

AGENDA ITEM NO.



# COUNTY OF HUMBOLDT

For the meeting of: October 7, 2013

Date: October 1, 2013

To: Board of Supervisors

From: Kevin Hamblin, Director of Planning and Building Department

Subject: Continued Board review of the Planning Commission Approved Draft General Plan. In particular, review the outstanding issues for Chapter 4, Land Use (the TL – Tribal Lands land use designation), the Guiding Principles (Chapter 1) and Chapter 9, the Economic Development Element.

## Recommendations

That the Board of Supervisors:

1. Open the public hearing.
2. Receive public comment on Chapter 4, Land Use (the TL – Tribal Lands land use designation), and continue this item until the October 21, 2013 meeting to gather comments from the October 14 Wiyot Tribal Council meeting.
3. Continue deliberation on the Guiding Principles (Chapter 1).
4. Continue deliberation on Chapter 9, the Economic Development Element.
5. Deliberate as necessary regarding the Board's review schedule for the Draft General Plan.
6. Continue deliberation to October 21, 2013 starting at 1:30.

Prepared by Michael Richardson CAO Approval \_\_\_\_\_  
 Michael Richardson, Senior Planner

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

TYPE OF ITEM:  
 Consent  
 Departmental  
 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, C-1, C-1, C-1, C-1, C-1, C-1, C-1, C-1, C-1, C-1, C-1, C-1

Meeting of: June 12, 18 & 25; July 10, 16, 23, & 24; August 13; September 10 & 17; October 1 & 15, November 5 & 8, December 3 & 17, 2012; January 14, & 28; February 11, March 11 & 25; April 22; May 6 & 20, June 3, & 17, July 8 & 22, August 23 & 26, September 9 & 23, 2013.

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

**Discussion:** At the September 23, 2013 meeting, the Board of Supervisors continued the TL – Tribal Lands land use designation to a future date to allow the tribes more time to comment on the item. Planning staff is scheduled to attend the Wiyot Tribal Council meeting on October 14, 2013 to gather their comments and suggestions, so while the Board may open the hearing on this item for public comment, further deliberation should be continued to the October 21, 2013 meeting.

Also at the September 23, 2013 meeting, the Board of Supervisors completed review of the first five (5) Guiding Principles and the Economic Development Element through **ED-P6 Large Format Retail**. The Board made no requests for further analysis of any of the Guiding Principles nor on any item in the Economic Development Element, so the Board is positioned to simply resume its deliberations on both of these chapters. Staff recommends beginning with the Guiding Principles since there was substantial public comment on them. Attachment A contains the straw-voted Guiding Principles updated as of the September 23, 2013 meeting, and Attachment B beginning on page 5 contains the updated Economic Development goals, policies, standards and implementation measures as well as those items still under review.

**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: Straw-voted Guiding Principles updated as of 9/23/2013

Attachment B: Board worksheet for the Economic Development Element updated as of 9/23/2013 with remaining items.

## **Attachment A**

### **Straw-voted Guiding Principles Updated as of 9/23/2013**

## 1.4 Guiding Principles

1. Ensure that public policy is reflective of the needs of the citizenry **of a democratic society** as expressed by the citizens **themselves**. [Straw Vote 9-23-13: Unanimous]
2. Preserve and enhance the **diverse** character of Humboldt County and the quality of life it offers. [Straw Vote 9-23-13: Unanimous]
3. ~~Provide sufficient developable land, encourage development of affordable~~ Promote and facilitate the creation of **affordable new** housing opportunities to **meet current and future demands** ~~mitigate the decline in availability of affordable housing~~ for all income levels, and prevent housing scarcity under a range of population growth scenarios. [Straw Vote 9-23-13: 4 Yes 1 No (Lovelace)]
4. ~~Ensure efficient use of water and sewer~~ Cooperate with services providers **in delivering and promote efficient use of roads, water, and sewer services by encouraging development in areas with existing and infrastructure and discouraging conversion of resource lands to other uses. Support home construction methods and alternative wastewater systems that are scientifically proven to minimize threats to human health and safety with a goal of reducing energy and water usage. waste management systems in areas not served by public sewer** focus development in those areas and discourage low density residential conversion of resource lands and open space. [Straw Vote: 9-23-13 Unanimous]
5. Support **the County's** economic development **strategy and other efforts work** to retain and create living-wage job opportunities. [Straw Vote 9-23-13: Unanimous]
6. ~~Protect~~ Encourage, incentivize and support agriculture and timberland over the long term, using measures such as increased restrictions and compatible uses on resource lands, subdivisions and patent parcel development. [Straw Vote 6-3-13]
7. ~~Honor landowners' rights to live in urban, suburban, rural or remote areas of the county while using a balanced approach to P~~ protect natural resources, especially open space, water resources, fisheries habitat and water quality in cooperation with state and federal agencies, scenic beauty, and salmonid habitat. [Straw Vote 6-3-13]
8. ~~Include actionable plans for infrastructure financing and construction.~~ [Straw Vote 6-3-13]
98. Adhere to a practical strategies that can be implemented utilizing constructive cooperation and common sense. [Straw Vote 6-3-13]
109. Provide a clear statement of land use values and policies to provide clarity in the County's permit processing system and simplify review of projects that are consistent with the General Plan. [Straw Vote 6-3-13]
110. Maximize the opportunities to educate the public about the planning process, in order to have meaningful participation in the development and maintenance of the Plan. [Straw Vote 6-3-13]
121. Support a broad public participation program at all levels of the decision making process; including study, workshops, hearings, and plan revisions. [Straw Vote 6-3-13]

