-P3X: Value Added Manufacturing. Support opportunities to remove barriers to and facilitate expansion of value-added manufacturing.	
	ED-P4X: Tribal Government Partnership. Pursue and support economic and infrastructure partnerships with Tribal Governments.	
ED-S2. Large Format Retail. The County shall require discretionary review of retail uses with a total building floor area; including multiple buildings, outdoor sale areas and storage, in excess of 50,000 square feet.		
ED-IM7. Large Format Retail. Develop guidelines for conducting economic and workforce impact analysis for “big box” commercial uses.		
	ED-IM1X: Encourage local economic development entities to provide support and information resources for entrepreneurial business systems efficiency and management, particularly as the marketplace evolves (e.g. licensed Point of Sale systems). Don't want the County setting a standard, but want it to provide support. Recommend use of CEDS Strategies B & C as IMs.	
	ED-IM2X: Use permits shall renew if there are no significant changes made to a business.	
	ED-IM3X: If there is no proposed change in the use type of a business upon change in ownership, no inspection shall be required to obtain a business license.	
	ED-IM4X: Share regional economic status updates with the business sector and the public on at least an annual basis, preferably on a quarterly basis. E.g. HSU Economic Index (too broad), EDD Labor Market Information Division data, comparison of regional and state target cluster data and analysis of significant changes in workforce.	
	ED-IM5X: Zone and develop infrastructure to create an adequate supply of ready-to-build coastal dependent land suitable to compete for marine dependent and associated industries. Develop an overlay program to pre-permit coastal commercial/industrial development.	
	ED-IM6X: Creating a program and overlay zone to principally permit coastal commercial/industrial development, giving special consideration for priority industries.	
	ED-IM7X: Zone and develop infrastructure to create an adequate supply of	

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	<p>ready-to-build airport dependent land suitable to compete for air service-dependent and associated industries. Develop an overlay program to pre-permit air service-related commercial/industrial development.</p> <p>Discussion: Want to make sure that "-associated" industries also means air operations & maintenance facilities/services such as hangars and maintenance and other Fixed Base Operation services.</p>	
	<p>ED-IM8X: Creating a program and overlay zone to principally permit airport-related commercial/industrial development, giving special consideration for priority industries.</p>	
	<p>ED-IM9X: Promoting aggregation of common infrastructures. Hubs for particular industries regarding moving goods/access, e.g. warehouse at airport for shippers, trucking-needs industries clustered. Sites for clusters of common businesses. Pre-determined locations for certain priority industries (e.g. Lost Coast Brewery, Cypress Grove).</p> <p>Discussion: Could infrastructure support also mean marketing/shipping/systems incubator support for startup businesses?</p>	
	<p>ED-IM10X: Plan for research and development and large-scale training spaces availability in business and industrial parks.</p>	

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