



COUNTY OF HUMBOLDT

For the meeting of: November 5, 2012

Date: October 29, 2012
 To: Board of Supervisors
 From: Martha Spencer, Interim Director, Planning and Building Department
 Subject: Continued Board Review of the Planning Commission Approved Draft General Plan, in particular, Chapter 5, Community Infrastructure and Services, Chapter 7, Circulation, and Chapter 9, Economic Development

RECOMMENDATIONS:

That the Board of Supervisors:

1. Open the public hearing and receive a staff report.
2. Receive public comments.
3. Continue the public comment period to 6:00 p.m.
4. Continue deliberation and straw voting on the goals, policies, standards and implementation measures of Chapter 5, Community Infrastructure and Services Element.
5. Begin deliberation and straw voting on Chapter 7 (Circulation) and Chapter 9, (Economic Development).
6. Allow a dinner break and resume the meeting at 6:00 pm.
7. Continuation of public comments.
8. Close public comments.
9. Continue deliberation and straw votes on Chapters 5, 7 and 9 of the Draft General Plan.
10. Continue the public hearing to November 8, 2012.

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. H-2, D-1, C-1, L-1, C-1, C-1, L-3, C-1, C-1, C-1, C-1 and C-1

Meeting of: June 12, June 18, June 25, July 10, July 16, July 23, July 24, August 13, September 10, September 17, October 1 and October 15, 2012

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 2012-2013 budget and the General Plan user fees.

DISCUSSION:

At the October 15, 2012 meeting, the Board continued deliberation on Chapter 5, the Infrastructure Element. During the Board meeting of October 1st, there was concern that the Infrastructure Element, as an optional element (not required by state law), was duplicative and unnecessary. Staff was directed to prepare recommendations for possible re-location of the policies and corresponding standards and implementation measures found in the Infrastructure Element to other chapters in the Draft Plan (this was included as Attachment A of the October 15th Board report). Staff also indicated in the body of the report, the policy suites that could be eliminated as part of the move due to redundancy and/or duplication in other sections of the Draft Plan. The Board then elected to review the Element policy by policy and deferred the decision of elimination of the Element (or relocation of the remaining policies) until the comprehensive review was completed.

The Board provided straw votes on the following policies (see Attachment A for tally of the Board's straw votes):

- IS-G1. Adequate Infrastructure and Services
- IS-G2. Sustainable Funding
- IS-G3. Interagency Coordination
- IS-P2. Prioritization
- IS-P3. Public infrastructure and Services Standards
- IS-P6. Fair Share Cost Allocation
- IS-P8. Infrastructure and Services Capacity
- IS-P9. Capacity of Facilities and Land Use Decisions
- IS-P10. Infrastructure and Service Inadequacies
- IS-P11. Consolidation and Cost Sharing
- IS-P12. State and Federal Advocacy
- IS-P13. District Boundaries, Spheres of Influence, and Community Plans
- IS-P14. Changes in District Boundaries
- IS-PX. Out of Area Service to Address Threats to Public Health
- IS-P15. Road and Drainage System Funding Sources
- IS-P16. Drainage and Flood Control
- IS-P17. Law Enforcement
- IS-P18. Expanded Fire Protection Services
- IS-P19. Water and Wastewater System Capital Improvement Programs
- IS-P20. On-Site Sewage Disposal Requirements
- IS-P21. Parks and Recreation Service in Urban Development Areas
- IS-P22. Park Dedications Held in Perpetuity

The Board requested staff return with additional information on the following policies (which are discussed in greater detail below):

- IS-P1. Coordination with Service Providers
- IS-P4. Requirements for Discretionary Development
- IS-P5. Fiscal Impact Assessment
- IS-P7. Mitigation of Cross-jurisdictional Impacts

The Board proposes to finish deliberation on the remainder of the Infrastructure Element (starting with IS-P23) and then begin deliberation on the following policies for Chapters 7 and 9 during the November 5th meeting:

Chapter 7, Circulation

- 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
- 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-IM5. Roadway System Construction
- C-IM6. Coordination with the Division of Environmental Health
- C-IM10. U.S. Highway 101 Safety Corridor Improvements

Chapter 9, Economic

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

Outstanding Issues

1. IS-P1. Coordination with Service Providers

The Board recommended elimination of *IS-P1, Coordination with Service Providers*, as it is somewhat duplicative of *G-P15, Water Service Provider Coordination* found in the Governance chapter (Chapter 3). The Board was concerned; however, that G-P15 does not completely address the coordination issues outlined in IS-P1. IS-P1 involves cooperation with service providers to address infrastructure service needs consistent with the Draft Plan. G-P15 speaks to coordination regarding updates to their urban water management plans. Cooperation is active and differs from participating in long-range planning efforts. Urban water management plans are only prepared by the largest and most sophisticated service providers in the county (i.e. HCSD and MCSD), and may not speak to the day to day needs of some of the smaller service districts.

The two versions of this policy currently read:

Planning Commission Version – Infrastructure Element policy:

IS-P1. Coordination with Service Providers. The County shall work cooperatively with service providers to identify needs, secure funding, and implement infrastructure and public service projects consistent with this Plan.

Planning Commission Version – Governance Chapter policy:

G-P15. Water Service Provider Coordination. Coordinate with water service providers on water supply and demand in their respective areas, and participate in the five-year updates of urban water management plans.

Staff recommends a modified version to read as follows:

G-P15. ~~Water Service Provider Coordination.~~ ~~Coordinate with water service providers and work cooperatively where appropriate to identify infrastructure and public service needs, help to secure funding to implement essential infrastructure and service projects on water supply and demand in their respective areas, and participate in the five-year updates of urban water management plans~~ long-range planning efforts consistent with this Plan.

2. IS-P4. Requirements for Discretionary Development

Staff explained to the Board that this policy was intended to only apply to projects that require discretionary review, similar to a Conditional Use Permit approved by the Planning Commission. It was not intended to apply to single family residences that are considered a principally permitted use in a zone. However, in some cases, a single family residence may be considered a principally permitted use in a zoning district but may be required to obtain a Coastal Development Permit (CDP) in the Coastal Zone. A CDP is considered a discretionary permit. The Board requested that staff revise IS-P4 to ensure that single family home construction in the Coastal Zone is not subject to this policy.

The Draft Plan currently reads:

Planning Commission Version

IS-P4. Requirements for Discretionary Development. The adequacy of public infrastructure and services for discretionary development shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Discretionary development may be approved if it can be found that:

- A. Existing services are adequate; or
- B. Adequacy will be attained concurrent with project implementation through project conditions; or
- C. Adequacy will be obtained over a finite time period through the implementation of a defined capital improvement or service development plan; or

Evidence in the record supports a finding that the discretionary development cannot be feasibly provided with adequate infrastructure and services and project approval will not adversely impact health, welfare, and safety or plans to provide infrastructure or services to the community.

Staff recommends a modified version to read as follows:

IS-P4. Requirements for Discretionary Development. The adequacy of public infrastructure and services for discretionary development greater than a single family residence and/or second unit shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Such discretionary development may be approved if it can be found that:

- A. Existing services are adequate; or
- B. Adequacy will be attained concurrent with project implementation through project conditions; or
- C. Adequacy will be obtained over a finite time period through the implementation of a defined capital improvement or service development plan; or

Evidence in the record supports a finding that the discretionary development cannot be feasibly provided with adequate infrastructure and services and project approval will not adversely impact health, welfare, and safety or plans to provide infrastructure or services to the community.

3. IS-P5. Fiscal Impact Assessment

There was concern from the Board over the ambiguity of this policy and when the preparation of a Fiscal Impact Assessment would be necessary. The Board requested that staff return with possible revisions to IS-P5 that would limit the need for a Fiscal Impact Assessment to larger projects that require the preparation of an Environmental Impact Report (EIR) only.

The Draft Plan currently reads:

Planning Commission Version

IS-P5. Fiscal Impact Assessment. The economic impacts of discretionary development on existing and planned public infrastructure and services shall be considered during the project review process. Significant adverse affects shall be mitigated to the extent feasible through changes in project design, timing, or financial exactions in proportion to project impacts.

Staff recommends a modified version to read as follows:

IS-P5. Fiscal Impact Assessment. The ~~economic~~ fiscal impacts of discretionary development (i.e. projects that require the preparation of an Environmental Impact Report that may have significant impacts on existing and planned public infrastructure and services) shall be considered during the project review process. Significant adverse affects shall be mitigated to the extent feasible through changes in project design, timing, or financial exactions in proportion to project impacts.

4. IS-P7. Mitigation of Cross-jurisdictional Impacts

The Board was concerned that the term “mutually mitigated” contained in the language of IS-P7 was confusing to the layperson and requested that this policy be simplified or clarified.

The PC recommended policy language currently reads:

Planning Commission Version

IS-P7. Mitigation of Cross-jurisdictional Impacts. The County shall ~~enter into reciprocal agreements-~~ work with the cities to ensure fiscal impacts associated with new development are mutually mitigated across jurisdictional boundaries.

Staff recommends the following revision:

IS-P7. Mitigation of Cross-jurisdictional Impacts. The County shall work with the cities to ensure ~~fiscal~~ impacts associated with new development are ~~mutually~~ mitigated for each affected jurisdiction. across jurisdictional boundaries.

Continued Review of the Draft Plan:

The Board recommended continued deliberation and straw voting on Chapter 5 (Infrastructure), Chapter 7 (Circulation) and Chapter 9, (Economic Development on the approved Key Issues “short list” (with the allowance for discussion of all items in Chapter 5 if need be) for the November 5th Board meeting. Following deliberation of these chapters, the Board requested to

return to deliberation and straw voting of the remainder of the Chapter 4, the Land Use Element, starting with the two remaining Urban Lands policies (UL-P4 and P12) and then moving to the outstanding policy discussion of Section 4.5, Agricultural Resources. A revised schedule with the Key Issues "short list" items is found in Attachment B.

During the September 17, 2012, the Board directed staff to prepare a Supplemental Report #1 for all of Chapter 4. This Supplemental Report #1 is found as Attachment C and a Board Worksheet with staff recommended policy changes for the "short list" items for the remainder of Chapters 4 as Attachment D (this was previously distributed for the August 13th Board meeting).

Today's meeting is scheduled to extend into the evening to allow for increased public participation. The item is scheduled to begin at 1:30 in the afternoon and allows for a dinner break from 4:30 to 6:00, with an anticipated ending time of 9:00pm. The Board anticipates taking public comments in the afternoon session, and then continuing the public comments for the evening session for those that were not able to provide comments during the afternoon session. It is anticipated that the Circulation Element will be discussed during the evening portion of the meeting.

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 Staff suggested policy re-location chart for Chapter 5 (Infrastructure Element) with a tally of the Board's straw votes from the October 15th, 2012 meeting
- Attachment B Revised Board review schedule
- Attachment C Supplemental Report #1, Land Use Element
- Attachment D Board Worksheet with staff recommended policy changes, remainder of Chapter 4, Land Use Element

Attachment A

Staff suggested policy re-location chart for Chapter 5 (Infrastructure Element)

Policy Title and Text	Related Chapter
<p>IS-G1. Adequate Infrastructure and Services. Well maintained public infrastructure and services supporting existing development with an ability to expand to satisfy the needs of new development.</p> <p>BOS/10-15-12: retain</p>	GP
<p>IS-G2. Sustainable Funding. Adequate and sustainable revenue sources for capital improvements and maintenance of infrastructure and services.</p> <p>BOS/10-15-12: retain</p>	GP
<p>IS-G3. Interagency Coordination. Coordinated planning, prioritization, funding, and implementation of infrastructure and public service projects across jurisdictional boundaries.</p> <p>BOS/10-15-12: retain</p>	Gov
<p>IS-P1. Coordination with Service Providers. The County shall work cooperatively with service providers to identify needs, secure funding, and implement infrastructure and public service projects consistent with this Plan.</p> <p>BOS/10-15-12: Move to Governance and edit existing policy to ensure that content is not lost</p>	Gov
<p>IS-P2. Prioritization. The County shall give highest priority to infrastructure and services necessary to protect public health and safety. Infrastructure projects that support regional housing goals, provide for economic growth, and further conservation and open space goals shall also receive high priority. Transparent and open public processes shall be used to prioritize projects based on funding guidelines and objective ranking criteria.</p> <p>BOS/10-15-12: delete</p>	GP
<p>IS-P3. Public infrastructure and Services Standards. Use objective public infrastructure and service standards to:</p> <ul style="list-style-type: none"> A. Assess service conditions; B. Establish minimum levels of service benchmarks; C. Specify infrastructure and service needs for new development; D. Identify deficiencies and rank priorities; and E. Set goals for levels of service for funding purposes. <p>BOS/10-15-12: retain</p>	GP
<p>IS-P4. Requirements for Discretionary Development. The adequacy of public infrastructure and services for discretionary development shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Discretionary development may be approved if it can be found that:</p> <ul style="list-style-type: none"> A. Existing services are adequate; or B. Adequacy will be attained concurrent with project implementation through project conditions; or D. Adequacy will be obtained over a finite time period through the implementation of a defined capital improvement or service development plan; or C. Evidence in the record supports a finding that the discretionary development cannot be feasibly provided with adequate infrastructure and services and project approval will not adversely impact health, welfare, and safety or 	GP

Policy Title and Text	Related Chapter
plans to provide infrastructure or services to the community.	
BOS/10-15-12: Revise to ensure that single family home construction in Coastal Zone is not subject to this policy	Return
IS-P5. Fiscal Impact Assessment. The economic impacts of discretionary development on existing and planned public infrastructure and services shall be considered during the project review process. Significant adverse affects shall be mitigated to the extent feasible through changes in project design, timing, or financial exactions in proportion to project impacts.	GP
BOS/10-15-12: This policy should relate to larger projects.	Return
IS-P6. Fair Share Cost Allocation. New development shall pay the proportional cost of providing infrastructure and services needed to serve the development.	GP
BOS/10-15-12: retain	
IS-P7. Mitigation of Cross-jurisdictional Impacts. The County shall enter into reciprocal agreements- <u>work</u> with <u>the</u> cities to ensure fiscal impacts associated with new development are mutually mitigated across jurisdictional boundaries.	GP
BOS/10-15-12: Supervisor Sundberg would like this policy to be simplified or clarified.	Return
IS-P8. Infrastructure and Services Capacity. In coordination with service providers, the County shall periodically monitor the capacities of infrastructure and services in relation to existing and planned demand.	H/E
BOS/10-15-12: retain	
IS-P9. Capacity of Facilities and Land Use Decisions. The County shall evaluate the capacity and sizing of road and drainage facilities and coordinate with water and wastewater service providers to determine adequacy for proposed land uses and discretionary development. The density, timing, and design of new development shall be consistent with service capacity.	GP
BOS/10-15-12: retain	
IS-P10. Infrastructure and Service Inadequacies. The County shall coordinate with service providers to proactively identify areas of the County where existing infrastructure and service inadequacies limit development rights otherwise permitted in this Plan.	GP
BOS/10-15-12: retain	
IS-P11. Consolidation and Cost Sharing. Support consolidations or cost sharing to reduce service delivery costs, including costs related to administration, staff training, insurance, purchasing, and vehicle maintenance.	GP
BOS/10-15-12: Eliminate [There is no related policy in Growth Planning or Governance]	
IS-P12. State and Federal Advocacy. Coordinate with local service provider's efforts to influence legislation or regulations to achieve outcomes consistent with the goals and policies of this Plan.	Gov
BOS/10-15-12: retain	
IS-P13. District Boundaries, Spheres of Influence, and Community Plans. District boundaries, spheres of influence, municipal service reviews, and community plans shall be mutually compatible and support the orderly development and timing of infrastructure and services.	GP
BOS/10-15-12: retain	
IS-P14. Changes in District Boundaries. Support the adjustment of service district or city boundaries to eliminate service area gaps, align district boundaries with already served areas, consolidate districts, or improve service delivery, <u>or to address an existing or impending threat to the public health or safety of the residents of the affected territory,</u> consistent with this Plan.	GP

