



**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 October 7, 2013 meeting, the Board of Supervisors continued the TL – Tribal Lands land use designation to the October 21, 2013 meeting. The proposed wording is shown below.

**“TL – Tribal Lands**

The purpose of the Tribal Lands designation is to identify all lands within the boundaries of Reservations and Rancherias of Federally-recognized Native American Tribes and to land outside Reservations and Rancherias that is held in trust for a Tribe or its Members by the federal government. The County shall use the Tribal government's adopted land use plan as policy guidance for land use and permit approvals relating to non-Tribal fee land that is planned Tribal Lands. Proposed subdivisions of land planned Tribal Lands shall be originated with contact with the appropriate Tribal government and shall be processed in accordance with the Tribal government's adopted subdivision regulations, where applicable.

Where there is no adopted Tribal land use plan, the allowable use types for non-Tribal fee land designated Tribal Lands shall be one (1) of the following:

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

Written comments from the tribes will be forwarded under a separate cover. Based on verbal comments from the Bear River and Wiyot Tribal Councils at their meetings on October 14, 2013, the tribes are likely to request the TL – Tribal Lands land use designation apply to parcels adjacent to the existing mapped TL areas, reflecting the recent acquisition by the tribe and application for trust status. The tribes may also ask for an implementation program to apply the TL designation to areas acquired by the tribe in the future.

County Counsel identified an alternative which would create an additional land use designation to apply to tribal lands held in trust by the federal government to better refine County policy on tribal lands.

Also at the October 7, 2013 meeting, the Board of Supervisors completed review of the Guiding Principles; Attachment A contains the straw-voted Guiding Principles. The Board deliberated on the Economic Development Element through **ED-P15 Revitalization**. The Board made no requests for further analysis of any item in the Economic Development Element, so the Board is positioned to simply resume its deliberations on that chapter. Attachment B contains the updated Economic Development worksheet reflecting the straw votes to date.

Additionally, the Board placed on the agenda for the October 21 meeting Chapters 2 and 3 of the Draft Plan, the Public Guide and Governance Policy. A group of citizens identifying themselves as the "Public Participation Working Group" (PPWG) submitted proposed changes to the Planning Commission recommendations. The worksheet comparing the Planning Commission and PPWG recommendations is in Attachment C.

Finally at the October 7, 2013 meeting, the Board of Supervisors discussed how to approach discussions for Chapter 10, Open Space and Conservation. The Board discussed using the short list, adding Board concerns, and taking public input on which items to discuss. Below is the short list of items selected by the Board in July, 2012.

## **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

**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 10/7/2013

Attachment B: Board worksheet for the Economic Development Element updated as of 10/7/2013 with remaining items.

Attachment C: Board worksheet for the Chapters 2 & 3, the Public Guide and Governance Policy.

## **Attachment A**

### **Straw-voted Guiding Principles Updated as of 10/7/2013**

## 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 housing opportunities to meet current and future demands 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 and promote efficient use of roads, water, and sewer services by encouraging development that is consistent with Land Use maps contained in the General Plan. Support home construction methods and alternative wastewater systems that are proven to minimize threats to human health and safety with a goal of reducing energy and water usage, and focus development in these areas and discourage low-density residential conversion of resource lands and open space. [Straw Vote 10-7-13: 4 Yes 1 No (Lovelace)]
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 ecosystem services and compatible uses on resource lands, subdivisions and patent parcel development. [Straw Vote 10-7-13: 4 Yes 1 No (Lovelace)]
7. Support individual rights to live in urban, suburban, rural or remote areas of the county while using a balanced approach to ~~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 10-7-13: 4 Yes 1 No (Lovelace)]
8. ~~Include actionable plans for infrastructure financing and construction.~~ [Straw Vote 10-7-13: 4 Yes 1 No (Lovelace)]
- ~~9~~8. Adhere to a practical strategies that can be implemented utilizing constructive cooperation and common sense. [Straw Vote: 10-7-13: Unanimous]
- ~~10~~9. 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 10-7-13: Unanimous]
- ~~11~~10. 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 10-7-13: Unanimous]
- ~~12~~11. Support a broad public participation program at all levels of the decision making process; including study, workshops, hearings, a citizens handbook and plan revisions. [Straw Vote 10-7-13: Unanimous]

