



COUNTY OF HUMBOLDT

For the meeting of March 24, 2014

Date: March 17, 2014
 To: Board of Supervisors
 From: Kevin Hamblin, Director of Planning and Building Department
 Subject: Continued Board review of the Planning Commission Approved Draft General Plan. In particular, continue to review Chapters 2 & 3 (Public Guide and Governance Policy), and begin deliberations on the Conservation and Open Space Element (Chapter 10, Section 10.2 Open Space).

Recommendations

That the Board of Supervisors:

1. Open the public hearing.
2. Continue deliberation on Chapters 2 & 3 (Public Guide and Governance Policy)
3. Begin deliberations on the Conservation and Open Space Element (Chapter 10, Section 10.2 Open Space).
4. Deliberate as necessary regarding the Board's review schedule for the Draft General Plan (see Attachment 3).
5. Continue deliberation to April 7, 2014 starting at 1:30.

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 2013-2014 budget, and the General Plan user fees.

Prepared by Michael Richardson
 Michael Richardson, Senior Planner

CAO Approval _____

REVIEW: Auditor _____ County Counsel _____ Personnel _____ Risk Manager _____ Other _____

TYPE OF ITEM:
 _____ Consent
 _____ Departmental
 XX _____ Public Hearing
 _____ Other _____

PREVIOUS ACTION/REFERRAL:

Board Orders No. C-1

Meetings of: beginning June 12, 2012, and continuing through March 10, 2014.

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

Discussion:

The TL – Tribal Lands land use designation

At the March 10, 2014 meeting the Board of Supervisors took straw votes on the Tribal Lands (TL) land use designation and a new designation, Tribal Trust Lands (TTL). The tentatively approved wording is shown below. Planning staff sent those designations to representatives of each of the Tribes and asked if they wanted continued SB18 consultation on those designations. Future communication from the Tribes on this topic will be forwarded to the Board for consideration.

“TL – Tribal Lands

The purpose of the Tribal Lands designation is to identify all lands within the boundaries of Reservations and Rancherias of Federally-recognized Native American Tribes ~~and to land outside Reservations and Rancherias that is held in trust for a Tribe or its Members by the federal government.~~ At this time, the County does not have jurisdiction over land within the Reservations or Rancherias owned in fee by tribal members. The County may have jurisdiction over land owned in fee by non-tribal members within the boundaries of the Rancheria or Reservation. In the event the County has such jurisdiction, it shall use defer to the Tribal government’s adopted land use plan as policy guidance for any land use and permit approvals relating to land owned in fee by non-tribal fee land members that is planned Tribal Lands. Proposed subdivisions of land planned Tribal Lands within the County’s jurisdiction shall be originated with contact with the appropriate Tribal government and shall be processed in accordance with the Tribal government’s adopted subdivision regulations, where applicable.

Where the County has jurisdiction and there is no adopted Tribal land use plan, the allowable use types for non-Tribal fee land designated Tribal Lands shall be determined in consultation with the Tribe. Generally, the permitted uses and allowable densities should be compatible with neighboring Tribal lands and determined according to one (1) of the following:

- 1) For properties zoned TPZ, the allowable use types and maximum allowable residential density shall be the same as those specified for land planned Timber. In addition, all policies relating to timber resources contained in Section 4.6, Forest Resources, shall apply.
- 2) For properties within or adjacent to urbanized areas of community planning areas the allowable use types shall be the same as those specified for land planned land Residential Estates, and the maximum residential density for shall be one (1) to five (5) acres per dwelling unit.
- 3) For properties not zoned TPZ and not within or adjacent to urbanized areas of community planning areas, the allowable use types shall be the same as those specified for land planned Rural Residential, and the maximum residential density for shall be 40 to 160 acres per dwelling unit. In addition, all policies relating to Rural Lands contained in Section 4.4, Rural Lands, shall apply.”

“Tribal Trust Lands (TTL)

The purpose of the Tribal Trust Lands designation is to identify all lands held in trust for a Tribe or its Members by the Federal government. The County shall not assert jurisdiction over these lands once they are held in trust.”

Public Guide and Governance Policy (Chapters 2 and 3)

At the December 16th meeting the Board directed staff to provide a clean copy of staff's recommendations for Chapters 2 and 3 (the Public Guide and Governance Policy) for review by the Board, the Public Participation Working Group (PPWG), and the public (Attachment 1).

A timeline describing the proposed revisions to Chapters 2 and 3 since the Board began working on the GPU in 2012¹ is also included in Attachment 1

At the time this report was prepared staff did not have comments from the PPWG. On February 13, 2014 staff and Supervisor Fennell met with the PPWG to discuss the similarities and few remaining differences between staff recommendations and the recommendations of the working group. After that meeting a final draft was prepared. Staff believes that staff recommendations now closely match those of the PPWG. Any comments from that group or others will be reviewed during the March 24 meeting.

Open Space and Conservation (Chapter 10: Section 10.2)

Below is the short list of items selected by the Board in July, 2012 for the first section of the Conservation and Open Space Element.

Chapter 10, Conservation and Open Space

Section 10.2, Open Space

- CO-G3. Conservation and Open Space Program.
- CO-G5. Open Space and Residential Development.
- CO-P1. Conservation and Open Space Program.
- CO-P3. Conservation Easements.
- CO-P4. Greenbelts.
- CO-P7. Encourage Private Outdoor Recreation.
- CO-S4. Open Space Consistency Determination on Substandard Parcels.
- CO-S5. Lot Line Adjustments on Resource Lands.
- CO-IM1. Conservation and Recreation Easement Program.

Attachment 2 contains the worksheet comparing the 2012 and 2014 Planning Commission recommendations with the recommendations from other groups.

Other Agency Involvement: The General Plan Update 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 communicated 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 1: Recommendations for Chapters 2 and 3 (Public Guide and Governance).

Attachment 2: Recommendations on the Conservation and Open Space Element (Chapter 10, Section 10.2),

Attachment 3: Updated review schedule for the Draft General Plan

¹ During several public meetings on the GPU, the Board of Supervisors received testimony that Section 2.7 of Chapter 2 should be revised to clarify how the Community Plans will be integrated into rather than "superseded by" the GPU (p. 2-4 of the Draft Plan). Staff recommends that this matter be discussed during the Community Plans meeting tentatively scheduled for July 16, 2014.

Attachment 1

Recommendations for Chapters 2 and 3
(Public Guide and Governance)

CHAPTER 2 PUBLIC GUIDE

Section 1500 of the Framework Plan	Staff Recommendation	Outstanding PPWG concerns
	<p>Chapter 2 <i>"Broadened public participation at all levels of the decision making process; including education, study, workshops, hearings, and plan revisions" (1984 Framework Plan §1231.4) was a Major Plan Policy of the earlier General Plan for the County, the 1984 Framework Plan. The goal was to maximize the opportunity for individuals and groups to have meaningful participation in the planning process (1984 Framework Plan §1343).</i></p> <p><i>This goal was developed from the understanding that the public would be more able to support policies guiding the development of the County when given an opportunity to participate in the development and review of the general plan. Through this exposure, and the contributions it made to the process and the product, the public gained greater understanding of the plan. Participation not only in the review of that document, but also in subsequent revisions improved what was adopted and ensured the Plan remained a current statement of public policy (1984 Framework Plan §1343).</i></p> <p><i>As part of the Work Program authorized in October 1980 the Citizens Participation Advisory Committee (CPAC) was formed and charged with the responsibility of developing goals, policies and standards for public participation.</i></p> <p><i>The material developed by the CPAC was reviewed by the Planning Commission and the Board of Supervisors. The Board approved these policies as direction for developing the Hearing Draft, as well as reviewing it. These goals, policies, and standards were again reviewed by the Planning Commission in their preparation of the Commission Rules of Procedure. Revisions made for those Rules of Procedure were also recommended for inclusion in the Hearing Draft General Plan on September 30, 1982.</i></p>	