Policy Title and Text	Related Chapter
BOS/10-15-12: retain	
IS-PX. Out of Area Service to Address Threats to Public Health. Encourage the Humboldt LAFCo to amend its policies and procedures to allow local agencies to provide new or extended services outside jurisdictional boundaries and outside spheres of influence to respond to existing or impending threats to the public health or safety, consistent with Government Code 56133, without the requirement to execute an annexation agreement.	GP
BOS/10-15-12: retain	
IS-P15. Road and Drainage System Funding Sources. The County shall develop funding mechanisms and sources to support the construction and maintenance of road and drainage facilities consistent with the policies and standards of the Circulation and Water Resources elements.	C
BOS/10-15-12: retain	
IS-P16. Drainage and Flood Control. The County shall develop and maintain a countywide drainage and flood control plan to guide capital improvements and maintenance and serve as a basis for long-term sustainable funding mechanisms.	S
BOS/10-15-12: Re-word	
IS-P16. Drainage and Flood Control. The County shall Develop and maintain a countywide drainage and flood control plan to guide capital improvements and maintenance and serve as a basis for long-term sustainable funding mechanisms.	
IS-P17. Law Enforcement. The County shall continue to monitor law enforcement needs and coverage. New development shall pay its proportionate share of law enforcement costs.	GP
BOS/10-15-12: Re-word	
IS-P17. Law Enforcement. The County shall continue to monitor law enforcement needs and coverage. New development shall pay its proportionate share of law enforcement costs.	
IS-P18. Expanded Fire Protection Services. Encourage the expansion of existing special district boundaries, or the formation of a County Service Area with agreements to fund contract fire services, as a means to provide fire protection services to areas outside of fire district boundaries.	S
BOS/10-15-12: retain	
IS-P19. Water and Wastewater System Capital Improvement Programs. Support the efforts of service providers to develop and maintain capital improvement programs for construction of water and wastewater systems.	GP
BOS/10-15-12: retain	
IS-P20. On-Site Sewage Disposal Requirements. Maintain regulations governing construction and maintenance of on-site sewage disposal systems to protect health and safety and to reflect changes in state law and advances in treatment technologies.	H/E
BOS/10-15-12: retain	
IS-P21. Parks and Recreation Service in Urban Development Areas. Encourage and support special districts to provide neighborhood parks and recreation services within Urban Development Areas.	OS
BOS/10-15-12: retain	
IS-P22. Park Dedications Held in Perpetuity. Parklands shall be dedicated and held in perpetuity and protected against diversion to both non-recreational purposes and conflicts with adjacent land uses.	OS
BOS/10-15-12: Park or eliminate [There is no related policy in Conservation and Open	

Policy Title and Text	Related Chapter
Space]	
IS-P23. Private Recreation Facilities. The development of private sector recreation facilities shall be encouraged but shall not be a substitute for public park requirements.	OS
Start Here on 11-5-12	Stop here
IS-P24. Joint Use Facilities. Encourage the utilization of schools, especially in rural areas, as community centers for activities such as public meetings, continuing education, recreation, and cultural events. Joint public-private development of recreation facilities shall be encouraged.	OS
IS-P25. Street Lighting. Street lighting shall be required based on the need when necessary to improve public safety and <u>facilitate</u> nighttime travel. Lighting systems shall direct light to prescribed areas at prescribed illumination levels and minimize the trespass of light on neighboring properties and glare to the night sky.	UL
IS-P26. County Facilities. Proposed County capital projects and facilities with land use implications valued in excess of \$100-500,000 shall be analyzed for consistency with this Plan and applicable city general plans.	Gov
IS-P27. County Library Facilities and Services. Continue to assess needs of the County's residents and expand library facilities and services as necessary. New development shall pay its proportionate share of library facility costs.	GP
IS-P28. Location of School Facilities. Plan new school facilities in proximity to neighborhoods with adequate road, pedestrian, and bicycle circulation and access to public water and sewer services. Locate schools outside of land use hazard areas as defined in the Safety Element of this Plan.	GP
IS-P29. Conversion of School Facilities. Conversion of closed school sites and facilities to other uses shall be consistent compatible with existing or planned land uses of adjacent areas and involve affected residents in the decision-making process.	GP
IS-PX. Building Permit Referrals. Provide <u>building permit referrals to the appropriate local fire chief for new buildings within the fire related district boundary and/or the identified response area.</u>	S
IS-PX2. Fire Service Impacts from New Development. <u>During review of discretionary permits within fire related district boundaries or identified response areas, utilize recommendations from the appropriate local fire chief as feasible mitigation measures to reduce impacts to emergency response and fire suppression services from new development.</u>	S
IS-S1. Adequate Public Infrastructure and Services Ordinance. Adequate public infrastructure and services standards shall be used to determine the level of infrastructure and services necessary for new development. Standards shall be specified by ordinance for County provided services, including roads, bicycle and pedestrian facilities, drainage, law enforcement, on-site wastewater disposal and recreation. Standards for non-County services, including public transportation, water, public wastewater, emergency services and fire, shall be referenced and based on applicable service provider criteria. County standards shall be consistent with Plan policies and, to the extent practical, generally accepted levels of service. Standards for non-County services shall <u>should</u> be consistent	GP

Policy Title and Text	Related Chapter
<p>with levels of service adopted by local service providers and, to the extent practical, generally accepted levels of service.</p> <p>Associated with: IS-P3. Public infrastructure and Services Standards</p>	
<p>IS-S2. Service Inadequacies and Development Limitations. The County shall request that water and wastewater service providers submit formal notice approved by their governing body of any newly identified capacity limitations within Urban Development Areas that have the potential to result in a development moratorium or other limitation of development rights otherwise permitted by this Plan. The County shall take appropriate actions as necessary to reflect new capacity limitations in land use and permitting decisions and communications to the public.</p> <p>Associated with: IS-P10. Infrastructure and Service Inadequacies.</p>	GP
<p>IS-S3. Infrastructure Project CEQA and NEPA Land Use Consistency Determinations. Policies of this Plan which avoid or mitigate environmental effects shall be considered by CEQA lead agencies and federal agencies conducting NEPA evaluations in the evaluation of the environmental impacts of proposed infrastructure projects. Policy conflicts should be considered potentially significant land use impacts pursuant to California Public Resources Code 21083 and Code of Federal Regulations Title 40, Part 6.</p>	Gov
<p>IS-S4. Subdivisions Outside of Fire District Boundaries. Subdivisions outside of fire district boundaries shall be conditioned to:</p> <ol style="list-style-type: none"> 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 2. 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 3. record acknowledgment of no available emergency response and fire suppression services and implement required mitigations. <p>Associated with: IS-PX2. Fire Service Impacts from New Development. IS-P18. Expanded Fire Protection Services.</p>	S
<p>IS-S5. Other Development Outside of Fire District Boundaries. New industrial, commercial, and residential development, excluding subdivisions pursuant to the Subdivision Map Act, outside of fire district-boundaries shall be responsible prior to permit approval, to obtain from an appropriate local fire service provider written acknowledgement of the available emergency response and fire suppression services and recommended mitigations.</p> <p>If written acknowledgement indicates that no service is available or no acknowledgement is received the following shall apply:</p> <ul style="list-style-type: none"> • For building permits a note shall be placed on the permit indicating that no emergency response and fire suppression services are available. 	S

Policy Title and Text	Related Chapter
<ul style="list-style-type: none"> For discretionary permits findings shall be made that no service is available and the project shall be conditioned to record acknowledgment of no available emergency response and fire suppression services. <p>Associated with: IS-PX2. Fire Service Impacts from New Development. IS-P18. Expanded Fire Protection Services.</p>	
<p>IS-S6. Water and Wastewater Service Commitment for Proposed Development Projects. Discretionary development served by public water and/or wastewater service shall receive written service commitments from the appropriate district or agency prior to receiving final approval from the County.</p> <p>Associated with: IS-P3. Public infrastructure and Services Standards IS-P4. Requirements for Discretionary Development.</p>	GP
<p>IS-S7. Dedication or In-lieu Fee Requirements. Require all new residential development to offer to dedicate land or pay a parkland dedication in-lieu fee for public parks sufficient to achieve park standards contained in the General Plan.</p> <p>Associated with: IS-P3. Public infrastructure and Services Standards IS-P22. Park Dedications Held in Perpetuity.</p>	OS
<p>IS-S8. Parkland Dedication. As new development is approved, ensure that the combined amount of Humboldt County and local park land provided by a special district authorized to provide parks and recreation services meets minimum recreation standards.</p> <p>Associated with: IS-P3. Public infrastructure and Services Standards</p>	GP
<p>IS-S9. Services and Location of Parks. Park sites within Urban Development Areas, except for park sites established for that are not dedicated to the protection of open space and wildlife/habitat values, should be provided with adequate water, sewer, law enforcement, and fire protection services and located in predominantly residential areas accessible by foot, bicycle, and automobile. The terrain of park sites within Urban Development Areas should be suitable to accommodate both active and passive recreational activities.</p> <p>Associated with: IS-P21. Parks and Recreation Service in Urban Development Areas.</p>	OS
<p>IS-S10. Street Lighting. Where development is required to install streetlights, they shall be designed to block upward transmission of light, avoid light trespass, and achieve design illumination in prescribed areas with limited scatter.</p> <p>Associated with: IS-P3. Public infrastructure and Services Standards IS-P25. Street Lighting</p>	UL

Policy Title and Text	Related Chapter
<p>IS-IM1. Coordination with Service Providers. Coordinate with special districts, cities, LAFCO, and other local service providers by reviewing and commenting on capital improvement plans, proposed spheres of influence, municipal service reviews, annexations, and changes in organization. Enter into formal cooperative relationships when appropriate to plan, fund, and implement infrastructure and service delivery projects.</p> <p>Associated with: IS-P1. Coordination with Service Providers.</p>	Gov
<p>IS-IM2. Adequate Public Infrastructure and Services Standards. Develop and adopt an ordinance establishing adequate public infrastructure and services standards.</p> <p>Associated with: IS-P3. Public Infrastructure and Services Standards.</p>	GP
<p>IS-IM3. Comprehensive Fiscal Impact Study. Prepare and regularly update a comprehensive fiscal impact study that quantifies the relationship between new development and the need for additional public facilities and services.</p> <p>Associated with: IS-P5. Fiscal Impact Assessment</p>	GP
<p>IS-IM4. Impact Fees for New Development: Establish and periodically update a development impact fee program based on a comprehensive development fiscal impact study and other similar studies.</p> <p>Associated with: IS-P6. Fair Share Cost Allocation.</p>	GP
<p>IS-IM5. Fiscal Impact Assessment. Prepare guidelines for the preparation and evaluation of fiscal impact assessments for large scale discretionary projects. Establish threshold criteria to identify applicable large-scale projects.</p> <p>Associated with: IS-P5. Fiscal Impact Assessment</p>	GP
<p>IS-IM6. Mello Roos Community Facilities Districts/Special Assessment District Formation Procedures. Prepare local goals and policies concerning the use of the Mello Roos Community Facilities Act of 1982 (pursuant to California Government Code Sections 55312.7 and 53345.8) and include special assessment district financing program policies, as appropriate.</p> <p>Associated with: IS-P5. Fiscal Impact Assessment IS-P6. Fair Share Cost Allocation.</p>	GP
<p>IS-IM7. Community Facilities Districts/Assessment Districts. Facilitate the development of Mello Roos Community Facilities Districts or special assessments districts, as appropriate, in new development areas where current funding will not support adequate infrastructure or service standards.</p>	GP

Policy Title and Text	Related Chapter
<p>Associated with: IS-P5. Fiscal Impact Assessment IS-P6. Fair Share Cost Allocation.</p>	
<p>IS-IM8. Infrastructure and Services Funding Sources. Establish funding sources for public facilities and services including impact fees, tax increment financing, special taxes, special assessments, user fees, and grant funding.</p> <p>Associated with: IS-P5. Fiscal Impact Assessment IS-P6. Fair Share Cost Allocation.</p>	GP
<p>IS-IM9. Reimbursement. Develop the ability to enter into voluntary reimbursement agreements to reimburse developers over time as subsequent development is approved for expenditures in excess of the developer's fair share costs.</p> <p>Associated with: IS-P6. Fair Share Cost Allocation.</p>	GP
<p>IS-IM10. State and Federal Legislation, Appropriations, and Grant and Loan Programs. The County shall actively advocate for state and federal legislation, appropriations, and grant and loan programs that increase funding for community infrastructure.</p> <p>Associated with: IS-P12. State and Federal Advocacy</p>	Gov
<p>IS-IM11. State and Federal Advocacy. Maintain a list of legislative and regulatory priorities that include infrastructure and service issues and advocate actions that benefit the County and local service providers.</p> <p>Associated with: IS-P12. State and Federal Advocacy.</p>	Gov
<p>IS-IM12. Other Roadway Funding Mechanisms. The County shall pursue other funding mechanisms to augment development impact fees to meet roadway and drainage improvement needs, such as reimbursement agreements, debt financing, voter-approved taxes, assessment districts, and state and federal grants.</p> <p>Associated with: IS-P5. Fiscal Impact Assessment IS-P6. Fair Share Cost Allocation.</p>	GP
<p>IS-IM13. Drainage and Flood Control Plan. Prepare a countywide Drainage and Flood Control Plan that inventories existing facilities, prioritizes needs, and provides a basis for funding mechanisms for capital improvements and maintenance.</p> <p>Associated with: IS-P16. Drainage and Flood Control.</p>	S