## **Attachment B**

### **Straw-voted Economic Development Element Updated as of 9/23/2013 with Remaining Items**

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

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09 & 9-23-2013; Staff Recommendation & Notes
<b>9.4 Economic Development Element (Chapter 9)</b>		
<p><b>Planning Commission Version (Modified Alternative A/B/C Version)</b>  <b>ED-G2. Natural Resource Assets.</b> Long term economically viable and environmentally sustainable agricultural, mineral resource, timber, and coastal dependent lands.</p>	<p><b>ED-G2. Natural Resource Assets.</b>  <b>Option 1: Economic Development Assistance Programs.</b> Financial and technical assistance programs that support <del>workers, businesses, service providers, micro-enterprise, and disadvantaged communities</del> <u>wage growth, full employment, and businesses inclusive of disadvantaged communities.</u></p> <p><b>Option 2: Economic Development Assistance Programs.</b> Financial and technical assistance programs that support <del>workers, businesses, service providers, micro-enterprise, and disadvantaged communities</del> <u>wage growth, full employment, and businesses.</u></p> <p>Discussion: Environmentally sustainable" &amp; "economically viable" are vague terms. Sustainable is a standard, not a buzz word, included in planning documents throughout the state and is defined. Other natural resource assets missing, such as water.</p> <p>No policies, standards, or IM that refer to it; can it be more direct?</p>	<p><b>9/9/13 Straw Vote Ad hoc group's Option 1: Unanimous</b></p>
<p><b>Planning Commission Version (Modified Alternative A/B Version)</b>  <b>ED-G5. Economic Development Assistance Programs.</b> Financial and technical assistance programs that support workers, businesses, service providers, micro-enterprise, and disadvantaged communities.</p>	<p><b>ED-G5. Economic Development Assistance Programs.</b> Financial and technical assistance programs that support <del>workers, businesses, service providers, micro-enterprise, and disadvantaged communities</del> <u>wage growth, full employment, and businesses inclusive of disadvantaged communities.</u></p> <p><b>Option 2: Economic Development Assistance Programs.</b> Financial and technical assistance programs that support <del>workers, businesses, service providers, micro-enterprise, and disadvantaged communities</del> <u>wage growth, full employment, and businesses.</u></p> <p>Discussion: List is too long. Who isn't included? If everyone included, why have goal? Disadvantaged communities are a target for grant funding, good to have them specifically listed. EDD, EDA likes terms so they can reference when submitting an application. Wouldn't be to our advantage to remove.</p>	<p><b>9/9/13 Straw Vote Ad hoc group's Option 1: Unanimous</b></p>
<p><b>Planning Commission Version (Modified Alternative A/B/C Version)</b>  <b>ED-G6. Competitive Quality of Life.</b> Natural resources, recreational opportunities, quality schools and vibrant town centers that incorporate a mix of employment, housing, and retail uses as well as access to childcare, multi-modal transportation, and cultural and natural amenities.</p>	<p><b>ED-G6. Competitive Quality of Life.</b> Maintain and enhance natural resources, recreational opportunities, quality <del>schools</del> <u>education</u>, and vibrant town centers; <del>that incorporate a mix of access to employment, housing, and retail uses as well as access to health care, childcare, safety, multimodal transportation, and cultural and natural amenities.</del></p>	<p><b>9/9/13 Straw Vote Ad hoc group's version as modified below: Unanimous</b>  <b>ED-G6. Competitive Quality of Life.</b> <u>Maintained and enhanced natural resources, recreational opportunities, quality <u>schools</u> <u>education</u>, and vibrant town centers, <del>that incorporate a mix of access to employment, and housing, and retail, uses as well as health care, childcare, safety, multimodal transportation, advanced telecommunications, and cultural and natural amenities.</del></u></p>