CHAPTER 2 PUBLIC GUIDE

Section 1500 of the Framework Plan	Staff Recommendation	Outstanding PPWG concerns
<p>1510 OVERVIEW</p> <p>The policies for citizen participation recognize the need for public involvement in the planning process. The successful application of any law depends to a great extent on the citizens' understanding and support of that law.</p> <p>The planning process, then, must provide for the education of the public. Armed with knowledge of the process, the citizen can have meaningful access to the decision makers, evaluate alternative proposals, and make specific recommendations in support of, or for change to, hearing draft proposals.</p> <p>In the local determination of the future character of Humboldt County, the public must understand the process, the alternatives and the reasons for decisions made that affect our County and our neighborhoods.</p> <p>Besides the individual residents and property owners, other citizens in the form of corporate, municipal and special district entities must also participate in the planning process. In Humboldt County there are seven incorporated cities, more than fifty special districts providing varied services plus school and street lighting districts that will be affected by this plan. Much of the resource land of the County is in corporate and other forms of business ownerships and 28% of the County is in public ownership. This section of the plan provides direction for public participation in the planning process.</p>	<p><i>The Board of Supervisors, following the 26 month review and public hearing process of the Hearing Draft, adopted the Rules of Procedure as the Planning and Coordination for Public Participation §1500 policies for inclusion as an integral part of the Humboldt County General Plan adopted on December 10, 1984.</i></p> <p>The County recognizes the need for public involvement in the land use planning process. The successful application of any law depends to a great extent on the citizens' understanding and support of that law.</p> <p>The most successful land use planning process-will provide for the education of the public. Knowledge of the process allows citizens to have meaningful access to the decision makers, evaluate alternative proposals, and make specific recommendations on hearing draft land use proposals.</p> <p>In the most successful local determination of the future character of Humboldt County, the residents will understand the land use planning process, and the alternatives and reasons for decisions made that affect our County and our neighborhoods.</p> <p>Besides the individual residents and property owners, other citizens in the form of corporate, municipal and special district entities may also participate. In Humboldt County there are seven incorporated cities, more than fifty special districts providing varied services plus school and street lighting districts that will be affected by this plan. Much of the resource land of the County is in corporate and other forms of business interests and 28% of the County is in public ownership. This section of the plan provides direction for public participation in the planning process.</p>	

CHAPTER 2 PUBLIC GUIDE

Section 1500 of the Framework Plan	Staff Recommendation	Outstanding PPWG concerns
<p>1520 FINDINGS</p> <ol style="list-style-type: none"> 1. It is essential to the function of the democratic society that public policy shall be reflective of the needs of the citizenry as expressed by the citizens themselves. 2. Citizens will participate when they feel their participation will have an effect. 3. The large size of the County limits the opportunity for centralized citizen participation. 4. The disparate nature of the County creates conflicting interests within the County and points to the need for a forum for resolution. 5. County financial resources can potentially limit the opportunity for citizen participation. 	<p>It is an essential function of a democratic society that public policy reflects the needs of the citizenry as expressed by the citizens themselves. Citizens will participate when they feel their participation will have an effect. But the large size of the County can make it difficult for citizen involvement. Plus, there are conflicting land uses and interests within the County which points to the need for creative solutions and a forum for resolution. The following goals and policies seek to provide the opportunities needed to overcome these challenges.</p>	<p>The PPWG Group would like to see bulleted findings, but to be consistent with the balance of the GPU, these have been made into a paragraph.</p>
<p>1530 GOALS 1531 Program Goals</p> <ol style="list-style-type: none"> 1. To establish a set of planning documents that is a comprehensive statement of public policy concerning land use and the provision of public services; 2. To coordinate the preparation of regional plans that include more than one incorporated city, community, special district, and/or unincorporated area; 3. To provide a comprehensive General Plan in understandable language which is readily accessible to the public and encourages citizen participation throughout the planning process. 4. To maximize the opportunity for individuals and groups to have meaningful participation in the planning process. 	<p>Goals</p> <p>PG-G1. Comprehensive Planning Documents. A set of planning documents that is a comprehensive statement of public policy concerning land use and the provision of public services.</p> <p>PG-G2. Community Plans. Coordinated regional plans that include more than one incorporated city, community, special district, and/or unincorporated area.</p> <p>PG-G3. Accessible General Plan. A comprehensive General Plan written in understandable language which is readily accessible to the public and encourages citizen participation throughout the planning process.</p> <p>PG-G4. Meaningful Participation. Maximum opportunity for individuals and groups to have meaningful participation in the planning process.</p>	

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Section 1500 of the Framework Plan	Staff Recommendation	Outstanding PPWG concerns
<p>1530 GOALS 1532 Citizen Goals</p> <ol style="list-style-type: none"> The County shall maximize the opportunities to educate the public about the planning process and the citizen's role in it. The planning process shall maximize public access to the decision making process. The County shall aggressively solicit the input of the public through an "outreach" program of public participation. The time period from public input to adoption of the plans shall be minimized. 	<p>PG-G5. Process Education. Maximum opportunities to educate the public about the planning process and the citizen's role in it.</p> <p>PG-G6. Direct Access to Decision Making Process. Maximum public access to the decision making process.</p> <p>PG-G7. Outreach Program. Aggressive solicitation of input of the public through an "outreach" program of public participation.</p>	<p>PPWG did not request this be added in the first proposal. Board Discretion to include or not.</p>
<p>1530 GOALS 1533 Goals for Organizational Structure</p> <ol style="list-style-type: none"> The policy making organizational structure shall provide the most direct relationship between the public and the decision makers. The funding to provide opportunities for public participation in the land use planning process shall be maximized consistent with the budgetary constraints of the County. 	<p>PG-G8. Direct Access to Decision Makers. The Planning Commission and Board of Supervisors provide the most direct relationship between the public and the decision makers.</p> <p>PG-G9. Budgetary Constraints. Funding to provide opportunities for public participation in the land use planning process is maximized consistent with the budgetary constraints of the County.</p>	

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Section 1500 of the Framework Plan	Staff Recommendation	Outstanding PPWG concerns
<p>1540 POLICIES 1541 Education</p> <ol style="list-style-type: none"> 1. The County shall provide for the education of the public to motivate them to participate in the planning process. 2. The education of the public shall be provided prior to public hearings on the plan proposals in adequate time to insure informed participation. 3. The education of the public shall be provided through, but not limited to: <ul style="list-style-type: none"> - Citizens Handbook - Print and electronic media - Public meetings 	<p>POLICIES</p> <p>PG-P1. Planning Process Education. The County shall provide education and information to the public to encourage participation in the planning process-prior to public hearings on the plan proposals in adequate time to insure informed participation.</p> <p>PG-P2. Method of Education. The education of the public shall be provided through, but not limited to a Citizens Handbook, print and electronic media, and public meetings.</p>	
<p>1540 POLICIES 1542 Access to Decision Makers</p> <ol style="list-style-type: none"> 1. The Commission shall maintain clear, consistent and fair procedures for operation and relationships with the public, the Board of Supervisors, ad-hoc committees, and local, State and Federal agencies. 2. Commission procedures shall be prepared in a format and language that is clear and readily available to the public. 3. The County shall encourage the formation of citizen organizations to provide input on specific matters in a format consistent with the adopted policies and procedures. 	<p>PG-P3 Procedures for Clarity and Fairness. The Planning Commission shall develop and maintain clear and fair procedures for the operation and relationships with the public, the Board of Supervisors, ad hoc committees, and, State, and Federal agencies.</p> <p>PG-P4. Access to Procedures. Planning Commission procedures shall be prepared in a format and language that is clear and readily available to the public.</p> <p>PG-P5. Citizen Committees. The County shall encourage the formation of working groups, citizen organizations and citizen committees to provide input on specific matters in a format consistent with the adopted policies and procedures.</p>	