Policy Title and Text	Related Chapter
<p>IS-IM14. Storm Drainage Impact Fees. Establish impact fees for off-site costs clearly and rationally connected to and resulting from new development. Fee shall include escalation clauses and should be based on the County Storm Drainage Master Plan and Capital Improvement Plan.</p> <p>Associated with: IS-P16. Drainage and Flood Control.</p>	S
<p>IS-IM15. Other Storm Drainage Funding Mechanisms. Establish other funding mechanisms, as appropriate, to augment developer and/or mitigation fees to construct and maintain storm drainage improvements, which may include reimbursement agreements, debt financing, voter-approved taxes, and assessment districts. Actively support and seek state and federal funding, such as infrastructure banks, to improve and enhance storm drainage and flood control facilities.</p> <p>Associated with: IS-P16. Drainage and Flood Control.</p>	S
<p>IS-IM16. Sheriff's Office Funding Sources. 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.</p> <p>Associated with: IS-P17. Law Enforcement.</p>	GP
<p>IS-IM17. Fire Protection Special Assessments. Support the development of fire district special assessments and special taxes to fund fire protection services.</p> <p>Associated with: IS-P18. Expanded Fire Protection Services.</p>	S
<p>IS-IM18. Fire Impact Fees. Support and promote the development of capital improvement programs by fire protection service providers that can be used to establish development impact fees. Develop documents to facilitate the development of impact fees, such as a methodology for establishing fee amounts and standard agreements between fire-related districts and the County.</p> <p>Associated with: IS-P18. Expanded Fire Protection Services.</p>	S
<p>IS-IM19. Pooled Costs/Shared Resources for Fire Districts. In consultation with the Humboldt County Fire Chief's Association, develop programs for special districts to reduce operating costs.</p> <p>Associated with: IS-P18. Expanded Fire Protection Services.</p>	S
<p>IS-IM20. Fire Protection Levels of Service. Support the development of a level of service</p>	GP

Policy Title and Text	Related Chapter
standards by the Humboldt County Fire Chief's Association. Associated with: IS-P3. Public infrastructure and Services Standards.	
IS-IM21. Standards of Fire Protection Response. Encourage fire districts to prepare Standards of Coverage Studies and address substandard conditions. These studies may include: establishment of baseline conditions, risk assessment, level of service standards and objectives, critical task capability assessment, reliability assessment, and policy recommendations. Associated with: IS-P3. Public infrastructure and Services Standards.	GP
IS-IM22. County Service Area-Fire Protection. In close coordination with fire-related districts, non-agency fire departments, and CAL FIRE, establish County Service Areas and adequate ongoing fire protection funding sources in areas with developed and developable land that cannot be served by existing fire-related districts and where new districts cannot feasibly be established. Utilize fire protection service agreements with existing fire service providers, where appropriate. Utilize County Service Areas to augment the level of service and capacity of existing fire service providers, where appropriate. Associated with: IS-P18. Expanded Fire Protection Services.	S
IS-IM23. Fire Protection Municipal Service Review. Support the preparation of a comprehensive countywide fire protection municipal service review by the Humboldt LAFCO to determine the best approaches to improving levels of service countywide and expand service to areas outside existing fire-related district boundaries. Associated with: IS-P18. Expanded Fire Protection Services.	S
IS-IM24. Monitor Infrastructure and Services Capacity. Utilize wastewater treatment plant annual reports (prepared pursuant to federal NPDES permits), water system annual inspection reports (as prepared by California Department of Public Health, Drinking Water Program), and close coordination with water and wastewater providers to monitor the capacities of infrastructure and services to ensure that growth does not exceed acceptable levels of service. Associated with: IS-P8. Infrastructure and Services Capacity. IS-P10. Infrastructure and Service Inadequacies.	GP or H/E
IS-IM25. Organization of Water and Wastewater Providers. Assist in the establishment of an organization of local water agencies, such as an association or authority, to improve water quality, service capacity, and level of service of all water and wastewater services providers.	GP

Policy Title and Text	Related Chapter
Associated with: IS-P11. Consolidation and Cost Sharing.	
IS-IM26. Sizing of Water and Wastewater Systems. Provide this Plan and land inventory data to service providers for system planning, facility sizing, and CEQA evaluations of land use consistency. Associated with: IS-P9. Capacity of Facilities and Land Use Decisions	GP
IS-IM27. Coordination with Water and Wastewater Service Providers. Utilize the review of capital improvement plans, referrals, "will serve" letters, and project review meetings, as appropriate, to coordinate with water and wastewater service providers and ensure that necessary infrastructure planning and funding mechanisms are in place to support existing, planned, and proposed development. Associated with: IS-P8. Infrastructure and Services Capacity. IS-P10. Infrastructure and Service Inadequacies.	H/E
IS-IM28. Use of Parkland and Fees. The County shall develop a schedule for the use of land and fees collected under parkland dedication provisions, including mechanisms for tracking the expenditure of funds for a five-year period in coordination with special districts providing parks and recreation. Associated with: IS-P6. Fair Share Cost Allocation. IS-P21. Parks and Recreation Service in Urban Development Areas. P22. Park Dedications Held in Perpetuity.	OS
IS-IM29. Parks and Recreation. Prepare parks and recreation standards for new development that differentiate between urban and rural settings; specify acreage of park land per 1,000 residents; and specify land dedication, in-lieu fee, or other mechanisms to make park and recreation improvements and criteria for establishing Mello Roos Community Facilities Districts or special assessment to ensure adequate funding for operation and maintenance. Associated with: IS-P3. Public infrastructure and Services Standards. CO-P5. Planning for Recreational Needs within Communities.	GP
IS-IM30. Street Lighting. Prepare street lighting standards for new development that differentiate between urban and rural settings and that specify when streetlights are required based on intersection type and functional classification. Establish lighting design criteria, considering AASHTO and International Dark-Sky Association guidelines. Associated with: IS-P25. Street Lighting.	UL

Policy Title and Text	Related Chapter
<p>IS-IM31. Expand Lighting Services. Require that development within an Urban Development Area be annexed to County street lighting districts if nearby, whether or not the project site is contiguous with current district boundaries.</p> <p>Associated with: IS-P25. Street Lighting.</p>	UL

Key to Chapter/Section abbreviations:

- Gov – Governance (Chapter 3)
- GP – Growth Planning (Section 4.2)
- UL - Urban Lands (Section 4.3)
- C - Circulation Element (Chapter 7)
- HE – Housing Element (Chapter 8)
- CO - Conservation and Open Space (Chapter 10)
- S - Safety Element (Chapter 14)

Attachment B
Board Approved Key Issues List for policy review by the Board
October 1, 2012 (revised November 5, 2012)

Key

- Items added July 10, 2012 by Priority ranking
- Items from the June 25, 2012 Key Issues List
- Item added by Board Member

November 5, 2012 meeting:

Chapter 5, Infrastructure

- Remainder of Chapter 5 starting with IS-P23

Chapter 7, Circulation

- 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
- 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-IM5. Roadway System Construction
- C-IM6. Coordination with the Division of Environmental Health
- C-IM10. U.S. Highway 101 Safety Corridor Improvements

Chapter 9, Economic

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

Please note that the Board will address these items on the date specified as time allows. It is possible the Board may move certain items to a future meeting.

November 8th Board meeting (tentative subject):
(continued deliberation from August 13th):

Chapter 4: Land Use Element

Section 4.3 Urban Lands

- UL-P4. Support for Micro and Small Business Development
- UL-P12. Design Review

Section 4.5 Agricultural Resources

- AG-S1. Subdivision of Planned Agricultural Exclusive (AE) Lands (outstanding issues)
- AG-Pxxxx. Second Dwellings

Section 4.6 Forest Resources

- FR-P8. Protection of High Quality Timberlands (outstanding issues)
- FR-P9. Residential Construction on TPZ Zoned Parcels
- FR-P10. Substandard Lots and TPZ Rezoning
- FR-P11. Lot Line Adjustments
- FR-P17. Forestland-Residential Interface (FRI)
- FR-S1. Planned Rural Development Program Clustering Incentive Options
- FR-S2 Forestland-Residential Interface (FRI)
- FR-Sx. Second Units
- FR-IMxx. Substandard Lots

Section 4.7 Public Lands

- PL-P2. In-holdings (outstanding issues)

Section 4.8 Land Use Classifications

- AG - Agricultural Grazing Land Use Designation
- IT - Industrial Timberland Land Use Designation
- T – Timber Land Use Classification (houses as primary versus compatible use)

December 3rd Board meeting:

Chapter 10, Conservation and Open Space

Section 10.2, Open Space

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

Section 10.3, Biological Resources

- BR-P8. Oak Woodlands.
- BR-S5. Streamside Management Areas Defined
- BR-S7. Development within Streamside Management Areas
- BR-S10. Development Standards for Wetlands and Other Wet Areas
- BR-IM3. Biological Review and Referral.

Section 10.4, Mineral Resources

- MR-P11. Permit Conditions to Reduce Impacts

Section 10.6, Cultural Resources

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

Section 10.7, 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
- SR-SXX. Permits for Billboards

Chapter 11, Water Resources

- WR-G8. Restoration of Impacted River Flows
- WR-P25. Compliance with Water Code Export Law

Chapter 12, Energy Resources

- E-P11. Energy-efficient Landscape Design

December 17th Board meeting:

Chapter 13, Noise

- N-G2. Incompatible Land Uses
- N-P2. Guide to Land Use Planning
- N-IM7x. Noise Control Ordinance

Chapter 14, Safety

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

Chapter 15. Air Quality:

(No split votes on this chapter therefore there are no items on the Key Issues List)

Residual Policy Decisions – Split Vote

Land Use Mapping Meetings To be Determined at a Future Date:

- Land Use Maps*
- Community Plan Policies

*will extend into an evening meeting for increased public participation

Policy abbreviations

AG - Agricultural Resources

BR - Biological Resources

C - Circulation element

CO - Conservation and Open Space

CU - Cultural Resources

E – Energy Element

ED - Economic Development Element

FR - Forest Resources

IS - Infrastructure and Services Element

MR - Mineral Resources

N - Noise Element

PL - Public Lands

RL - Rural Lands

SR - Scenic Resources

S - Safety Element

T - Telecommunications

UL - Urban Lands

WR - Water Resources

ATTACHMENT C*

Supplemental Report #1

Chapter 4 Land Use Element

4.2 Growth Planning

4.3 Urban Lands

4.4 Rural Lands

4.5 Agricultural Resources

4.6 Forest Resources

4.7 Public Lands

4.8 Land Use Classifications

* Board of Supervisors Staff Report for the November 5, 2012 meeting considering the General Plan Update

Supplemental Report #1

Section 4.2 – Land Use Element – Growth Planning

1) Legal basis or requirements

The Growth Planning section is a component of the Land Use Element, a required Element of the General Plan. The section describes countywide population growth and contains policies relating to the land supply, water and wastewater service within urban areas, and required findings for the expansion of urban areas. Growth policies are most closely linked to the Land Use Element because it defines urban areas consistent with the land use map and establishes requirements for the provision of water and wastewater service to support urban levels of development.

The Growth Planning section also identifies and maps Community Plan Areas and defines their ongoing administration. The legal basis for Community Planning is found in Government Code 65301 (b), which states that the general plan may be adopted as a single document or as a group of documents relating to subjects or geographic segments of the planning area.

2) Key planning issues

There are two (2) Key Planning Issues addressed by the Growth Planning section of the Land Use Element discussed below: (1) Land Supply, Public Services and Infrastructure and Development Timing; and (2) Community Planning.

Key Planning Issue #1 - Land Supply, Public Services and Infrastructure and Development Timing

The Plan must provide for a sufficient supply of developable land with adequate services to accommodate expected growth. Should growth be focused in and around existing infrastructure and services or should growth be more widely distributed without regard to the current location of services and infrastructure? How should increases in the supply of land to accommodate growth be timed with the expansion of public services and infrastructure?

A) How/where addressed in the 1984 Framework Plan

The proposed Growth Planning section is roughly equivalent to Section 2600, Urban Land Use, of the Framework Plan. Planning areas, such as urban development and urban expansion areas, originate in Section 2633, Policy, and Section 2634, Standards of the Framework Plan; however, they have not been defined in all communities.

B) How/where addressed in the Planning Commission Draft Plan

Urban Development Boundaries, Urban Expansion Boundaries and Community Plans Areas are used to provide an adequate supply of land in proximity to services and infrastructure. Expansion of urban development areas would be approved by the Planning Commission and Board of Supervisors as land within existing urban development areas is consumed and after required findings are made.

- **GP-P1. Maintain Community Plans**
- **GP-P2. Maintain Community Plans**
- **GP-P3. Urban Levels of Development**
- **GP-P4 Urban Levels of Development**
- **GP-P5 Connection to Public Wastewater Systems within Urban Service Areas**

- **GP-P6 Use of On-Site Sewage Systems within Urban Development Areas**
- **GP-P7 Connection to Public Water Systems**
- **GP-P8 Urban Expansion Areas**
- **GP-P9 Urban Expansion Area Review**
- **GP-S4 Urban Development Area**
- **GP-IM1 Community Plans and Boundaries**

Policies in this section require the use of public sewer and water for new development inside Urban Development Areas. New subdivisions can be served with on-site septic if there are no plans to extend sewer service.

- **GP-P2. Maintain Community Plans**
- **GP-P5 Connection to Public Wastewater Systems within Urban Service Areas**
- **GP-P6 Use of On-Site Sewage Systems within Urban Development Areas**
- **GP-P8 Urban Expansion Areas**
- **GP-P9 Urban Expansion Area Review**

C) Reason for the changes

The descriptions of Urban Development and Expansion Areas have been refined and no longer require compatibility with spheres of influence. It is more appropriate to prepare municipal service reviews and spheres of influence that reflect the future plans for urban development contained in the General Plan.

D) Notable items from the Planning Commission discussions

The Planning Commission made significant changes to the proposed policies and standards. Notable discussions occurred relating to the use of on-site sewage for subdivisions within Urban Development Areas, the review of urban expansion proposals, and the conversion of resource lands and their inclusion within urban lands,

E) Consequences - intended / unintended

The policies and programs in the Growth Planning section of the Land Use Element are intended to facilitate development in urban areas consistent with the land use map as well as time the extensions of water and wastewater and other services service to support the growth of the County. The requirement that new development within Urban Service Areas must connect to public wastewater systems and that new development within Urban Development and Expansion Areas must connect to public water systems may add additional cost and complexity to new development.

Key Planning Issue #2 - Community Planning

Community Plans allow more direct citizen involvement and focused consideration of local land use issues. Should the Plan continue to support and facilitate the preparation and amendment of individual Community Plans?

A) How/where addressed in the 1984 Framework Plan

The proposed Growth Planning section is roughly equivalent to Section 2610, Community Planning Areas in its treatment of community plans.

B) How/where addressed in the Planning Commission Draft Plan

The Draft Plan maintains community planning areas as a means of precise land planning and other planning boundaries, such as Urban Development Areas, to support urban development (GP-P1 through P7, GP-S1-S2, and GP-IM1). Appendix C is the Community Area Plans Extract and contains land use policies from the adopted plans that are unique to the specific community planning area. (Note: a listing of policies relating to Key Issue #2 Community Planning is included in discussion of Key Issue #1 Land Supply, Public Services and Infrastructure and Development Timing, above.)

