
Humboldt County General Plan

**Board of Supervisors
GPU Presentation
June 18, 2012**

Humboldt County General Plan Update – key issue identification

Primary purpose:

- Review the Board review process for the Draft Plan
- Review timeline and meeting topics
- Overview of Key Issues and staff recommended “short list” for policy deliberation
- Take public comment

Planning Commission Approved Hearing Draft Plan

**Planning Commission Approved
Draft Plan released on March 19,
2012**

Where can you find it?

- County Website – plan.update.org
- CDS office (3015 H Street, Eureka)
 - Digital copies
- Pigment Press, Redway
- Kinko's in Eureka
- County Libraries
 - Main Eureka library
 - Garberville library
 - Willow Creek library

HUMBOLDT 21st
Century



**Humboldt County General Plan Update
Planning Commission Approved Draft**

March 19, 2012

Board Review Process

Proposed Board review process:

- **“short list” process similar to Planning Commission**
- **Attachment B contains staff recommended “short list”:**
 - **Contains policies that received a “split vote” by the Commission; and**
 - **Policies/standards approved by the Commission that are modified in the DEIR**
- **Board adds to this “short list” after public testimony**
- **Those not on the short list are approved as a slate (straw vote)**
- **Deliberate and take straw votes on the short list polices**

Board Review Timeline

Board review dates:

- June 18th - Key issues – “short list” identification
- June 25th - Key issues – “short list” identification

BREAK

- **July 16th** - Setting/Governance and Land Use*
- July 23rd – Land Use and Building Communities

BREAK

***Extends into an evening meeting**

Board Review Timeline

Board review dates:

- August 13th – Building Communities and Resource Management
- August 20th - Resource Management and Health/Safety

BREAK

- September 10th – Health/Safety and residual policies
- **September 17th** – Maps and Community Plan policies*

***Extend into an evening meeting**

Planning Commission Draft Plan

Required Elements:

- Chapter 4. Land Use Element
- Chapter 7. Circulation Element
- Chapter 8. Housing Element (separate review track)
- Chapter 10. Conservation and Open Space Elements
- Chapter 13. Noise Element
- Chapter 14. Safety Element

Planning Commission Draft Plan

Optional Elements:

- Chapter 5. Community Infrastructure and Services Element
- Chapter 6. Telecommunications Element
- Chapter 9. Economic Development Element
- Chapter 11. Water Resources Element
- Chapter 12. Energy Element
- Chapter 15. Air Quality Element

Staff recommended “short list”

- Key issues
- Recommended policies for inclusion on the short list - baseline

Chapters 1, 2 and 3 (Setting)

Key Issues:

- Chapter 1- Introduction (purpose, state law)
 - No policies contained in the Chapter
 - Guiding Principles (3 new guiding principles)
- Chapter 2 - Describes the organization of the Plan
 - No policies contained in the Chapter
- Chapter 3 – Governance
 - Expanded public participation and education policies, inclusion of the Section 1500 from Framework Plan

Chapters 1, 2 and 3

- No split votes on these chapters therefore there are no items on the “short list”

Chapter 4, Land Use Element

Sections:

4.2 Growth Planning

4.3 Urban Lands

4.4 Rural Lands

4.5 Agricultural Lands

4.6 Forest Resources

4.7 Public Lands

4.8 Land Use Classifications

Chapter 4, Land Use Element

Key Issues:

- Growth Planning
 - Development timing issues for urban expansion, infrastructure planning
- Urban Lands
 - Community character, design review, permit streamlining
- Rural Lands
 - Adequate supply of developable land in rural areas
 - Compatibility of rural residential uses and commercial resource production
 - Carrying capacity of rural lands (water, fire, roads)

Chapter 4, Land Use Element

Key Issues:

■ Agricultural Lands

- Stable land base – parcel sizes for AG lands?
- Conversion of farmlands to other uses
- Protection of the economic viability of ag lands

■ Forest Resources

- Stable land base – merger?
- Houses on TPZ lands
- FRI zone (conflicts of residential uses adjacent to timber operations)
- Infrastructure and public services

Chapter 4, Land Use Element

Key Issues:

- Public Lands
 - Coordination of land management of public lands with County Plans
 - Public acquisitions
- Land Use Classifications (mapping)
 - AGR (Ranchlands)
 - TI (Industrial Timber)
 - Houses as a permitted use versus compatible use on lands planned T (Timber)

Chapter 4, Land Use Element

“Short list” policy recommendations -

Urban Lands

- UL-P9. Historic Structures

Rural Lands

- RL-IM1. Inventory of Rural Residential Lands

Agricultural Resources

- AG-S1. Subdivision of Planned Agricultural Exclusive (AE) Lands
- AG-S2. Agricultural Grazing (AG) Land
- AG-S4. Planned Rural Development Program
Clustering Incentive Options: Tier 1 clustering program: Density credit

Chapter 4, Land Use Element

“Short list” policy recommendations -

Forest Resources

- FR-P10. Substandard Lots and TPZ Rezoning
- FR-P15. Conservation Easements and Management
- FR-P17. Forestland-Residential Interface (FRI)
- FR-IM3. Support Voluntary Conservation Programs
- FR-IMxx. Substandard Lots

Chapter 4, Land Use Element

“Short list” policy recommendations -

Forest Resources (continued)

- FR-P2. Timber Harvest Plan Review
- FR-P3. Timber Management Regulations
- FR-P9. Residential Construction on TPZ Zoned Parcels
- FR-P19. Maintain Public Roads
- FR-S2 Forestland-Residential Interface (FRI)

Chapter 4, Land Use Element

“Short list” policy recommendations -

Public Lands

- PL-P2. In-holdings
- PL-P7. Public Access

Land Use Classifications

- AGR - Ranchlands Land Use Designation
- IT - Industrial Timberland Land Use Designation
- T – Timber Land Use Classification (houses as primary versus compatible use)

Chapter 5, Community Infrastructure and Services

Key Issues:

- Land use planning decisions based upon levels of service availability
- Building and discretionary permit review by Fire Districts
- Impact fees (how do we pay for new infrastructure?)

