

AGENDA ITEM NO.



# COUNTY OF HUMBOLDT

For the meeting of: June 12, 2012

Date: May 25, 2012

To: Board of Supervisors

From: Martha Spencer, Interim Director, Planning and Building Department

Subject: Introduction of the Planning Commission Approved Draft General Plan and Supporting Documents and Discussion of Board Review Process for Future Public Hearings

### RECOMMENDATIONS:

That the Board of Supervisors:

1. Receive transmittal of the Planning Commission approved Draft General Plan and supporting documents.
2. Receive staff's introduction of the Draft General Plan and description of the proposed public hearing review process for the future meetings.
3. Receive public input.
4. Deliberate as necessary regarding the Board's review process for the Draft General Plan.
5. Continue the item to June 18<sup>th</sup> for the first public hearing.

Prepared by \_\_\_\_\_  
Martha Spencer, Interim Director, Planning and Building

CAO Approval \_\_\_\_\_

### REVIEW:

Auditor \_\_\_\_\_ County Counsel \_\_\_\_\_ Personnel \_\_\_\_\_ Risk Manager \_\_\_\_\_ Other \_\_\_\_\_

### TYPE OF ITEM:

\_\_\_\_\_ Consent  
 \_\_\_\_\_ Departmental  
 XX \_\_\_\_\_ Public Hearing  
 \_\_\_\_\_ Other \_\_\_\_\_

### PREVIOUS ACTION/REFERRAL:

Board Order No. \_\_\_\_\_

Meeting of: \_\_\_\_\_

### BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor \_\_\_\_\_ Seconded by Supervisor \_\_\_\_\_

Ayes \_\_\_\_\_  
 Nays \_\_\_\_\_  
 Abstain \_\_\_\_\_  
 Absent \_\_\_\_\_

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: \_\_\_\_\_

By: \_\_\_\_\_

**Kathy Hayes, Clerk of the Board**

## SOURCE OF FUNDING:

The cost of preparing this staff report was borne by the General Fund through the Planning and Building Department – Advance Planning Division's FY 2011-2012 budget and the General Plan user fees.

## DISCUSSION:

After 78 meetings spanning 3 years of deliberation on approximately 1200 policy options, the Humboldt County Planning Commission unanimously approved the transmittal of the Planning Commission Approved Draft Plan to the Board of Supervisors on May 17, 2012, by making the following motion:

*"I move to make all of the required findings, based on evidence in the staff report, and recommend the Board of Supervisors complete the environmental review and certification of the EIR, and approve the General Plan Update by adopting the attached Resolution" (see Attachment C).*

This Draft Plan represents a multi-year effort on the part of the County Planning and Building Department (formally known as the Community Development Services Department) in collaboration with the Humboldt County community at large, the Board of Supervisors, the Planning Commission, various County departments and numerous state and federal agencies.

The Draft Plan is intended to be a comprehensive update of the County's current 1984 General Plan. The General Plan expresses the community's goals for the distribution of future land uses for approximately the next 20 years, both public and private, and establishes policies, standards and implementation measures for future development. It reviews and revises the basic assumptions regarding population projections and future land use demand, and proposes land use designations and diagrams (maps), together with policies to meet that demand in a manner consistent with State law.

This process has not been without controversy and much public discourse. The Planning Commission provided a forum for comments on all aspects of the General Plan, often suspending Roberts Rule of Order to allow for even more interaction between the public, staff and Commissioners. Through the years of meetings, many of those involved in the process gained a better understanding of and respect for the many diverse views on land use planning issues in the County.

### **Background**

Your Board approved the General Plan Update project on November 9, 1999, and established two principal goals for the Update: 1) Create a long-range vision and implementation plan for the County, and 2) Improve the General Plan use as a guide for project design and decision making. At the project's inception you directed staff to encourage widespread public participation.

In October 2000, your Board reviewed and approved the proposed work plan for the Update. The work plan included six phases:

- I. **Critical Choices** – determine the most important issues for the Plan Update
- II. **Technical Background Reports** – research and publish information important for decision-making

- III. **Selection of Preferred Alternative** – choose an alternative for the hearing draft of the Plan and EIR
- IV. **Draft Preliminary Plan** – prepare a hearing draft of the Plan and EIR including a range of alternatives
- V. **Public Review and Adoption of Final Plan** – receive input and adopt the Final Plan and EIR
- VI. **Write Implementing Ordinances** – prepare ordinance revisions necessary to implement the Plan

Phase I – Critical Choices.

The Critical Choices Phase I concluded in April 2001, with your Board's acceptance of the recommendations of the Critical Choices Report. The Critical Choices Report compiled public input received during the General Plan Update and made recommendations for the scope of the General Plan Update. After receiving public input, you accepted the Critical Choices Report and its conclusions; namely that the Plan:

- Must work to preserve the unique character of Humboldt and our quality of life;
- Must protect forest and agricultural lands from conversion to other uses;
- Conduct long-range environmental planning, based on regional or watershed analysis;
- Must help foster a strong economy; and,
- Should reflect the interests of the entire County including cities within the County.

Phase II – Technical Background Reports

Phase II involved the preparation of the following technical background reports:

- Building Communities (February 2002)
- Natural Resources and Hazards (September 2002)
- Moving Goods and People (October 2002)
- Agricultural Resources and Policies (August 2003)
- Community Design Toolkit (October 2003)
- Forest Resources and Policies (October 2003, revised April 2006))
- Residential Land Availability Survey (February 2004)
- Sketch Plan Alternatives (June 2004)
- Draft General Plan Energy Element (October 2005)
- Draft General Plan Energy Element Technical Report (October 2005)
- Living in a Networked World – Telecommunications (December 2004)
- Transportation Analysis (January, 2010)
- Water Resources Technical Background Report (November, 2007)
- Community Infrastructure and Public Facilities Technical Background Report (July, 2008)
- Energy Element Technical Background Report (October, 2005)
- Related Studies:
  - Harbor Revitalization Plan and Rail Study
  - Airport Master Plan
  - Prosperity! Update
  - District Sphere Reports (LAFCO)
  - Fire Plan

Phase III – Selection of Preferred Alternative

In August 2004, after comprehensive public input and review, your Board adopted the preferred Plan Alternative. You choose Sketch Plan "B" from among three (3) growth and development pattern alternatives:

#### Sketch Plan A – Low Residential Capacity Alternative

- Environmentally Superior Feasible Alternative
- Least Amount of Developable Land
- Increased Urban Densities
- Decreased Non-Urban Development
- Prevention of Resource Land Conversion

#### Sketch Plan B – Range of Residential Capacity Alternatives

- Focused Development in Existing Urban Areas
- Specific Timed Urbanization Expansion Plans
- Increased Urban Densities
- Emphasis on Community Design
- Reduction in Large-Lot Rural Subdivisions
- Protection of Open Space
- Protection of Productive Resource Lands

#### Sketch Plan C – High Residential Capacity Alternative

- Emphasis on Urban Expansion
- Largest Amount of Developable Land
- Existing Development Entitlements Remain
- No Increase in Rural Subdivisions
- Significant Infrastructure Construction

You also chose ten principles for preparing the Administrative Hearing Draft:

- 1) Focused Development at Urban Densities
- 2) Sufficient Inventory of Developable Land
- 3) Expansion of Supporting Infrastructure
- 4) Support for Economic Development
- 5) One Alternative Must Be “Environmentally Superior”
- 6) One Alternative Should Reflect Significant Growth
- 7) Preserve Agricultural Land and Timberlands
- 8) Protect Natural Resources
- 9) Plan Must be Implemented
- 10) Plan Development Must Involve the Public

In Phase III, your Board also directed staff to focus additional attention on the availability of land and infrastructure for housing. In February 2006, your Board approved the preparation of Specific Housing Plans for defined Urban Study Areas. The Specific Housing Plans are intended to:

- Identify developable land using GIS and site reviews
- Include traffic, water, sewer, and drainage infrastructure need assessments
- Include community service and infrastructure fiscal analyses
- Recommend plan and zone designations to provide for regional housing needs
- Recommend an infrastructure development and financing plan to support residential development

Your Board also directed the preparation of five (5) optional elements: Water Resources; Infrastructure and Public Facilities; Telecommunications; Energy Resources; and Economic Development. You also authorized additional work on forest and agriculture policies.

#### Phase IV – Draft Preliminary Plan and EIR

In this phase, the chosen alternative was used as a guide for preparing the Administrative Hearing Draft. The Planning Commission held 13 meetings during 2007 and 2008 to review the Administrative Hearing Draft Plan and provided direction for the preferred goals, policies, standards and implementation measures to be included in the 2008 Planning Commission Hearing Draft Plan. The Planning Commission provided staff with a recommended range of alternatives to be considered in review of both the Plan and the Environmental Impact Report (EIR).

The 2008 Planning Commission Hearing Draft was reviewed by the Planning Commission beginning in April, 2009, and continuing to May, 2012. Phase IV concluded with the publishing of the Planning Commission Approved Hearing Draft and the preparation of a Draft Environmental Impact Report (DEIR).

#### Phase V – Write Implementing Ordinances

This Phase will commence as soon as the Board adopts an updated General Plan and certifies the Final Environmental Impact Report (FEIR).

#### **Overview of Planning Commission Approved Hearing Draft Plan**

The key differences between the Planning Commission Approved Draft Plan and the 1984 Framework Plan include the following highlights:

- A Set of Guiding Principles (to help guide future planning decisions)
- Urban Development Areas that are better defined, including new Mixed Use and Village Commercial Land Use Designations
- Periodic review of the entire Plan within the Housing Element Update cycle
- Cluster residential development is supported in rural and resource lands
- Strong agricultural resource land protection policies are established, including a no net loss of prime agricultural land and a Planned Rural Development program
- A new Rural Residential Land Use Designation is added providing a brighter line for commercial agricultural and timber production land
- Removal of the merger requirements for TPZ lands
- An implementation program to remove substandard parcels from TPZ
- A new Infrastructure Element that provides clear policy direction for adequate service levels (including new assessment districts and coordinated service capacity planning)
- A new Telecommunications Element which advocates for broadband telecommunications
- Circulation Element policies that advocate for a multimodal transportation system
- Development of permit streamlining standards for small businesses
- Development standards for lands designated as “Open Space” which provides consistency with state law
- New Transfer of Development Rights and Community Separator policies
- Expansion of the Streamside Management Areas
- New policies to protect Oak Woodlands
- New Mineral Resources Overlay Zone with expanded public hearing noticing requirements for land use compatibility and protection of resource sites
- Stronger cultural resources protection policies that call for the creation of ordinances and the creation of an advisory committee
- Policies to prohibit billboards in scenic areas and sensitive habitat areas

- A new Water Resources Element which requires water storage for new development in flow impaired waterways, supports new greywater systems, and supports new Low Impact Development standards in impaired waterways
- A new Energy Element that calls for the adoption of an energy conservation ordinance, transportation management plans, and supports an energy buyback program
- New tsunami hazard policies
- New noise standards to protect citizens from existing or future excessive noise levels
- New policies on Greenhouse Gas Emissions, and programs to increase carbon storage

**Proposed Board of Supervisors Review Process**

Attachment A of this staff report identifies the proposed Board of Supervisors review process for the General Plan Update. Under separate cover, staff provided the Board members with the following materials:

- 1) Planning Commission Approved Draft Plan (a strikethrough version and a “clean” copy),
- 2) Draft Environmental Impact Report (DEIR),
- 3) Plan Alternative Charts with Planning Commission votes and discussion, and
- 4) Copies of all public comments received by the Planning Commission during their review of the Hearing Draft (2009 – 2012)

These materials are also available to the public on the Department’s website at [www.planupdate.org](http://www.planupdate.org), and the Draft Plan and EIR are also available at the County library in Eureka, the Office of the Clerk of the Board, and at the Planning and Building Department at 3015 H Street, Eureka, California.

To optimize the review process, staff recommends the Board utilize the “short list” process used by the Planning Commission during their review of the Plan, which focused discussion toward the most important items for the Commission. Attachment B of this staff report is the recommended “short list” of key issues for policy review by the Board. It includes only those items that did not have a clear mandate from the Commission, those with less than 2/3 majority vote, and those items approved by the Commission that are modified in the DEIR.

The Board would first take public comments on the recommended short list of key issues. At the close of public comments, each Board member would verbally provide staff with their final “short list” of key policies, standards and/or implementation measures they would like added to the review list. All other policies not included on the “short list” would be approved as a slate of policy decisions as recommended by the Planning Commission. The Board would then move through the deliberations of each policy, standard, and implementation measure on the list with the Chair calling for discussion and then a vote. This process would be repeated for each policy decision until the Board finished with deliberations.