C) Reason for the changes

The proposed community planning areas are almost identical to those in existing Framework Plan, with the addition of the Town of Scotia to the Rio Dell CPA and the removal of the Hoopa Valley Indian Reservation CPA because most land is held in Trust by the federal government for the Tribe and the Hoopa Tribe is preparing a land use plan for the Reservation. Changes in the Draft Plan have been designed to allow increased focus and brevity in community planning processes. In practice, individual community plans have become more comprehensive, time consuming and costly. This has been due, in part, to the lack of frequent updates of the Framework Plan.

D) Notable items from the Planning Commission discussions

There was not a specific discussion of community planning during the Planning Commission hearing on the Growth Planning section of the Land Use Element. There was discussion of the background information relating to the community plans to be included in the extract and the process and timing of community plan preparation and update during hearings on land use maps and at the time the Community Area Plans Extract was before the Planning Commission,

E) Consequences - intended / unintended

The Growth Planning section of the Land Use Element does not make significant changes to community planning, except the minor changes to community planning area boundaries. Accordingly, there are no significant unintended consequences.

3) What are the Board's options?

The Growth Planning section is a component of the Land Use Element, a required Element of the General Plan. The Board has the option to modify as it deems fit, but because a general plan is required to be comprehensive, the plan should include these policies, standards and implementation measures. Alternative A contains more prescriptive and generally more restrictive policies, and Alternative C contains generally less prescriptive and less restrictive policies, which the Board could consider.

Supplemental Report #1

Section 4.3 – Land Use Element – Urban Lands

1) Legal basis or requirements

The Urban Lands section is a component of the Land Use Element, a required Element of the General Plan. It describes the general location and extent of existing and planned residential, commercial and industrial development within community planning areas, and provides goals, policies, standards and implementation measures associated with the development of these areas.

2) Key planning issues

There are two (2) Key Planning Issues addressed by the Urban Lands section discussed below: (1) the Revitalization of Communities, and (2) Community Identity.

Key Planning Issue #1 – Revitalization of Communities

Based on community input, the revitalization of developed communities for business expansion, residential growth, and renewed public investment in infrastructure and services should be one of the highest priorities of the Plan. Which incentives and regulations would encourage investment in developed communities?

A) How/where addressed in the 1984 Framework Plan

Development policies in the Framework Plan use plan and zone designations on individual properties and Community Plan Area designations to guide development. Framework policies do not directly address incentives and regulatory reform to promote the revitalization of communities. The Framework Plan promotes community plans as a way to provide more detail on development of lands within Community Plan areas.

B) How/where addressed in the Planning Commission Draft Plan

The Planning Commission draft reflects the community's expressed interest that the highest priority of this Plan is the revitalization of Urban Development Areas to provide for business expansion and housing opportunities. Urban Development Area designations are used to identify preferred areas for business expansion, housing opportunities and investments in infrastructure (**UL-P1. Urban Development Areas**). The Planning Commission approved version includes streamlined approvals in core residential (**UL-P2. Streamlined Subdivision Approval**) and business areas (**UL-P3. Streamlined Approval of Business Expansion**), mixed-use zoning (**UL-P6. Mixed-Use Zoning**), and other policies to enhance core areas (**UL-P4. Support for Micro and Small Business Development, UL-P7. Neighborhood and Town Centers**).

C) Reason for the changes

The Urban Development Areas include most of the county's population and urban infrastructure. As such, they will continue to be the focus of development activity. Defining these areas also allows for more direct citizen involvement in the planning of their communities, as well as increased opportunities for infrastructure planning.

Also, aligning development policies in Urban Development Areas with the County's economic development and housing policies improves the County's efficiency, transparency and clarity of purpose to help achieve our economic development and housing goals. Increasing the focus of the County's resources on economic and housing development in Urban Development Areas

will maximize their effectiveness. Considerable support has been expressed by the general public in having the County play a more active role in development and expansion of the local economy and housing opportunities.

D) Notable items from the Planning Commission discussions

The policy direction of the Planning Commission was for the County to have a more proactive role in economic and housing development in Urban Development Areas.

E) Consequences - intended / unintended

The policies and programs in the Urban Lands section are intended to help grow the local economy and increase housing development opportunities in areas with available services, including water, sewer, roads and other infrastructure. There are staff costs associated with implementing economic development and housing programs such as streamlining permit approvals, and coordinating and participating in programs that encourage economic and housing growth. However, the overall improvements to the local economy and housing availability may outweigh the direct cost to the County.

Key Planning Issue #2 – Community Identity

County residents have consistently stated they want new development to compliment the character of their communities. What is the appropriate mix of policies to maintain and enhance community character? Should the Plan provide for and/or encourage the use of mixed use areas? Should the Plan increase the level of design review for development, for example, streetscape appearance in business districts?

Also, the Board requested that the Plan address big box development and adult entertainment...what are the appropriate policies for these uses?

A) How/where addressed in the 1984 Framework Plan

The Framework Plan does not seek to preserve or enhance existing community identity. Review of building design for the County is almost entirely limited to mapped design review areas which have a D-Design Control Combining Zone on the zoning maps, which are not mentioned in the Framework Plan. While it allows some mixed commercial and residential uses, the Framework Plan does not include a Mixed Use planned land use designation. Big box development and adult entertainment are not addressed in the Framework Plan.

B) How/where addressed in the Planning Commission Draft Plan

This section of the GPU promotes aesthetically appealing Urban Development Areas that preserve and enhance existing community character, and it intends town centers to serve as community focal points:

- **UL-G2. Design and Function**
- **UL-G3. Unique Identity of Towns**
- **UL-G4. Community Character**
- **UL-P5. Community Identity**
- **UL-P7. Neighborhood and Town Centers**
- **UL-P8. Neighborhood Connectivity**
- **UL-P9. Historic Structures**
- **UL-P11. Natural Amenities**
- **UL-P12. Design Review**

It includes provisions for a mixed-use (MU) plan designation (**UL-P6. Mixed-Use Zoning, UL-P7. Neighborhood and Town Centers**), and promotes preferred design concepts and design review through:

- **UL-P7. Neighborhood and Town Centers**
- **UL-12. Design Review**
- **UL-P15. Pedestrian-Friendly Streetscape**
- **UL-P20. Landscaping**
- **UL-S6. Landscaping Standards**
- **UL-IM8. Review and Update Design Review Ordinance and Areas.**

It also includes policies, standards, and recommended implementation for big box and adult entertainment uses:

- **UL-P13. Big Box Design**
- **UL-P14. Adult Entertainment Establishments**
- **UL-S4. Definition of a “Big-Box” Retail Store**
- **UL-S5. Standards for Adult Entertainment Establishments**
- **UL-IM13. Revisions to the Zoning Ordinance to Regulate Big Box Commercial Uses**
- **UL-IM14. Adult Entertainment Ordinance**

C) Reason for the changes

The policies and programs protecting and enhancing community character in Urban Development Areas mitigate negative impacts of expanding the local economy and creating housing opportunities. Policies protecting community character will help maintain property values and ensure continued public support for new development.

D) Notable items from the Planning Commission discussions

The policy direction of the Planning Commission is to encourage growth in Urban Development Areas while protecting and enhancing existing community character.

There was considerable discussion about policies **UL-P10** and **UL-P16** which gave special treatment to garages and alleyways. In the end, the Commission deleted these policies, and expanded **UL-P15 Pedestrian-Friendly Streetscape** to consider garages and alleyways.

UL-IM9 (“build to lines”) and **UL-IM10** (parking standards) were deleted by the Commission.

The Planning Commission inserted a new policy and implementation measure for medical marijuana cultivation (**UL-P21. Marijuana Cultivation, UL-IM5 Marijuana Cultivation and Dispensary Ordinance**), which call for control of medical marijuana cultivation and dispensaries by ordinance.

E) Consequences - intended / unintended

In tandem with the policy direction in the Economic Development Element toward a more concerted and focused effort to promote economic expansion, the policies and programs in the Urban Lands section focus new economic development and housing opportunities in Urban Development Areas, and enhance positive characteristics of the existing community to offset negative impacts that come with new development.

Some of the policies, programs and implementation measures enhancing community design may involve higher improvement costs, which may indirectly translate into higher costs for new housing and commercial development. **UL-S6. Landscaping Standards**, for example, requires submittal of a landscaping plan for new development creating five (5) or more parking spaces. While some developers typically include landscaping in their developments, others don't, so this would be a new requirement with added costs for them, which they would pass on to consumers by increasing the cost of construction. The higher curb appeal and value of developments with landscaped areas may balance the new additional landscaping costs.

The effect of the new policies, standards and implementation measures on big box retail stores and adult entertainment establishments is dependent on the requirements of a new section of the zoning ordinance, which will be developed in the future. The Urban Lands section seeks to strike a balance between supporting big box stores and adult entertainment establishments and ensuring that type of new commercial development fits into the surrounding neighborhood. A proposed big box store in the City of Eureka in 1999 generated significant neighborhood opposition due to the bulk, traffic, and economic impacts of the proposal.

Similarly, an adult entertainment establishment proposed in 1998 generated significant neighborhood opposition due to the proximity to schools, social impacts, and compatibility with the neighborhood. Unmitigated support of big box store development and adult entertainment businesses could limit the County's ability to regulate specific projects, which may adversely impact nearby neighborhoods. Conversely, overly restrictive requirements placed on specific projects limiting the location, height, and size could limit their development without serving an agreed upon public purpose.

3) What are the Board's options?

As noted above, the Urban Lands section is a component of the Land Use Element, a required Element of the General Plan. The Board has the option to modify as it deems fit, but because a general plan is required to be comprehensive, the plan should include policy for these urban land areas, which is where most of the County's future growth is expected to occur. Alternative A contains more prescriptive and generally more restrictive policies, and Alternative C contains generally less prescriptive and less restrictive policies, which the Board could consider.

Supplemental Report #1

Section 4.4 – Land Use Element – Rural Lands

1) Legal basis or requirements

The Rural Lands section is a component of the Land Use Element, a required Element of the General Plan. It describes the general location and extent of existing and planned rural residential development outside of community planning areas, and provides goals, policies, standards and implementation measures associated with the development of these lands.

2) Key planning issues

There are two key planning issues addressed by the Rural Lands section discussed below: (1) The supply of lands planned Rural Residential; and, (2) Compatibility of rural residential uses and commercial resource production.

Key Planning Issue #1 - Supply of lands planned Rural Residential

An adequate supply of land for rural living is important to support rural lifestyles and culture, provide opportunities for growth for successive generations and people moving into the County, and to support the County's economy and rural town centers. Is the current inventory of vacant rural residential lands adequate for future rural development? Should the County re-zone lower quality agricultural and timber production lands to increase the inventory of lands planned for rural residential uses?

A) How/where addressed in the 1984 Framework Plan

The supply of rural residential lands is addressed in Section 2550 – Remote Rural Development and by the land use maps of the plan. The Framework Plan contains no land use designations specifically for rural residential development, but instead provided land use designations such as Agricultural Lands (AL) and Agricultural Rural (AR) that could accommodate rural residential uses. The Framework Plan designated 131,000 acres of land either AL or AR to accommodate these uses. Over 87,000 acres of this total was formerly large ranches which were subdivided into 20 to 100 acre parcels in the 1960's and 70's.

B) How/where addressed in the Planning Commission Draft Plan

The Rural Lands section of the proposed Plan closely parallels the policy content of Section 2550 of the Framework Plan. The proposed Plan renames the AL and AR designations to Rural Residential to specifically accommodate rural residential development, and increases the acreage designated to 156,000. This was done primarily by reviewing at a more detailed level lands planned AG under the Framework plan and proposing re-designation of AG lands that appeared to be more rural residential in character, based on buildout, parcel size and proximity to communities. (It should be noted in response to concerns, that agricultural and timber productions uses are fully supported primary uses in the proposed RR land use designation, and no loss in these uses is proposed for rural residential lands.)

The proposed Plan adds a policy **(RL-P7)** to provide an opportunity for clustering residential development on suitable sites to assist in addressing the rural housing needs issue. The proposed Plan adds implementation programs to review the inventory of rural residential lots during the Housing Element update (every five years) to make sure the inventory is adequate for future

growth (**RL-IM1**); and, to inventory and map substandard rural roads to determine areas where development is constrained by substandard roads (RL-IM2).

- **Land Use Maps**
- **RL-G1. Rural Residential Development**
- **RL-G2. Rural Land Development**
- **RL-P7. Clustered Rural Residential Development**
- **RL-IM1. Inventory of Rural Residential Lands**

C) Reason for the changes

The proposed plan increases the acreage of lands planned for rural residential use to reflect existing conditions and accommodate future needs. The proposed Plan renames the AL and AR designations to Rural Residential to specifically accommodate rural residential development, and to address concerns of the agricultural community that the current names compromise the importance of producing agricultural lands. The new implementation measure to periodically review the inventory of rural residential lands was added to address concerns that the supply might be constrained.

D) Notable items from the Planning Commission discussions

The Realtors and others argued for increasing the supply of rural residential lands, and for reducing regulations on development. The Planning Commission chose a middle ground, recognizing that increasing rural residential further would cause loss of resource production land, and further reducing regulations would increase impacts to watersheds.

E) Consequences - intended / unintended

The new proposed plan section makes minor changes from the 1984 plan, in response to the public discussion at the Planning Commission hearings. The intended consequence is that the County will have reasonably planned sufficient rural residential land without promoting the conversion of agricultural and timber land, while protecting the County's watersheds. An unintended potential consequence could be that the County policies are ineffective in planning the amount of and impacts of rural residential development.

Key Planning Issue #2 - Compatibility of rural residential uses and other uses such as commercial resource production.

A key planning concept is that lands are designated for certain uses so that those uses can be done with the least amount of regulation and conflict. For instance, in land designated for timber production, the County does not require any permits for timber harvesting, but ensures other uses do not significantly detract from the growing and harvesting of timber. In residential areas, timber harvesting requires a use permit to ensure the activity is conducted in a manner that is compatible with the residential area. What policies and programs are required to ensure the compatibility of rural residential uses and other uses such as commercial resource production?

A) How/where addressed in the 1984 Framework Plan

The Framework General Plan addresses that compatibility issue in the 2550 Remote Rural Development section. The section includes the **Goal 2552** "To provide for orderly development of rural lands consistent with the needs to encourage sustained resources production without land degradation...." Policies **2553.1 and 2553.2** call for compatibility of land uses adjacent to agricultural and timberland areas. Standards **2554.2, .3, and .4** address compatibility with public and natural resource land areas.

B) How/where addressed in the Planning Commission Draft Plan

The corresponding policy content is contained in Section 4.4 Rural Lands, in the new plan. The policies of the new plan closely parallel the old plan, with the timber-specific Policy 2553.2 and Standard 2554.1 of the old plan being moved to the Forest Resources section.

- **RL-G2. Rural Land Development**
- **RL-P1. Compatible with Resource Production**
- **RL-S1. Compatibility with Timber and Agricultural Production**

C) Reason for the changes

The policy changes were in response to the public discussion at the Planning Commission hearings, and as noted above were relatively minor. The Planning Commission made the new plan somewhat less restrictive, and broadened principally permitted cottage industries.