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

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<p><b>Planning Commission Version (Modified Alternative A/B/C Version)</b>  <b>ED-G7. Skilled and Ready Workforce.</b> Proactive development of the workforce through early and higher education, vocational training and retraining, and lifelong learning, so that there is a trained workforce prepared to contribute to the industries in Humboldt County and our region.</p>	<p><b>ED-G7. Skilled and Ready Workforce.</b> Proactive development of the workforce through access to early and higher education, vocational training and retraining. <del>and lifelong learning, so that our residents are there is a trained workforce prepared to contribute to the industries in Humboldt County and our region.</del></p>	<p><b>9/9/13 Straw Vote Planning Commission Version: Unanimous</b></p>
<p><b>Planning Commission Version (Modified Alternative A/B/C Versions)</b>  <b>ED-G8. Regulatory and Permit Streamlining.</b> Permitting and licensing processes that respond to the needs and timeliness of market conditions and remove unnecessary barriers to businesses, especially those that discourage micro-enterprise and home-based start ups.</p>	<p><b>ED-G8. Regulatory and Permit Streamlining.</b> Stated and clear permitting and licensing processes that respond to the needs and timeliness of market conditions and remove unnecessary barriers to which engage with businesses as customers which engage with businesses as customers, especially micro-enterprise and home-based startups.</p>	<p><b>9/9/13 Straw Vote Ad hoc group's recommendation modified below: Unanimous</b></p> <p><b>ED-G8. Regulatory and Permit Streamlining.</b> Stated and clear permitting and licensing processes that respond to the needs and timeliness of market conditions and remove unnecessary barriers to businesses which engage with businesses as customers, especially (including micro-enterprise and home-based startups) in a timely, effective and proactive manner.</p>
<p><b>--- End of 9/9/13 Straw Votes ---</b></p>		
<p><b>Planning Commission Version (Modified Alternative A/B/C Versions)</b>  <b>ED-G9. Telecommunications.</b> Reliable and modern telecommunications infrastructure and services that can attract and retain internet and knowledge-based businesses.</p>	<p><b>ED-G9. Telecommunications.</b> Reliable, redundant and modern telecommunications infrastructure and services that can attract and retain internet and knowledge-based businesses.</p> <p><b>Discussion: Technology evolves quickly and it's a 20 year plan, so should not include specifics such as the internet.</b></p>	<p><b>9/23/13 Straw Vote Ad hoc group's recommendation: Unanimous</b></p>
<p><b>ED-P5X. Telecommuting and Workforce Development.</b> Promoting and seeking resources to ensure that the county has a broadband infrastructure that encourages economic and workforce development and promotes telecommuting. (from Telecomm Chapter)</p>	<p><b>Discussion: Retain as written</b></p>	<p><b>9/23/13 Straw Vote Ad hoc group's recommendation as a policy (PX5): Unanimous</b></p>
<p><b>ED-GX2. Embraces new communication technology.</b> Assure that we are a county that welcomes new technology advancements put resources into assuring that broadband infrastructure keeps up with the capacity and demand needs of new technologies.</p> <p><b>Discussion: Delete. Redundant with ED-G9.</b></p>	<p><b>Discussion: Retain as written</b></p>	<p><b>9/23/13 Straw Vote Ad hoc group's recommendation to delete: Unanimous</b></p>
<p><b>Planning Commission Version (Modified Alternative A/B/C Versions)</b>  <b>ED-G10. Public Water and Wastewater.</b> Adequate public water and wastewater facilities to accommodate the business and residential needs of the community. Utilize available industrial water resources to provide jobs, revenue, and economic resources to the county.</p>	<p><b>ED-G10. Public Water and Wastewater.</b> Adequate public water and wastewater facilities to accommodate the business and residential needs of the community. Utilize available industrial and renewable water resources to provide jobs, revenue, economic resources and environmental enhancement to the county.</p> <p><b>Option 1: Public Water and Wastewater.</b> Adequate public water and wastewater facilities to accommodate the business and residential needs of the community. Utilize available industrial and renewable water resources to provide jobs, revenue, economic resources and environmental enhancement to the county.</p> <p><b>Option 2: Public Water and Wastewater.</b> Adequate public water and</p>	<p><b>9/23/13 Straw Vote Ad hoc group's recommendation as modified by staff: Unanimous</b></p> <p><b>ED-G10. Public Water and Wastewater.</b> Adequate public water and wastewater facilities to accommodate the business and residential needs of the community. Utilize available industrial and renewable water resources to provide jobs, revenue, economic resources and environmental enhancement to the county.</p>