A review schedule is included in Attachment A detailing dates that specific sections of the Draft Plan are proposed for review.

FINANCIAL IMPACT:

Awarded grants, General Plan user fees, and the General Fund contribution to the Advanced Planning Division has paid for the costs of the General Plan Update Program to date.

This project fits into the County's Strategic Framework in several ways.

- The project is consistent with the Mission Statement; the General Plan Update will serve the needs and concerns of the community, and enhance their quality of life. It provides a framework for strategically pursuing a broad range of services provided by the County and other agencies, and guiding new development toward the goals presented in the Plan.
- The General Plan Update supports the self reliance of the community by clarifying County policy and regulations in a broad number of subject areas, and presenting them in a format that is easy to understand and available on the internet.
- The General Plan Update will safeguard the public trust by establishing clear County policy and regulations guiding new development.
- The proposed implementation measures of the General Plan Update ensure its sustainability over time.
- The General Plan Update increases the transparency, accessibility, and accountability of the services provided by the County by establishing clear roles and procedures, using language that is easy to understand and available on the internet. The General Plan Update promotes interjurisdictional and regional cooperation.
- The General Plan Update is intended to be "an effective voice for our community in areas outside traditional mandates". The General Plan Update includes provisions for public involvement that extend far beyond the requirements of state law. Public involvement encouraged by the General Plan Update will include discussions of natural resource and the County's economic future. The General Plan Update also intends to engage new partners through its implementation measures.

#### OTHER AGENCY INVOLVEMENT:

The General Plan Update program has been a multi-year project. Multiple agencies have been involved in the review and preparation of the Planning Commission approved Draft General Plan. The County has been in communication with the Planning Commissioners, County Counsel and the County Administrator's office on the transmittal of these draft documents.

#### ALTERNATIVES TO STAFF RECOMMENDATIONS:

Board's discretion.

#### ATTACHMENTS:

- Attachment A Proposed Board of Supervisors Review Process
- Attachment B Staff recommended "short list" for policy review by the Board
- Attachment C May 17, 2012 Planning Commission Transmittal and Adoption Package staff report including the Planning Commission Resolution

## **Attachment A**

Proposed Board of Supervisors Review Process

# **Board of Supervisors Plan and DEIR Review Process Guide**

## **Meeting Schedule:**

**June 12 – Introduction and Discussion of Board Review Process**

**June 18<sup>th</sup> - Key issues – “short list” identification**

## **Policy Deliberation:**

**June 25<sup>th</sup> - Part 1, Setting**

- **Chapter 3, Governance**
- **Chapter 4, Land Use**

**July 2<sup>nd</sup> - Part 2, Building Communities**

- **Chapter 5, Community Infrastructure and Services**
- **Chapter 6, Telecommunications**
- **Chapter 7, Circulation**
- **Chapter 9, Economic Development**

**July 9<sup>th</sup> - Part 3, Resource Management**

- **Chapter 10, Conservation and Open Space**
- **Chapter 11, Water Resources**
- **Chapter 12, Energy**

**July 16<sup>th</sup> - Part 4, Public Health and Safety**

- **Noise**
- **Safety**
- **Air Quality**

**July 23<sup>rd</sup> - Part 5, Maps and Community Plan Policies (includes Land Use Classifications)**

## **Prior to the Meetings:**

Step 1. Staff provides the Board with: 1) Planning Commission Approved Draft Plan (strikethrough version and a “clean” copy), 2) Draft Environmental Impact Report (DEIR), 3) Plan Alternative Charts with Planning Commission votes and discussion, and 4) all public comments. These items will be provided to the Board at least one month prior to the first proposed hearing date on the Draft Plan.

Step 2. Staff provides a Board report identifying the areas of known controversy and the recommended “short list” for policy review. The items identified on staff’s “short list” were identified by staff because they either received a split vote by the Commission or contained recommended changes to the Planning Commission approved policies as a result of the DEIR.

Step 3. The Board members individually review the material and identify any additional “short list” policies, standards and/or implementation measures they would like to add to the review list and any recommended revisions or comments they wish to make regarding these policies. These will be communicated to Staff during the first hearing.

## **During First Hearing on Key Issue Identification on June 18, 2012:**

Step 1. Receive a staff report on the identified “short list”, areas of known controversy and proposed mitigation measures identified through the DEIR process.

Step 2. Receive public comments.

Step 3. After close of public comments, each Board member verbally provides staff with their final “short list” of key policies, standards and/or implementation measures.

## **Board of Supervisors Plan and DEIR Review Process Guide**

### **Subsequent Deliberation Hearings:**

Step 1. Receive public comments.

Step 2. Beginning with the first short list policy, the Chair asks each member to express their initial vote or comment on the policy. After each member's comment and vote are captured for the record, the Chair may move on to the next policy or subject the policy to discussion and deliberation between members. After sufficient deliberation, the chair will call for final comments and votes. If necessary, the Chair may make a request to staff to revise the policy or provide additional information and continue voting on the policy to the next meeting.

Step 3. Receive a staff report on any outstanding items from the previous meeting.

Step 4. Repeat Step 1 through 4 for subsequent hearings until finished with deliberations.

## **Attachment B**

Staff recommended "short list" for policy review by the Board

# Plan Alternatives Comparison Chart Short List #1

This list includes all the General Plan Update Goals, Policies, Standards and Implementation Measures without a less-than-clear Planning Commission mandate (less than two-thirds majority vote), and those modified by the Draft Environmental Impact Report (DEIR).

Plan Alternative					Section 4.3 Urban Lands	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	4.3.3 Policies & 4.3.4 Mitigation Measures		
				PC	<b>UL-P9. Historic Structures.</b> Encourage historic resources to be retained and restored to serve as focal points of neighborhoods and communities.	See DEIR version	
COMMENTS:							
	B				<b>UL-P9. Historic Structures.</b> Encourage historic structures to be retained and restored to serve as focal points of neighborhoods and communities.	Alt. B version	
A					<b>UL-P9. Historic Structures.</b> Historic structures assets listed in, or determined to be eligible, for listing in the California Register of Historical Resources shall be retained to serve as focal points of neighborhoods and communities. Rehabilitations, alterations and re-location shall be conducted to avoid substantial adverse change in the historical significance of the structure.	Alt. A version	
*	*			*	<b>UL-P9. Historic Structures.</b> Retain and restore historic resources to serve as focal points of neighborhoods and communities.	DEIR Mitigation Measure 3.15.3.2.b. modifies the PC-approved policy to lessen potential impacts to historic resources that are important to visual character.	

Plan Alternative					Section 4.4 Rural Lands	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	<b>4.4.5 Implementation Measures</b>		
	B				<b>RL-IM1. Inventory of Rural Residential Lands.</b> Maintain searchable GIS inventory of lands planned Rural Residential (RR) and review during Housing Element Updates for adequacy to meet homestead development demands during the Housing Element planning period.	Split vote; two (2) voted for the Alt B version, two (2) voted for the Alt. A version, and two (2) voted for the Alt. C version.	
COMMENTS:							
A					<b>RL-IMx. Decrease Inventory of Rural Residential Lands.</b> Initiate a plan designation and zoning program to decrease the inventory of lands planned Rural Residential (RR) to meet homestead development demands.	Alt. A version	
		C			<b>RL-IMx. Increase Inventory of Rural Residential Lands.</b> Initiate a plan designation and zoning program to expand the inventory of lands planned Rural Residential (RR) to meet homestead development demands.	Alt. C version	

Plan Alternative					Section 4.5 Agricultural Resources	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	<b>4.5.5 Standards</b>		
				PC	<b>AG-S1. Subdivision of Planned Agricultural Exclusive (AE) Lands.</b> Within areas designated AE, no agricultural land division will be approved whereby any parcel thusly created will be less than 60 acres.	Split vote; three (3) voted for the PC version, one (1) voted for the Alt. B version; and two (2) voted for a modified "Planned Rural Development" type of provision that would allow for a smaller parcel	

Plan Alternative					Section 4.5 Agricultural Resources	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	4.5.5 Standards		
						(with the house) to be split off from the valuable agricultural lands. The development rights would then be conveyed on the larger piece so that the remainder property would be valued and used as agricultural land into the future.	
COMMENTS:							
	B				<p><b>AG-S1. Subdivision of Planned Agricultural Exclusive (AE) Lands.</b> Within areas designated AE, no agricultural land division will be approved whereby any parcel thusly created will be less than 60 acres. However, divisions of these agricultural lands to a minimum size of 20 acres may be approved if the Planning Commission finds that the division is necessary for a specific agricultural purpose (e.g., to provide for a separate starter farm for a family member), and the division will not adversely affect the area's agricultural economy or environmental resources. The rezoning and parcel map may be approved only upon satisfaction of all of the following conditions:</p> <ul style="list-style-type: none"> <li>A. Conveyance of a permanent agricultural easement to the County of Humboldt or other public entity or private non- profit corporation, having as its chief goal the preservation of agricultural or open space lands.</li> <li>B. Conveyance of development rights beyond those necessary for agricultural purposes.</li> <li>C. Recorded acknowledgment that, although the new parcel is of a size below that considered a viable economic agricultural unit, its creation was approved for a specific agricultural purpose, and no further division or other conversion from agricultural use, except to other open space or habitat restoration use, will be allowed in the future even if agricultural use of such separate parcel does not</li> </ul>	Alt. B version	

Plan Alternative					Section 4.5 Agricultural Resources	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	4.5.5 Standards		
					provide adequate economic return.		
	B	C	D	PC	<p><b>AG-S2. Agricultural Grazing (AG) Land.</b> Parcels designated AG may be zoned as small as <b>40 acres (3 votes) 160 acres (3 votes &amp; DEIR)</b> in size, where the protection of agricultural operations will be ensured, maintained or enhanced based upon the ability to make all of the following findings:</p> <ul style="list-style-type: none"> <li>A. The parcel size shall not inhibit the use of the property for commercial agricultural operations; and</li> <li>B. The parcel size shall not inhibit economically viable agricultural and timber production on adjoining lands; and</li> <li>C. Uses and parcel sizes in the adjoining area are compatible; and</li> <li>D. The parcel size is consistent with a comprehensive view of all relevant plan policies; and</li> <li>E. Each parcel has frontage on an existing publicly maintained road; and</li> <li>F. All such zoning is within 1/4 mile of an existing maintained public road</li> </ul>	Split vote; three (3) voted for the 40 acre parcel size version and three (3) voted for the 160 acre version. Also, Mitigation Measure 3.2.3.1a from DEIR uses the 160 acre version to avoid the loss of agricultural lands from direct conversion to other uses.	
COMMENTS:							
			D		<p><b>2723.4</b> Subdivision to the minimum parcel size allowed in the zone may be permitted based on the findings that:</p> <ul style="list-style-type: none"> <li>A. The subdivision will result in significant production improvements through intensive management for the growing of crops and animals; and</li> <li>B. An agricultural economic feasibility plan is approved on the significant production improvements; and</li> <li>C. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and</li> <li>D. On each parcel, the residential site is located, to the fullest practical</li> </ul>	Alt. D version	

Plan Alternative					Section 4.5 Agricultural Resources	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	4.5.5 Standards		
					extent, in areas of the lowest productivity; and E. Access to the remainder is consistent with the uses of the remaining property.		
				PC	<b>AG-S4. Planned Rural Development Program Clustering Incentive Options:</b>  <u>Tier 1 clustering program:</u>  Density credit: 1.1 times existing entitlements when 95% of subject lands are protected  Protection instrument: conservation easement or equivalent protection on remainder  Rezone homesite parcels: County to conduct re-zone.	Split vote; there was not consensus on the density credit which ranged from 1.1 to 1.5 times existing entitlements. The majority of the Commissioners recommended the density bonus at 1.1 times existing entitlements which was the alternative wording provided by the Farm Bureau.	
COMMENTS:							
A	B				<b>AG-S4. Planned Rural Development Program Clustering Incentive Options:</b>  <u>Tier 1 clustering program:</u>  Density credit: 2 times existing entitlements when 90% of subject lands are protected  Protection instrument: B7 zoning, conservation easement or equivalent protection on remainder  Rezone homesite parcels: County to conduct re-zone.  <u>Tier 2 clustering program:</u>  Density credit: 3 times existing entitlements when 95% of subject lands are protected  Protection instrument: Permanent conservation easement on remainder	Alt. A/B version	

Plan Alternative					Section 4.5 Agricultural Resources	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	4.5.5 Standards		
					Rezone homesite parcels: County to conduct re-zone.		