D) Notable items from the Planning Commission discussions

The new plan rewrites the Framework Plan goal for the section into two separate goals, because it was felt that there were two subjects to address: supply of land for residential development, and minimizing impacts. The Planning Commission had an extensive discussion on the wording of the goals, resulting in the revised language. The Planning Commission was concerned about water use from fish-bearing streams, and revised water withdrawal policy to address this.

E) Consequences - intended / unintended

The policy intent is to provide for rural land uses in a manner that is compatible with adjacent uses, allows for continued sustainable resource production, with low fire risk, low impacts to water resources, and low demands on public services. As build out increases, the potential for conflicts will increase, and the property rights issue may increasingly be heard from the neighbors' point of view, rather than the project proponent's view.

3) What are the Board's options?

As noted above, the Rural Lands section is a component of the Land Use Element, a required Element of the General Plan. The Board has the option to modify as it deems fit, but because a general plan is required to be comprehensive in its scope, the plan should include policy for these rural land areas. Alternative A contains more prescriptive and generally more restrictive policies, and Alternative C contains generally less prescriptive and less restrictive policies, which the Board could consider.

Supplemental Report #1

Section 4.5 – Agricultural Resources, Land Use Element

1) Legal basis or requirements

The Agricultural Resources section is a component of three required Elements, the Land Use, Conservation, and Open Space Elements. California Government Code Section 65302 requires that a general plan designate a land use category that provides for agricultural production. Also, California Government Code Section 65302(e) requires that a general plan include an open space element, as provided in Article 10.5, commencing with Section 65560. Section 65560(b) describes open space land as including “open space used for the managed production of resources, including but not limited to agricultural lands and areas of economic importance for the production of food or fiber.” Planning for the conservation and preservation of open space lands via a comprehensive open space program and plan includes inventory of resources, conservation measures, an action program, and consistency of the open space plan with building permits issued, subdivision maps approved, and adopted open space zoning ordinances (California Government Code Sections 65563-65567).

This section establishes policies to ensure the stability and productivity of the county's agricultural lands and industries. These policies are intended to provide clear guidelines for land use decisions in agricultural areas and promote and protect the current and future needs of the agricultural industry.

2) Key planning issues

There are two (2) Key Planning Issues addressed by the Agricultural Resources Section discussed below: (1) Stable Land Base; and (2) Economic Viability of Ag Lands and Land Use Programs.

Key Planning Issue #1 - Stable Land Base

The long-term sustainability of Humboldt's agricultural economy hinges on the continued profitability of agricultural operations and the availability of farm land. Conversion of agriculture lands to other uses, such as rural residential and natural resources preservation, can negatively impact the agricultural industry as a whole. What blend of policies will provide the most protection for agricultural lands with the least impact on property values?

A) How/where addressed in the 1984 Framework Plan

The Framework Plan protects agricultural lands by advocating infill and establishing logical boundaries between urban and resource production areas using plan and zone designations. The Framework Plan includes an annual reporting requirement for the conversion of agricultural lands to other uses (2523.2 and 5-2520.1) The Framework Plan also establishes economic parcel sizes through zoning (2523.4 and 2523.9) and the adoption of the “Right to Farm” ordinance. The Framework Plan does not contain policies that allow clustering of houses.

B) How/where addressed in the Planning Commission Draft Plan

The proposed Plan also includes similar policies to the Framework Plan that strive to protect agricultural lands by advocating infill and establishing logical boundaries between urban and resource production areas and programs that provides direct County support for the landowners through the following policies:

- **AG-P3. Support the Williamson Act Property Tax Incentive Program**

- **AG-P8. Right to Farm or Harvest**
- **AG-P5. Conservation of Agricultural Lands**
- **AG-P13. Agricultural Zoning and Parcel Size**

Subdivision of agricultural land would require specific findings and residential subdivision of Agricultural Exclusive (AE) lands would not be allowed (AG-P5). The Right-to-Farm Notice would continue to be used to protect producers from nuisance complaints from neighbors (AG-P8).

The Draft Plan also includes a policy that allows for a "transfer of development rights" type of program onsite (AG-P1) with a density bonus for permanent protection of agricultural lands. This voluntary program strives to retain the most amount of land in agricultural production by allowing the land owner to utilize the residential development credits for the property, clustering these homesites in one area of the ranch, and then retaining lands most suitable for agricultural production for permanent continued production (usually through a conservation easement). The goal of this approach is to allow some economic returns of the residential value of the property without breaking up the entire ranch.

The Draft Plan also contains development timing policies that control conversion of agricultural land for urban expansion, a "no net loss" policy to protect prime agricultural soils, and an explicit permitting compliance program through the following policies:

- **AG-P1. Planned Rural Development.**
- **AG-P6. No Net Loss of Prime Agricultural Lands**
- **AG-Px. Compliance with Regulations.**
- **AG-Pxx. Protect Productive Agricultural Soils**

The Draft Plan supports a "working-lands" policy to encourage continued agricultural production on lands placed into conservation easements or acquired by public agencies for conservation purposes.

C) Reason for the changes

Conversion of farmland to other uses has been the trend in recent decades. Despite protection policies in the current Framework Plan, the conversion of agricultural lands to non-agricultural uses has continued to occur over time. Approximately 3,000 to 5,000 acres of agricultural land has been converted to non-agricultural use each year since 1964 (*Humboldt County Agricultural Resources Background Report, 2003*).

The protection of agricultural resources and open space was a key concern raised during the public scoping meetings for the General Plan update. This issue has continued to resonant throughout the development of the Sketch Plans, Plan Alternatives and the draft Maps. The agricultural resources section of the Land Use Element has been developed in response to this public input, reflecting expressed desires for protection of resource lands, allowing some residential development, and emphasizing incentive-based programs that provide landowner assistance through focused development.

D) Notable items from the Planning Commission discussions

The Planning Commission supported the majority of the recommended policy changes presented by the Farm Bureau. The Commission incorporated some Alternative A language into AG-P5, (Conservation of Agricultural Lands) to increase the protection of agricultural lands, and modified AG-P6 (No Net Loss of Prime Agricultural Lands) to prevent conversion of any agricultural land unless specific findings are made by the Commission. As recommended by the

Farm Bureau, the Commission modified AG-P8 to include the right to harvest timber into the "Right to Harvest" Ordinance (that provides constructive notice to residents living next to farm operations of the nature of farm activities).

There was a split vote on AG-S1 regarding the allowance for subdivisions on lands planned Agriculture Exclusive (AE) below 60 acres in size and AG-S2 regarding the minimum parcel size for lands planned Agricultural Grazing (AG) of 40 acres versus 160 acres. This split was in relation to the recommendation from the Farm Bureau to eliminate the "Ranchlands" designation, which called for a 160 acre parcel size. In lieu of the deletion of this designation, some of the Commissioners expressed concern that a 40 acre parcel size for all grazing lands was not of sufficient size for continued production.

E) Consequences - intended / unintended

The agricultural land use policies in this section aim to strike a balance between continued protection of farmland, so the agricultural industry can enjoy a stable land base well into the future, and limitations on land uses that reduce the value of agricultural land and impact profitability. The availability of farm land is directly affected by land use policy but land use policies can also indirectly affect the overall profitability of agricultural operations. For example, minimum parcel size limitations and restrictions on residential development impact the assessed valuation of agricultural property which is the primary asset of agricultural operations. Reductions in the valuation of agricultural land can affect the viability of current operations by limiting financing ability, estate transfers or income from property sales. However, keeping agricultural lands valued as agricultural lands through the restriction of uses (and or residential subdivisions) help to prevent the unintended conversion of agricultural lands to other uses.

Key Planning Issue #2 - Economic Viability of Ag Lands and Land Use Programs

While agriculture is one of the most enduring industries in Humboldt County, operators are facing increasing challenges to maintain economically viable operations. The long-term sustainability of the agricultural land base and industry depends on continued commercial profitability. What measures can the County take to increase the long-term profitability of agricultural land management and production?

A) How/where addressed in the 1984 Framework Plan

The Framework General Plan supports various programs, such as the Williamson Act Program (5-2520.3), a Predator Control program (2523.5) and vegetation management (2523.6) that provides direct County support for the landowner to help maintain the agricultural viability of their operations. The Framework Plan also advocates for providing public services for the agricultural industry (2523.11) and included the adoption of the "Right to Farm" Ordinance, which has been developed and is currently in use countywide.

B) How/where addressed in the Planning Commission Draft Plan

As discussed earlier, the Draft Plan includes a planned rural development program that provides a density bonus when residential development is clustered and located on the least productive areas in exchange for permanent protection on the remainder (AG-P1). This voluntary program can allow fractional sale of ranchland, providing an economic stimulus for the landowner, while maintaining overall productivity of the majority of the ranch. The Draft Plan also supports the voluntary sale of residential development rights (AG-P2) through mechanisms such as conservation easements.

The Draft Plan continues the support of the Williamson Act (AG-P3), Predator Control (AG-P9) and vegetation management (AG-P11) programs. The Draft Plan introduced a policies that support supplemental farm income from activities compatible with agriculture (AG-P4), continued agricultural production of lands under easement or purchased by a public agency (AG-P7) and a program to brand and market local agricultural products (AG-IM7). The Draft Plan also included a policy to seek advice from the farm community on planning projects near agricultural lands (Ag-P12). These policies include:

- **AG-P1. Planned Rural Development**
- **AG-P2. Support Voluntary Purchase of Development Rights**
- **AG-P3. Support the Williamson Act Property Tax Incentive Program**
- **AG-P4. Supplemental Farm Income**
- **AG-P7. Agricultural Production in Conservation Areas**
- **AG-P8. Right to Farm or Harvest**
- **AG-P9. Predator Control**
- **AG-P11. Support Vegetative Management Programs**

C) Reason for the changes

Agricultural operators face growing challenges to maintaining viable operations. Rising costs, increasingly complex regulatory requirements, and growing development pressures are among the hurdles facing today's farmers. Although there are many factors contributing to the profitability of agriculture and the sustainability of Humboldt's agricultural economy, only a few can be controlled or manipulated through County policies. These include regulating the amount of farmland lost to rural and urban development, ensuring that subdividing farmland will not adversely effect agricultural production, preventing land use conflicts, and utilizing legal tools to maintain and preserve farm acreage. Agriculture can benefit from having a stable land base, free of speculative land practices and long term policy certainty.

Throughout the General Plan update process, there has been broad support for the development of county policies that protect agricultural lands. The reasons range from the industry's bearing on the local economy to the open space that agriculture adds to the county's rural character. There is particular support for incentive-based programs for working lands. Policies have been included that aim to strike a balance between protection of farmland, so the agricultural industry can enjoy a stable land base well into the future, and limitations on land uses that reduce the value of agricultural land and impact profitability.

D) Notable items from the Planning Commission discussions

As was noted in the "stable land base" section above, the Planning Commission supported many of the recommendations made by both the Farm Bureau and the North Coast Growers Association that provide more regulatory "teeth" to the existing regulations. The Farm Bureau also expressed support for many of the incentive based programs, such as the Right to Harvest Ordinance, Supplemental Farm Income and Planned Rural Development Program to protect agricultural lands during the next planning cycle. There was considerable discussion concerning the appropriate "density bonus" credit allowable under AG-P1, the Planned Rural Development Program, with the Commission ultimately supporting the recommendation of the Farm Bureau.

E) Consequences - intended / unintended

Incentive based policies are intended to provide the land owner with voluntary options to diversify their income stream and add value and/or income to their operations. That is the intended consequence. Sometimes with these programs, there are restrictions for the

management of land that could inadvertently affect the agricultural production and/or value of the land. For example, the Williamson Act Program provides a tax reduction for the property owner in exchange for the contractual agreement not to subdivide the property for a 10 year period. Many of the landowners in this program cite this annual tax reduction as a major factor in the profitability of the operations. However, this restriction affects the valuation of the land and the options of land owner if they need to subdivide and sell a portion of their land. That is an unintended consequence.

3) What are the Board's options?

The Agricultural Resources Section of the Land Use Element is a required Element of the General Plan, so the Board does not have the option of eliminating it or moving its policies and programs to other Elements.

There was considerable discussion at the Planning Commission on what is the appropriate balance for the protection of agricultural resources between regulations and incentives. State planning law requires that a general plan designate a land use category that provides for agricultural production. State planning law also requires that jurisdictions plan for and protect "open space used for the managed production of resources, including but not limited to agricultural lands and areas of economic importance for the production of food or fiber." While the standards approved by the Commission seem reasonable and appropriate, the Board may decide they are too restrictive or not restrictive enough, and make refinements as necessary. Plan Alternative C is an option that reduces the number of policies and programs, and generally offers less strict wording where a distinct choice is given. Alternative A provides a more restrictive suite of policies that could provide a more stable land base but may ultimately affect the valuation of agricultural lands.

Supplemental Report #1

Section 4.6 – Forest Resources, Land Use Element

1) Legal basis or requirements

California Government Code Section 65302 requires that a general plan “designate in a land use category that provides for timber production for those parcels of real property zoned for timber production pursuant to the California Timberland Productivity Act of 1982.”

Sections 51101 and 51102 of the California Timberland Productivity Act provides specific policy guidance in developing the land use designation associated with timberlands, at least those timberlands classified as Timberland Production Zone (TPZ). Also, California Government Code Section 65302(e) requires that a general plan include an open-space element, as provided in Article 10.5, commencing with Section 65560. Section 65560(b) describes open-space land as including “open space used for the managed production of resources, including but not limited to forest lands.” Planning for the conservation and preservation of open-space lands via a comprehensive open-space program and plan includes inventory of resources, conservation measures, an action program, and consistency of the open-space plan with building permits issued, subdivision maps approved, and adopted open-space zoning ordinances (California Government Code Sections 65563-65567).

This section presents policies that support the conservation, development, and utilization of forest resources. Its policies are consistent with the California Timberland Productivity Act, including the requirement to establish a land use category for parcels zoned for timberland production.

The broader category of “forestlands” includes a subset of lands classified as timberlands. Some forestlands are reserved or not capable of meeting timberlands standards and, as such, are not classified as timberlands by state law. All forestlands are of interest in terms of this larger planning effort, which includes open space and other land use planning considerations.

2) Key planning issues

There are four (4) Key Planning Issues addressed by the Forest Resources Section discussed below: (1) Stable Land Base; (2) State and Federal Regulatory Issues; (3) Conflicts of Land Use in the Forest-Residential Interface Areas (“FRI zone”); and (4) Infrastructure and Public Services.

Key Planning Issue #1 - Stable Land Base

Lands planned with a Timberland (T) designation are arguably the County’s greatest long-term economic asset for creation of employment and wealth. Acquisition of Timberlands by public agencies has had the largest impact to this land base; increasing conservation values but decreasing timber production. Looking forward, continued declines in timber profitability and demand for rural homesteads has the potential to further decrease economic productivity. What can the County do to maintain the commercial viability of Timberlands so they continue to attract the investment necessary for logging and sustained timber production? Should the County be involved in managing the impacts of residential use of Timberland?