## **Attachment B**

### **Straw-voted Economic Development Element Updated as of 10/7/2013 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</b> (Chapter 9)		
<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>  <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: 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</del> <u>health care, childcare, safety, multimodal transportation, and cultural and natural amenities.</u></p>	<p><b>9/9/13 Straw Vote Ad hoc group's version as modified below: Unanimous</b></p> <p><b>ED-G6. Competitive Quality of Life.</b> Maintained and enhanced 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</del> <u>health care, childcare, safety, multimodal transportation, advanced telecommunications, and cultural and natural amenities.</u></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 (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 <u>access to</u> 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 timelines 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> <u>Stated and clear</u> permitting and licensing processes <del>that respond to the needs and timelines of market conditions and remove unnecessary barriers to which engage with businesses as customers which engage with businesses as customers,</del> 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> <u>Stated and clear</u> permitting and licensing processes <del>that respond to the needs and timelines of market conditions and remove unnecessary barriers to businesses which engage with businesses as customers,</del> especially (including micro-enterprise and home-based startups) <u>in a timely, effective and proactive manner.</u></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, <u>redundant and</u> modern telecommunications infrastructure and services that can attract and retain <del>internet and knowledge-based</del> 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> Promote<u>ing</u> and seek<u>ing</u> 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>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></p> <p>Option 1: <b>Public Water and Wastewater.</b> Adequate public water and wastewater facilities to accommodate the <del>business and residential</del> needs of the community. Utilize available industrial and renewable water resources to provide jobs, revenue, economic resources and <u>environmental enhancement</u> to the county.</p> <p>Option 2: <b>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 <del>business and residential</del> needs of the community. Utilize available industrial and renewable water resources to provide jobs, revenue, economic resources and <u>environmental enhancement</u> to the county.</p>

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	wastewater facilities to accommodate the <del>business and residential</del> needs of the community. <del>Utilize available industrial water resources to provide jobs, revenue, and economic resources to the county.</del>	
<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><b>ED-G12. Land Inventory.</b> A <del>suffieient</del> land inventory <u>ready</u> to meet the demand for <u>high value uses such as</u> commercial and industrial expansion and <del>profitable</del> 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 <u>ready</u> to meet the <u>current and future</u> demand for <u>high value uses such as</u> commercial and industrial expansion and <del>profitable</del> 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 <del>for housing and business expansion.</del></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>ED-P1X. Economic Stability and Diversity.</b> Promote economic stability, <u>growth</u> and diversity by emphasizing development of <del>base and emerging</del> industries <u>identified as priorities in the current County Economic Development Strategy (without excluding other industries)</u> 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, <u>growth</u> and diversity by emphasizing development of <del>base and emerging</del> industries <u>identified as priorities in the current County's Comprehensive Economic Development Strategy (without excluding other industries)</u> and encouraging innovation, entrepreneurship, and global competition.</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-P2. Job Growth and Workforce.</b> Collaborate with economic development entities in the region to promote job growth, <del>technological innovations,</del> and entrepreneurship in <del>base and emerging</del> 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: Yes 4 No 1 (Bohn)</b></p> <p><b>ED-P2. Job Growth and Workforce.</b> Collaborate with economic development entities in the region to promote job growth, <del>technological innovations,</del> and entrepreneurship in <del>base and emerging</del> industries identified as priorities in the <del>current County's Comprehensive</del> Economic Development Strategy <u>(without excluding other industries)</u>. 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> <del>Ensure</del> <u>Promote</u> 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> <del>Ensure</del> <u>Promote</u> housing at a price commensurate with income levels as reflected in the County Regional Housing Needs <del>Assessment</del> <u>Allocation</u>, and a transportation system to provide efficient connectivity between housing and places of employment to minimize commute travel times and distances.</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>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 <del>Respond to</del> the increasing transportation, service, and housing needs of the county's aging population.</p>	<p><b>9/23/13 Straw Vote Ad hoc group's recommendation as modified by the Board: Unanimous</b></p> <p><b>ED-P5. Aging Population.</b> <u>Plan for and</u> 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.                      PC Split Vote 4-2-1</p>	<p>Option 1. Retain.                      Option 2. Delete.</p> <p><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></p> <p><b>Option 2: No longer relevant. The County should support more jobs, regardless.</b></p>	<p><b>9/23/13 Straw Vote Ad hoc group's Option 2 to delete: Yes 3 No 1 (Lovlace) Abstain 1 (Fennell)</b></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 <del>local service providers</del> <u>Community Services or Improvement Districts</u> in the pursuit of state and federal funding and development of land use assessment, rates and connection fee programs to upgrade and enhance <u>infrastructure, including water, and wastewater and recreational facilities.</u></p>	<p><b>10/7/13 Straw Vote Ad hoc group's recommendation with "local service providers" retained: 5-0</b></p> <p><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 <u>infrastructure, including water, and wastewater and recreational facilities.</u></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> <u>Support pursuit of</u> <del>Pursue</del> financial and technical solutions to <del>provide unrestricted-improve</del> interstate truck access <del>on both U.S. 101 and State Highway 299.</del></p>	<p><b>10/7/13 Straw Vote Ad Hoc Working Group adding "and rail" after truck: 5-0</b></p> <p><b>ED-P9. Freight Mobility.</b> <u>Support pursuit of</u> <del>Pursue</del> financial and technical solutions to <del>provide unrestricted-improve</del> interstate truck <u>and rail</u> access <del>on both U.S. 101 and State Highway 299.</del></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 <u>shipping, the fishing industry, aquaculture, renewable energy, marine coastal-dependent and -associated industries.</u> <del>Zone and develop infrastructure to create an adequate supply of ready-to-build coastal dependent land suitable to compete for marine dependent industries.</del></p>	<p><b>10/7/13 Straw Vote Ad hoc group's recommendation: Unanimous</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><b>10/7/13 Straw Vote Ad Hoc Working Group adding "including air freight": 5-0</b></p> <p><b>ED-PX2. Airport-Related Business Development.</b> Support efforts to maintain and develop airports to accommodate air service-dependent and -associated industries, <u>including air freight.</u></p>