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Section 1500 of the Framework Plan	Staff Recommendation	Outstanding PPWG concerns
<p>4. The County shall encourage the development of Community Plans consistent with overall county policies in the Framework Plan.</p> <p>5. The County shall insure that the variety of views within an area are taken into consideration, to the extent expressed.</p> <p>6. Community preferences for urban and urbanizing areas, which otherwise are consistent with the overall county policies, shall be given preferential consideration.</p> <p>7. The Commission shall provide notification of meetings adequate to insure public participation consistent with the goals of this program.</p> <p>8. The meetings of the Planning Commission, whenever practical, shall be held in the geographic areas under consideration, or where the meetings of the Commission concern countywide issues as addressed in the Framework Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.</p> <p>9. Public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.</p>	<p>PG-P6. Community Plans. The County shall encourage the development of Community Plans consistent with overall County policies in the General Plan.</p> <p>PG-P7. Community Input. The County shall encourage a variety of views, within an area, are taken into consideration in the development of Community Plans.</p> <p>PG-P8 Public Meeting Accessibility. Public meetings pertaining to the General Plan, whenever practical, shall be held in the geographic areas under consideration, or where the meetings of the Commission concern countywide issues as addressed in the General Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.</p> <p>PG-P9. Public Notification of Planning Commission Meetings. The Planning Commission shall provide notification of meetings adequate to insure public participation consistent with the goals of this program.</p> <p>PG-P10. Planning Commission Meeting Accessibility. The meetings of the Planning Commission whenever practical, shall be held in the geographic areas under consideration or, where the meetings of the Commission concern county-wide issues, as addressed in the General Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.</p> <p>PG-P11. Public Hearings. Public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.</p>	<p>After discussion PPWG agreed that this language from Chapter 3 represented their concerns.</p>

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Section 1500 of the Framework Plan	Staff Recommendation	Outstanding PPWG concerns
<p>1540 POLICIES 1543 Timing</p> <p>1. The costs of review shall be minimized, consistent with the requirements of this section by the following:</p> <ul style="list-style-type: none"> - review on an exception or "consent calendar" approach; - focusing testimony and comments on specific issues being addressed. <p>2. The Commission should prepare and adopt rules of procedure to govern the conduct of hearings, solicitation and limitations on oral comments, and other business of the Commission.</p> <p>3. The Commission should be authorized to create subcommittees from their membership, and to create joint committees for the conduct of planning matters.</p>	<p>PG-P12. Cost. The costs of review shall be minimized consistent with the requirements of this section by the following:</p> <ul style="list-style-type: none"> • Review on an exception or "consent calendar" approach • Focusing testimony and comments on specific issues being addressed. <p>PG-P13. Rules of Procedure for Planning Commission. The Planning Commission should prepare and adopt rules of procedure to govern the conduct of hearings, solicitation and limitations on oral comments, and other business of the Commission.</p> <p>PG-P14. Planning Commission Committees. The Planning Commission should be authorized to create subcommittees or recommend the creation of ad hoc committees from their membership, and to create joint committees for the conduct of planning matters.</p>	
<p>1550 STANDARDS</p> <p>1. Planning Advisory Committees (PAC) may be created to review and prepare recommendations concerning special or technical planning matters that may have countywide significance. Such PAC's should:</p> <ul style="list-style-type: none"> A Be established and appointed, subject to Board concurrence, by the Planning Commission; 	<p>STANDARDS</p> <p>PG-S1. Planning Advisory Committees. Planning Advisory Committees (PAC) may be created to help educate and facilitate public participation, review and prepare recommendations concerning special or technical planning matters that may have county-wide significance. Such PAC's should:</p> <ul style="list-style-type: none"> A. Be established and appointed, subject to Board concurrence, by the Planning Commission; 	

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<p>B. Report directly to the Commission;</p> <p>C. Be charged with a specific list of tasks and a schedule for completion;</p> <p>D. Not be created as a standing committee;</p> <p>E. Be composed of lay citizens and technical advisors.</p> <p>2. Community Advisory Committees (CAC's) should be created to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should:</p> <p>A. Be formed in the community;</p> <p>B. Be representative of the community make-up, report on the selection process used to form the CAC and be confirmed by the Board based on a recommendation by the Commission;</p> <p>C. Generally contain not less than five (5) nor more than eleven (11) members;</p> <p>D. Adhere to common CAC organizational guidelines adopted by the Board;</p> <p>E. Direct all comments and questions on planning matters to the Planning Commission;</p>	<p>B. Report directly to the Commission;</p> <p>C. Be charged with a specific list of tasks and a schedule for completion;</p> <p>D. Not be created as a standing committee;</p> <p>E. Be composed of lay citizens and technical advisors.</p> <p>PG-S2. Community Advisory Committees. Community Advisory Committees (CAC) should be created to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should:</p> <p>A. Be formed in the Community</p> <p>B. Be representative of the community make-up, report on the selection process used to form the CAC and be confirmed by the Board based on a recommendation by the Commission;</p> <p>C. Contain not less than five (5) nor more than eleven (11) members;</p> <p>D. Adhere to common CAC organizational guidelines adopted by the Board;</p> <p>E. In cooperation with County staff, direct all comments and questions on planning matters to the Planning Commission; CAC's will be provided County staff for answering questions, and making recommendations to the Planning Commission and Board of Supervisors;</p>	

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Section 1500 of the Framework Plan	Staff Recommendation	Outstanding PPWG concerns
<p>F. Establish a work program, regular meeting schedule and completion date;</p> <p>G. Prepare a map showing the limits of the community's area of interest and all such limits should be approved by the Planning Commission;</p> <p>H. Designate a contact person who will communicate with the Commission and inform the public;</p> <p>I. Hold local workshops (planning staff assistance, maps and comments may be provided to CAC's subject to departmental budget limitations).</p> <p>3. Community Advisory Committees should be charged with the following tasks:</p> <p>A. Educate the public about its community plan and other planning programs that affect the community;</p> <p>B. Provide a forum for citizen comments, and provide a mechanism for relaying those comments to the Planning Commission;</p> <p>C. Advise the Planning Commission on planning matters that affect the community;</p> <p>D. Provide input to the Commission on specific matters in a format consistent with the adopted</p>	<p>F. Establish a work program, regular meeting schedule and completion date;</p> <p>G. Prepare a map showing the limits of the community's area of interest and all such limits should be approved by the Planning Commission;</p> <p>H. Designate a contact person who will communicate with the Commission and inform the public;</p> <p>I. Hold local workshops and public meetings to receive public comments.</p> <p>J. Educate the public about its community plan and other planning programs that affect the community;</p> <p>K. Provide a forum for citizen comments, and provide a mechanism for relaying those comments to the Planning Commission;</p> <p>L. Advise the Planning Commission on planning matters that affect the community;</p> <p>M. Provide input to the Commission on specific matters in a format consistent with the adopted policies and</p>	