A) How/where addressed in the 1984 Framework Plan

The Framework Plan protects forest resources by utilizing TPZ zoning according to statutory requirements (2514.1) and advocating for the use of forest improvement programs as a mechanism to protect forestlands (2514.4). The Framework Plan allows second units for caretakers (2721.6) and subdivisions to minimum the parcel size to improve site productivity with

an approved Joint Timber Management Plan (Sec 5-2510.4). The Framework Plan regulates residential uses through rural development standards (Section 2550) and does not contain a policy addressing sub-standard TPZ parcels or policies that advocates for clustering houses.

B) How/where addressed in the Planning Commission Draft Plan

The Draft Plan is very similar to the Framework Plan for the Forest Resources policies regarding stable land use. It includes policies that support tax incentive programs, such as TPZ and the voluntary purchase of Conservation Easements (FR-P6 and P15), funding for Forest Improvement Programs (FR-P5) and allows subdivisions to minimum parcel size to improve site productivity (FR-S4). The Draft Plan also supports the development of programs to promote the use of bio-mass for energy or carbon storage (FR-P7, FR-IM2), recommends revision of the Merger Ordinance to remove the merging of substandard TPZ lands (FR-IM4) and does not advocate for the clustering of houses. The policies addressing stable land use include:

- **AG-P3. FR-P6. Tax Incentive Programs**
- **FR-P5. Forest Improvement Programs**
- **FR-P7. Innovative Forestland Programs**
- **AG-P8. Right to Farm or Harvest**
- **FR-P15. Conservation Easements and Management**
- **FR-S4. Timberland Subdivisions**
- **FR-IM4. Merger Ordinance Revisions**

There were many split votes regarding "stable land use", which is address in the section below titled "Notable items from the Planning Commission discussions".

C) Reason for the changes

Over 80% of Humboldt County is forested, with about 50% of this acreage in private commercial timberland. For the most part, the timber production land base has remained relatively stable, with over 600,000 acres held by industrial timber companies, in areas that have no houses and is managed for long-term production. However, the county's timber production base is currently at a crossroads. Increasing globalization has impacted the timber industry—as it has many other industries—resulting in fewer larger mills serving regional needs and divestitures of land holdings. Policies supporting the protection, conservation, and economic utilization of timber resources were put in place as part of earlier County plans, including the 1984 Framework Plan. New trends show historic patterns of ranching and timber production transitioning to residential uses on smaller parcels. Full buildout of the present configuration of parcels will challenge the County's ability to support infrastructure and public services, and will affect adjacent land uses and environmental quality. The cumulative effects of conversion raise additional questions concerning the long-term viability of Humboldt's timber and ranching economy and its resource-rich character.

D) Notable items from the Planning Commission discussions

The issue of building a residence on lands zoned TPZ "by right" was probably the single most controversial topic raised during the Planning Commission hearings on the Draft General Plan. The Commission spent an entire year on the Land Use Element, primarily discussing the agricultural and forest resources section and actually dedicated one full meeting on this issue before voting on the Forest Resource policies. As a result, the Commission "split" on many of the policies regarding residences on timberlands. These include establishing timber production as the primary use of Timberlands (T), regulating the impacts of residential uses on lands zoned TPZ (FR-P8, FR-P9), and the removal of lands from TPZ designation on substandard lots when

residential use is the primary use and timber production is secondary (FR-P10). These items are on the key issues "short list" before your Board for resolution.

E) Consequences - intended / unintended

County-level planning policies are aimed at helping implement state laws that are intended to ensure a continuing, stable forest resource land base. Policies based on an incentive approach, such as TPZ zoning, are included, which consider the driving trends in timberland conversion and the role that local general plan policies play in the long-term use of these lands. Keeping forest lands in production is the intended consequences of the policies found in the Forest Resources section.

The pressure to convert resource lands occurs when the market value of land for resource production is lower than the market value for residential uses. Timberland conversion to residential uses may be considered an encroachment of an incompatible use. New residents in former forest resource lands often hold expectations that differ from the ways in which neighboring forests are managed; these owners may consider timber harvest practices a nuisance. A study conducted by the North Coast Regional Land Trust in 2009 concluded that as parcel sizes go down on timberlands, timber harvest also decreases. Increasing human population densities in forestlands are negatively correlated with the likelihood that forest owners harvest timber and with the likelihood that forests are managed for commercial timber production.

Section 51115 of the Timberland Productivity Act of 1982 specifies: "Parcels zoned as timberland production shall be zoned so as to restrict their use to growing and harvesting timber and to compatible uses."

State law provides some guidance relative to the residential use issue. TPZ law (California Government Code Section 1104(h)), lists compatible uses in TPZ, including:

"(6) a residence or other structure **necessary for the management of land zoned as timber production** (emphasis added)."

TPZ parcels are taxed based on the growing and harvesting of timber as the highest and best use. When other uses, namely residential development, are considered, concerns are raised as to how to create incentives for maintaining forestlands in production.

Concerns are also raised regarding potential loss in valuation that might come with restricting residential development on timberland. As with agricultural lands, land use policies can also indirectly affect the overall profitability of timber operations. For example, minimum parcel size limitations and restrictions on residential development impact the assessed valuation of these lands which can be a primary asset used for the financing of timber operations. Reductions in the valuation of timberland can affect the viability of current operations by limiting financing ability or income from property sales. This is an unintended consequence of land use policies.

Key Planning Issue #2 - State and Federal Regulatory Issues

High regulatory costs for timber harvesting can have the unintended consequence of promoting the conversion of Timberlands to potentially more environmentally harmful residential uses. Increased regulatory efficiency for timber harvesting may yield lower process and compliance costs with little or no loss in environmental performance. Should the County advocate for improved state and federal regulatory efficiency as a means to support continued timber harvesting as the primary land use in Timberlands (T)?

A) How/where addressed in the 1984 Framework Plan

The Framework General Plan does not specifically address regulatory reform for the management of timber. It does; however, recommend policy guidance to “encourage the long-term management of timberlands” (2514.1), the use of forest improvement programs (2514.4) and the investigation of the legislative changes necessary for more local control for rezoning of lands in TPZ (5-2510.5).

B) How/where addressed in the Planning Commission Draft Plan

The Draft Plan recommends policy guidance to the Board of Supervisors for state and federal regulatory issues that support fewer more effective and lower-cost timber regulation to maintain forestlands in timber production (FR-P3). It provides specific support for broader use of Non-Industrial Timber management plans (NTMP's) for multiple land owners to help reduce permitting costs (FR-P4), supports CAL FIRE's plans to increase regulatory efficiency and productivity of timberlands (FR-P1) and requires periodic review of County policy and the Forest Practices Act to promote compatibility (FR-IM8 and IM9).

These policies include:

- **FR-P1. Timberland Regulatory Review**
- **FR-P3. Timber Management Regulations**
- **FR-P4. Broader Use of Non-industrial Timber Management Plan(s) (NTMP)**
- **FR-P5. Forest Improvement Programs**
- **FR-IM8. Streamline County Forest Management Regulatory Requirements**
- **FR-IM9. Coordination of County and State Policies**

C) Reason for the changes

Throughout the General Plan update process, there has been broad support for County policies that provide for continued timber production. There is particular support for forest improvement programs for small landowners, expanding the use of NTMPs, and providing policies that allow the County to address statewide policies and issues from a position that reflects its position as a leader in annual timber production.

D) Notable items from the Planning Commission discussions

There was great support from the Resource Lands Working Group, which included both large and small timberland owners, for the majority of the Forest Resources policies addressing regulatory reform. There was concern; however, regarding the change in county direction included in *FR-P2, Timber Harvest Plan Review*. The Alternative A/B policy recommends deferral to CAL FIRE on the majority of timber harvest reviews except where county land-use patterns have significantly contributed to use conflicts and where the County can assist in dispute resolution (such as hours of operation, designation of haul routes). The Alternative C version of FR-P2 defers timber harvest reviews to CAL FIRE in all cases. The Resource Lands Working Group recommended that the County not insert itself in the THP process, citing adequate regulatory avenues for neighborhood conflict resolutions. Staff noted that the Department has received numerous calls regarding timber harvest activities near residential neighborhoods and advocated for the ability to respond in certain cases. The Commission split on this policy with three in support of the Alternative A/B policy and three for Alternative C. This item is included on the Board's "short list".

E) Consequences - intended / unintended

Increased regulatory efficiency for timber harvesting may yield lower processing and compliance costs with little or no loss in environmental performance. The intended

consequence is to help provide regulatory reform, streamline the process and keep timber operator costs low so they can stay in business and the lands stay in timber production. There is cost associated with implementing a program of close coordination with other agencies. However, the overall regulatory improvements may outweigh the direct cost to the County.

Key Planning Issue #3 - Conflicts of Land Use in the Forest-Residential Interface Areas (“FRI zone”)

The area where houses and undeveloped forestlands meet can be a focal point for conflict between residential and resource land uses. Should the County implement development standards to address potential use conflicts?

A) How/where addressed in the 1984 Framework Plan

The Framework General Plan does not include land use policies to resolve conflicts between residential and timber production uses.

B) How/where addressed in the Planning Commission Draft Plan

The Draft Plan recommends the establishment of a Forestland- Residential Interface (FRI) overlay zone to help resolve use conflicts between residential uses and timber production (FR-P17). The FRI zone would be mapped around Community Planning Areas only (FR-IM7).

The relevant policies include:

- **FR-P17. Forestland-Residential Interface**
- **FR-S2. Forestland-Residential Interface**
- **FR-IM7. Implementation of FRI Overlay**

C) Reason for the changes

The Forestland-Residential Interface or “FRI” zone is located generally where houses meet or intermingle with undeveloped forestlands. This area tends to be a focal point for conflict between residential and resource land uses. It can also be a hazard area because of the risks of wildland fires.

Managing timber harvest practices is primarily the domain of the State. Given California's regulatory framework, the County's role in timberlands management lies largely in ensuring a continuing stable land base, limiting incompatible uses, and managing land uses along the Forestland-Residential Interface area. As described below, policy development addressing FRI issues includes topics regarding harvest plan dispute resolution, public notice of resource production, subdivision design, and wildfire risk reduction programs.

Harvest Plan Dispute Resolution. During the Critical Choice phase of the General Plan update process, the County determined that it would not be exploring the policy options of locally administered timber harvest plan (THP) regulations. One policy arena that was left open to possible future County involvement was whether there might be an appropriate role for the County in THP review and dispute resolution in areas where residential and timber uses might conflict (for example, Jacoby Creek, Freshwater, and Elk River).

Right to Harvest Notice. As an approach to avoiding conflicts in the FRI zone between forestland management and prospective residents, policies could be established that would standardize the delivery of due notice of right to harvest to residents or prospective residents adjacent to timber operations within FRI zones.

Subdivision Design. FRI policies could provide additional guidance or requirements for fire management, residential set-back buffers, and road design.

Policies could be implemented in specific areas via the designation of an FRI overlay zone. The extent and location of the overlay zone would be based on policy (in the Draft Plan, it has been recommended to be mapped around Community Planning Areas only). The final mapped boundaries of the overlay zone would be consistent with the chosen plan alternative, if any.

D) Notable items from the Planning Commission discussions

There was concern from the Resource Lands Working Group regarding establishment of a FRI zone and an increase in regulatory hurdles for the timber operators. The Commission supported the establishment of the FRI zone, but split on the size and boundary location. Three Commissioners supported the Alternative C policy language that recommended the establishment of a FRI zone to be mapped around Community Planning Areas only, and two Commissioners supported the A/B version that called for the identification of a FRI area where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards. This item is included on the Board's "short list".

E) Consequences - intended / unintended

The primary purpose for the establishment of the "FRI" zone is to minimize conflicts between different adjacent (or nearby) land uses, in particular, timber harvest activities and residential uses. It goes to the foundation and basic requirements of land use planning. However, sometimes with these programs, there are restrictions for the management of land that could inadvertently increase the cost of the timber harvest or subdivision activity.

The impacts of these requirements also depend on "which side of the fence" you are viewing this from. For example, FR-S2 requires the developer of residential subdivisions adjacent to timberlands to include forested buffers and building setbacks between residential uses and adjacent timberlands, and any necessary fire breaks around all or a portion of the development. There would also be a requirement for the recordation of "Right to Harvest" acknowledgements for each new lot. These restrictions would affect the landowner wishing to subdivide and not the timberland owner. Another requirement for FR-S2 is the identification of preferred and necessary log haul routes, acknowledged by the residential users. These restrictions would affect the timberland owner and not the residential property owner.

These restrictions could cause the cost of the timber operation to increase and would likely increase the cost of new lots, which may translate into higher costs for new homes and other types of new development. These would be the unintended consequences of the policies of the FRI zone.

Key Planning Issue #4 - Infrastructure and Public Services

Continued timber production requires reliable road access and wild land fire suppression. Residential uses additionally require police, structural fire and emergency medical services. What level of road maintenance and public services should the County provide to support continued timber production and residential uses of Timberlands?

A) How/where addressed in the 1984 Framework Plan

The Framework General Plan supports public services which are necessary to maintain a viable forest products industry (2514.5) and provides a policy to avoid locating public improvements and utilities on lands zoned TPZ where the project will adversely affect timber production (2514.2).

B) How/where addressed in the Planning Commission Draft Plan

Generally the same as the Framework Plan, the Draft Plan advocates for a public road system to support the transportation of logs and forest products in the rural areas (FR-P19, FR-IM11), and also provides a policy to avoid locating public improvements and utilities on lands zoned TPZ where the project will adversely affect timber production (FR-P14).

These policies include:

- **FR-P14. Public Utilities on TPZ Lands**
- **FR-P19. Maintain Public Roads**
- **FR-IM11. Road Maintenance**

C) Reason for the changes

Planning for infrastructure and public services necessitates an understanding of the possible future configurations of land use that will be served. Infrastructure and public service needs will differ for lands remaining in resource production (i.e., timber harvesting) versus lands that convert to residential development or other uses. Timberlands require a road system that allows free and safe movement of large logging trucks. The roads should be well maintained to protect the road base and supported by a well functioning drainage system.

The policies included in this section were developed to address service needs for lands in resource production. Policies that address needs resulting from any increased residential development in resource lands are more specifically discussed in the Infrastructure Element.

D) Notable items from the Planning Commission discussions

There was a 3-2 split vote for FR-P19 regarding the inclusion of the second sentence for the Alternative A/B version which reads: "The County shall work with timber producers to cooperatively address substandard road conditions and maintenance deficits". Three Commissioners supported the removal of the second sentence and two Commissioners supported the A/B version as written. This item is included on the Board's "short list".

E) Consequences - intended / unintended

Maintaining public services, including County roads, helps the timber producers get their products to market. That is the intended consequence. There are costs associated with maintaining public services. The level of services provided is an ongoing discussion during budget allocations. The unintended consequence may be an expectation of services that cannot be afforded by the current and future county fiscal situation.

3) What are the Board's options?

The Forest Resources Section of the Land Use Element is a required Element of the General Plan, so the Board does not have the option of eliminating it or moving its policies and programs to other Elements.