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<p><b>Planning Commission Version (Amended Alternative A Versions)</b>  <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 process.</p>	<p><b>ED-P14. Industrial and Business Parks.</b> Promote development of well-planned and designed industrial and business parks <u>with special consideration for ports, airports, value-added manufacturing and industries identified as priorities in the current County Economic Development Strategy catering to existing local, as well as outside, opportunities, where appropriate.</u> Encourage master environmental assessments and pre-permitting for industrial and business parks in order to streamline the subsequent development process.</p>	<p><b>10/7/13 Straw Vote Ad Hoc Working Group with minor edits: 5-0</b>  <b>ED-P14. Industrial and Business Parks.</b> Promote development of well-planned and designed industrial and business parks <u>with special consideration for access to highways, ports, airports, and benefit to value-added manufacturing and target industries identified as priorities in the County's Comprehensive Economic Development Strategy catering to existing local, as well as outside, opportunities, where appropriate.</u> 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>  <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 <del>the revitalization</del> strategies such as <u>infrastructure and/or economic development to assist of disadvantaged communities in transition due to the decline of resource-based industries.</u></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>10/7/13 Straw Vote Ad Hoc Working Group with minor edits: 5-0</b>  <b>ED-P15. Revitalization.</b> Promote <del>the revitalization</del> strategies such as <u>infrastructure and/or economic development to <b>revitalize assist of</b> disadvantaged communities in transition due to the decline of resource-based industries.</u></p>
<p><b>----- End of 10/7/13 Straw Votes -----</b></p>		
<p><b>Planning Commission Version (Amended Alternative A/B Versions)</b>  <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. <del>Streamline regulatory review for proposed development in commercial and industrial zoned Brownfields.</del></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 Brownfield's. Streamline <u>the County's</u> regulatory review <u>process</u> 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>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>

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>ED-P3X: Value Added Manufacturing.</b> Support opportunities to remove barriers to and facilitate expansion of value-added manufacturing.	New Policy recommended by the ad hoc group. Support ad hoc group's recommendation.
	<b>ED-P4X: Tribal Government Partnership.</b> Pursue and support economic and infrastructure partnerships with Tribal Governments.	New Policy recommended by the ad hoc group. Support ad hoc group's recommendation.
<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.		Support the Planning Commission version. This was a "Short List" item. This standard must be consistent with policy ED-P6 above.
<b>ED-IM7. Large Format Retail.</b> Develop guidelines for conducting economic and workforce impact analysis for "big box" commercial uses.		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.
	<b>ED-IM1X:</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>	New Implementation Measure related to ED-P2 recommended by the ad hoc group Support the ad hoc group's recommendation as a policy rather than an implementation measure, titled, "ED-P6X. Support For Entrepreneurial Business Systems Efficiency".
	<b>ED-IM2X:</b> Use permits shall renew if there are no significant changes made to a business.	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
	<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.	New Implementation Measure related to ED-P2 recommended by the ad hoc group. Staff recommends a modified version:  ED-IM3X. Business License Renewal. <b>Consider revising inspection procedures in the Tax Collector's Office and Building Department so that</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.
	<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.	New Implementation Measure related to ED-P2 recommended by the ad hoc group.  Support ad hoc group's conceptual recommendations, with the following program: (Note: See p. 17-18 of Prosperity 2012: Evaluation Methodology)  ED-IM4X. Economic Data Sharing. 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.