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<p><b>Planning Commission Version (Modified Alternative A/B/C Versions)</b>  <b>ED-G12. Land Inventory.</b> A sufficient land inventory to meet the demand for commercial and industrial expansion and profitable natural resource production.</p>	<p>wastewater facilities to accommodate the business and residential needs of the community. Utilize available industrial water resources to provide jobs; revenue, and economic resources to the county.</p> <p><b>ED-G12. Land Inventory.</b> A sufficient land inventory ready to meet the demand for high value uses such as commercial and industrial expansion and profitable natural resource production.</p> <p><b>Discussion: Consistent with Prosperity Strategy D1. Profitable is assumed.</b></p>	<p><b>9/23/13 Straw Vote Ad hoc group's recommendation as modified by the Board: Unanimous</b></p> <p><b>ED-G12. Land Inventory.</b> A sufficient land inventory ready to meet the current and future demand for high value uses such as commercial and industrial expansion and profitable natural resource production.</p>
<p><b>Planning Commission Version (Modified Alternative A/B Versions)</b>  <b>ED-G13. Brownfields.</b> A successful recycling program converting underutilized brownfields into valuable land for housing and business expansion.</p>	<p><b>ED-G13. Brownfields.</b> A successful recycling program converting underutilized brownfields into valuable land uses for housing and business expansion.</p> <p><b>Discussion: Might also include public or recreational uses.</b></p>	<p><b>9/23/13 Straw Vote Ad hoc group's recommendation: Unanimous</b></p> <p><b>Board: Unanimous</b></p>
<p><b>Planning Commission Version (Modified Alternative A/B Versions)</b>  <b>ED-P2. Job Growth and Workforce.</b> Collaborate with economic development entities in the region to promote job growth, technological innovations, and entrepreneurship in base and emerging industries. Work with the education and private sectors to promote education, vocational training, professional development, and lifelong learning in the workforce.</p>	<p><b>ED-P1X. Economic Stability and Diversity.</b> Promote economic stability, growth and diversity by emphasizing development of base and emerging industries identified as priorities in the current County Economic Development Strategy (without excluding other industries) and encouraging innovation, entrepreneurship, and global competition.</p> <p><b>Discussion: Removed old language to replace with current terminology that will remain relevant. Want to encourage any economic activity and not inadvertently be used to limit activity. Consider terminology like "federally legal businesses".</b></p>	<p><b>9/23/13 Straw Vote Ad hoc group's recommendation as modified by the Board: Unanimous</b></p> <p><b>ED-PX1: Economic Stability and Diversity.</b> Promote economic stability, growth and diversity by emphasizing development of base and emerging industries identified as priorities in the current County's Comprehensive Economic Development Strategy (without excluding other industries) and encouraging innovation, entrepreneurship, and global competition.</p>
<p><b>Planning Commission Version (Amended Alternative A/B Versions)</b>  <b>ED-P3. Affordable Housing.</b> Ensure housing at a price commensurate with income levels as reflected in the County Regional Housing Needs Assessment, and a transportation system to provide efficient connectivity between housing and places of employment to minimize commute travel times and distances.</p>	<p><b>ED-P2. Job Growth and Workforce.</b> Collaborate with economic development entities in the region to promote job growth, technological innovations, and entrepreneurship in base and emerging industries identified as priorities in the current County Economic Development Strategy (without excluding other industries). Work with the education and private sectors to promote education, vocational training, professional development, and lifelong learning in the workforce.</p> <p><b>Discussion: Similar to PDX1. Concern with adoption of experimental technologies related to workforce development. Not necessary to mention at this point where technology is a core part of this effort.</b></p>	<p><b>9/23/13 Straw Vote Ad hoc group's recommendation as modified by the Board: Unanimous</b></p> <p><b>ED-P2. Job Growth and Workforce.</b> Collaborate with economic development entities in the region to promote job growth, technological innovations, and entrepreneurship in base and emerging industries identified as priorities in the current County's Comprehensive Economic Development Strategy (without excluding other industries). Work with the education and private sectors to promote education, vocational training, professional development, and lifelong learning in the workforce.</p>
<p><b>Planning Commission Version (Amended Alternative A/B Versions)</b>  <b>ED-P3. Affordable Housing.</b> Ensure housing at a price commensurate with income levels as reflected in the County Regional Housing Needs Assessment, and a transportation system to provide efficient connectivity between housing and places of employment to minimize commute travel times and distances.</p>	<p><b>ED-P3. Affordable Housing.</b> Ensure Promote housing at a price commensurate with income levels as reflected in the County Regional Housing Needs Assessment, and a transportation system to provide efficient connectivity between housing and places of employment to minimize commute travel times and distances.</p> <p><b>Discussion: Doesn't seem feasible to ensure.</b></p>	<p><b>9/23/13 Straw Vote Ad hoc group's recommendation as modified by the Board: Unanimous</b></p> <p><b>ED-P3. Affordable Housing.</b> Ensure Promote housing at a price commensurate with income levels as reflected in the County Regional Housing Needs Assessment Allocation, and a transportation system to provide efficient connectivity between housing and places of employment to minimize commute travel times and distances.</p>