There was considerable discussion at the Planning Commission on what is the appropriate balance for the protection of forest resources between regulations and incentives. State planning law requires that a general plan "designate in a land use category that provides for timber production for those parcels of real property zoned for timber production pursuant to the California Timberland Productivity Act of 1982. State planning law also requires that jurisdictions plan for and protect "open space used for the managed production of resources, including but not limited to forest lands." While the standards approved by the Commission seem reasonable and appropriate, the Board may decide they are too restrictive or not restrictive enough, and make refinements as necessary. Plan Alternative C is an option that reduces the number of policies and programs, and generally offers less strict wording where a distinct choice is given. Alternative A provides a more restrictive suite of policies that could provide a more stable land base but may ultimately affect the valuation of timberlands.

Supplemental Report #1

Section 4.7 – Land Use Element – Public Lands

1) Legal basis or requirements

The Public Lands section is a component of the Land Use Element, a required Element of the General Plan. The Public Lands section establishes policies to ensure that the management and acquisition of public lands is consistent with the goals of this Plan. These policies are intended to provide clear guidelines for land use decisions for private lands adjacent to public lands and a mechanism for coordination between jurisdictions for the management and acquisition of public lands. Public lands policies are most closely linked to the Land Use Element because state law requires that the proposed distribution and general location and extent of the public uses of the land be designated.

2) Key planning issues

There are two (2) Key Planning Issues addressed by the Public Lands section discussed below: (1) influencing public land management and acquisition; and (2) coordination between land management agencies.

Key Planning Issue #1 Influencing Public Land Management and Acquisition.

A significant portion of county lands are in public ownership. The County does not have regulatory control over land management by other agencies but can influence decisions. State and federal land acquisitions can have a significant affect on open space, economic growth, job creation, tax revenue and adjacent communities. What influence should the County exert on State and federal land management and acquisition decisions? Under what conditions would the use of eminent domain be appropriate?

A) How/where addressed in the 1984 Framework Plan

The proposed Public Lands Chapter is roughly equivalent to Section 2540, Public Lands, of the Framework Plan, which contains public lands Goals - 2542, Policies - 2543, Standards - 2544, and Implementation measures are found in 5-2540.

B) How/where addressed in the Planning Commission Draft Plan

Section 4-4 Public Lands of the proposed plan closely parallels Framework Plan Section 2540. The policies encourage land management agencies to prepare management plans that are consistent with this Plan, and require the use of this Plan in the review of public land plans. Support for acquisition of public lands only from willing sellers, discourages acquisition and conversion of resource lands, and limits the use of eminent domain as a means of County land acquisition.

- **PL-P1. Management Plans**
- **PL-P2. In-holdings**
- **PL-P5. Acquisitions**
- **PL-P5 Resource Production Lands**

C) Reason for the changes

The proposed Public Lands Chapter is roughly equivalent to Section 2540, Public Lands in its treatment of public land, with the exception of the proposed new policy requiring this General Plan to be used as the basis for comment on public land plans. The proposed section makes

minor changes from the 1984 plan, in response to the public discussion at the Planning Commission hearings.

D) Notable items from the Planning Commission discussions

The Planning Commission made only limited changes to the proposed policies and standards. Discussion and edits were made relating to the application of agricultural "No Net Loss" policy to public land acquisitions.

E) Consequences - intended / unintended

The Public Lands section does not make significant changes to policies relating to public lands. The intended consequence of its policy content is to ensure that the management and acquisition of public lands is consistent with the goals of this Plan, and to provide guidance for land use decisions for private lands adjacent to public lands and a mechanism for coordination between jurisdictions for the management and acquisition of public lands. An unintended potential consequence could be that the County policies are ineffective because the County lacks jurisdiction regarding development and acquisition of State and federal public lands.

Key Planning Issue #2 - Coordination Between Land Management Agencies.

The County has the opportunity to comment on proposed State and federal land actions through environmental documents, proposed legislation, and rulemaking. The County can also encourage coordination by participating with agencies in forums of common interest. How should County land use policy be coordinated with other agencies' management plans and doctrines?

A) How/where addressed in the 1984 Framework Plan

The proposed Public Lands Chapter is roughly equivalent to Section 2540, Public Lands, of the Framework Plan, which contains public lands goals, 2542, policies, 2543, standards, 2544, and implementation measures are found in 5-2540.

B) How/where addressed in the Planning Commission Draft Plan

The Draft Plan Public Lands Chapter facilitates coordination between land management agencies by encouraging public agencies to prepare land management plans that are consistent with this Plan as well as by reviewing proposed developments for consistency with specific public land management plan. The proposed Plan carries forward policies allowing the development of privately held lands designated "P," encourages the provisions of access to public lands, and has broadened project review to include consistency with applicable land management plans.

- **PL-P1. Management Plans**
- **PL-P2. In-holdings**
- **PL-P6. Planning Adjacent to Public Lands**
- **PL-P7 Public Access**
- **PL-P8 Private Ownership**

C) Reason for the changes

The proposed Public Lands section is roughly equivalent to Framework Plan Section 2540, Public Lands, in its treatment of public land, but broadens engagement with agencies beyond Planning Commission (PL-P1 - 2543.3).

D) Notable items from the Planning Commission discussions

The Planning Commission made only limited changes to the proposed policies and standards. Discussion and edits were made relating to special access needs of handicap and elderly persons.

E) Consequences - intended / unintended

The Public Lands section does not make significant changes to policies relating to public lands. The intended consequence of its policy content is to ensure that the management and acquisition of public lands is consistent with the goals of this Plan, and to provide guidance for land use decisions for private lands adjacent to public lands and a mechanism for coordination between jurisdictions for the management and acquisition of public lands. An unintended potential consequence could be that the County policies are ineffective because the County lacks jurisdiction regarding development and acquisition of State and federal public lands.

3) What are the Board's options?

As noted above, the Public Lands section is a component of the Land Use Element, a required Element of the General Plan. The Board has the option to modify as it deems fit, but because a general plan is required to be comprehensive in its scope, the plan should include policy for these public land areas, which constitute approximately 30% of the land within the county. Alternative A contains more prescriptive and generally more restrictive policies, and Alternative C contains generally less prescriptive and less restrictive policies, which the Board could consider.

Supplemental Report #1

Section 4.8 – Land Use Element – Land Use Classifications

1) Legal basis or requirements

The Land Use Classifications section is a critical component of the Land Use Element, a required Element of the General Plan. This section describes the various land use designations shown on the Land Use Maps. The allowed uses within the land use designations are shown in tables. This section, along with the General Plan Land Use maps, are the primary tools used by local governments to plan the kinds, intensities, and locations of development within their jurisdictions.

2) Key planning issues

There is only one (1) Key Planning Issue addressed by this section discussed below: Adequate Range of Land Use Categories to Serve the Needs of Multiple Uses Found Within the County

Key Planning Issue #1 - Adequate Range of Land Use Categories to Serve the Needs of Multiple Uses Found Within the County

The Land Use Classifications identify the kinds, intensities, and locations of planned development in the County. Should there be two-tiers of land use classifications for timberland and grazing lands? What are the appropriate densities for housing in resource production lands? What is the appropriate density range for the RM (Residential Medium Density) land use classification?

A) How/where addressed in the 1984 Framework Plan

Allowable uses are listed for each land use designation in the Framework Plan, but they are not as precisely defined. The Framework Plan uses one tier of land use classifications for timberland and grazing lands. The timberland and grazing land use classifications all set one (1) residential dwelling unit per 20 acres as the highest density, and one (1) residential dwelling unit per 60 or 160 acres as the lowest density.

The Framework Plan uses 7-30 units per acre in the RM – Residential Medium Density classification. The Eureka Community Plan RM designation was recently changed to also reflect a density of seven (7) – 30 dwelling units per acre to increase housing opportunities in that area. This change occurred March 13, 2012.

B) How/where addressed in the Planning Commission Draft Plan

The Planning Commission approved version renames Agricultural Lands (AL) and Agricultural Rural (AR) designations to Rural Residential (RR). It also renames Agricultural Suburban (AS) to Residential Estates (RE). These designations were changed to better reflect existing (rural residential) uses and land capabilities. The Planning Commission voted to retain allowances for general agriculture as a principally permitted use on properties planned RR – Rural Residential.

The Planning Commission approved version specifies different allowed densities on resource lands, one (1) dwelling unit per 40–160 acres in T – Timberland designated areas, one (1) dwelling unit per 60 acres in AE – Agriculture Exclusive designated areas, and one (1) dwelling unit per 20–160 acres in AG designated areas. The Planning Commission narrowly voted to delete a two-tier designation for grazing lands, and eliminated the AGR-Ranchland designation by a 4-3 vote; the AGR designation had a specified density of one (1) dwelling unit per 160 acres.

The Planning Commission approved version also adds mixed use designations: Mixed Use (MU), Village Center (VC), Open Space (OS), and Urban Reserve (UR).

The Planning Commission approved version continues to use the residential density of seven (7)-30 units per acre in the RM – Residential Medium Density classification from the Framework Plan.

C) Reason for the changes

The agricultural land use designations in the Planning Commission approved-version better reflect existing uses and land capabilities than the existing Framework Plan. The Planning Commission approved-version also clarifies the allowed uses in the various designations, identifying more uses in each land use designation than the existing Framework Plan. The Planning Commission approved-version also adds mixed commercial and residential land use designations, which is consistent with allowances in other jurisdictions in the County, and many other parts of the state.

D) Notable items from the Planning Commission discussions

The Planning Commission narrowly voted to eliminate the AGR-Ranchland designation by a 4-3 vote. The Commission was also split in their treatment of residential uses in the T – Timberland designation. Following are the votes on the Commission for this item:

- Commissioners Mayo and Nelson wanted Residential Uses added as a Use Type;
- Commissioners Krebs and Gearheart supported the staff's version;
- Commissioner Faust does not support having a residence by right and wouldn't want anything less than 160 acres for development standards; and
- Commissioner Smith and Emad supported staff's version with the word "incidental" removed.

The Commission voted to add Essential Services to all land use designations. Essential Services include such uses as fire stations and hospitals.

The Commission voted to add the following uses to the Residential Estates land use designation:

- General Agriculture
- Intensive Agriculture
- Stables & Kennels
- Timber Production.

The Commission wrestled with the Urban Reserve land use designation, but ultimately voted for it with companion changes to **GP-S9 Urban Reserve** to explicitly allow some form of development regardless of annexation, "In the event the applicable service provider has acted to deny an annexation request, the property may be developed consistent with available services and the base land use designation."

E) Consequences - intended / unintended

A detailed discussion of the intended and unintended effects of assigning residential densities to resource production lands is presented in §4.5 Agricultural Resources and §4.6 Forest Resources.

Expanding the list of allowed uses in zones provide flexibility for property owners to adapt the use of their property to changing times and market forces. However, allowing many different uses in a particular land use designation also increases the chances incompatible uses will occur alongside each other. In the past, significant neighborhood conflicts over incompatible land uses resulted in a disproportionate expenditure of County resources in brokering a peaceful solution to a problem affecting only a handful of residents.

3) What are the Board's options?

The Board can modify the allowed uses and residential densities and the intensities of development in the various land use designations. As referenced in the other sections, Alternative A contains more prescriptive and generally more restrictive policies, and Alternative C contains generally less prescriptive and less restrictive policies, which the Board could consider.

Attachment D
Board Worksheet
(with staff recommended policy changes)

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Key Issue #	Preliminary Staff Recommendations and Notes
<p>Planning Commission Version UL-P4. Support for Micro and Small Business Development. The County shall review and update standards for home based businesses and cottage industries to increase the scale and range of principally permitted development within Urban Development Areas.</p>	<p>Staff supports PC version (see UL-IM4 for implementation). This policy focuses on efforts to refine the Cottage Industry and home based business standards to better suit small business development. Not a zoning issue for general commercial.</p> <p>Vote: Planning Commission unanimously voted to retain Alternative A/B/C version.</p> <p>COMMENTS. No comments recorded</p> <p>Summary of Public Comments: HAR: support for business development should be available for all businesses and not just limited to selected types.</p>
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version UL-P12. Design Review. Development within designated Design Review overlay zones shall undergo design review consistent with an adopted Design Review Ordinance.</p> <p>Alternative A Version UL-P12. Design Review. Development within designated Design Review overlay zones, <u>Town Centers and all major subdivisions within Urban Development Areas</u> shall undergo design review consistent with an adopted Design Review Ordinance.</p>	<p>Staff supports PC version (see UL-IM8 for implementation). Many communities, including Garberville, Shelter Cove, Orick, and Benbow, have adopted design review. This ordinance has been in place for over 40 years.</p> <p>Vote: Planning Commission voted unanimously to retain Alternative B.</p> <p>COMMENTS. No comments recorded</p> <p>Summary of Public Comments: HAR: “Smart Growth” is imposed through mandated community design. It is not required under state General Plan law and should be deleted.</p>
<p>Board Discussion and Votes:</p>	
<p>Alternative C Version AG-Pxxxx. Second Dwellings. Two single-family dwelling units and normal</p>	<p>Staff supports the PC unanimous recommendation to delete AG-Pxxxx. Farm Bureau recommended deletion also. Staff</p>

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Key Issue #	Preliminary Staff Recommendations and Notes
<p>accessory uses and structures for owner and caretaker on agricultural lands may be permitted regardless of density standards. The second dwelling unit shall require a use permit and shall be conditioned so as to not constitute a subdivision of the parcel. Minor conversion of resource lands for residential use is limited to an area 5% of the total parcel, or a maximum area of one acre for a homesite and appurtenant uses.</p>	<p>continues to recommend Alternative B which allow up to 3 farm dwellings incidental to primary use (as currently provided in the Framework Plan and Zoning Ordinance). Must meet density standards. Farm Bureau has consistently stated that resource lands should be reserved for resource production and allowing uses not related to farming creates problems for producers and adjacent owners. Allows incompatible uses.</p> <p>Vote: Commission voted to delete it.</p> <p>COMMENTS. No discussion recorded</p> <p>Summary of Public Comments:</p> <p>HAR: supports allowing second units by right without the need for a discretionary permit or consideration of density or agricultural connection.</p> <p>RLWG did not submit comments on AG-Pxxxx</p>
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version</p> <p>FR-P9. Residential Construction on TPZ Zoned Parcels. 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.</p> <p>Alternative B Version</p> <p>FR-P9. Residential Construction on TPZ Zoned Parcels. 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.</p>	<p>Staff continues to recommend Alternative B, ending sentence after “timber harvesting” to be in conformance with state statues.</p> <p>FR-P9. Residential Construction on TPZ Zoned Parcels. 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.</p> <p>Split vote; three (3) voted for the modified Alt. B version, and three (3) voted for the modified Alt. A version.</p> <p>Planning Commission Discussion on 5-13-10: The Commission concluded their discussion of FR-P9 with three members (Mayo, Smith, and Emad) favoring a Resource Lands Working Group version. Commissioner Faust favored an alternative version of the Alternative A presented on 4-15-10: During the review of FR-</p>