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>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 and develop infrastructure property to create an adequate supply of ready-to-build coastal dependent commercial/industrial land suitable to compete for marine dependent and associated industries. Working with the Harbor District, develop an overlay program to pre-permit coastal dependent commercial/industrial development giving special consideration 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.</b> Zone and develop infrastructure property 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 an overlay program to pre-permit air service-related commercial/industrial development.</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>

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>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>

## **Attachment C**

### **Chapter 2 & 3 Worksheets (Public Guide and Governance Policy)**

Planning Commission Recommendation	Public Participation Working Group (PPWG) Proposed Changes	Staff Recommendation & Notes
<b>Public Guide (Chapter 2)</b>		
<p><b>2.1 Purpose</b></p> <p>This chapter provides a guide for reading and using the Plan. It describes the organization of the Plan, the layout of a typical chapter, and the relationship of this document to other planning documents.</p>	<p><b>2.1 Purpose</b></p> <p>This chapter provides a guide for reading and using the Plan. It describes the organization of the Plan, the layout of a typical chapter, and the relationship of this document to other planning documents. <u>To maximize the opportunity to educate the public about the broad public Participation programs, this chapter also centralizes a complete public guide to the all the public participation provisions, in context, that the Planning Commission adopted from the Framework Plan Section 1500 (into the March 19, 2012 Draft).</u> Additionally, this Public Guide provides a template for the maintenance of the Citizens Handbook.</p>	<p>Document the 1984 Framework Plan public participation goals, policies, standards and implementation measures in the Citizens Handbook, and add a reference to the handbook in Chapter 2 as shown below. Including the 1984 Framework Plan public participation goals, policies, standards and implementation measures in Chapter 2 as proposed by the PPWG would be redundant as they already appear in Chapter 3. There is also a potential for internal inconsistency where the wording of policies, standards and implementation measures in Chapter 3 of the Draft Plan is different than the 1984 Plan version proposed by the PPWG to be inserted into Chapter 2.</p> <p><b>“2.1 Purpose</b></p> <p>This chapter provides a guide for reading and using the Plan. It describes the organization of the Plan, the layout of a typical chapter, and the relationship of this document to other planning documents. <u>To maximize public participation in land use decision-making, this chapter is supplemented by the Citizen’s Handbook, a separate document which describes all the public participation provisions of the General Plan, including the public participation programs from the 1984 Framework Plan.”</u></p>
	<p><b><u>2.8 The Public Citizen Participation Historic Background</u></b></p> <p><u>“Broadened public participation at all levels of the decision making process; including education, study, workshops, hearings, and plan revisions” (FMWK §1231.4) is a Major Plan Policy with the following goal:</u></p> <p><u>“To maximize the opportunity for individuals and groups to have meaningful participation in the planning process”(FMWK §1343).</u></p> <p><u>“This goal was developed from the understanding that the pubic will be more able to support policies guiding the development of the County when an opportunity to participate in the development and review of the general plan has been provided. Through this exposure, and the contributions it makes to the process and the product, the public will hopefully gain greater understanding of the plan. Participation not only in the review of this document, but also in proposing subsequent revisions to improve what is adopted will help insure that this document will remain a current statement of public policy” (FMWK §1343).</u></p> <p><u>As part of the Work Program authorized in October 1980 the Citizens Participation Advisory committee (CPAC) was formed and charged with the responsibility of developing goals, policies and standards for pubic participation.</u></p> <p><u>The material developed by the CPAC was reviewed by the Planning Commission and the Board of Supervisors. The Board approved these policies</u></p>	<p>See above notes.</p>