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

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09 & 9-23-2013; Staff Recommendation & Notes
<p><b>Planning Commission Version (Amended Alternative A/B Versions)</b>  <b>ED-P5. Aging Population.</b> Respond to the increasing transportation, service, and housing needs of the county's aging population.</p>	<p><b>ED-P5. Aging Population.</b> Plan for Respond to the increasing transportation, service, and housing needs of the county's aging population.</p>	<p>9/23/13 Straw Vote Ad hoc group's recommendation as modified by the Board: Unanimous</p> <p><b>ED-P5. Aging Population.</b> Plan for and Respond to the increasing transportation, service, and housing needs of the county's aging population.</p>
<p><b>Planning Commission Version (Amended Alternative B Version)</b>  <b>ED-P6. Large Format Retail.</b> Require discretionary review, including analysis of the economic and workforce impacts, of large format "big box" commercial uses.  <b>PC Split Vote 4-2-1</b></p>	<p>Option 1. Retain.                      Option 2. Delete.  <b>Discussion: Option 1: The goal of the economic development element is to support local businesses, so large format retail proposals should be analyzed for their impacts on local business.</b>  <b>Option 2: No longer relevant. The County should support more jobs, regardless.</b></p>	<p>9/23/13 Straw Vote Ad hoc group's Option 2 to delete: Yes 3 No 1 (Lovlace) Abstain 1 (Fennell)</p>
<p><b>--- End of 9/23/13 Straw Votes ---</b></p>		
<p><b>Planning Commission Version (Amended Alternative A Version)</b>  <b>ED-P8. Public Infrastructure.</b> Assist local service providers in the pursuit of state and federal funding and development of land use assessment, rates and connection fee programs to upgrade and enhance water and wastewater facilities.</p>	<p><b>ED-P8. Public Infrastructure.</b> Assist local service providers. Community Services or Improvement Districts in the pursuit of state and federal funding and development of land use assessment, rates and connection fee programs to upgrade and enhance infrastructure, including water, and wastewater and recreational facilities.</p>	<p>Support ad hoc group's recommendations.</p>
<p><b>Planning Commission Version (Amended Alternative A/B Versions)</b>  <b>ED-P9. Freight Mobility.</b> Pursue financial and technical solutions to provide unrestricted interstate truck access on both U.S. 101 and State Highway 299.</p>	<p><b>ED-P9. Freight Mobility.</b> Support pursuit of Pursue financial and technical solutions to provide unrestricted interstate truck access on both U.S. 101 and State Highway 299.</p>	<p>Support ad hoc group's recommendations.</p>
<p><b>Planning Commission Version (Amended Alternative A/B Versions)</b>  <b>ED-P11. Port Development.</b> Support efforts to maintain and develop the port for the fishing industry, marine dependent coastal industries, mariculture and recreation. Zone and develop infrastructure to create an adequate supply of ready-to-build coastal dependent land suitable to compete for marine dependent industries.</p>	<p><b>ED-P11. Port Development.</b> Support efforts to maintain and develop the port for shipping, the fishing industry, aquaculture, renewable energy, marine coastal-dependent and -associated industries. Zone and develop infrastructure to create an adequate supply of ready to build coastal dependent land suitable to compete for marine dependent industries.</p>	<p>Support ad hoc group's recommendations.</p>
<p><b>Planning Commission Version (Amended Alternative A Versions)</b></p>	<p><b>ED-P12A. Airport-Related Business Development.</b> Support efforts to maintain and develop airports to accommodate air service-dependent and -associated industries.</p>	<p>New Policy recommended by the ad hoc group.                      Support ad hoc group's recommendations.</p>
<p><b>ED-P14. Industrial and Business Parks.</b> Promote development of well-planned and designed industrial and business parks catering to existing local, as well as outside, opportunities, where appropriate. Encourage master environmental assessments for industrial and business parks in order to streamline the subsequent development</p>	<p><b>ED-P14. Industrial and Business Parks.</b> Promote development of well-planned and designed industrial and business parks with special consideration for ports, airports, value-added manufacturing and industries identified as priorities in the current County Economic Development Strategy entering to existing local, as well as outside, opportunities, where appropriate. Encourage</p>	<p>Support ad hoc group's recommendations with minor edits:  <b>ED-P14. Industrial and Business Parks.</b> Promote development of well-planned and designed industrial and business parks with special consideration for <b>access to highways, ports, airports, and benefit to value-added manufacturing and target</b> industries identified as priorities in the</p>