Plan Alternative					Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	4.6.3 Goals & Policies		
A	B			PC	<b>FR-P2. Timber Harvest Plan Review.</b> Defer to CAL FIRE on timber harvest reviews; comment only where county land-use patterns have significantly contributed to use conflicts at issue and where the County can assist in dispute resolution.	Split vote three (3) voted for the Alt. A/B version, and three (3) voted for the Alt. C version	
COMMENTS:							
					<b>FR-P2. Timber Harvest Plan Review.</b> Defer to CAL FIRE on Timber Harvest Plan reviews.	Alt. C version	
				PC	<b>FR-P3. Timber Management Regulations.</b> Support fewer, more effective and lower-cost timber management regulations as a strategy to maintain timber production as the primary <b>economic</b> use of forestlands. County policies shall be compatible with the State Forest Practice Act and State Forest Practice Rules.	Split vote; three (3) voted for the PC version, and three (3) voted for the PC version without the word "economic".	
COMMENTS:							

Plan Alternative					Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	4.6.3 Goals & Policies		
A	B	C			<b>FR-P3. Timber Management Regulations.</b> Support fewer, more effective and lower-cost timber management regulations as a strategy to maintain timber production as the primary use of forestlands. Coordinate County policies so they are compatible with the State Forest Practice Act and State Forest Practice Rules.	Alt. A/B/C version	
	B			PC	<b>FR-P9. Residential Construction on TPZ Zoned Parcels.</b> Recognize the right to construct a residence under a ministerial permitting process subject to physical standards set by the County. Second units: may be allowed on TPZ parcels greater than 160 acres; and, may be allowed on TPZ parcel less than 160 acres as a conditional use only in the area already converted, intended to be converted, or that does not meet the definition of timberlands. Seconds units may be allowed on TPZ parcels less than 40 acres within Community Planning Areas.	Split vote; three (3) voted for the modified Alt. B version, and three (3) voted for the modified Alt. A version as described below.	
COMMENTS:							
	B				<b>FR-P9. Residential Construction on TPZ Zoned Parcels.</b> Require continued viability of timber production on TPZ zoned parcels containing residences by mitigating the impacts of residences on timber harvesting, water resources, biological resources, wildland fire potential and public services.	Original Alt. B version	

Plan Alternative					Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	4.6.3 Goals & Policies		
A				PC*	<b>FR-P9. Residential Construction on TPZ Zoned Parcels.</b> Preserve continued viability of timber production on TPZ zoned parcels by requiring demonstration of active management for timber production prior to issuance of new residential permits and by mitigating the impacts of residences on water resources, biological resources, wildland fire potential and public services. <u>Residential uses shall be limited to individuals employed on the premises for lands planned Industrial Timber (IT) or necessary for the management of timberlands on lands planned Timber Production (T).</u>	Alt. A version modified by the PC	
COMMENTS:							
		C		PC	<b>FR-P10. Substandard Lots and TPZ Rezoning.</b> The County supports zoning correction of land from the Timberland Production Zone when it can be found that: <ul style="list-style-type: none"> <li>A. The original inclusion was in error or inappropriate; or</li> <li>B. The conversion is necessary to provide for the logical expansion of an existing community; or</li> <li>C. The conversion and rezoning is necessary to provide for the reconfiguration of parcels in order to utilize development unit credits for cluster housing; or</li> <li>D. The parcel is three acres or less.</li> </ul>	Split vote; three (3) voted for the PC version, and two (2) voted for the Alt. A/B version.	
COMMENTS:							
A	B				<b>FR-P10. Substandard Lots.</b> The County shall seek removal of substandard lots from the TPZ designation when residential use becomes the primary use of the property and timber production cannot be sustained on a commercial basis.	Alt. A/B version	

Plan Alternative					Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	4.6.3 Goals & Policies		
				PC	<b>FR-P15. Conservation Easements and Management.</b> Support voluntary easement programs consistent with TPZ standards that combine conservation management with sustainable timber production.	Split vote; three (3) voted for the PC version, and two (2) voted for the Alt. A version.	
COMMENTS:							
	B				<b>FR-P15. Conservation Easements and Management.</b> Support voluntary easement programs that combine conservation management with sustainable timber production.	Alt. B version	
A					<b>FR-P15. Conservation Easements and Management.</b> Support and manage voluntary easement programs that combine conservation management with sustainable timber production.	Alt. A version	
		C		PC	<b>FR-P17. Forestland-Residential Interface (FRI).</b> Identify FRI lands around Community Planning Areas where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards.	Split vote; three (3) voted for the Alt. C version, and two (2) voted for the Alt. A/B version	
COMMENTS:							
A	B				<b>FR-P17. Forestland-Residential Interface (FRI).</b> Identify FRI lands where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards.	Alt. A/B version	

Plan Alternative					Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>PC</b>	<b>4.6.3 Goals &amp; Policies</b>		
<b>A</b>	<b>B</b>			<b>PC</b>	<b>FR-P19. Maintain Public Roads.</b> The County shall maintain public roads and drainage facilities to support log and forest products transportation. <del>The County shall work with timber producers to cooperatively address substandard road conditions and maintenance deficits.</del>	Split vote; three (3) voted for the Alt A/B version with the last sentence deleted, and two (2) voted for the Alt. A/B version with the strikeout text added.	
COMMENTS:							
		<b>C</b>			<b>FR-P19. Maintain Public Roads.</b> The County shall maintain roads used for residential development and the transportation of logs and monitor substandard conditions and maintenance needs in cooperation with timber producers and residential land owners.		

Plan Alternative					Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	4.6.4 Standards		
				PC	<p><b>FR-S2. Forestland-Residential Interface (FRI).</b> For areas identified as the FRI, reduce use conflicts via the following:</p> <ul style="list-style-type: none"> <li>A. Require subdivisions in these areas to include forested buffers and building setbacks between residential uses and adjacent timberlands, and if necessary fire breaks around all or a portion of the development, in consultation with CALFIRE.</li> <li>B. Identify preferred and necessary log haul routes to be maintained and acknowledged by residential users.</li> <li>C. Require recordation of "Right to Harvest" acknowledgements as a condition of subdivision approvals.</li> <li>D. Support protection of residential drinking water supplies when planning and implementing timber harvesting activities.</li> <li>E. For residential development, require demonstration of structural fire response capabilities, compliance with fire safe standards, and ongoing fire protection management programs.</li> <li>F. Support noticing via North Coast Unified Air Quality Management District requirements of affected property owners for prescribed burn activities related to forest land management.</li> <li>G. For residential development in high and very high fire severity zones, require a fire break and open space adjacent to forestlands, consistent with CALFIRE recommendations, to ensure defensible space.</li> </ul>	See below DEIR modification to paragraph (E).	
COMMENTS:							

Plan Alternative					Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	4.6.4 Standards		
	B				<p><b>FR-S2 Forestland-Residential Interface (FRI).</b> For areas identified as the FRI, reduce use conflicts via the following:</p> <ul style="list-style-type: none"> <li>A. Require subdivisions in these areas to include forested buffers and building setbacks between residential uses and adjacent timberlands, in consultation with CALFIRE.</li> <li>B. Identify preferred and necessary log haul routes to be maintained and acknowledged by residential users.</li> <li>C. Require recordation of "Right to Harvest" acknowledgements (and other timber management activities such as prescribed burns) in the subdivision approval process.</li> <li>D. Support protection of residential drinking water supplies.</li> <li>E. For residential development, require demonstration of structural fire response capabilities, compliance with fire safe standards, and ongoing fire protection management programs.</li> <li>F. Support noticing via North Coast Unified Air Quality Management District requirements of affected property owners for prescribed burn activities.</li> <li>G. For hilltop development, require a fire break and open space adjacent to forestlands, with houses internal to the fire break, to ensure defensible space.</li> </ul>	Alt. B version	
*	*			*	<p><b>FR-S2 Forestland-Residential Interface (FRI).</b></p> <ul style="list-style-type: none"> <li>E. For residential development, fire protection management programs are required to demonstrate structural fire response capabilities, establishment and maintenance of fuel breaks situated to protect residential development from wildfire compliance with fire safe standards, and ongoing fire protection management programs developed by qualified experts.</li> </ul>	DEIR Mitigation Measure 3.7.3.5a. amends FR-S2 paragraph (E) to lessen impacts resulting from the exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, the following mitigation is required.	

Plan Alternative					Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	4.6.5 Implementation Measures		
				PC	<b>FR-IM3. Support Voluntary Conservation Programs.</b> Support local land trusts and conservation organizations in efforts to maximize conservation and production values from timberlands. Work to achieve consistency between County policies and regulations and applicable conservation programs including conservation easement taxing policies.	Split vote; three (3) voted for the PC version, two (2) voted for the Alt. B/C version.	
COMMENTS:							
	B	C			<b>FR-IM3. Support Conservation Programs.</b> Support local land trusts and conservation organizations in efforts to maximize conservation and production values from timberlands. Work to achieve consistency between County policies and regulations and applicable conservation programs including conservation easement taxing policies.	Alt. B/C version	
	B	C		PC	<b>FR-IM4. Merger Ordinance Revisions.</b> Revise Merger Ordinance to delete the requirement of merger of substandard TPZ lands, not currently under a Williamson Act Contract, from Article II.	See Alt. A/DEIR version	
COMMENTS:							
A	*			*	<b>FR-IM4. Merger Ordinance Implementation.</b> Develop a program to implement Article II of the existing Merger Ordinance (Ordinance No. 1762, County Code Section 327.5-1 et al) with a comprehensive noticing effort.	Alt. A version. Also, DEIR Mitigation Measure 3.2.3.1b uses the Alt. A version to avoid the loss of timberlands from increased parcelization and direct conversion to other uses.	

Plan Alternative					Section 4.6 Forest Resources	Staff Remarks/ Implementation	Position R, M, D
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>PC</b>	<b>4.6.5 Implementation Measures</b>		
				<b>PC</b>	<b>FR-IMxx. Substandard Lots.</b> The County shall support rezoning of substandard lots (under 40 acres in size) from the TPZ designation when residential use becomes the primary use of the property and timber production cannot be sustained on a commercial basis.	Split vote; three (3) voted for the PC version, two (2) voted to delete it.	
COMMENTS:							
<b>A</b>					<b>FR-IMxx. Substandard Lots.</b> The County shall initiate the removal of substandard lots (under 40 acres in size) from the TPZ designation when residential use becomes the primary use of the property and timber production cannot be sustained on a commercial basis.	Original Alt. A version	

Plan Alternative					Section 4.7 Public Lands	Staff Remarks/ Implementation	Position R, M, D
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>PC</b>	<b>4.7.3 Goals and Policies</b>		
	<b>B</b>			<b>PC</b>	<b>PL-P2. In-holdings.</b> Ensure the use of private lands (in-holdings) within the management boundaries of the Six Rivers National Forest and the King Range National Conservation is consistent with the applicable public land agency's management plan.	Split vote; three (3) voted for the Alt. B version three (3) voted to delete it.	
COMMENTS:							

Plan Alternative					Section 4.7 Public Lands	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	4.7.3 Goals and Policies		
				PC	<p><b>PL-P7. Public Access.</b> Encourage the provision of the maximum amount of access to public lands and waterways, consistent with:</p> <ul style="list-style-type: none"> <li>A. Public safety;</li> <li>B. Consideration of nearby access alternatives;</li> <li>C. Rights of private property owners;</li> <li>D. Natural resource protection;</li> <li>E. for access to navigable waterways; and,</li> <li>F. Special needs of handicap and elderly persons.</li> </ul>	Split vote; three (3) voted for this PC version, and three (3) voted for the PC* version presented below.	
COMMENTS:							
				PC*	<p><b>PL-P7. Public Access.</b> Encourage the provision of the maximum amount of access to public lands and waterways, accommodating multiple modes of access, consistent with:</p> <ul style="list-style-type: none"> <li>A. Public safety;</li> <li>B. Consideration of nearby access alternatives;</li> <li>C. Rights of private property owners;</li> <li>D. Natural resource protection;</li> <li>E. for access to navigable waterways; and,</li> <li>F. Special needs of handicap and elderly persons.</li> </ul>	PC* version	
A	B				<p><b>PL-P7. Public Access.</b> Encourage the provision of the maximum amount of access to public lands and waterways, consistent with:</p> <ul style="list-style-type: none"> <li>A. Public safety;</li> <li>B. Consideration of nearby access alternatives;</li> <li>C. Rights of private property owners;</li> <li>D. Natural resource protection; and,</li> <li>E. Subdivision Map Act requirements for access to navigable waterways.</li> </ul>	Alt. A/B version	

Plan Alternative					Section 4.7 Public Lands	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	4.7.3 Goals and Policies		
			D		<p><b>2543.11</b> The County should encourage the provision of the maximum amount of access to public lands and waterways consistent with:</p> <ul style="list-style-type: none"> <li>A. Public safety;</li> <li>B. Nearby access;</li> <li>C. Rights of private property owners;</li> <li>D. Natural resource protection; and</li> <li>E. The Map Act.</li> </ul>	Alt. D version	

Plan Alternative					Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	Industrial Timberland (IT)		
A					<p><del>This designation applies to lands that are industrially managed for timber production, primarily outside CPA's, and where presence of additional homesites would likely contribute to conflict with such timber management; most of these lands are managed through a habitat conservation plan. Residential use may be allowed as a conditionally permitted use where necessary for caretaking purposes, or for compatible recreational use, does not exceed a density of one unit per 600 acres, and records a right to harvest agreement for the subject property.</del></p> <p><b>Allowable Use Types:</b> same as Timber (T) Classifications</p> <p><b>Development Standards</b>                      Minimum Parcel Size: 160 acres                      Density: 0 (caretakers residence for those fully employed on the premises)</p>	Split vote; four (4) voted to delete the IT designation, and three (3) voted to include it.	