Planning Commission Recommendation	Public Participation Working Group (PPWG) Proposed Changes	Staff Recommendation & Notes
	<p><u>as direction for developing the Hearing Draft, as well as reviewing it. These policies were again reviewed by the Planning Commission in their preparation of the Commission Rules of Procedure. Revisions made for those Rules of Procedure were also recommended for inclusion in the Hearing Draft General Plan on September 30, 1982.</u></p> <p><u>The Board of Supervisors, following the 26 month review and public hearing process of the Hearing Draft, adopted the Rules of Procedure as the Planning and Coordination for Public Participation §1500 policies for inclusion as an integral part of the Humboldt County General Plan adopted on December 10, 1984.</u></p> <p><u>The Humboldt County Planning Commission approved the §1500 policies for inclusion into the March 19, 2012 General Plan Update Hearing Draft and are consolidated here into the Public Guide to assist the public understanding of these Rules of Procedure and how to become a productive participant.</u></p> <p><b>1500 PLANNING FOR PUBLIC PARTICIPATION</b></p> <p><u>§1510 The policies for citizen for public participation recognize the need for public involvement in the planning process. The successful application of any law depends to a great extent on the citizens' understanding and support of that law.</u></p> <p><u>The planning process, then, must provide for the education of the public. Armed with knowledge of the process, the citizen can have meaningful access to the decision makers, evaluate alternative proposals, and make specific recommendations in support of, or for change to, the hearing draft proposals.</u></p> <p><u>In the local determination of the future character of Humboldt County, the residents must understand the process; the alternatives and the reasons for decisions made that affect our County and our neighborhoods.</u></p> <p><u>Besides, the individual residents and property owners, other citizens in the form of corporate, municipal and special district entities must also participate. In Humboldt County there are seven incorporated cities, more than fifty special districts providing varied services plus school and street lighting districts that will be affected by this plan. Much of the resource land of the County is in corporate and other forms of business interests and 28% of the County is in public ownership. This section of the plan provides direction for public participation in the planning process.</u></p> <p><b>§1520 FINDINGS</b></p> <p><u>1. It is essential to the function of the democratic society that public policy shall be reflective of the needs of the citizenry as expressed by the citizens themselves.</u></p> <p><u>2. Citizens will participate when they feel their participation will have an effect.</u></p> <p><u>3. The large size of the County limits the opportunity for centralized citizen involvement.</u></p> <p><u>4. The disparate nature of the County creates conflicting interests within the County and points to the need for a forum for resolution.</u></p>	

Public Guide and Governance Policy Items – Planning Commission Draft, Proposed Changes based on Public Participation Working Group Comments, and Staff Recommendations

Planning Commission Recommendation	Public Participation Working Group (PPWG) Proposed Changes	Staff Recommendation & Notes
	<p><b><u>§1530 GOALS</u></b>  <b><u>§1531 Program Goals</u></b>  <u>1. To establish a set of planning documents that is a comprehensive statement of public policy concerning land use and the provision of public services;</u>  <u>2. To coordinate the preparation of regional plans that include more than one incorporated city, community, special district, and/or unincorporated area;</u>  <u>3. To provide a comprehensive General Plan in understandable language which is readily accessible to the public and encourages citizen participation throughout the planning process.</u>  <u>4. To maximize the opportunity for individuals and groups to have meaningful participation in the planning process.</u></p> <p><b><u>§1532 The Citizen Goals</u></b>  <u>1. The County shall maximize the opportunities to educate the public about the planning process and the citizen's role in it.</u>  <u>2. The planning process shall maximize public access to the decision making process.</u>  <u>3. The County shall aggressively solicit the input of the public through an "outreach" program of public participation.</u></p> <p><b><u>§1533 Goals for Organizational Structure</u></b>  <u>1. The policy making organizational structure shall provide the most direct relationship between the public and the decision makers.</u>  <u>2. The funding to provide opportunities for public participation in the land use planning process shall be maximized consistent with the budgetary constraints of the County</u></p> <p><b><u>§1540 POLICIES</u></b>  <b><u>§1541 Education</u></b>  <u>1. The County shall provide for the education of the public to activate them to participate in the planning process.</u>  <u>2. The education of the public shall be provided prior to public hearings on the plan proposals in adequate time to insure informed participation.</u>  <u>3. The education of the public shall be provided through, but not limited to: Citizens Handbook, Print and electronic media, Public meetings</u></p> <p><b><u>§1542 Access to Decision Makers</u></b>  <u>1. The Commission shall develop clear and fair procedures for operation and relationships with the public, the Board of Supervisors, ad-hoc committees and local, State and Federal agencies.</u>  <u>2. Commission procedures shall be prepared in a format and language that is clear and readily available to the public.</u>  <u>3. The County shall encourage the formation of citizen organizations to provide input on specific matters in a format consistent with the adopted policies and procedures.</u>  <u>4. The County shall encourage the development of Community Plans consistent with overall County policies in the General Plan.</u>  <u>5. The County shall insure that the variety views within an area are taken into consideration.</u>  <u>6. Community preferences for urban and urbanizing areas, which otherwise</u></p>	