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<p>process.</p> <p><b>Planning Commission Recommendation</b></p>	<p>master environmental assessments and pre-permitting for industrial and business parks in order to streamline the subsequent development process.</p>	<p><b>Staff Recommendation:</b> Encourage master environmental assessments and pre-permitting for industrial and business parks in order to streamline the subsequent development process.</p>
<p><b>Planning Commission Version (Amended Alternative A/B Versions)</b></p> <p><b>ED-P15. Revitalization.</b> Promote the revitalization of communities in transition due to the decline of resource-based industries.</p>	<p><b>ED-P15. Revitalization.</b> Promote the revitalization strategies such as infrastructure and/or economic development to assist of disadvantaged communities in transition due to the decline of resource-based industries.</p> <p><b>Discussion: Focus on the clearly defined term of “disadvantaged communities” (S-4). Willow Creek is a good example of what infrastructure support can do to vitalize a disadvantaged community.</b></p>	<p><b>Support ad hoc group's recommendations with minor edits:</b></p> <p><b>ED-P15. Revitalization.</b> Promote the revitalization strategies such as infrastructure and/or economic development to <b>revitalize</b> assist of disadvantaged communities in transition due to the decline of resource-based industries.</p>
<p><b>Planning Commission Version (Amended Alternative A/B Versions)</b></p> <p><b>ED-P16. Brownfields.</b> Pursue and distribute funding and technical assistance to assess, clean up, and reuse Brownfield's. Streamline regulatory review for proposed development in commercial and industrial zoned Brownfields.</p>	<p><b>ED-P16. Brownfields.</b> Pursue and distribute funding and technical assistance to assess, clean up, and reuse Brownfield's. Streamline regulatory review for proposed development in commercial and industrial zoned Brownfields.</p> <p><b>Discussion: County doesn't lead regulatory review for Brownfields, they look for funds. This is addressed in IM-4.</b></p>	<p><b>Modify the Planning Commission version to address concerns expressed by the ad hoc group:</b></p> <p><b>ED-P16. Brownfields.</b> Pursue and distribute funding and technical assistance to assess, clean up, and reuse Brownfields. Streamline <b>the County's</b> regulatory review <b>process</b> for proposed development in commercial and industrial zoned Brownfields.</p>
<p><b>ED-P2X: Local Vendor Preference.</b> Identify under-utilized and discarded materials and the waste byproducts of local industry (esp. manufacturing, forest products and agriculture/food production). Develop "highest and best use" opportunities for waste reduction and end-use markets with in the local economy such as reuse or as feedstock for local manufacturers.</p>	<p><b>ED-P2X: Local Vendor Preference.</b> Identify under-utilized and discarded materials and the waste byproducts of local industry (esp. manufacturing, forest products and agriculture/food production). Develop "highest and best use" opportunities for waste reduction and end-use markets with in the local economy such as reuse or as feedstock for local manufacturers.</p>	<p><b>New policy recommended by the ad hoc group.</b></p> <p><b>Support the ad hoc group's recommendation with modifications. The County's Comprehensive Economic Development Strategy includes two actions that appear to be referenced in the ad hoc group's recommendation: F1-a and F4. The Department recommends both be included (and re-numbered).</b></p> <p><b>ED-P2X. Local Vendor Preference.</b> Develop and support implementation of procurement policies and procedures that increase access for locally-owned companies to bidding process, and that considers local economic impact in selection process.</p> <p><b>ED-IM11X. Material Reuse.</b> Identify under-utilized and discarded materials and the waste byproducts of local industry (esp. manufacturing, forest products and agriculture/food production). Develop "highest and best use" opportunities for waste reduction and end-use markets with in the local economy such as reuse or as feedstock for local manufacturers.</p>
<p><b>ED-P3X: Value Added Manufacturing.</b> Support opportunities to remove barriers to and facilitate expansion of value-added manufacturing.</p>	<p><b>ED-P3X: Value Added Manufacturing.</b> Support opportunities to remove barriers to and facilitate expansion of value-added manufacturing.</p>	<p><b>New Policy recommended by the ad hoc group.</b></p> <p><b>Support ad hoc group's recommendation.</b></p>
<p><b>ED-P4X: Tribal Government Partnership.</b> Pursue and support economic and infrastructure partnerships with Tribal Governments.</p>	<p><b>ED-P4X: Tribal Government Partnership.</b> Pursue and support economic and infrastructure partnerships with Tribal Governments.</p>	<p><b>New Policy recommended by the ad hoc group.</b></p> <p><b>Support ad hoc group's recommendation.</b></p>