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Section 1500 of the Framework Plan	Staff Recommendation	Outstanding PPWG concerns
<p>policies and procedures;</p> <p>E. Develop hearing drafts of Community Plans consistent with overall county policies in the Framework Plan;</p> <p>F. Community Advisory Committees should be included in all planning notification procedures that affect their area.</p>	<p>procedures;</p> <p>N. Develop hearing drafts of Community Plans consistent with overall county policies in the Framework Plan;</p> <p>O. Community Advisory Committees should be included in all planning notification procedures that affect their area.</p> <p>PG-S3. <u>Public Education.</u> The education of the public shall be provided through, but not limited to:</p> <ul style="list-style-type: none"> • <u>Citizens Handbook</u> • <u>Print and electronic media</u> • <u>Public meetings</u> • <u>Community Advisory Committees</u> • <u>Public workshops, charettes, and facilitated discussions</u> • <u>Direct mailings and email notices</u> • <u>Internet Web pages</u> • <u>Technical reports</u> • <u>Interactive live remote</u> 	<p>Added by Staff, based on written comments from PPWG on 10/21/2013. Board discretion to include, or not.</p>
<p>§1560 #2. The County Planning Department shall provide a complete set of county plans and regulations for public use in the County Library System. (ORIGINAL LANGUAGE)</p> <p><i>During discussions PPWG asked that two copies be provided to Library. One for the Main Branch and one to loan out to the other branches.</i></p>	<p>IMPLEMENTATION MEASURES</p> <p>PG-IM1. Documents in Library. The County shall provide a complete set of General Plan regulations to the Humboldt County Library main branch; in addition, one loaner copy will be available at the Planning Department for the general public or to loan to any of the 11 library branches or bookmobile upon request.</p>	<p>PPWG would like the County Library to have a loaner copy to send to library branches. After discussion with the librarians it was determined they keep copies of the General Plan in the Humboldt room, and do not loan them to other branches.</p> <p>Board discretion, but if the library is being asked to do something out of the ordinary, this would need further research for coordination.</p>

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	<p>PG-IM2. <u>Orientation for Planning Commissioners.</u> The County should continue to familiarize new Planning Commissioners with their job, and to explain new programs and regulations to existing Commissioners by providing them all the following:</p> <ul style="list-style-type: none"> • <u>Providing a Handbook which includes Planning Commissions Operational Procedures, League of Cities Procedures.</u> • <u>Providing copies to the General Plan and Development Codes.</u> • <u>Periodic training by County Counsel.</u> <p>PG-IM3. <u>Citizens Handbook.</u> The County shall develop and maintain a Citizens participation handbook to explain the planning process to Community Advisory Committee members and the general public. To maximize the education of the public, and as a guide and reference for informed citizen and community involvement in the planning process, the Handbook, at minimum, should contain the following topics: <u>planning law, the history of land use planning in Humboldt County, General Plan revisions, and public participation options.</u></p>	<p>On 10/21/2013 PPWG written comments requested this item be added. According to the Planning Commissioner Clerk there is already training for Commissioners. Board discretion to include, or not.</p> <p>On 10/21/13 PPWG written comments requested this item be added. Board discretion to include, or not.</p>

CHAPTER 3 GOVERNANCE

Proposed Changes to Chapter 3, (not in 1500) Requested by PPWG written comments on 10/21/13

Staff Recommendation

Outstanding PPWG Concerns.

GP-P10. Evaluations. Public Participation in any general planning legislative amendment and revision process shall be continually evaluated.

GP-IMX. Evaluation of Public Participation Programs. Establish a process to evaluate the effectiveness of ongoing citizen participation at community meetings and public workshops.

The PPWG was amenable to the revised language.

GP-S7. Evaluation of Planning Process. Establish a standard set of procedural criteria for evaluating any planning process that involves the general public. Such criteria should include but not limited to the following:

- A. Evaluation forms shall be available at all levels of the planning process and utilize a 1 to 10 rating system from Poor to Excellent.
- B. The evaluation forms should provide for identification of the specific meeting or hearing subject, place and time.
- C. The evaluation forms should contain a space inviting suggestions for improving the process.
- D. The evaluation form should contain contact information of the presenter(s) or moderator(s).
- E. The evaluation results should summarize the focus of the meeting or hearing and publish all (civil) comments submitted and be made available to the public and be provided to the Planning Commission and the Board of Supervisors.

GP-SX. Evaluation of Planning Process. Establish a standard set of procedural criteria for evaluating ~~any~~ the general plan process that involves the general public. Such criteria should include but not limited to the following:

- A. Evaluation forms shall be available ~~at all levels~~ when conducting general plan special meetings and public workshops and utilize a ~~1 to 10 rating system from Poor to Excellent.~~
- B. The evaluation forms should provide for identification of the specific meeting or hearing subject, place and time.
- C. The evaluation forms should contain a space inviting suggestions for improving the process.
- D. The evaluation form should contain contact information of the presenter(s) or moderator(s), if applicable.
- E. The evaluation forms submitted from each meeting shall be collected and scanned in and posted on the website, to be made available to the public and be provided to the Planning Commission and the Board of Supervisors.

The PPWG would like ALL PUBLIC meetings to have forms available. To provide at every meeting where there is a planning meeting would be complicated, costly and may not provide the desired result. Persons wishing to comment on specific projects usually submit their comments directly to the Commission, or in the case of appeals to the Board of Supervisors. This is common practice and effective.

Staff believes it is effective to have evaluations at general plan special meetings or public workshops, but not at regularly scheduled Planning Commission Meetings.

New Implementation Measure. Establish a process to evaluate the effectiveness of any ongoing citizen participation programs, including public workshops and planning meetings including public hearings before the Planning Commission and Board of Supervisors. Evaluations are essential to the success of meaningful plans and policies, as well as building the public trust and gaining the authentic support of the community.

GP-IMX Evaluation of Public Participation Programs. Establish a process to evaluate the effectiveness of ongoing citizen participation at special meetings and public workshop.

The PPWG would want to have evaluations at ALL Public Meetings, see comments above.

Timeline of Board of Supervisors Review of Chapters 2 and 3 (Public Guide and Governance)

In June, 2012 the Board of Supervisors began reviewing the Draft Plan. Chapters 2 and 3 were not on the "Short-List" and the Board submitted straw votes on both chapter by September, 2012. In September, 2013, the Board heard testimony and received a handout from the Public Participation Working Group (PPWG) that Section 1500 of the Framework Plan had been left out and that the entire section should be included in Chapter 2. The Board of Supervisors directed staff to include Section 1500 in Chapter 2, acknowledging that the chapter would need to be reworded to fit into the format and tone of the Draft Plan.

Staff incorporated the information submitted by the PPWG into Chapter 2 in October, 2013. Based on the comments from the PPWG and staff, the Board provided staff the following direction:

- Even if redundant with Chapter 3, include Section 1500 in Chapter 2 as well.
- Format the added text so it is consistent with the format of the rest of the Draft Plan.
- Identify items that would be costly.

Staff incorporated the additional requests for Chapter 2 and Chapter 3 and presented the revisions at the November 19, 2013 GPU meeting. During the meeting more changes were requested by the PPWG.

For the December 3, 2013 GPU meeting staff provided a revised version that included some, but not all, of the requests from the PPWG. At this meeting PPWG asked for more changes. The Board directed staff to remove all the underlines and strikeouts and provide a "clean" version to more easily review the proposed changes.

Staff provided the "clean" version with recommendations at the meeting on January 13, 2014. The proposed revisions did not include all of the requests from the PPWG. At that meeting the Board of Supervisors directed staff to meet with the group to try to resolve the outstanding issues.

On February 13, 2014 staff and Supervisor Fennell met with the PPWG to discuss differences between staff's and the group's recommendations. The proposed changes shown earlier in Attachment 1 respond to the PPWG's comments at that meeting.