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Key Issue #	Preliminary Staff Recommendations and Notes
<p>Alternative A Version FR-P9. Residential Construction on TPZ Zoned Parcels. 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></p>	<p>P8, staff noticed that the second sentence for the Alternative A policy really belongs in FR-P9 and recommends the following revision: 6-10-10 Commissioner Kreb requested that the record reflect that he also favored the revised A Alternative presented on 4-15-10. Commissioner Gearheart favored Alternative A as presented in this chart, with a minor typo correction: Summary of Public Comments: HAR – support the right to allow people to live on their land. FPA allows conversions up to 3 acre to build residences. Delete. RLWG supports the PC version and notes that is what the FRC recommended.</p>
<p>Board Discussion and Votes:</p>	
<p>Alternative C Version FR-Sx. Second Units. Second units may be allowed on TPZ parcels 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.</p> <p>FRWK Version 2721.3. Density Range: The density is established through zoning to allow for minimum parcel sizes of 160 acres to 20 acres. The following findings must be made in determining appropriate parcel sizes less than 160 acres.</p> <p>A. <u>Zoning</u> to a minimum parcel size of forty (40) acres is based on the findings that</p> <ol style="list-style-type: none"> 1. It shall not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber; and 2. It shall not inhibit economically viable agricultural and timber production on adjoining lands; and 3. Uses and parcel sizes in the adjoining area are compatible; and 4. It is consistent with a comprehensive view of all relevant plan policies. 	<p>Staff supports the PC unanimous recommendation to delete FR-Sx. Staff continues to recommend Alternative B which allows dwellings incidental to primary use, which does not significantly detract from the growing and harvesting of timber (as currently required in the Forest Practices Act). Must meet density standards. CALFIRE recommends the allowance of only one residence on TPZ parcels.</p> <p>The Alternative C Version is the standard recommended by the FRC by a split vote of 4-3. Commission Vote: Seven (7) voted to delete it.</p> <p>PC COMMENTS. No discussion recorded</p> <p>Summary of Public Comments: HAR – HAR: supports allowing second units by right without the need for a discretionary permit or consideration of density or forestry management connection. RLWG supports the FRC recommendation as indicated in FR-P9.</p>

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Key Issue #	Preliminary Staff Recommendations and Notes
<p>B. Zoning to a minimum parcel size of twenty (20) acres is based on the findings in 3(A) above and that:</p> <ol style="list-style-type: none"> 1. The timber site designation is Site II or above; and 2. Each parcel has frontage on an existing publicly maintained road; and <p>3. All such zoning is within 1/4 mile of an existing maintained public road.</p>	
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version FR-P10. Substandard Lots and TPZ Rezoning. The County supports zoning correction of land from the Timberland Production Zone when it can be found that:</p> <ol style="list-style-type: none"> A. The original inclusion was in error or inappropriate; or B. The conversion is necessary to provide for the logical expansion of an existing community; or 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 D. The parcel is three acres or less. <p>Alternative A/B Version FR-P10. Substandard Lots. 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.</p>	<p>Staff supports A/B version, or deletion of FR-P10 and IMxx. The Planning Commission version is about rezoning, not substandard lots. If the word “correction” is removed, then “zoning” should be changed to “rezoning” for clarity.</p> <p>Split vote; three (3) voted for the PC version, and two (2) voted for the Alt. A/B version.</p> <p>Planning Commission recommendation on 5-13-10: Commissioners Faust and Gearhart favored this A/B version. Commissioners Smith, Mayo, and Emad favored this C version.</p> <p>Summary of Public Comments: HAR – support PC version. RLWG – support PC version but strike word “correction” in first sentence.</p> <p>NOTE: may want to review/revise FR-IMxx. Substandard Lots to be consistent with P10</p>
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version FR-IMxx. Substandard Lots. The County shall support rezoning of substandard lots (under 40 acres in size) from the TPZ designation when residential use becomes</p>	<p>Staff recommends to revise to be consistent with FR-P10.</p> <p>Split vote; three (3) voted for the PC version, two (2) voted to delete it.</p>

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Key Issue #	Preliminary Staff Recommendations and Notes
<p>the primary use of the property and timber production cannot be sustained on a commercial basis.</p> <p>Alternative A Version</p> <p>FR-IMxx. Substandard Lots. 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.</p>	<p>Planning Commission recommendations on 6-10-10: After extensive discussion Commissioners Gearheart, Smith and Kreb recommended the implementation measure as modified while Commissioners Emad and Nelson voted no.</p> <p>Summary of Public Comments: RLWG – delete - revise to be consistent with FR-P10.</p>
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version</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 <u>clustered</u> residential development. <u>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></p> <p>Alternative C Version</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 residential development.</p> <p>FWRK Version</p> <p>2721.5 Lot Line Adjustments of TPZ may be approved without regard to the, standards 3 and 4 of this section in order to consolidate by merger logical management units. 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.</p>	<p>Staff recommends PC version. PC version is similar to existing Framework Plan language.</p> <p>Vote: Five (5) voted for revised Alternative B language, none (0) voted to delete it.</p> <p>COMMENTS. 6-10-10: This revised language was accepted by the Commission unanimously (Kreb, Gearheart, Nelson, Emad and Smith).</p> <p>Summary of Public Comments: HAR: supports P11 with first sentence removed. RLWG: Lot line adjustments is a valuable and important tool that landowners use to resolve real property issues. The group would recommend deletion o the last portion of the second sentence (starting with “and shall not result....”).</p>
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version</p>	<p>Staff recommends Planning Commission-recommended version</p>

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Key Issue #	Preliminary Staff Recommendations and Notes
<p>FR-P17. Forestland-Residential Interface (FRI). Identify FRI lands around Community Planning Areas where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards.</p> <p>Alternative A/B Version FR-P17. Forestland-Residential Interface (FRI). Identify FRI lands where residential uses adjacent to forestlands create the potential for use conflicts and fire safety hazards.</p>	<p>with modification to include “within and around” CPA’s.</p> <p>Split vote; three (3) voted for the Alt. C version, and two (2) voted for the Alt. A/B version</p> <p>PC Recommendations on 5-13-10: Commissioners Faust and Gearhart supported the above Alt A, B version. Commissioners Smith, Mayo, and Emad supported the above Alt C version.</p> <p>Summary of Public Comments: RLWG – support PC version with modification to identify lands “within” CPA’s.</p>
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version FR-S1. Planned Rural Development Program Clustering Incentive Options: The Planned Rural Development Program shall be a voluntary incentive based program. To qualify, identified homesite parcels must be clustered to minimize conflicts with timber harvesting and impacts to water resources, biological resources, wildland fire potential. Right-to-harvest agreements shall be secured on lands proposed for conversion to residential uses. The remaining lands most suitable for continued timber production shall be retained for permanent commercial timber production.</p> <p><u>Tier 1 clustering program:</u> Density credit: Twice the existing entitlements when 90% of timberlands are protected Protection instrument: B7 zoning or permanent conservation easement on remainder Rezone homesite parcels: County to conduct re-zone JTMP or NTMP: Required for all parcels</p> <p><u>Tier II clustering program:</u> Density credit: 3 times existing entitlements when 95% of timberlands are protected</p>	<p>Staff recommends inclusion of FR-S1 with similar language found in PC Version of AG-S1. If Board approves, FR-P13 would also need to be included.</p> <p>Vote: Commission unanimously voted to delete it.</p> <p>COMMENTS. 5-27-10: Staff presented a recommendation to delete the clustering standard, given the Commission’s actions providing other allowances for housing in timberland (FR-P9). The Commission accepted this recommendation, and unanimously recommended deletion.</p> <p>Summary of Public Comments: HAR: FR-S1 should be reconsidered taking into consideration the FRC’s recommendations to include this standard.</p>

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Key Issue #	Preliminary Staff Recommendations and Notes
Protection instrument: Permanent conservation easement on remainder Rezone homesite parcels: County to conduct re-zone JTMP or NTMP: Required for all parcels	
Board Discussion and Votes:	
<p>Planning Commission Version</p> <p>FR-S2. Forestland-Residential Interface (FRI). For areas identified as the FRI, reduce use conflicts via the following:</p> <ul style="list-style-type: none"> 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. B. Identify preferred and necessary log haul routes to be maintained and acknowledged by residential users. C. Require recordation of "Right to Harvest" acknowledgements as a condition of subdivision approvals. D. Support protection of residential drinking water supplies when planning and implementing timber harvesting activities. E. For residential development, require demonstration of structural fire response capabilities, compliance with fire safe standards, and ongoing fire protection management programs. 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. 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. <p>Alternative B Version</p>	<p>Board discretion - EIR consideration.</p> <p>See below DEIR modification to paragraph (E).</p> <p>Summary of Public Comments: RLWG – concerned with the creation of the FRI.</p>

Worksheet for Board of Supervisors Deliberations on the General Plan Update – Meeting on November 5, 2012

Key Issue #	Preliminary Staff Recommendations and Notes
<p>FR-S2 Forestland-Residential Interface (FRI). For areas identified as the FRI, reduce use conflicts via the following:</p> <ul style="list-style-type: none"> A. Require subdivisions in these areas to include forested buffers and building setbacks between residential uses and adjacent timberlands, in consultation with CALFIRE. B. Identify preferred and necessary log haul routes to be maintained and acknowledged by residential users. C. Require recordation of “Right to Harvest” acknowledgements (and other timber management activities such as prescribed burns) in the subdivision approval process. D. Support protection of residential drinking water supplies. E. For residential development, require demonstration of structural fire response capabilities, compliance with fire safe standards, and ongoing fire protection management programs. F. Support noticing via North Coast Unified Air Quality Management District requirements of affected property owners for prescribed burn activities. 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. <p>EIR Mitigation Measure FR-S2 Forestland-Residential Interface (FRI).</p> <ul style="list-style-type: none"> E. For residential development, <u>fire protection management programs are required to demonstrate</u> ion of structural fire response capabilities, <u>establishment and maintenance of fuel breaks situated to protect residential development from wildfire,</u> of fuel breaks compliance with fire safe standards, and ongoing fire protection management programs <u>developed by qualified experts.</u> 	
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version Agricultural Grazing (AG). This designation applies to dry-land grazing areas in</p>	<p>Retain Planning Commission-recommended version. Split vote; three (3) voted for this PC version, and three (3) voted</p>

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Key Issue #	Preliminary Staff Recommendations and Notes
<p>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>Agricultural Grazing (AG). 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 160 acres/unit.</p> <p>Allowable Use Types:</p> <p>Agricultural Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture Hog Farming Intensive Agriculture Stables & Kennels</p> <p>Timber Timber Production Timber-Related Recreation</p> <p>Commercial Agriculture-Related Visitor-Serving¹ Timber-Related Visitor-Serving</p> <p>Industrial/Extractive Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Metallic Mining Surface Mining</p> <p>Natural Resource Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p> <p>Other Cottage Industry Farm Employee Housing Labor Camps</p>	<p>for the recommendation of the Resource Working Lands Group.</p> <p>Comments: 7-29-10</p> <p><u>Agricultural Grazing (AG)</u> Staff recommends Planning Commission-recommended version.</p> <p><u>Commissioners Recommendations -</u> Chairman Smith, Commissioner Krebs and Emad supported B/C/D Commissioners Nelson and Mayo wanted to add the recommendation of the Resource Working Lands Group (SFR added as use type for AG). Commissioner Faust supported Alternative A.</p> <p>Summary of Public Comments: RLWG – want SFR added as a use type.</p>

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Key Issue #	Preliminary Staff Recommendations and Notes
Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities ³ Similar Compatible Uses	
Board Discussion and Votes:	
<p>Planning Commission Version</p> <p>Timber (T). The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 – 160 acres/unit.</p> <p>Allowable Use Types:</p> <p>Agricultural General Agriculture</p> <p>Timber Timber Production Timber-Related Recreation</p> <p>Commercial Timber-Related Visitor-Serving</p> <p>Industrial/Extractive Agriculture & Timber Products Processing Oil & Gas Drilling & Processing Metallic Mining Surface Mining</p> <p>Natural Resource Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p> <p>Other Labor Camps Public Recreation Residence Incidental to Principal Use Utilities & Energy Facilities³ Similar Compatible Uses</p>	<p>Staff recommends Alternative B, residences in Timberlands as an incidental use to principle use, consistent with state law.</p> <p>Split vote; two (2) voted for the recommendation of the Resource Working Lands Group, two (2) supported the Alternative B version as written, two (2) supported the Alternative B version with the word “incidental” removed, and One (1) did not support having a residence by right and did not want anything less than 160 acres for development standards. The addition of the “2 acre” coverage area was approved earlier in the meeting.</p> <p>Summary of Public Comments: HAR – support SFR as a primary use of timberlands RLWG – want SFR added as a use type.</p>

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Key Issue #	Preliminary Staff Recommendations and Notes
<p>Alternative A/B Development Standards Minimum Parcel Size: 40 – 160 acres Ground Coverage: Additional Provisions – per zoning</p> <p>Alternative C/FRWK Development Standards Minimum Parcel Size: 20 – 160 acres Ground Coverage: <u>2 acres max.</u> Additional Provisions – per zoning</p>	
<p>Board Discussion and Votes:</p>	
<p>Planning Commission Version Industrial Timberland (TI). 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. Minor amounts of non-industrially managed land may be included to avoid fragmenting cohesive units. 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.</p> <p>Allowable Use Types: same as Timber (T) Classification</p> <p>Development Standards Minimum Parcel Size: 160 acres Density: 0 (caretakers residence for those fully employed on the premises) Additional Provisions – per zoning</p>	<p>Staff recommends not including Industrial Timberland Land Use Classification (Alternative B)</p> <p><u>Planning Commission recommendation on 7-22-10</u> Commissioners Nelson, and Mayo did not support Industrial Timber and wanted to see it eliminated from the General Plan. Commissioners Gearheart, Faust and Kreb supported ‘A’ with the removal of the sentence “Minor amounts of non-industrially managed land may be included to avoid fragmenting cohesive units”. 7-29-10: Chairman Smith and Commissioner Emad weighed in on TI designation and they were not in support.</p> <p>Split vote; two (2) did not support Industrial Timber and wanted to see it eliminated from the General Plan, and three (3) voted for Alternative A with the removal of the sentence “Minor amounts of non-industrially managed land may be included to avoid fragmenting cohesive units”, and two (2) weighed in on TI designation and they were not in support.</p> <p>Summary of Public Comments: HAR – support SFR as a primary use of timberlands</p>

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Key Issue #	Preliminary Staff Recommendations and Notes
	RLWG – recommends deleting TI.

Policy abbreviations

AG - Agricultural Resources
 BR - Biological Resources
 C - Circulation element
 CO - Conservation and Open Space
 CU - Cultural Resources
 E – Energy Element
 ED - Economic Development Element
 FR - Forest Resources
 IS - Infrastructure and Services Element

MR - Mineral Resources
 N - Noise Element
 PL - Public Lands
 RL - Rural Lands
 SR - Scenic Resources
 S - Safety Element
 T - Telecommunications
 UL - Urban Lands
 WR - Water Resources