Plan Alternative					Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	<b>Industrial Timberland (IT)</b>		
					Additional Provisions – per zoning		

Plan Alternative					Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	<b>Agricultural Grazing (AG)</b>		
	B	C	D	PC	<p>This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.</p> <p><b>Development Standards</b>                      Minimum Parcel Size: 40 – 160 acres                      Ground Coverage: 2 acres max.                      Additional Provisions – per zoning</p>	Split vote; three (3) voted for the Alt. B/C/D version, two (2) voted for a modified PC* version as presented below, and one (1) voted for the Alt. A version.	

COMMENTS:

Plan Alternative					Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	Agricultural Grazing (AG)		
				PC*	<p>This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation and other non-prime agricultural lands. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.</p> <p><b>Development Standards</b>                      Minimum Parcel Size: 40 – 160 acres                      Ground Coverage: 2 acres max.                      Additional Provisions – per zoning</p>	Modified PC version	

Plan Alternative					Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	Agricultural Grazing (AG)		
A					<p>This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation. Density range is 160 acres/unit.</p> <p><b>Development Standards</b>                      Minimum Parcel Size: 160 acres                      Ground Coverage: 2 acres max.                      Additional Provisions – per zoning</p>	Alt. A version	

A	B	C	D	PC	Ranchland (AGR)		
*	B			*	<p>Similar to the AG designation above, this designation applies to dry-land grazing areas that primarily support cattle ranching, supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation.</p> <p>The AGR applies to cohesive major cattle ranching areas and includes the lands that support the above described agricultural use, as well as TPZ land that may be intermixed and typically considered an integral part of the ranching operations. The balance of lands in this use in smaller management units are designated AG. Density range is 160-600 acres/unit.</p>	<p>Split vote; four (4) voted to delete the AGR designation, two (2) voted for the Alt. B version, and one (1) voted for the Alt. A version. Also DEIR Mitigation Measure 3.2.3.1a uses the Alt. B version of the AGR designation to avoid the loss of agricultural lands from direct conversion to other uses.</p>	
COMMENTS:							

Plan Alternative					Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	Ranchland (AGR)		
A					<p>Similar to the AG designation above, this designation applies to dry-land grazing areas that primarily support cattle ranching, supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation.</p> <p>The AGR applies to cohesive major cattle ranching areas and includes the lands that support the above described agricultural use, as well as TPZ land that may be intermixed and typically considered an integral part of the ranching operations. The balance of lands in this use in smaller management units are designated AG. Density range is 600 acres/unit.</p>	<p>Alt. A version</p>	

					<b>Timber Production (T)</b>		
<b>A</b>	<b>B</b>	<b>C</b>			<b>Allowable Use Types:</b>  <b>Other</b> Residence Incidental to Principal Use	Split vote: two (2) voted to identify residential uses as a separate allowed use, two (2) voted to leave it as shown, one (1) voted to delete it, and two (2) voted to delete the term "Incidental to Principal Use"	

Plan Alternative					Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R, M, D
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>PC</b>	<b>5.4 Goals and Policies</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>PC</b>	<b>IS-P17. Law Enforcement.</b> The County shall continue to monitor law enforcement needs and coverage. New development shall pay its proportionate share of law enforcement costs.	Split vote; four (4) voted for the Alt. A/B/C version, and three (3) voted to delete it.	
COMMENTS:							
					<b>5.5 Standards</b>		
				<b>PC</b>	<b>IS-S4. Subdivisions Outside of Fire District Boundaries.</b> Subdivisions outside of fire district boundaries shall be conditioned to: <ol style="list-style-type: none"> <li>1. Annex to or form a fire-related district or a county service area and provide funding to ensure that the district has adequate capacity to provide services, or</li> <li>2. If condition 1 is not feasible, establish an adequate ongoing funding source and execute a fire protection agreement with an appropriate local fire service provider with LAFCO approval, as appropriate, or</li> <li>3. record acknowledgment of no available emergency response and fire suppression services and implement required mitigations.</li> </ol>	Split vote; four (4) voted for the PC version, one (1) supported the PC version except paragraph 3, and two (2) voted to delete this standard altogether.	

Plan Alternative					Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	5.4 Goals and Policies		
COMMENTS:							
	B				<p><b>IS-S4. Subdivisions Outside of Fire District Boundaries.</b> Subdivisions outside of fire district boundaries shall be conditioned to:</p> <p>A. annex-to or form a fire-related district or a county service area, and provide funding to ensure that the district has adequate capacity to provide services, or</p> <p>B. if condition A is not feasible, establish-an adequate ongoing funding source and the execute-a fire protection agreement with a local fire service provider</p>	Alt. B version	
A					<p><b>IS-S4. Subdivisions Outside of Fire District Boundaries.</b> Residential development shall be conditioned to annex to or form a fire-related district or county service area and provide funding to ensure that the district has adequate capacity to provide services.</p>	Alt. A version	

Plan Alternative					Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	<b>5.6 Implementation Measures</b>		
A	B			PC	<b>IS-IM16. Sheriff's Office Funding Sources.</b> Periodically assess the adequacy of existing Sheriff's Office funding sources and seek to identify, develop, and maintain sustainable funding sources to maintain Sheriff's Office levels of service, including increased operational fees, development fees, new taxes, or special assessments	Split vote; four (4) voted for the A/B version, and three (3) voted to delete it altogether.	
COMMENTS:							

Plan Alternative					Chapter 6 Telecommunications	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	<b>6.5 Implementation Measures</b>		
A	B	C		PC*	<del><b>T-IM15. Research Possible Monitoring Policy.</b></del> Host community workshops to discuss the issue of monitoring radiation outputs from wireless equipment.	Split vote; three (3) voted for the Alt. A/B/C version, and three (3) voted to delete it.	
COMMENTS:							

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	7.4 Goals and Policies		
				PC	<b>C-G2. Balanced Transportation Opportunities.</b> A transportation system that ensures the availability of options among modes of travel by integrating and balancing the context-specific needs of motorized vehicles, public transit, bicycles, disabled people and pedestrians.	Split vote; three (3) voted for the PC version, and three (3) voted for the Alt. A/B/C/PC* version.	
COMMENTS:							
A	B	C		PC*	<b>C-G2. Balanced Transportation Opportunities.</b> A transportation system consisting of "complete streets" that integrates and balances the needs of motorized vehicles, public transit, bicycles, wheelchairs and pedestrians on all roadways and facilities.	Alt. A/B/C/PC* version	

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	7.4 Goals and Policies		
				PC	<p><b>C-P1. Orderly Development.</b> Encourage development of a circulation transportation system that supports an orderly pattern of land use by:</p> <ul style="list-style-type: none"> <li>A. Using minor collector roads to provide access to higher density residential areas, local commercial facilities, neighborhood parks, and schools while maintaining maximum bicycle and pedestrian connectivity and access.</li> <li>B. Designing access to residential areas to minimize disruptions to the flow of traffic while ensuring user safety and connectivity on arterial or collector roads. Avoid, direct residential driveway access off of arterials and collectors.</li> <li>C. Improving connectivity between interrelated areas such as neighborhoods and common destinations.</li> <li>D. Locating retail, service and industrial facilities, community centers, recreational facilities, employment centers, and other intensive land uses near collectors or arterial roads.</li> <li>E. Improving multimodal transportation infrastructure to accommodate existing land uses served by a sub-standard road classification.</li> <li>F. Using multi-use transportation hubs to serve town-centers, neighborhoods and other common destinations.</li> <li>G. Enhancing pedestrian and bicycle access to employment, services and recreation.</li> <li>H. Locating multi-family residential, commercial and public use facilities in areas serviced by public transit.</li> <li>I. Encouraging building, fence, façade, and setback design that promotes comfortable pedestrian environments.</li> </ul>	Split vote; three (3) voted for the PC version without the strikeout text, and two (2) voted for the PC version with the strikeout text added.	
COMMENTS:							

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	7.4 Goals and Policies		
A	B	C			<p><b>C-P1. Orderly Development.</b> Encourage development of a road circulation system that supports an orderly pattern of land use by:</p> <ul style="list-style-type: none"> <li>A. Using minor collector roads to provide access to higher density residential areas, local commercial facilities, neighborhood parks, and schools.</li> <li>B. Designing access to residential areas to minimize disruptions to the flow of traffic on arterial or collector roads. Avoid, when feasible, direct residential driveway access off of arterials and collectors.</li> <li>C. Connecting neighborhoods and destinations.</li> <li>D. Locating retail, service and industrial facilities, community centers, major recreational facilities, employment centers, and other intensive land uses near major collectors or arterial roads.</li> <li>E. Improving roads to accommodate existing land uses served by a sub-standard road classification.</li> <li>F. Using multi-use transportation hubs to serve town-centers.</li> <li>G. Enhancing pedestrian and bicycle access to employment, services and recreation.</li> </ul>	Alt. A/B/C version	
					<p><b>4231.8.</b> Encourage the development of a road system that supports an orderly pattern of land use through:</p> <ul style="list-style-type: none"> <li>A. Using minor collector roads to provide access to higher density residential areas, local commercial facilities, neighborhood parks and schools.</li> <li>B. Locating lower density residential areas with frontage onto arterial or major collector roads away from through-traffic unless sufficient mitigation measures are used.</li> <li>C. Locating retail, service and industrial facilities, community centers, major recreational facilities, employment centers, and other intensive land uses near major collector, or arterial roads.</li> <li>D. Improving roads to accommodate land uses served by an inappropriate road classification</li> </ul>	Alt. D version	

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	7.4 Goals and Policies		
				PC	<b>C-P2. Consideration of Land Uses in Transportation Decision Making.</b> Transportation decisions <b>shall</b> be based on a comprehensive planning approach that considers existing land uses and future land development as proposed in adopted County plans and plans of other governmental agencies.	Split vote; three (3) voted for the PC version, and two (2) voted for the PC version changing "shall" (in bold) to "should".	
COMMENTS:							
A	B	C			<b>C-P2. Consideration of Land Uses in Transportation Decision Making.</b> Transportation decisions in urban and rural areas shall be based on a comprehensive planning approach that considers existing land uses and future land development as proposed in adopted County plans and plans of other governmental agencies.	Alt. A/B/C version	
			D		<b>4237.1.</b> Transportation decisions in urban and rural areas should be based on a comprehensive planning approach that considers at a minimum existing land uses and future land development as proposed in adopted County plans and plans of other governmental agencies.	Alt. D version	
			D		<b>4237. 3.</b> Land use plans and policies shall be the basis for transportation facilities development.	Alt. D version	
				PC	<b>C-P3. Consideration of Transportation Impacts in Land Use Decision Making.</b> Decisions to change or expand the land use of a particular area should include an analysis of the impacts to existing and proposed transportation facilities and services so as to minimize or avoid significant operational, environmental, economic, and health-related consequences.	Split vote; two (2) voted for this PC version, two (2) voted for the Alt. A/PC* version, and one (1) voted for the Alt. B version.	
COMMENTS:							

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	7.4 Goals and Policies		
	B				<b>C-P3. Consideration of Transportation Impacts in Land Use Decision Making.</b> Decisions to change or expand the land use of a particular area shall include an analysis of the impacts to existing and proposed transportation facilities and services so as to minimize or avoid significant operational or economic consequences.	Alt. B version	
A				PC*	<b>C-P3. Consideration of Transportation Impacts in Land Use Decision Making.</b> Decisions to change or expand the land use of a particular area shall include an analysis of the impacts to existing and proposed transportation facilities and services so as to minimize or avoid significant operational , environmental, economic, and health-related consequence.	Alt. A/PC* version	
			D		<b>4237. 2.</b> Decisions to change or expand the land use of a particular area should include an analysis of the impacts to existing and/or proposed transportation facilities and services so as to minimize or avoid serious operational or economic consequences	Alt. D version	
	B			PC	<b>C-P4. Mitigation Measures.</b> New development shall be conditioned to proportionally mitigate significant traffic impacts through construction of on- and off-site improvements and dedication of rights-of-way.	Split vote; three (3) voted for the Alt. B version, and two (2) voted for the Alt. A version.	
COMMENTS:							
A					<b>C-P4. Mitigation Measures.</b> New development shall be conditioned to proportionally mitigate significant transportation-related impacts through construction of on- and off-site multi-modal improvements, dedication of rights-of-way, and/or reduction of vehicular transportation demand through mixed-use development and other transportation demand management strategies.	Alt. A version	