Attachment 2

Recommendations on the Conservation and Open Space Element
Chapter 10, Section 10.2

Attachment 2

Planning Commission Draft	Proposed Changes Based on Comments	Staff Recommendation & Notes
<p>2014 Planning Commission Version (5-0, 2-13-2014)</p> <p>CO-G1. Conservation of Open Spaces. Open spaces that distinguish and showcase the county's natural environment, for the enjoyment of residents and visitors, including working resource lands while not impacting the ability to that provide livelihoods, and profitable economic returns, and while maintaining open space and ecological values.</p> <p>2012 Planning Commission Version (6-0, 3-17-2011)</p> <p>CO-G1. Conservation of Open Spaces Open spaces that distinguish and showcase the county's natural environment, for the enjoyment of residents and visitors, including working resource lands that provide livelihoods and profitable economic returns, and while maintaining open space and ecological values. And rural lands and provide attraction and enjoyment to residents and visitors.</p>	<p>NCHB RECOMMENDATION</p> <p>CO-G1. Open Spaces. Humboldt County shall continue to support and maintain County owned public open spaces that distinguish and showcase the county's natural environment for the enjoyment of residents and visitors. M – Modify as shown. This item should only apply to publicly owned parks and lands and not apply to private property.</p>	<p>Support the Planning Commission versions (Board discretion).</p>
<p>2014 Planning Commission Version (3-2, 2-13-2014)</p> <p>CO-G3. Conservation and Open Space. An Open Space and Conservation Program that implements Encourage this Element's policies and is to be complimentary to the conservation and open space lands and programs of cities, tribes, and state and federal agencies.</p> <p>2012 Planning Commission Version (6-0, 3-17-2011)</p> <p>CO-G3. Conservation and Open Space Program. An Open Space and Conservation Program that implements this Element's policies and is complimentary to the conservation and open space lands and programs of cities, tribes, and state and federal agencies.</p>	<p>HAR RECOMMENATION:</p> <p>CO-G3. Conservation and Open Space Program. An Open Space and Conservation Program that respects private property rights and implements this Element's policies and is complimentary to the conservation and open space lands and programs of cities, tribes, and state and federal agencies.</p> <p>NCHB RECOMMENDATION</p> <p>CO-G3. Conservation and Open Space. Humboldt County encourages private landowners to enter into voluntary Open Space and Conservation programs that respect the rights and wishes of the private property owner and are complimentary to the conservation and open space programs of cities, tribes, and state and federal agencies. M – Modify as shown.</p> <p>The County has no role in voluntary conservation easements; other resource land management agencies and private landowners do. Conservation easements are very complicated and are meant to be a voluntary process. We believe conservation easements should be between a willing buyer and a willing seller, and such easement should be based on their own goals and objectives including the terms of the conservation itself.</p> <p>Conservation easements should not be used in such a broad brush manner for zoning or restrictions. What is meant by a "program"? Is this a new County department? The County has no resources available to create, staff, administer a new 'program'. There are already voluntary programs in place. Is it a committee? Is it a regulatory process? Where are the specific definitions for these</p>	<p>Support the Planning Commission versions (Board discretion).</p> <p>The Open Space and Conservation Program respects and supports many public and private interests, including private property rights. To accurately describe all of those varied interests in the goal is unworkable. Prioritizing any one interest would limit the goal. Private property "rights" could not be affected by a general plan goal.</p>

Planning Commission Draft	Proposed Changes Based on Comments	Staff Recommendation & Notes
<p>2014 Planning Commission Version (4-2, 2-18-2014)</p> <p>CO-G4. Parks and Recreation. Consider well maintained and accessible parks <u>and trails</u> offering a range of popular recreation opportunities. and a countywide trail system that meets future recreational and non-motorized transportation demands.</p> <p>2012 Planning Commission Version (5-1, 3-17-2011)</p> <p>CO-G4. Parks <u>and Recreation.</u> Well maintained and accessible parks offering a range of popular recreation opportunities <u>and a countywide trail system that meets future recreational and non-motorized transportation demands.</u></p>	<p>NCHB RECOMMENDATION CO-G4. Parks. Humboldt County shall continue to provide well maintained and accessible public county parks offering a range of popular recreation opportunities as a priority as fiscal resources allow. M – Modify as shown. Note: Public resources Code section 5076 calls for the county to consider trail oriented recreational use in the open space element; it does not mandate its inclusion. Further, there are trails policies the circulation chapter of the plan.</p>	<p>Support the Planning Commission versions (Board discretion).</p>
<p>2014 Planning Commission Version (3-2, 2-13-2014)</p> <p>CO-G5. Open Space and Residential Development. Orderly residential development of open space lands that protects natural resources, <u>and</u> sustains resource production, minimizes exposure to public safety hazards, and minimizes the costs of providing public services <u>while allowing compatible uses.</u></p> <p>2012 Planning Commission Version (4-2, 3-17-2011)</p> <p>CO-G5. Open Space and Residential Development. Orderly residential development of open space lands that protects natural resources, sustains resource production, minimizes exposure to public safety hazards, and recovers <u>minimizes</u> the costs of providing public services.</p>	<p>HCRLWG RECOMMENDATION: The group can support Version B sent forward to the Board of Supervisors from the Planning Commission</p> <p>HAR RECOMMENDATION: Orderly residential development of open space lands that protects natural resources, sustains resource production, minimizes exposure to public safety hazards, and recovers <u>minimizes</u> the costs of providing public services. <u>sustains resource production.</u></p> <p>NCHB RECOMMENDATION CO-G5. Open Space and Residential Development. Per the adopted motions by the Humboldt County Board of Supervisors, the Forestry Review Committee, the Forest Practices Act, and per the Williamson Act and other applicable state laws, Humboldt County will support residential development of open space lands that protects natural resources, sustains resource harvest and production, and minimizes exposure to public safety hazards. M- Modify as shown.</p>	<p>Support the Planning Commission versions (Board discretion).</p>
<p>2014 Planning Commission Version (4-2, 2-18-2014)</p> <p>CO-P1. Conservation and Open Space Program. The County shall inventory and appropriately zone conservation, <u>resource</u> and open space lands and work to protect <u>maintain</u> these lands through development review; of Williamson Act programs; TPZ zoning designations; conservation easement and recreation programs; and support for continued resource production.</p> <p>2012 Planning Commission Version (4-2, 3-17-2011)</p> <p>CO-P1. Conservation and Open Space Program. The County shall inventory and appropriately zone conservation and open space lands and work to protect these lands through development review; Williamson Act programs; TPZ zoning designations; conservation easement and recreation programs; and support for continued resource production.</p>	<p>The Ad Hoc Working Group RECOMMENDATION: CO-P1. Conservation and Open Space Program. The County shall inventory and appropriately zone conservation, <u>resource</u> and open space lands and work to protect <u>maintain</u> these lands through development review; Williamson Act programs; TPZ zoning designations; conservation easement and recreation programs; and support for continued resource production.</p> <p>Discussion: What is the "program"? Open space designations for working lands gets confusing. If intent is to prioritize the value of resource lands, adding more reasons to protect them, clarify.</p> <p>HCRLWG RECOMMENDATION: The group can support Version A/B sent forward to the Board of Supervisors from the Planning Commission</p> <p>HAR RECOMMENDATION: CO-P1. Conservation and Open Space Program. The County shall <u>maintain Williamson Act and TPZ incentive programs</u> inventory and appropriately zone conservation and open space lands and work to protect these lands through development review; Williamson Act programs; TPZ zoning designations;</p>	<p>Support the Planning Commission versions (Board discretion).</p>