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Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09 & 9-23-2013; Staff Recommendation & Notes
<p><b>ED-S2. Large Format Retail.</b> The County shall require discretionary review of retail uses with a total building floor area; including multiple buildings, outdoor sale areas and storage, in excess of 50,000 square feet.</p>		<p>Support the Planning Commission version. This was a "Short List" item. This standard must be consistent with policy ED-P6 above.</p>
<p><b>ED-IM7. Large Format Retail.</b> Develop guidelines for conducting economic and workforce impact analysis for "big box" commercial uses.</p>		<p>Support the Planning Commission version. This was also a "Short List" item. This implementation measure must be consistent with policy ED-P6 and standard ED-S2 above.</p>
	<p><b>ED-IMIX:</b> Encourage local economic development entities to provide support and information resources for entrepreneurial business systems efficiency and management, particularly as the marketplace evolves (e.g. licensed Point of Sale systems). <b>Don't want the County setting a standard, but want it to provide support. Recommend use of CEDS Strategies B &amp; C as IMs.</b></p>	<p>New Implementation Measure related to ED-P2 recommended by the ad hoc group</p> <p>Support the ad hoc group's recommendation as a policy rather than an implementation measure, titled, "ED-P6X. Support For Entrepreneurial Business Systems Efficiency".</p>
	<p><b>ED-IM2X:</b> Use permits shall renew if there are no significant changes made to a business.</p>	<p>New Implementation Measure related to ED-P2 recommended by the ad hoc group. Staff does not support this program as it seems to attempt to remove a review that already doesn't occur</p>
	<p><b>ED-IM3X:</b> If there is no proposed change in the use type of a business upon change in ownership, no inspection shall be required to obtain a business license.</p>	<p>New Implementation Measure related to ED-P2 recommended by the ad hoc group. Staff recommends a modified version:</p> <p><b>ED-IM3X. Business License Renewal. Consider revising inspection procedures in the Tax Collector's Office and Building Department so that if</b> there is no proposed change in the use type of a business upon change in ownership, no inspection shall be required to obtain a business license.</p>
	<p><b>ED-IM4X:</b> Share regional economic status updates with the business sector and the public on at least an annual basis, preferably on a quarterly basis. E.g. HSU Economic Index (too broad), EDD Labor Market Information Division data, comparison of regional and state target cluster data and analysis of significant changes in workforce.</p>	<p>New Implementation Measure related to ED-P2 recommended by the ad hoc group.</p> <p>Support ad hoc group's conceptual recommendations, with the following program: (Note: See p. 17-18 of Prosperity 2012: Evaluation Methodology)</p> <p><b>ED-IM4X. Economic Data Sharing.</b> Publish economic data showing how the county, the region and the target industries are performing at least annually. Compare Humboldt to other rural counties in the region, the state and the nation.</p>
	<p><b>ED-IM5X:</b> Zone and develop infrastructure to create an adequate supply of ready-to-build coastal dependent land suitable to compete for marine dependent and associated industries. Develop an overlay program to pre-permit coastal commercial/industrial development.</p>	<p>New Implementation Measure related to ED-P11 recommended by the ad hoc group.</p> <p>Support ad hoc group's recommendations, with modifications to consolidate this program and the next:</p> <p><b>ED-IMX. Coastal Dependent Industry.</b> Zone <del>and develop infrastructure property</del> to create an adequate supply of ready-to-build coastal dependent <del>commercial/industrial</del> land suitable to compete for marine dependent and associated industries. <del>Working with the Harbor District,</del> develop a <del>overlay</del> program to pre-permit coastal dependent</p>