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	7.4 Goals and Policies		
				PC	<b>C-P11. Roadway Functional Classifications.</b> Adopt and consistently apply <del>“Complete Streets”</del> roadway design and right-of-way standards according to functional classifications that consider all modes of travel in the context of road location and applied usage. <del>distinguish between the needs of Urban Development Areas and rural areas.</del>	Split vote; all seven (7) Commissioners voted for the PC version; three (3) voted for it as written, but two (2) voted to add the term “Complete Streets” shown in <del>strikeout</del> text, and two (2) voted to add the last part of the sentence shown in <del>strikeout</del> text beginning with “distinguish between...”.	
COMMENTS:							
A	B	C			<b>C-P11. Roadway Functional Classifications.</b> Adopt and consistently apply roadway design and right-of-way standards according to functional classifications that distinguish between the needs of Urban Development Areas and rural areas.	Alt. A/B/C version	
*	*			*	<b>C-P14. Efficiency and Capacity.</b> Roadway systems and congestion relief projects shall be managed for increased transportation options and efficiency through inter-jurisdictional coordination, encouraging multi-modal use, and transportation demand management measures before increasing capacity through roadway widening or new road construction.	*DEIR Mitigation Measure 3.5.3.2.a. modifies this policy to lessen impacts relating to traffic congestion	
COMMENTS:							

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	7.4 Goals and Policies		
				PC	<b>C-P14. Efficiency and Capacity.</b> Manage roadway systems and congestion relief projects for increased transportation efficiency through multi-modal demand management and transportation before increasing capacity through roadway widening or new road construction	PC version	
A	B				<b>C-P14. Efficiency and Capacity.</b> Manage roadway systems for increased transportation efficiency through multi-modal use and demand management before increasing capacity through roadway widening or new road construction.	Alt. A/B version	
				PC	<p><b>C-P23. Public Transit Service.</b> Public transportation systems in the County shall be coordinated and integrated so that a full range of travel patterns and connectivity with other modes of transportation can be supported.</p> <ul style="list-style-type: none"> <li>A. Existing and future public transit services should be coordinated so that service from rural areas is effectively integrated with urban service. Schedules should be designed for a smooth transfer between rural and urban buses. Fares should be integrated so that a person pays only once for the full trip. Convenience facilities should be made available so that transfer areas are attractive, well-lit, protected from the weather and have bus information posted.</li> <li>B. Automobile and bicycle transport should be integrated with public transit by developing adequate parking facilities at major bus stops and, where feasible, transporting bicycles on intercity and regional buses.</li> <li>C. Multi-family housing, public uses such as libraries, schools and community centers, and commercial uses should be encouraged or located in areas serviced by or planned for public transit.</li> <li>D. Public transportation should support access to social services and mitigate the impacts of service changes to social service clients.</li> <li>E. Public transportation should provide access to recreation areas.</li> <li>F. Public transportation should expand the bicycle capacity of commuter lines and provide front or back loading racks and space for bikes on all regional buses to extend the range and convenience of both transit and</li> </ul>	Split vote; all seven (7) Commissioners voted for the PC version, but three (3) voted for the PC version without paragraphs F, G, H, I and J; three (3) voted for the PC version without paragraph H; and one (1) voted for the PC version without paragraph C.	

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	7.4 Goals and Policies		
					<p>bicycle modes.</p> <p>G. Sidewalks near transit stops should be contiguous, attractive and well-lit to encourage walking to and from transit.</p> <p><del>H. Transit fares should be maintained at a level that promotes consistently high patronage and encourages more off-peak use.</del></p> <p>I. The County shall encourage and support improvements such as Bus Rapid Transit strategies where a high level of transit ridership or potential ridership exists and/or where solutions to motor-vehicle traffic congestion are needed.</p> <p>J. The County should encourage the use of adaptive management strategies which will collect, analyze, and iteratively shape public transportation planning to optimize connectivity and access for all user groups.</p>		
COMMENTS:							
A	B				<p><b>C-P23. Public Transit Service.</b> Public transportation systems in the County should be coordinated and integrated so that a full range of travel patterns and connectivity with other modes of transportation can be supported.</p> <p>A. Existing and future public transit services should be coordinated so that service from rural areas is effectively integrated with urban service. Schedules should be designed for a smooth transfer between rural and urban buses. Fares should be integrated so that a person pays only once for the full trip. Convenience facilities should be made available so that transfer areas are protected from the weather and bus information is provided.</p> <p>B. Automobile and bicycle transport should be integrated with public transit by developing adequate parking facilities at major bus stops and, where feasible, transporting bicycles on the buses along the intercity bus routes.</p> <p>C. Multi-family housing, public uses such as libraries, schools and</p>	Alt. A/B version	

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	7.4 Goals and Policies		
					<p>community centers, and commercial uses should be encouraged in areas serviced by public transit.</p> <p>D. Public transportation should support access to social services and mitigate the impacts of service changes to social service clients.</p> <p>E. Public transportation should provide access to recreation areas.</p>		
			D		<p><b>4237. 4.</b> Transportation systems in Humboldt County and those which link the County with other areas of the State are to be coordinated and integrated so that a full range of travel patterns can be supported.</p> <p>A. Existing and future public transit services are to be coordinated so that service from rural areas is effectively integrated with urban service. Schedules should be designed for a smooth transfer between rural and urban buses. Fares should be integrated so that a person pays only once for the full trip. Convenience facilities should be made available so that transfer areas are protected from the weather and bus information is provided.</p> <p>B. Automobile and bicycle transport are to be integrated with public transit by developing adequate parking facilities at major bus stops and, where feasible, transporting bicycles on the buses along the intercity bus routes.</p> <p>C. Multi-family housing shall be encouraged in areas serviced by public transit where consistent with other sections of the plan.</p>	Alt. D version	
				PC	<p><b>C-P34. Bicycle Facilities.</b> Strongly encourage the placement of secure, weather-protected bicycle storage facilities at bus stops, businesses, and public buildings. Encourage the addition of bicycle transport racks on public buses.</p>	Split vote; four (4) voted for the PC version, and three (3) voted for the Alt. A version.	
COMMENTS:							

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	7.4 Goals and Policies		
	B				<b>C-P34. Bicycle Facilities.</b> Encourage the placement of secure, weather-protected bicycle storage facilities at bus stops, businesses, and public buildings. Encourage the addition of bicycle transport racks on public buses.	Alt. B version	
A					<b>C-P34. Bicycle Facilities.</b> Require the installation of bicycle racks or storage facilities for multi-family residential, commercial and industrial development. Encourage the placement of secure, weather-protected bicycle storage facilities at bus stops, and public buildings. Encourage the addition of bicycle transport racks on public buses.	Alt. A version	
				PC	<b>C-P35. Development of Railroad Right-of-Ways for Bicycles and Pedestrians.</b> Encourage development of the Annie and Mary Railroad rights-of-way as Class 1 bikeway (bike and pedestrian path) provided those uses do not conflict with regional rail transportation system plans. The County shall work to preserve railroad rights-of-way as a contiguous public use transportation corridor <del>and support all methods of corridor preservation including railbanking to ensure continued public use.</del>	Split vote; four (4) voted for the PC version, two (2) voted for the PC version with the strikeout text added, and one (1) voted for the Alt. A version.	
COMMENTS:							

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	7.4 Goals and Policies		
	B				<b>C-P35. Development of Railroad Right-of-Ways for Bicycles and Pedestrians.</b> Encourage development of the Northwestern Pacific (NWP) and Annie and Mary Railroad rights-of-way as Class 1 bikeway (bike and pedestrian path) provided those uses do not conflict with regional rail transportation system plans.	Alt. B version	
A					<b>C-P35. Development of Railroad Right-of-Ways for Bicycles and Pedestrians.</b> Support the banking of appropriate railroad right-of-ways including the Northwestern Pacific (NWP) and Annie and Mary Railroad rights-of-way and the development of a Class 1 bikeway (bike and pedestrian path) within the existing rail alignment. Include provisions for decommissioning and relocation of the bikeway if demand and resources supports resumption of rail-service.	Alt. A version	
				PC	<b>C-P42. Re-establishing Regional Rail Service.</b> Support and encourage rail service in and out of the county and connected to other parts of the state.	Split vote; four (4) voted for the PC version, and three (3) voted for the Alt. B version.	
COMMENTS:							

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	7.4 Goals and Policies		
	B				<b>C-P42. Re-establishing Regional Rail Service.</b> Public investment to re-establish regional rail service should be contingent on a private or public demand for sustained rail service and an analysis of net benefits to the County's economy, transportation systems, and environment.	Alt. B version	
					7.5 Standards		
				PC	<b>C-S3. Traffic Thresholds of Significance.</b> Apply objective measures, such as roadway capacity and multimodal quality/level of service from the Transportation Research Board Highway Capacity Manual or its equivalent, such as Health Impact Assessments to make determinations on the significance of traffic impacts for CEQA purposes.	Split vote; four (4) voted for the PC version and three (3) voted for the Alt. A/B/C version.	
COMMENTS:							
A	B	C			<b>C-S3. Traffic Thresholds of Significance.</b> Apply objective measures, such as roadway capacity and level of service from the Transportation Research Board Highway Capacity Manual or its equivalent, to make determinations on the significance of traffic impacts for CEQA purposes.	Alt. A/B/C version	

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	<b>7.5 Standards</b>		
				PC	<b>C-IM5. Roadway System Construction.</b> Develop funding mechanisms to complete construction of critical segments of the roadway system designated in the Circulation Element and identified in the Capital Improvement Plan. Include bicycle and pedestrian infrastructure funding in all appropriate requests. The highest priority for the use of limited funds should be placed on projects where multi-modal infrastructure improvements are needed most.	Split vote; four (4) voted for the PC version and three (3) voted for the Alt. A/B/C version with the strikeout text added.	
COMMENTS:							
A	B	C			<b>C-IM5. Roadway System Construction.</b> Develop funding mechanisms to complete construction of critical segments of the roadway system designated in the Circulation Element and identified in the Capital Improvement Plan. <del>Strive to include bicycle and pedestrian infrastructure funding in all appropriate requests</del>	Alt. A/B/C version.	
A	B	C			<del><b>C-IM6. Coordination with the Division of Environmental Health.</b> Refer subdivisions creating more than 30 parcels and discretionary permits for commercial developments in excess of 50,000 square feet to the Environmental Health Division for review and comments on potential public health effects.</del>	Split vote; four (4) voted to delete this implementation measure, and three (3) voted for the Alt. A/B/C version.	
COMMENTS:							
				PC	<b>C-IM10. U.S. Highway 101 Safety Corridor Improvements.</b> Issuance of Coastal Development Permits and other discretionary permits by the County for the U.S. Highway 101 Safety Corridor Improvement Project shall support a multimodal strategy that treats all three main roads between Arcata and Eureka (U.S. Highway 101, State Route 255, and Old Arcata Road/Myrtle Avenue) as one system. The strategy would develop an overall multi-modal improvement plan that phases improvements on a prioritized basis between the three roads. The	Split vote; four (4) voted for the PC version and three (3) voted for the Alt. B version.	