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	<p>conservation easement and recreation programs; and support for continued resource production <u>on open space lands</u>.</p> <p>Comment: HAR supports fiscal responsibility. The PC's recommended version requires the County to spend money inventorying and developing a review process. Inadequate funding (budget issues) available to inventory and review could create a roadblock for good land use practices.</p> <p>NCHB RECOMMENDATION CO – P1 Williamson Act and Timber Production Zone Programs. The County shall maintain Williamson Act and TPZ incentive programs and support continued resource production on open space lands. M- Modify as shown.</p>	
<p>2014 Planning Commission Version (6-0, 2-18-2014)</p> <p>CO-P1x. Transfer of Development Rights. <u>Research and develop, if feasible</u>, The County shall manage <u>a voluntary</u> transfer of development rights program. to transfer subdivision rights from high value open space and resource lands to urban development areas <u>as a method of protecting resource lands and open space, based on community input.</u></p> <p>2012 Planning Commission Version (6-1, 3-17-2011)</p> <p><u>CO-P1x. Transfer of Development Rights.</u> The County shall manage a transfer of development rights program to transfer subdivision rights from high value open space and resource lands to urban development areas.</p>	<p>NCHB RECOMMENDATION CO-P1x. Transfer of Development Rights. The County shall manage a transfer of development rights program to transfer subdivision rights from high value open space and resource lands to urban development areas. D – Delete. Not implementable. NCHB does not support a Transfer of Development Rights program. If an area has a higher density, wouldn't it already be zoned as such? Define "high value open space"; who determines that, and how is it determined? Where are the receiving areas, specifically and why are they not already zoned for that higher density? Has the County already acquired landowners' permission to use their property for such purposes? Has that permission already been processed via a public hearing and recorded on the properties in question? We agree with HAR's comments that any such program would reduce property values, make it virtually impossible to subdivide land and would create substantial constraints on housing development increasing housing development costs.</p>	<p>Support the Planning Commission versions (Board discretion).</p>
<p>2014 Planning Commission Version (6-0, 2-18-2014)</p> <p>CO-P1xx. Open Space Acquisition. The County shall seek <u>may consider</u> opportunities to purchase acquire high value open space lands, including community forests, and open space conservation easements <u>from willing sellers at market price</u>. Full fee acquisitions shall only be from willing sellers.</p> <p>2012 Planning Commission Version (6-0, 3-17-2011)</p> <p><u>CO-P1xx. Open Space Acquisition.</u> The County shall seek opportunities to purchase acquire high value open space lands, including community forests, and open space conservation easements. Full-fee acquisitions shall only be from willing sellers.</p>	<p>HCRLWG RECOMMENDATION: The group originally recommended deleting this Policy. CO-P1xx. Open Space Acquisition. The County shall seek opportunities to purchase acquire high value open space lands, including community forests, and open space conservation easements. Full-fee acquisitions shall only be from willing sellers. HCRLWG COMMENTS: The group thinks that the County should not be in the business of seeking acquisition of open space resource lands.</p> <p>NCHB RECOMMENDATION CO-P1xx. [A] Open Space Acquisition. The County shall seek opportunities to purchase high value open space lands and open space conservation easements. D— Delete. NCHB does not support this item! How and why and whose idea was it to include this language in the General Plan document? In the conversation deciding to include this language in the General Plan, was the concept of balanced budgets discussed? Was the concept of a new department discussed? Was the notion of how this would be paid for discussed? Was the option of putting such a notion on a ballot even discussed?</p>	<p>Support the Planning Commission versions (Board discretion).</p>

Planning Commission Draft	Proposed Changes Based on Comments	Staff Recommendation & Notes
<p>2014 Planning Commission Version (6-0, 2-18-2014)</p> <p>CO-P2. Support for Working Lands. The County shall support policies that maintain profitable resource production on timber and agricultural lands as a means to secure long-term protection and sustainability of open space lands through programs such as the Williamson Act and <u>Timber Production Zone</u> incentive programs.</p> <p>2012 Planning Commission Version (6-0, 3-17-2011)</p> <p>CO-P2. Support for Working Lands. The County shall support policies that maintain profitable resource production on timber and agricultural lands as a means to secure long-term protection and sustainability of open space lands through programs such as the Williamson Act and TPZ incentive programs.</p>	<p>NCHB RECOMMENDATION CO-P2. Working Resource Lands. The County shall support policies that maintain profitable resource production on private timber and agricultural lands as a means to secure long-term protection and sustainability of working resource lands through programs such as the Williamson Act and TPZ incentive programs. M – Modify as shown.</p>	<p>Support the Planning Commission versions (Board discretion).</p>
<p>2014 Planning Commission Version (6-0, 2-18-2014)</p> <p>CO-P3. Conservation Easements. Support conservation easement programs that protect natural resource and open space assets. <u>Where private and/or non-profit options do not exist, the County may consider mechanisms to accept accepting</u> voluntary offers of conservation easements. associated with permissible development on open space lands. Easement programs that generate economic returns to the landowners and continued resource production, in exchange for permanent protection of natural resource and open space values.</p> <p>2012 Planning Commission Version (6-0, 3-17-2011)</p> <p>CO-P3. Conservation Easements. Support conservation easement programs that protect natural resource and open space assets. <u>Promote and Develop mechanisms to accept</u> voluntary offers of conservation easements <u>associated with permissible development on open space lands.</u> easement programs that generate economic returns to the landowners and continued resource production, in exchange for permanent protection of natural resource and open space values.</p>	<p>The Ad Hoc Working Group RECOMMENDATION: CO-P3. Conservation Easements. Support <u>voluntary</u> conservation easement programs that protect natural resource and open space assets. Develop mechanisms to County will consider acceptance of voluntary offers of conservation easements associated with permissible development on open space lands.</p> <p>AHWG Discussion: Past scenario: County didn't have a mechanism to accept Forster-Gill open space gulches. Second sentence should be a separate IM. Also goes w/IM1 & IM4.</p> <p>New IM: Develop mechanisms to accept voluntary offers of conservation easements associated with permissible.</p> <p>HCRLWG RECOMMENDATION: The group prefers Alternative C from the Planning Commission options with a slight modification</p> <p>CO-P3. Conservation Easements. Support conservation easement programs that protect natural resource and open space assets. <u>Promote and develop</u> voluntary easement programs that generate economic returns to the landowners and continued resource production, in exchange for <u>long-term</u> protection of natural resource and open space values.</p> <p>HCRLWG COMMENTS: No need to develop a new program. The flexibility of long-term versus permanent is preferred. The Williamson Act fulfills this policy.</p> <p>HAR RECOMMENDATION: Conservation Easements. Support conservation easement programs that protect natural resource and open space assets. Develop mechanisms to accept voluntary offers of conservation easements associated with permissible development on open space lands.</p> <p>HAR COMMENTS:</p>	<p>Support the Planning Commission versions (Board discretion).</p>

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	<ul style="list-style-type: none"> • Making Conservation easements permanent should not be required. • Conservation easements must be voluntary and not extorted as a condition of development approval. • Conservation easements should not be used as a broad brush approach to zoning or for purposes of restricting property rights. • Conservation easements should always be created between a willing buyer and willing seller. <p>NCHB RECOMMENDATION CO-P3 Conservation Easements. Support conservation easement programs that protect natural resource and open space assets. M – Modify as shown. There is no need to develop a new program; other resource land management agencies already do this. Permanent easements should never be required. The Williamson Act fulfills this policy.</p>	
<p>2014 Planning Commission Version (4-1, 2-13-2014)</p> <p>CO-P4. Greenbelts. Community Separation. Maintain separation of urbanized communities through appropriate land use designations and zoning density. Avoid merging urban development boundaries of adjacent communities.</p> <p>2012 Planning Commission Version (3-3, 3-17-2011)</p> <p>CO-P4. Greenbelts. Maintain separation of urbanized communities through appropriate land use designations, zoning density <u>and greenbelt overlay zones</u>. Avoid merging urban development boundaries of adjacent communities.</p> <p>Split vote – Alternative A Policy: 3/3</p> <p>2012 Planning Commission Version (3-3, 3-17-2011)</p> <p>CO-P4. Greenbelts. Maintain separation of urbanized communities through appropriate land use designations and zoning density. Avoid merging urban development boundaries of adjacent communities.</p> <p>Split vote – Alternative B Policy: 3/3</p>	<p>The Ad Hoc Working Group RECOMMENDATION:</p> <p>Option 1: Retain PC version, Alternative A. Option 2: Retain PC version, Alternative B.</p> <p><i>Regardless: Add IM to develop a program to implement, including mapping and public review process.</i></p> <p>Discussion: Purpose is to maintain separation between urbanized communities. Other tools exist to provide this protection. Terminology is confusing w/similarity to Eureka’s use for different purpose. Without it, concern for parcel-by-parcel decision-making.</p> <p>HCRLWG RECOMMENDATION: The group continues to support Version B sent forward to the Board of Supervisors from the Planning Commission.</p> <p>HCRLWG COMMENTS: In response to the discussion at the Planning Commission regarding overlay zones: There is no need for a greenbelt overlay zone since the community planning area does this.</p> <p>HAR COMMENTS: Recommend deletion. Establishment of greenbelts is unnecessary. There are Ag or TPZ zones currently between all the communities These will prevent communities from merging.</p> <p>NCHB RECOMMENDATION Delete. Redundant. No need for a greenbelt overlay zone since the community planning areas, AG and TPZ zones already between all the communities do this.</p>	<p>Support the Planning Commission versions (Board discretion).</p>