Chapter 5, Community Infrastructure and Services

“Short list” policy recommendations -

- IS-P17. Law Enforcement
- IS-S4. Subdivisions Outside of Fire District Boundaries
- IS-IM16. Sheriff’s Office Funding Sources

Chapter 6, Telecommunications

Key Issues:

- Access to telecommunication services, especially in remote areas
- Standards for cell towers
- Public health issues of cell towers

Chapter 6, Telecommunications

“Short list” policy recommendations -

- T-IM15. Research Possible Monitoring Policy

Chapter 7, Circulation

Key Issues:

- Multi- modal forms of transportation systems
- Highway 101 safety corridor
- Rails to trails
- Who pays for improvements?
- Health Department review of large subdivisions

Chapter 7, Circulation

“Short list” policy recommendations -

- C-G2. Balanced Transportation Opportunities
- C-P1. Orderly Development
- C-P2. Consideration of Land Uses in Transportation Decision Making
- C-P3. Consideration of Transportation Impacts in Land Use Decision Making
- C-P4. Mitigation Measures
- C-P11. Roadway Functional Classifications
- C-P14. Efficiency and Capacity
- C-P23. Public Transit Service

Chapter 7, Circulation

“Short list” policy recommendations -

- C-P34. Bicycle Facilities
- C-P35. Development of Railroad Right-of-Ways for Bicycles and Pedestrians
- C-P42. Re-establishing Regional Rail Service
- C-S3. Traffic Thresholds of Significance
- C-IM10. U.S. Highway 101 Safety Corridor Improvements
- C-IM5. Roadway System Construction
- C-IM6. Coordination with the Division of Environmental Health

Chapter 9, Economic Development

Key Issues:

- How can the County best support job creation and retention (permit streamlining, etc.)
- “Big Box” development – permitting, review requirements

Chapter 9, Economic Development

“Short list” policy recommendations -

- ED-P6. Large Format Retail
- ED-S2. Large Format Retail
- ED-IM7. Large Format Retail

Chapter 10, Conservation and Open Space

Sections:

- 10.2 Open Space
- 10.3 Biological Resources
- 10.4 Mineral Resources
- 10.5 Waste Management
- 10.6 Cultural Resources
- 10.7 Scenic Resources

Chapter 10, Conservation and Open Space

Key Issues:

- Open Space
 - How should we apply open space regulations to patent parcels
 - Community separators
- Biological Resources
 - Setbacks from Streamside Management Areas and Wetlands
 - Consistency with state and federal regulations
- 10.4 Mineral Resources
 - Increased noticing for existing mines and new operations

Chapter 10, Conservation and Open Space

Key Issues:

- 10.5 Waste Management
 - Increased waste diversion amount
 - Disposal capacity within the county
- 10.6 Cultural Resources
 - Better identification of resources
 - New ordinance and advisory group
- 10.7 Scenic Resources
 - Removal of billboards
 - Identification of scenic resources and roads

Chapter 10, Conservation and Open Space

“Short list” policy recommendations -

Open Space

- CO-G5. Open Space and Residential Development
- CO-P4. Greenbelts
- CO-P7. Encourage Private Outdoor Recreation

Biological Resources

- BR-IM3. Biological Review and Referral

Chapter 10, Conservation and Open Space

“Short list” policy recommendations -

Mineral Resources

- MR-P11. Permit Conditions to Reduce Impacts

Cultural Resources

- CU-S5. Assessment and Treatment of Impacts to Significant Historic Structures and Districts

Scenic Resources

- SR-P8. Removal or Relocation of Billboards on Public Lands and Right-of-Ways in the Northwestern Pacific Railroad Right-of-Way
- SR-P9. Removal of Illegal Billboards

Chapter 11, Water Resources

Key Issues:

- Watershed planning – development impacts on impaired waterways
 - Water quantity (off site storage)
 - Water quality (sedimentation)
- Water Exports

Chapter 11, Water Resources

“Short list” policy recommendations -

- WR-G8. Restoration of Impacted River Flows

Chapter 12, Energy Element

Key issues:

- Energy sustainability for Humboldt County

“Short list” policy recommendations -

- E-P11. Energy-efficient Landscape Design

Chapter 13, Noise

Key issues:

- Noise Abatement
- Establishing appropriate Noise standards

“Short list” policy recommendations -

- N-IM7x. Noise Control Ordinance

Chapter 13, Noise

“Short list” policy recommendations -

- N-IM7x. Noise Control Ordinance

Chapter 14, Safety

Key Issues:

- Tsunami hazards
- Flood hazards
- Fire hazards (new standards)

Chapter 14, Safety

“Short list” policy recommendations -

- S-Imx4. Impervious Cover Limits
- S-P21. Development Compatibility
- S-P22. Airport Land Use Compatibility Criteria
- S-P26. Hazardous Waste

Chapter 15, Air Quality

**No split votes on this chapter therefore
there are no items on the “short list”**

Recommendations

- Open the public hearing.
- Receive public comments.
- Deliberate as necessary regarding the Board's selection of key issues and policy identification for Board review of the Draft General Plan.
- Continue the public hearing to June 25th.
- June 25th meeting – Board recommendation of key policy identification for short list.

Humboldt County General Plan

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