Plan Alternative					Chapter 7 Circulation	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	7.5 Standards		
					strategy should include an adaptive management element which will collect, analyze, and iteratively shape further safety improvements to the Corridor. Corridor improvements must not create adverse impacts to bicycle and pedestrian use without offsetting mitigations or enhancements consistent with Cal Trans Complete Streets Deputy Directive DD-64-R1 or successor policies.		
COMMENTS:							
	B				<b>C-IM10. U.S. Highway 101 Safety Corridor Improvements.</b> Issuance of Coastal Development Permits and other discretionary permits by the County for the U.S. Highway 101 Safety Corridor Improvement Project should support a strategy that treats all three main roads between Arcata and Eureka (U.S. Highway 101, State Route 255, and Old Arcata Road/Myrtle Avenue) as one system. The strategy would develop an overall multi-modal improvement plan that phases improvements on a prioritized basis between the three roads.	Alt. B version	
A					<b>C-IM10. U.S. Highway 101 Safety Corridor Improvements.</b> Issuance of Coastal Development Permits and other discretionary permits by the County for the U.S. Highway 101 Safety Corridor Improvement Project shall support a multimodal strategy that treats all three main roads between Arcata and Eureka (U.S. Highway 101, State Route 255, and Old Arcata Road/Myrtle Avenue) as one system. The strategy would develop an overall multi-modal improvement plan that phases improvements on a prioritized basis between the three roads. Corridor improvements must not create adverse impacts to bicycle and pedestrian use without offsetting mitigations or enhancements consistent with Cal Trans Complete Streets Deputy Directive DD-64-R1 or successor policies.	Alt. A version	

Plan Alternative					Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	<b>9.4 Goals and Policies</b>		
				PC	<b>ED-P6. Large Format Retail.</b> Require discretionary review, including analysis of the economic and workforce impacts, of large format "big box" commercial uses.	Split vote; four (4) voted for the PC version, two (2) voted for the Alt. A version, and one (1) voted for the Alt. C version.	
COMMENTS:							
	B				<b>ED-P6. Large Format Retail.</b> Require review of the economic and workforce impacts, of large format "big box" commercial uses.	Alt. B version	
A					<b>ED-P6. Large Format Retail.</b> Large format "big box" commercial uses shall not be located in the unincorporated area.	Alt. A version	
		C			<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.	Alt. C version	
					<b>9.5 Standards</b>		
				PC	<b>ED-S2. Large Format Retail.</b> 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.	Split vote; four (4) voted for the PC version, and three (3) voted to delete it altogether.	
COMMENTS:							

Plan Alternative					Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	<b>9.4 Goals and Policies</b>		
	B				<b>ED-S2. Large Format Retail.</b> The County shall require discretionary review of large format “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.	Alt. B version	

Plan Alternative					Chapter 9 Economic Development	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	<b>9.6 Implementation Measures</b>		
	B			PC	<b>ED-IM7. Large Format Retail.</b> Develop guidelines for conducting economic and workforce impact analysis for “big box” commercial uses.	Split vote; four (4) voted for the Alt. B version, and three (3) voted for the Alt. C version.	
COMMENTS:							
A					<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.	Alt. A version	
		C			<b>ED-IM7. Large Format Retail.</b> Adopt development standards for ministerial review of large format “big box” retail.	Alt. C version	

Plan Alternative					Chapter 10 Conservation and Open Space Elements	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	10.2.4 Goals		
				PC	<b>CO-G5. Open Space and Residential Development.</b> Orderly residential development of open space lands that protects natural resources, sustains resource production, minimizes exposure to public safety hazards, and minimizes the costs of providing public services.	Split vote: two (2) voted for this PC version, one (1) voted for this PC version with the term "impact fees" added to the end of it, one (1) voted for this PC version without the last line, one (1) voted for the Alt. A version, and one (1) voted for the Alt. A version with the words, " and minimizes the costs of providing public services" added to the end.	
COMMENTS:							
	B				<b>CO-G5. Open Space and Residential Development.</b> Orderly residential development of open space lands that protects natural resources, sustains resource production, minimizes exposure to public safety hazards, and recovers the costs of providing public services.	Alt. B version.	
A					<b>CO-G5. Open Space and Residential Development.</b> Restricted residential development of open space lands that protects natural resources, sustains resource production and minimizes exposure to public safety hazards.	Alt. A version	

Plan Alternative					Chapter 10 Conservation and Open Space Elements	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	<b>10.2.5 Policies</b>		
	B			PC	<b>CO-P4. Greenbelts.</b> Maintain separation of urbanized communities through appropriate land use designations and zoning density. Avoid merging urban development boundaries of adjacent communities.	Split vote: three (3) voted for the Alt. B version, and three (3) voted for the Alt. A version	
COMMENTS:							
A				PC*	<b>CO-P4. Greenbelts.</b> Maintain separation of urbanized communities through appropriate land use designations, zoning density and greenbelt overlay zones. Avoid merging urban development boundaries of adjacent communities.	Alt. A version	
				PC	<b>CO-P7. Encourage Private Outdoor Recreation.</b> Encourage private acquisition, development, and management of outdoor recreational services and facilities as a means to generate economic returns from conservation and open space lands where such recreational uses remain subordinate and do not significantly detract from the agricultural capability or timber productivity of lands planned and zoned for agriculture or timber and are designed to the maximum extent feasible to protect agricultural capability and timber productivity.	Split vote: three (3) voted for the PC version, and three (3) voted for the Alt. A/PC* version.	
COMMENTS:							

Plan Alternative					Chapter 10 Conservation and Open Space Elements	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	<b>10.2.5 Policies</b>		
A				PC*	<b>CO-P7. Encourage Private Outdoor Recreation.</b> Encourage private acquisition, development, and management of outdoor recreational services and facilities as a means to generate economic returns from conservation and open space lands where such recreational uses do not reduce the agricultural capability or timber productivity of lands planned and zoned for agriculture or timber.	Alt. A/PC* version	
	B	C			<b>CO-P7. Encourage Private Outdoor Recreation.</b> Encourage private acquisition, development, and management of outdoor recreational services and facilities as a means to generate economic returns from conservation and open space lands.	Original Alt. B/C version	

Plan Alternative					Section 10.3 Biological Resources	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	<b>10.3.5 Implementation Measures</b>		
A				PC	<b>BR-IM3. Biological Review and Referral.</b> Building and Planning Division staff shall receive periodic training related to the field identification of biological resources and mitigation of impacts. The County shall also have on staff or retain a qualified biologist to conduct site visits, work with resource agencies, review applicant prepared biological reports and formulate and monitor project conditions and mitigation measures.	Split vote: four (4) voted for the Alt. A version, and three (3) voted for the Alt. B version.	

COMMENTS:

Plan Alternative					Section 10.3 Biological Resources	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	10.3.5 Implementation Measures		
	B				<b>BR-IM3. Biological Review and Referral.</b> Building and Planning Division staff shall receive periodic training related to the field identification of biological resources and mitigation of impacts. The County shall maintain efficient and timely procedures for project referral to state and federal agencies for biological review including appropriate use of qualified biologists, and state and federal agency referral and consultation.	Alt. B version	

Plan Alternative					Section 10.4 Mineral Resources	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	10.4.3 Goals and Policies		
				PC	<b>MR-P11. Permit Conditions to Reduce Impacts.</b> Permit conditions for mineral extraction operations shall address allowable dust and noise levels, hours of operation, fencing, traffic, access, setbacks, and other performance standards necessary to reduce significant environmental impacts to less than significant and reduce conflicts with adjacent land use.	Split vote: four (4) voted for the PC version, and three (3) voted for the Alt. A/B version. DEIR Mitigation Measure 3.9.3.2a includes the PC version to reduce conflicts with adjacent land uses and minimize environmental impacts from mineral operations.	

COMMENTS:

Plan Alternative					Section 10.4 Mineral Resources	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	10.4.3 Goals and Policies		
A	B				<b>MR-P11. Permit Conditions to Reduce Impacts.</b> Permit conditions for mineral extraction operations shall address allowable dust and noise levels, hours of operation, fencing, traffic, access, setbacks, and other performance standards necessary to minimize significant environmental impacts and reduce conflicts with adjacent development.	Alt. A/B version	

Plan Alternative					Section 10.5 Cultural Resources	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	10.5.4 Standards		
				PC	<p><b>CU-S5. Assessment and Treatment of Impacts to Significant Historic Structures and Districts.</b></p> <p>A. For ministerial projects, a records check will be conducted. If the project site and/or structures are listed on the local, State, or federal register, or has been surveyed and determined to be eligible for listing on the local, State, or federal register, it will be considered a significant historic resource. The project will either be modified as may be necessary to ensure continued protection of the significant historical resources, or the project will be subjected to the discretionary review process described below.</p> <p>B. For discretionary projects, a records check will be conducted, and if no listing or survey for eligibility has been done, an initial screening will be conducted to determine whether there is a potential for significant historical resources to be significantly impacted by the project. Where it is found that there is a potential for significant adverse impacts, a cultural resources report prepared by a qualified professional shall be required. The report shall assess the presence, extent, and condition, and explicit significance values of all extant cultural resources and the likely impact upon such resources found to qualify as significant historical resources under CEQA. The report shall include recommendations for avoiding and/or mitigating identified significant adverse impacts.</p> <p>C. To assist in protecting potential historical structures yet to be surveyed, the Board of Supervisors may designate areas of historical concern, in which all structures 45 years or older would be assessed as outlined for discretionary projects above.</p> <p>D. To assist in identifying historical resources of significance, the County encourages the cultural resources community to utilize the nomination process of the State Office of Historic Preservation, which provides notice and comment opportunities for local government and the property owner, in determining eligibility for register listing.</p>	Split vote: four (4) voted for the PC version, and three (3) voted for the Alt. B version modified by the Commission as shown below.	

Plan Alternative					Section 10.5 Cultural Resources	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	10.5.4 Standards		
COMMENTS:							
	B				<p><b>CU-S5 Assessment and Treatment of Impacts to Significant Historic Structures and Districts.</b>                      For ministerial and discretionary projects, a records check will be conducted for structures in excess of 45 years old, and if no listing or survey for eligibility has been done, an initial screening will be conducted to determine whether there is a potential for significant historical resources to be significantly impacted by the project as proposed. Where it is found that there is a potential for significant adverse impacts the project should be modified to avoid significant impacts. If after modification, the potential for significant impacts remain, a Cultural Resources Report prepared by a qualified professional shall be required. The report shall assess the presence, condition and significance of cultural resources and the likely impact upon such resources from the proposed project. The report shall include recommendations for avoiding and/or mitigating identified significant adverse impacts. The project shall be conditioned to implement the recommendations necessary to reduce the impacts to less than significant or the project is subject to the preparation of an EIR.</p> <p>The County may designate areas of limited historical concern, in which only structures which are listed or have been surveyed and determined to be eligible for listing on the local, State, or federal register, will be subject to the assessment process described in paragraph "A" above.</p>	Alt. B version modified by the Commission	
	B				<p><b>CU-S5. Assessment of Impacts.</b> A cultural resources report prepared by a professional who meets the U.S. Secretary of the Interior's professional qualification guidelines (36 Code of Federal Regulations Part 61 as amended) may be required during environmental assessment to determine the presence, extent, and condition of cultural resources and the likely impact upon such resources. For structures of historical significance, alternations and/or additions shall follow the Secretary of the Interior's Standards and Guidelines for</p>	Original Alt. B version	

Plan Alternative					Section 10.5 Cultural Resources	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	10.5.4 Standards		
					Archeology and Historic Preservation.		
A					<b>CU-S5. Assessment of Impacts.</b> A cultural resources report prepared by a professional who meets the U.S. Secretary of the Interior's professional qualification guidelines (36 Code of Federal Regulations Part 61 as amended) shall be required during environmental assessment to determine the presence, extent, and condition of cultural resources and the likely impact upon such resources. For structures of historical significance, alternations and/or additions shall follow the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.	Alt. A version	

Plan Alternative					Section 10.7 Scenic Resources	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	10.7.3 Goals and Policies		
				PC	<b>SR-P8. Removal or Relocation of Billboards on Public Lands and Right-of-Ways in the Northwestern Pacific Railroad Right-of-Way.</b> Support efforts of public agencies; such as the North Coast Railroad Authority and the U.S. Fish and Wildlife Service to remove or relocate billboards from their right-of-way between Fields Landing and Arcata on lands under their control.	Split vote: three (3) voted for the PC version, and two (2) voted to delete it altogether.	
COMMENTS:							

Plan Alternative					Section 10.7 Scenic Resources	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	<b>10.7.3 Goals and Policies</b>		
A	B				<b>SR-P8. Removal or Relocation of Billboards in the Northwestern Pacific Railroad Right-of-Way.</b> Support efforts of the North Coast Railroad Authority to remove or relocate billboards from their right-of-way between Fields Landing and Arcata.	Alt. A/B version	
				PC	<b>SR-P9. Removal of Illegal Billboards.</b> Illegal billboards on property within County jurisdiction shall be removed through code enforcement. The County shall advocate for removal of illegal billboards in areas outside of County jurisdiction, including petitioning Caltrans' Outdoor Advertising Office to remove illegal billboards along highways.	Split vote: three (3) voted for the PC version, and two (2) voted to delete it altogether.	
COMMENTS:							
A	B	C			<b>SR-P9. Removal of Illegal Billboards.</b> Petition Caltrans' Outdoor Advertising Office to remove illegal billboards along highways.	Alt. A/B/C version	