Planning Commission Draft	Proposed Changes Based on Comments	Staff Recommendation & Notes
<p>2014 Planning Commission Version (4-1, 2-13-2014)</p> <p>CO-P7 Encourage Private Outdoor Recreation. Encourage private acquisition, development, and management of <u>compatible</u> outdoor recreational services and facilities as a means to generate economic returns <u>for the landowner</u> from conservation and open space lands where such recreational uses remain subordinate and do not reduce 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.</p> <p>2012 Planning Commission Version (3-3, 3-17-2011)</p> <p>CO-P7. Encourage Private Outdoor Recreation. 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 <u>where such recreational uses do not reduce the agricultural capability or timber productivity of lands planned and zoned for agriculture or timber.</u></p> <p>Split vote – Modified Alternative A Policy: 3/3</p> <p>2012 Planning Commission Version (3-3, 3-17-2011)</p> <p>CO-P7. Encourage Private Outdoor Recreation. 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 <u>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.</u></p> <p>Split vote – Modified Alternative B Policy: 3/3</p>	<p>The Ad Hoc Working Group RECOMMENDATION:</p> <p>CO-P7. Encourage Support Private Outdoor Recreation. Encourage Support private <u>investment acquisition</u>, 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.</p> <p>Discussion: Concern that “acquisition” infers conversion of use of public lands.</p> <p>HCRLWG RECOMMENDATION: Version B from the Planning Commission to the Board of Supervisors.</p> <p>HAR COMMENT: HAR does not support either the PC version of CO-P&. We support the following for CO-P7</p> <p>HAR RECOMMENDATION: CO-P7 Encourage Private Outdoor Recreation. Encourage private acquisition, development, and management of outdoor recreational services and facilities as a means to generate economic returns <u>for the landowner</u> 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.</p> <p>NCHB RECOMMENDATION CO-P7. Encourage Private Outdoor Recreation. Encourage private acquisition, development, and management of outdoor recreational services and facilities as a means to generate economic returns for the landowner from conservation and open space lands. M- Modify as shown. Modification assumes that the County is not in the real estate business, that this item refers to private property, and that any revenue goes to the land owner and not to the county.</p>	<p>Support the Planning Commission versions (Board discretion).</p>

Planning Commission Draft	Proposed Changes Based on Comments	Staff Recommendation & Notes
<p>2012 Planning Commission Version (4-2, 3-17-2011)</p> <p>CO-S4. Open Space Consistency Determination on Substandard Parcels. Require an open space consistency determination, based upon the conformance with General Plan density and open space development policies, for the development of residential structures based upon the following standards:</p> <p>A. For substandard residentially designated lots:</p> <ul style="list-style-type: none"> • <u>Substandard lots may be developed with a residential structure if the lot was lawfully created and has not been previously merged, regardless of whether or not development of the lot would be consistent with the density of the General Plan. A Special Permit is required for the development of a residential structure on a substandard lot located wholly within a flood hazard zoned or a Streamside Management Area (SMA) or Other Wet Area (OWA).</u> <p>B. <u>Resource production, open space, and public land designated lots may be developed with a residential structure if:</u></p> <ul style="list-style-type: none"> • <u>the lot was lawfully created for uses other than utility or right of way purposes; and,</u> • <u>has not been previously merged; and,</u> • <u>plan density can be met; or,</u> <ul style="list-style-type: none"> o <u>the lot is planned for agricultural production and found necessary for an agricultural operation, or</u> o <u>the lot is zoned TPZ and it is found necessary for the management of timber, and if less than 20 acres, a use permit and/or rezone out of TPZ is required.</u> 	<p>The Ad Hoc Working Group RECOMMENDATION: Remove phrase “has not previously been merged.”</p> <p>O-S4. Open Space Consistency Determination on Substandard Parcels. Require an open space consistency determination, based upon the conformance with General Plan density and open space development policies, for the development of residential structures based upon the following standards:</p> <p>A. For substandard residentially designated lots: Substandard lots may be developed with a residential structure if the lot was lawfully created and has not been previously merged, regardless of whether or not development of the lot would be consistent with the density of the General Plan....</p> <p>Discussion: Unsure why “not been previously merged” is necessary. Needs to be consistent w/substandard parcel policy (P10), with “necessary for the management of timber” & Forest Resources Chapter & related Designations: “the lot is zoned TPZ and it is found necessary for the management of timber, and if less than 20 acres, a use permit and/or rezone out of TPZ is required.”</p> <p>HCRLWG RECOMMENDATION: CO-S4. Open Space Consistency Determination on Substandard Parcels. Require an open space consistency determination, based upon the conformance with General Plan density and open space development policies, for the development of residential structures based upon the following standards:</p> <p>1) For substandard residentially designated lots: Substandard lots may be developed with a residential structure if the lot was lawfully created and has not been previously merged, regardless of whether or not development of the lot would be consistent with the density of the General Plan. A Special Permit is required for the development of a residential structure on a substandard lot located wholly within a flood hazard zoned or a Streamside Management Area (SMA) or Other Wet Area (OWA).</p> <p>2) Substandard resource production, open space, and public land designated lots may be developed with a residential structure if:</p> <ul style="list-style-type: none"> o the lot was lawfully created for uses other than utility or right of way purposes; and, o has not been previously voluntarily merged.; and, o plan density can be met; or, <ul style="list-style-type: none"> • the lot is planned for agricultural production and found necessary for an agricultural operation. • the lot is zoned TPZ and it is found necessary for the management of timber, and if less than 20 acres, a use permit and/or rezone out of TPZ is required. <p>HCRLWG COMMENTS: The group wants to make sure that the Supervisors understand the treatment of substandard parcels in this section. The treatment of substandard parcels is a very large issue and it is important for the Supervisors to understand the effects on the landowners of this type of policy -- that could essentially prohibit single family residence construction in most circumstances.</p> <p>HAR RECOMMENDATION: Delete CO-S4. HAR COMMENT: this is not consistent with the Board of Supervisors straw votes on the Forest Resources and Agricultural Elements.</p> <p>NCHB RECOMMENDATION Delete. NCHB supports deletion of this item. Property owners have the right to place a residence on a legal parcel subject only to the physical development standards of the County. Not only is this language is internally inconsistent, (the Board of Supervisors voted to support principally permitted development of 2 residences on all legal parcels in the Forest Resources and Agricultural Elements), state law guarantees the right to build regardless of parcel size as long as the parcel is legally created.</p>	<p>Support a modified HCRLWG version:</p> <p>CO-S4. Open Space Consistency Determination on Substandard Parcels. Require an open space consistency determination, based upon the conformance with General Plan density and open space development policies, for the development of residential structures based upon the following standards:</p> <p>1) For substandard residentially designated lots: Substandard lots may be developed with a residential structure if the lot was lawfully created and has not been previously merged, regardless of whether or not development of the lot would be consistent with the density of the General Plan. A Special Permit is required for the development of a residential structure on a substandard lot located wholly within a flood hazard zone or a Streamside Management Area (SMA) or Other Wet Area (OWA).</p> <p>2) Substandard resource production, open space, and public land designated lots may be developed with a residential structure if:</p> <ul style="list-style-type: none"> o the lot was lawfully created for uses other than utility or right of way purposes; and, o has not been previously voluntarily merged.; and, o plan density can be met; or, <ul style="list-style-type: none"> • the lot is planned for agricultural production and found necessary for an agricultural operation. • the lot is zoned TPZ and it is found necessary for the management of timber, and if less than 20 acres, a use permit and/or rezone out of TPZ is required. <p>The above version is consistent with the Board’s tentative modifications to the Land Use Element. The Board straw voted changes to the resource land use designations to allow single family residential uses on resource lands whether or not they are “Incidental to the Principal Use”.</p>