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

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09 & 9-23-2013; Staff Recommendation & Notes
		<p>commercial/industrial development <b>giving special consideration</b> for priority industries.</p> <p>As written by the ad hoc group, the program creates obligation for that entity, which may or may not have funding for the activity or exist in the future. The Harbor District has jurisdictional authority.</p>
	<p><b>ED-IM6X:</b> Creating a program and overlay zone to principally permit coastal commercial/industrial development, giving special consideration for priority industries.</p>	<p>New Implementation Measure related to ED-P11 recommended by the ad hoc group. Support ad hoc group's recommendations, with modifications as described above.</p>
	<p><b>ED-IM7X:</b> Zone and develop infrastructure to create an adequate supply of ready-to-build airport dependent land suitable to compete for air service-dependent and associated industries. Develop an overlay program to pre-permit air service-related commercial/industrial development.</p> <p><b>Discussion: Want to make sure that "-associated" industries also means air operations &amp; maintenance facilities/services such as hangars and maintenance and other Fixed Base Operation services.</b></p>	<p>New Implementation Measure related to ED-P12A recommended by the ad hoc group.</p> <p>Support ad hoc group's recommendations, with modifications to consolidate this program and the next:</p> <p><b>ED-IM7X. Airport Dependent Industry. Zone <del>and develop infrastructure property</del> to create an adequate supply of ready-to-build airport dependent land suitable to compete for air service-dependent and associated industries. Working with the Airport Advisory Commission, develop <del>an overlay</del> program to pre-permit air service-related commercial/industrial development.</b></p> <p>As written by the ad hoc group, the program creates obligation for that entity, which may or may not have funding for the activity or exist in the future.</p>
	<p><b>ED-IM8X:</b> Creating a program and overlay zone to principally permit airport-related commercial/industrial development, giving special consideration for priority industries.</p>	<p>New Implementation Measure related to ED-P12A recommended by the ad hoc group. Support the ad hoc group's recommendations, with modifications as described above.</p>
	<p><b>ED-IM9X:</b> Promoting aggregation of common infrastructures. Hubs for particular industries regarding moving goods/access, e.g. warehouse at airport for shippers, trucking-needs industries clustered. Sites for clusters of common businesses. Pre-determined locations for certain priority industries (e.g. Lost Coast Brewery, Cypress Grove).</p> <p><b>Discussion: Could infrastructure support also mean marketing/shipping/systems incubator support for startup businesses?</b></p>	<p><b>New Implementation Measure related to ED-P14 recommended by the ad hoc group. Support the ad hoc group's conceptual recommendations with modifications:</b></p> <p><b>ED P5X. Aggregation of Common Businesses.</b> Promote hub locations designed to provide industries with common infrastructure around which businesses can cluster to increase efficiency, e.g. access for goods movement, warehousing, etc. Pre-determine locations for development to support target industries.</p>
	<p><b>ED-IM10X:</b> Plan for research and development and large-scale training spaces availability in business and industrial parks.</p>	<p><b>New Implementation Measure related to ED-P14 recommended by the ad hoc group. Support the ad hoc group's conceptual recommendations with modifications:</b></p> <p><b>ED-IM10X. Large Scale Training Sites.</b> Modify the zoning ordinance to allow large scale training spaces in the MB – Business Park and MH – Heavy Industrial Zones.</p>