Plan Alternative					Chapter 11 Water Resources Element	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	11.4 Goals and Policies		
				PC	<b>WR-G8. Restoration of Impacted River Flows.</b> Restoration of water flow regimes in the Trinity, Klamath, Eel, and other river systems impacted by out of basin water diversions to meet all beneficial uses, including salmon and steelhead recovery plans, recreational activities, and the economic needs of river dependent communities with no additional upper or mid-level watershed exports from rivers flowing through the County.	Split vote: four (4) voted for this PC version, and three (3) voted for the PC* version	
COMMENTS:							
				PC*	<b>WR-G8. Restoration of Impacted River Flows.</b> Restoration of water flow regimes in the Trinity, Klamath, Eel, and other river systems impacted by out of basin water diversions to meet all beneficial uses, including salmon and steelhead recovery plans, recreational activities, and the economic needs of river dependent communities.	PC* version	
	B				<b>WR-G8. Restoration of River Flows.</b> Restoration of water flows in the Trinity, Klamath, Eel, and river systems to meet all beneficial uses, including salmon and steelhead recovery plans, recreational activities, and the economic needs of river dependent communities with no additional upper or mid-level watershed exports from rivers flowing through the County.	Alt. B version	

Plan Alternative					Chapter 12 Energy Element	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	<b>12.4 Goals and Policies</b>		
A				PC	<b>E-P11. Energy-efficient Landscape Design.</b> Require energy-efficient landscape design in development projects, subdivisions, and in new and existing streets and parking areas in order to reduce impervious surfaces, minimize heat and glare, control soil erosion, conserve water, and promote pedestrian safety and vehicular traffic calming measures	Split vote: three (3) voted for the Alt. A version, and two (2) voted for the Alt. B version.	
COMMENTS:							
	B				<b>E-P11. Energy-efficient Landscape Design.</b> Encourage cost-effective energy-efficient landscape design in development projects, subdivisions, and in new and existing streets and parking areas in order to reduce impervious surfaces, minimize heat and glare, control soil erosion, and conserve water	Alt. B version	

Plan Alternative					Chapter 13 Noise Element	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	<b>13.6 Implementation Measures</b>		
				PC	<b>N-IM7x Noise Control Ordinance.</b> Prepare and consider a noise control ordinance to regulate noise sources in order to protect persons from existing or future excessive levels of noise which interfere with sleep, communication, relaxation, health or legally permitted use of property. The ordinance shall define excessive levels of noise and may exempt or modify noise requirements for agricultural uses, construction activities, school functions, property maintenance, waste collection and other sources. The ordinance shall include	See DEIR modifications below.	

Plan Alternative					Chapter 13 Noise Element	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	<b>13.6 Implementation Measures</b>		
					responsibilities and procedures for enforcement, abatement and variances.		
COMMENTS:							
*	*			*	<b>N-IM7x. Noise Control Ordinance.</b> Prepare and consider a noise control ordinance to regulate noise and vibration sources in order to protect persons from existing or future excessive levels of noise and/or vibration which interfere with sleep, communication, relaxation, health or legally permitted use of property. The ordinance shall define excessive levels of noise for construction activities, school functions, property maintenance, waste collection and other noise sources and may exempt or modify noise requirements for agricultural uses. The ordinance shall include responsibilities and procedures for enforcement, abatement and variances.	DEIR Mitigation Measure 3.6.3.2.a. amends Implementation Measure N-IM7x to add vibration as a potential nuisance, and to require that construction noise parameters for discretionary projects be specified.	

Plan Alternative					Chapter 14 Safety Element	Staff Remarks/ Implementation	Position R,M,D
A	B	C	D	PC	<b>14.4 Goals and Policies</b>		
A	B	C		PC	<b>S-P21. Development Compatibility.</b> Airport Land Use Compatibility Plans (ALUCP) shall be prepared to define planning areas around airports and establish land use policies and standards appropriate for the public safety and protection of airport operations.	See DEIR modifications below.	
COMMENTS:							

Plan Alternative					Chapter 14 Safety Element	Staff Remarks/ Implementation	Position R, M, D
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>PC</b>	<b>14.4 Goals and Policies</b>		
*	*			*	<b>S-P21. Development Compatibility.</b> Encourage the Airport Land Use Commission to review the Airport Land Use Compatibility Plan (ALUCP) at least every five years to ensure that the ALUCP accurately defines planning areas around airports and establish land use policies and standards appropriate for the public safety and protection of airport operations. Amend the General Plan Safety Element to be consistent with changes to the ALUCP	DEIR Mitigation Measure 3.7.3.2b. modifies S-P21 to ensure consistency between the ALUCP and the General Plan	
<b>A</b>	<b>B</b>	<b>C</b>		<b>PC</b>	<b>S-P22. Airport Land Use Compatibility Criteria.</b> Regulate and plan land use around airports according to the Airport/Land Use Safety Compatibility Criteria (Table 14-A, as amended)	See DEIR modifications below.	
COMMENTS:							
*	*			*	<b>S-P22. Airport Land Use Compatibility Criteria.</b> Regulate and plan land use around airports according to the Airport/Land Use Safety Compatibility Criteria (Table 14-A), which shall be consistent with the ALUCP.	DEIR Mitigation Measure 3.7.3.2b. modifies S-P22 to ensure consistency between the ALUCP and the General Plan	
<b>A</b>				<b>PC</b>	<b>S-P26. Hazardous Waste.</b> Eliminate the use of toxic materials within Humboldt County where possible, and require the reduction, recycling, and reuse of such materials, to the greatest extent possible, where complete elimination of their use is not feasible. Require new development which may generate significant quantities of hazardous wastes to provide a plan for disposal which emphasizes on-site treatment, neutralization, and recycling.	Split vote; three (3) voted for the Alt. A version, and two (2) voted for the Alt. B version.	
COMMENTS:							

Plan Alternative					Chapter 14 Safety Element	Staff Remarks/ Implementation	Position R, M, D
A	B	C	D	PC	<b>14.4 Goals and Policies</b>		
	B				<b>S-P26. Hazardous Waste.</b> Encourage new development that may generate significant quantities of hazardous wastes to provide a plan for disposal that emphasizes on-site treatment, neutralization, and recycling.	Alt. B version	
					<b>14.6 Implementation Measures</b>		
				PC	<b>S-Imx4. Impervious Cover Limits.</b> Develop Impervious Cover Limits in flood-prone watersheds. Impervious cover includes buildings, roads, and other surfaces which do not absorb stormwater.	Split vote: three (3) voted to include the PC version, and three (3) voted to delete it.	
COMMENTS:							

## **Attachment C**

May 17, 2012 Planning Commission Transmittal and Adoption Package  
Staff Report including the Planning Commission Resolution



COMMUNITY DEVELOPMENT SERVICES  
PLANNING DIVISION  
COUNTY OF HUMBOLDT

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<http://co.humboldt.ca.us/CDS/Planning>

DATE: May 10, 2012  
TO: Humboldt County Planning Commission  
FROM: Kirk Girard, Director of Community Development Services  
SUBJECT: **Transmittal and Referral Package for the General Plan Update**

The attached staff report has been prepared for your consideration of the General Plan Update at the public hearing on May 17, 2012. The staff report includes the following:

<b>Table of Contents</b>	<b>Page</b>
Agenda Item Transmittal Form	
Recommended Commission Action and Executive Summary	
Draft Resolution of the Planning Commission	
<b>Attachments</b> (provided under a separate cover)	
Attachment 1: Staff Analysis	
Attachment 2: Planning Commission-Approved General Plan (including maps and appendices)	
Attachment 3: Alternative Comparison Charts	
Attachment 4: Draft Environmental Impact Report (DEIR)	

Please contact Martha Spencer, Supervising Planner, at 268-3704 if you have any questions about the scheduled public hearing item.

**AGENDA ITEM TRANSMITTAL**

TO: HUMBOLDT COUNTY PLANNING COMMISSION  
FROM: Kirk A. Girard, Director of Community Development Services

HEARING DATE: May 17, 2012	SUBJECT: <input checked="" type="checkbox"/> Public Hearing Item General Plan Update	CONTACT: Martha Spencer 268-3704
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Before you is the following:

**PROJECT:** This item involves consideration of the General Plan Update, a comprehensive update and revision of the 1984 Framework Plan. The proposed General Plan Update reviews and revises the basic assumptions regarding population projections and future land use demand, and proposes land use designations and diagrams (maps), together with policies to meet that demand in a manner consistent with State law. The General Plan Update has a 20 year planning horizon, designating sufficient land to meet projected demands for the next 20 years, without unreasonably constraining market choices. At the same time, the plan does propose focusing growth toward urban and urbanizing areas by increasing development opportunities in these areas and reducing development expectations on resource lands.

The General Plan Update is arranged by topical chapters which address the seven mandated elements and several optional elements. The General Plan Update consolidates its numerous land use maps (diagrams) into a single unified digital land use map (diagram) with supporting layers, and reduces the number of land use designation from over 100 to fewer than 25. The General Plan Update also consolidates most community plans into the main volume of the general plan. Aside from the proposed changes to the land use maps, the Eureka and McKinleyville Community Plans and the coastal land use plans will remain as stand alone documents. The Housing Element is also a stand alone document; it has a state-mandated update cycle that does not apply to the other elements of the General Plan.

The proposed General Plan Update will provide a more relevant and up to date planning document which meets future land demand, and is more accessible and useful to decision makers and the public. A DEIR has been prepared for the General Plan Update, which is also being reviewed and considered by the Planning Commission prior to taking action on the General Plan Update.

**PROJECT LOCATION:** The General Plan Update applies to all the unincorporated areas of the County.

**PRESENT PLAN & ZONING DESIGNATIONS:** n/a

**ASSESSOR PARCEL NUMBERS:** n/a

<b><u>APPLICANT</u></b>	<b><u>OWNER(S)</u></b>	<b><u>AGENT</u></b>
n/a	n/a	n/a

**ENVIRONMENTAL REVIEW:**

- A DEIR has been prepared for the General Plan Update (Attachment 4). Changes to the Land Use Designations in the coastal zone are statutorily exempt from environmental review per Section 15265 of the California Environmental Quality Act (CEQA) Guidelines; Coastal Commission approval of those amendments is an equivalent form of environmental review.

**STATE APPEAL STATUS:**

- Changes to the Land Use Designations in the coastal zone must be certified by the California Coastal Commission before they take effect.

**MAJOR ISSUES:**

- Potentially significant environmental impacts, alternative policy options and implementation measures.

## Recommended Planning Commission Action and Executive Summary

### Recommended Commission action:

1. Open the public hearing.
2. Receive a staff report.
3. Accept public comment.
4. Deliberate on the new materials presented to the Commission and new issues raised in public comments.
5. Close the public comment period.
6. Recommend the Board of Supervisors Adopt the General Plan Update as revised by the Planning Commission by approving the following motion;

*"I move to make all of the required findings, based on evidence in the staff report, and recommend the Board of Supervisors complete the environmental review and certification of the EIR, and approve the General Plan Update by adopting the attached Resolution."*

### Executive Summary

Staff is recommending the Commission move forward with completing a recommendation to the Board of Supervisors on the General Plan Update, a comprehensive update of the County's current General Plan. The General Plan expresses the community's goals for the distribution of future land uses for the next 20 years, both public and private, and establishes policies, standards and implementation measures for future development. It reviews and revises the basic assumptions regarding population projections and future land use demand, and proposes land use designations and diagrams (maps), together with policies to meet that demand in a manner consistent with State law.

The General Plan Update consolidates its numerous land use maps (diagrams) into a single unified digital land use map (diagram) with supporting layers, and reduces the number of land use designation from over 100 to fewer than 25. The General Plan Update also consolidates most community plans into the main volume of the general plan. Aside from the proposed changes to the land use maps, the Eureka and McKinleyville Community Plans and the coastal land use plans will remain as stand alone documents. The Housing Element is also a stand alone document since it has a state-mandated update cycle that does not apply to the other elements of the General Plan.

The Planning Commission-approved version of the General Plan Update is attached. It combines together all the straw votes taken by the Planning Commission during public hearings held on the individual chapters over the past three (3) years. The Board of Supervisors is scheduled to begin their deliberations on the General Plan Update June 12, 2012.

As described in the Environmental Impact section of the staff report (Section 4 of Attachment 1), the Commission is required to review and consider the Draft Environmental Impact Report (DEIR) in its deliberations. The public comment period for the DEIR will be completed on June 15, 2012. Individual Planning Commissioners are encouraged to submit their comments on the DEIR for consideration by the Board of Supervisors.