Planning Commission Draft	Proposed Changes Based on Comments	Staff Recommendation & Notes
<p>2012 Planning Commission Version - delete</p> <p>CO-S5. Lot Line Adjustments on Resource Lands. Lot line adjustments for lands planned for resource production may be allowed to create logical management units where densities are met and there is no resulting increase in the number of building sites.</p>	<p>The Ad Hoc Working Group RECOMMENDATION:</p> <p><u>CO-S5. Lot Line Adjustments on Resource Lands. Lot line adjustments for lands planned for resource production may be allowed to create logical management units where densities are met and there is no resulting increase in the number of building sites.</u></p> <p>Option 1: terminology "Resource Lands" needs to be consistent with Forest Resources Chapter.</p> <p>NCHB RECOMMENDATION</p> <p>CO-S5. Lot Line Adjustments on Resource Lands. Lot line adjustments for lands planned for resource production may be allowed. M- Modify as shown to be consistent with the Subdivision Map Act.</p>	<p>Support the Planning Commission version (delete). This standard would be an unnecessary duplication of the lot line adjustment standard in the Forest Resources section:</p> <p>FR-P11. Lot Line Adjustments. Lot line adjustments of TPZ parcels may be approved in order to consolidate logical timberland management units or facilitate clustered residential development. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management <u>unless a finding is made by the Board of Supervisors that it is in the public interest.</u> [BOS tentative action 6-17-2013: Straw Vote 5-0]</p>
<p>2012 Planning Commission Version</p> <p>CO-IM1. Conservation and Recreation Easement Program. Provide staffing and secure continued funding to support the Williamson Act Program and expand the County's Conservation and Recreation Easement Program as a means to protect working landscapes, priority open space lands, and outdoor recreational opportunities.</p>	<p>The Ad Hoc Working Group RECOMMENDATION:</p> <p>Option 1: CO-IM1. Conservation and Recreation Easement Program. Provide staffing and secure continued funding to support the Williamson Act Program and expand the County's Conservation and Recreation Easement Program as a means to <u>maintain and</u> protect working landscapes, priority open space lands, and outdoor recreational opportunities.</p> <p>Discussion: Is there a current CRE program? Past scenario: failed effort to create separate parcel for wetlands in McKinleyville (Grange Road).</p> <p>HCRLWG RECOMMENDATION: Modifications to the Planning Commission version</p> <p>CO-IM1. Conservation and Recreation Easement Program. Provide staffing and secure continued funding to support the Williamson Act Program and expand the County's Conservation and Recreation Easement Program as a means to protect working landscapes, and priority open space lands, and outdoor recreational opportunities.</p> <p>HCRLWG COMMENTS: We support the Williamson Act program and its implementation. We do not agree with the expansion of the County staffing and programs.</p> <p>HAR RECOMMENDATION:</p> <p>Conservation and Recreation Easement Program. Provide staffing and secure continued funding to support the Williamson Act Program <u>and TPZ Program.</u> expand the County's Conservation and Recreation Easement Program as a means to protect working landscapes, priority open space lands, and outdoor recreational opportunities.</p> <p>NCHB RECOMMENDATION</p> <p>CO-IM1. Williamson Act Program and TPZ Program. Provide staffing and secure continued funding from the State Department of Conservation to support the Williamson Act and the TPZ Programs in Humboldt County. M- Modify as shown. We support the Williamson Act and the TPZ program and their implementation.</p>	<p>Support the ad hoc working group version, which better reflects the County's efforts toward establishing the McKay Community Forest.</p>

Attachment 3

Updated review schedule for the Draft General Plan

2014 DRAFT CALENDAR

January	February	March	April	May	June	July	August	September	October	November	December
Board of Supervisors Hearing Process											
<p>BOS Hearing (1-13-14) Items to Refer Back to Planning Commission Map Noticing WorkPlan Chapters 2 & 3 Public Guide and Governance</p>	<p>BOS Hearing (2-10-14) CANCELLED</p>	<p>BOS Hearing (3-10-14) 1:30-6:00 Report from Planning Commission Chapter 4: Land Use Designation: Tribal Open Amended Schedule</p>	<p>BOS Hearing (4-7-14) TENTATIVE 1:30 - 6:00 Chapter 10: Conservation & Open Space: Chapter 10.3 Biological & Chapter 10.4 Mineral Resources</p>	<p>BOS Hearing (5-5-14) 1:30 - 6:00 TENTATIVE Chapter 10: Conservation & Open Space: Chapter 10.7 Scenic Resources Mapping Noticing & Scheduling</p>	<p>BOS Hearing (6-2-14) 1:30-6:00 TENTATIVE Chapter 11: Water Resources</p>	<p>BOS Hearing (7-14-14) 1:30-6:00 TENTATIVE Community Plans & Review Safety, Resource & Circulation Maps</p>	<p>BOS Hearing (8-18-14) 11:00-7:00 Maps: Southern Humboldt</p>	<p>BOS Hearing (9-8-14) 11:00 - 7:00 Maps: Central Humboldt</p>	<p>BOS Hearing (10-6-14) 11:00 - 7:00 Maps: North-Eastern Humboldt</p>	<p>BOS Hearing (11-3-14) TENTATIVE 1:30-6:00 Subject TBD</p>	<p>BOS Hearing (12-15-14) TENTATIVE 1:30-6:00 Subject TBD</p>
<p>BOS Hearing (1-27-14) CANCELLED</p>	<p>BOS Hearing (2-24-14) CANCELLED</p>	<p>BOS Hearing (3-24-14) TENTATIVE 1:30-6:00 Chapters 2 & 3 Public Guide & Governance Chapter 10: Conservation & Open Space: 10.2 Open Space</p>	<p>BOS Hearing (4-21-14) 1:30 - 6:00 TENTATIVE Chapter 10: Conservation & Open Space: Chapter 10.5 Waste Management & Chapter 10.6 Cultural Resources</p>	<p>BOS Hearing (5-19-14) 1:30 - 6:00 TENTATIVE Chapter 11: Water Resources.</p>				<p>BOS Hearing (9-22-14) 1:30 - 6:00 TENTATIVE Punch List</p>	<p>BOS Hearing (10-20-14) 1:30 - 6:00 TENTATIVE Punch List</p>		

Review of the 2012 Planning Commission Approved Draft Plan by the Humboldt County Board of Supervisors

BOS deliberation

Future Proposed Meeting

GPU PART 1 – SETTING

- Chapter 1. Introduction **finished review**
- Chapter 2. Public Guide **finished review (re-review)**
- Chapter 3. Governance Policy **finished review (re-review)**
- GPU PART 2 – BUILDING COMMUNITIES**
- Chapter 4. Land Use Element **almost complete review (Tribal outstanding)**
- Chapter 5. Community Infrastructure and Services **finished review**
- Chapter 6. Telecommunications **finished review**
- Chapter 7. Circulation Element **finished review**
- Chapter 8. Housing Element Summary
- Chapter 9. Economic Development Element - **finished review**

GPU PART 3 – RESOURCE MANAGEMENT

- Chapter 10. Conservation and Open Space Elements **-under review**
- Chapter 11. Water Resources Element
- Chapter 12. Energy Element **finished review**

GPU PART 4 – PUBLIC HEALTH AND SAFETY

- Chapter 13. Noise Element **finished review**
- Chapter 14. Safety Element **finished review**
- Chapter 15. Air Quality Element **finished review**

GPU PART 5 - MAPS