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 12-\_\_\_\_\_**

**RECOMMENDING ADOPTION BY THE BOARD OF SUPERVISORS OF THE  
PLANNING COMMISSION APPROVED GENERAL PLAN UPDATE.**

**WHEREAS**, Chapter 1 of the General Plan Update describes the multi-year effort on the part of the County Community Development Services Department in collaboration with the Humboldt County community at large, the Board of Supervisors, the Planning Commission and various County departments to develop the proposed General Plan Update, which is briefly described as follows:

**Phase I – Critical Choices**

In this phase, the citizens of Humboldt expressed their views of the future of the county and the issues that should be addressed in the General Plan. Outreach was conducted through 40 public meetings and numerous discussions with organization and agency representatives. This phase resulted in the *Critical Choices Report*.

**Phase II – Technical Background Reports**

This was a data collection and analysis phase to develop a deeper understanding of the issues and trends that were identified in the Critical Choices Phase. Fourteen studies were published to inform citizens and decision makers.

**Phase III – Selection of Preferred Sketch Plan**

After comprehensive public input and review of a report entitled *Sketch Plan Alternatives*, the Board of Supervisors chose Sketch Plan “B” from among four growth and development pattern alternatives.

**Phase IV – Draft Preliminary Plan and EIR**

In this phase, the chosen alternative was used as a guide for writing preliminary drafts of each chapter of the General Plan Update. The preliminary chapters were prepared and presented to the Planning Commission for review and public comment. This round of input guided the preparation of the consolidated final Hearing Draft Plan and draft Environmental Impact Report.

**Phase V and VI – Public Review and Adoption of Final Plan and EIR**

During this phase, the Planning Commission held public hearings and developed Planning Commission recommendations for the preferred General Plan and EIR alternative. The Planning Commission preferred alternative was submitted to the Board of Supervisors for a final round of public input, modification, and

**WHEREAS**, Chapter 1 demonstrates that the County provided considerable opportunities for public input on the policies and implementation measures in the proposed General Plan Update, including workshops, scoping meetings, and more than 75 Planning Commission public hearings since January 2009; and

**WHEREAS**, a Draft Environmental Impact Report (DEIR) was prepared for the proposed General Plan Update, and circulated for public review as required by state law; and

**WHEREAS**, the DEIR describes the environmental impacts of the proposed General Plan Update, and concludes the project will have significant and unavoidable impacts in several impact categories, including visual impacts, agricultural resources, air quality, cultural resources, hydrology and water quality, transportation and traffic, and cumulative impacts on the environment; and

**WHEREAS**, the proposed General Plan Update complies with the requirements of state law regarding General Plans as described in the staff analysis section of this staff report (Attachment 1), which is incorporated into this Resolution as if set forth fully herein, and

**WHEREAS**, Attachment 1 of this staff report describes how the proposed General Plan maintains consistency with the other Elements of the General Plan; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the Humboldt County Planning Commission that the following findings be and are hereby made by this Commission based upon the written and verbal testimony presented to the Commission and the evidence established during the hearings:

1. All of the above recitations are true and correct and incorporated herein by reference.
2. The proposed General Plan Update is consistent with §1452.2 of the Framework Plan (Required Findings) because it responds to the changes in base information, physical conditions and community values and assumptions since the last comprehensive revision 27 years ago.
3. The proposed General Plan Update responds to new requirements of state law regarding General Plans, which are considered changes to the base information of the General Plan.
4. The proposed General Plan Update is in the public interest because it responds to the changes in base information, physical conditions and community values and assumptions since the last comprehensive revision 27 years ago. The proposed General Plan changes are necessary to comply with new requirements of state law, which is also in the public interest.
5. The proposed General Plan Update comprehensively updates all the elements of the General Plan to ensure they are internally consistent.
6. The project includes an implementation program for future zoning changes to ensure consistency with the General Plan Update.
7. The proposed General Plan changes and Local Coastal Plan Amendments are in a format that may be adopted, which is as straightforward, clear and concise as feasible.
8. The proposed General Plan includes all the required elements; land use, housing, circulation, conservation, open space, safety, and noise.
9. The proposed General Plan includes other elements allowed by state law, including community infrastructure and services, telecommunications, economic development, water resources, energy, and air quality.
10. The proposed Safety Element and mitigation measures in the DEIR ensure consistency with the County's Airport Land Use Plan.
11. The proposed General Plan changes and Local Coastal Plan Amendments support construction of new homes consistent with the County's fair share of the regional housing needs.
12. The proposed changes to the Local Coastal Plans are limited to proposed land use mapping changes, which carry forward the same allowed uses and standards from the existing land use designations, and will not substantially affect coastal resources.
13. The proposed changes to the Local Coastal Plans will include measures to ensure consistency with the certified Local Coastal Plan, and will not become effective until they are certified by the Coastal Commission.
14. The DEIR for the proposed General Plan Update has been reviewed and considered by the Planning Commission, consistent with the requirements of the California Environmental Quality Act (CEQA) prior to making its recommendations.

**BE IT FURTHER RESOLVED** that for the purposes of this proposed General Plan Update, minor changes that 1) do not substantially affect the goals, policies, standards or implementation measures as contained in the proposed General Plan Update, 2) are reasonably based on credible information that is readily accessible to the public, and 3) respond to comments from Responsible or Trustee public agencies, shall not be considered substantial changes requiring further review by the Planning Commission.

**BE IT FURTHER RESOLVED** that for the purposes of this proposed General Plan Update, minor changes that 1) do not substantially affect the goals, policies, standards or implementation measures as contained in the proposed General Plan Update, and 2) are necessary to correct typographical or grammatical errors shall not be considered substantial changes requiring further review by the Planning Commission.

**BE IT FURTHER RESOLVED** that this Commission recommends that the Board of Supervisors of the County of Humboldt:

Hold public hearings in the manner prescribed by law;

Adopt the Planning Commission's findings;

Complete the environmental review of the project as required by state law; and

Adopt the Planning Commission recommended General Plan Update.

Adopted after review and consideration of all the evidence on \_\_\_\_\_.

\_\_\_\_\_  
Chair, Humboldt County Planning Commission

The motion was made by COMMISSIONER \_\_\_\_\_ and seconded by COMMISSIONER \_\_\_\_\_ by the following vote.

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

I, Catherine Munsee, Clerk to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

By: \_\_\_\_\_  
Catherine Munsee, Clerk



## ATTACHMENT 1

### Staff Analysis of the Evidence Supporting the Required Findings

**Required Findings:** To recommend approval of the General Plan Update to the Board of Supervisors, the Planning Commission must determine that there is evidence in support of making **all** of the following required findings listed below.

**1. General Plan Consistency:** The following table identifies the evidence which supports finding that the proposed General Plan changes and Local Coastal Plan Amendments are consistent with a comprehensive view of the General Plan Volume 1 (Framework Plan).

Section(s)	Applicable Requirements	Evidence Supporting Finding
Consistency §1330	<p>The elements of the General Plan must be consistent.</p> <p>All the goals, policies and standards must be consistent.</p> <p>The General Plan text and diagrams must support each other and show the same conclusions.</p> <p>The data base must be consistent for all the elements.</p> <p>When a portion of the plan is amended, then the rest of the plan and its implementing programs must be brought into conformity.</p> <p>Zoning or the implementation of the plan is required to be consistent with the plan.</p>	<p>The individual chapters of the proposed General Plan are all being updated at the same time to ensure internal consistency. Each of the individual chapters uses the same base information. For example population projections used throughout the document are based on reports from the same state agency - the Department of Finance. And the residential land inventory in the Housing Element uses information from the Land Use Element and the Safety Element of the Framework Plan in setting development potential for lots.</p> <p>The project includes an implementation program for future zoning changes to ensure consistency with the General Plan Update.</p>
§1452.2 Required Findings	<p>Base information or physical conditions have changed; or</p> <p>Community values and assumptions have changed; or</p> <p>There is an error in the plan; or</p> <p>To maintain established uses otherwise consistent with a comprehensive view of the plan.</p>	<p>The proposed General Plan Update responds to the changes in base information, physical conditions and community values and assumptions since the last comprehensive revision 27 years ago. For example, it incorporates new population projections for the County provided by the state. The proposed General Plan Update also responds to new state requirements. For example, General Plans are now required by state law to address climate change and mitigate where feasible production of Greenhouse Gas Emissions. This was not a requirement in 1984 when the County's General Plan was last comprehensively updated.</p>

**2. Public Interest:** The following table identifies the evidence which supports finding that the proposed General Plan changes and Local Coastal Plan Amendments are in the public interest.

<b>Plan Section(s)</b>	<b>Applicable Requirements</b>	<b>Evidence Sup[porting the Finding</b>
Government Code Section 65356.1 and §1452.2 of the Framework Plan.	The General Plan Amendment must be in the public interest.	Updating the General Plan to respond to the changes in base information, physical conditions and community values and assumptions since the last comprehensive revision 27 years ago is in the public interest. The proposed General Plan changes are necessary to comply with new requirements of state law, which is also in the public interest.

**3. Consistency with State Laws:** The following table identifies the evidence which supports finding that the proposed General Plan changes and Local Coastal Plan Amendments are consistent with State Laws.

<b>Section(s)</b>	<b>Applicable Requirements</b>	<b>Evidence Sup[porting the Finding</b>
Government Code Section 65301	The General Plan shall be prepared in a format that may be adopted, and may be formatted in any manner convenient to the local jurisdiction.	The proposed General Plan changes and Local Coastal Plan Amendments are in a format that may be adopted, which is as straightforward, clear and concise as feasible.
Government Code Section 65302	There are seven (7) mandatory elements of a general plan.	The proposed General Plan includes all the required elements; land use, housing, circulation, conservation, open space, safety, and noise,
Government Code Section 65302.3	The general plan must be consistent with the Airport Land Use Plan	The proposed Safety Element (Chapter 14) and mitigation measures in the DEIR ensure consistency with the County's Airport Land Use Plan. For example, Table 14-A of the Safety Element is the same Airport/Land Use Compatibility Criteria as presented in the Airport Land Use Plan, and Standard S-S14 requires new development near airports conform to the Airport Land Use Plan.
Government Code Section 65302.8	Specific findings are required where a general plan element is adopted that limits the number of housing units which may be constructed on an annual basis.	The proposed General Plan changes and Local Coastal Plan Amendments support construction of new homes consistent with the County's fair share of the regional housing needs.
Government Code Section 65580.	Housing Elements shall include discussion of all the items required by Government Code.	The Housing Element is a stand alone document that includes discussion of all the items required by Government Code.

Section(s)	Applicable Requirements	Evidence Supporting Finding
<p>Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200 (Coastal Act)</p>	<p>The proposed amendments must conform to the policies contained in Chapter 3 of the Coastal Act. Chapter 3 sets forth policies regarding the following:</p> <p><b>Access</b> (including provisions for access with new development projects, public facilities, lower cost visitor facilities, and public access)</p> <p><b>Recreation</b> (including protection of water-oriented activities, ocean-front land protection for recreational uses, aquacultural uses, and priority of development purposes)</p> <p><b>Marine Resources</b> (including protecting biological productivity, prevent hazardous waste spills, diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control)</p> <p><b>Land Resources</b> (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological resources)</p> <p><b>Development</b> (including scenic resources, public works facilities, safety, and priority of coastal dependent developments)</p> <p><b>Industrial Development</b> (including location and expansion, use of tanker facilities, oil and gas development and transport (both onshore and off), and power plants.</p>	<p>The proposed changes to the Local Coastal Plans are limited to proposed land use mapping changes. These mapping changes consolidate the more than 100 different plan designations down to 25 designations. They carry forward the same allowed uses and standards from the existing land use designations. Accordingly, the proposed changes to the Local Coastal Plans will not substantially affect coastal resources.</p>

Section(s)	Applicable Requirements	Evidence Supporting Finding
Consistency: Administrative Regulations – Title 14, § 13551 And Public Resources Code, § 30200 (Coastal Act)	The LCP Amendment shall be carried out in accordance with the Coastal Act (pursuant to Section 30510(a) of the Act.	The proposed changes to the Local Coastal Plans will not become effective until they are certified by the Coastal Commission. Implementation of the proposed new land use maps will include measures to ensure consistency with the certified Local Coastal Plan.

**4. Environmental Impact:**

The California Environmental Quality Act, “CEQA”, requires the Planning Commission review and consider the EIR in either its draft or its final form. (15025(c)). The Planning Commission makes no recommendations to the Board on the DEIR, although individual Planning Commissioners are encouraged to submit their comments on the DEIR for consideration by the Board of Supervisors. The public comment period for the DEIR will be completed on June 15, 2012.

After the Planning Commission has reviewed and considered the DEIR and after the public comment period, staff will evaluate and prepare responses to the comments received. Staff will then prepare the final EIR, which consists of the draft EIR plus the comments, responses, and any revisions to the draft EIR made in response to the submitted comments. This final EIR is then presented to the Board of Supervisors to certify, as the decision-making body for the County.