Public Guide and Governance Policy Items – Planning Commission Draft, Proposed Changes based on Public Participation Working Group Comments, and Staff Recommendations

Planning Commission Recommendation	Public Participation Working Group (PPWG) Proposed Changes	Staff Recommendation & Notes
	<p><u>are consistent with the overall county policies, shall be given preferential consideration.</u></p> <p><u>7. The Commission shall provide notification of meetings adequate to insure public participation consistent with the goals of this program.</u></p> <p><u>8. The meetings of the Planning Commission, whenever practical, shall be held in the geographic areas under consideration or, where the meetings of the Commission concern county-wide issues, as addressed in the Framework Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.</u></p> <p><u>9. Public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.</u></p> <p><b><u>§1543 Timing</u></b></p> <p><u>1. the costs of review shall be minimized, consistent with the requirements of this is section by the following:</u></p> <ul style="list-style-type: none"> <li><u>&gt; review on an exception or "consent calendar" approach</u></li> <li><u>&gt; focusing testimony and comments on specific issues being addressed</u></li> </ul> <p><u>2. The Commission should prepare and adopt rules of procedure to govern the conduct of hearings, solicitation and limitations on oral comments, and other business of the commission.</u></p> <p><u>3. The Commission should be authorized to create subcommittees from their membership, and to create joint committees for the conduct of planning matters.</u></p> <p><b><u>§1550 STANDARDS</u></b></p> <p><b><u>§1551 Planning Advisory Committees (PAC) may be created to review and prepare recommendations concerning special or technical planning matters that may have county-wide significance. Such PAC's should:</u></b></p> <ol style="list-style-type: none"> <li><u>1. Be established and appointed, subject to Board concurrence, by the Planning Commission;</u></li> <li><u>2. Report directly to the Commission;</u></li> <li><u>3. Be charged with a specific list of tasks and a schedule for completion;</u></li> <li><u>4. Not be created as a standing committee;</u></li> <li><u>5. Be composed of lay citizens and technical advisors.</u></li> </ol> <p><b><u>§1552 Community Advisory Committees (CAC) should be created to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should:</u></b></p> <ol style="list-style-type: none"> <li><u>1. Be formed in the Community;</u></li> <li><u>2. Be representative of the community make-up, report on the selection process used to form the CAC and be confirmed by the Board based on a recommendation by the Commission;</u></li> <li><u>3. Contain not less than five (5) nor more than eleven (11) members;</u></li> <li><u>4. Adhere to common CAC organizational guidelines adopted by the Board;</u></li> <li><u>5. Direct all comments and questions on planning matters to the Planning commission;</u></li> <li><u>6. Establish a work program, regular meeting schedule and completion date;</u></li> <li><u>7. Prepare a map showing the limits of the community's area of interest and all such limits should be approved by the Planning Commission;</u></li> <li><u>8. Designate a contact person who will communicate with the Commission</u></li> </ol>	

Public Guide and Governance Policy Items – Planning Commission Draft, Proposed Changes based on Public Participation Working Group Comments, and Staff Recommendations

Planning Commission Recommendation	Public Participation Working Group (PPWG) Proposed Changes	Staff Recommendation & Notes
	<p><u>and inform the public;</u>  <u>9. Hold local workshops (planning staff assistance, maps and comments may be provided to CAC's subject to departmental budget limitations).</u></p> <p><b><u>§1553 Community Advisory Committees should be charged with the following tasks:</u></b>  <u>1. Educate the public about its community plan and other planning programs that affect the community;</u>  <u>2. Provide a forum for citizen comments, and provide a mechanism for relaying those comments to the Planning Commission;</u>  <u>3. Advise the Planning Commission on planning matters that affect the community;</u>  <u>4. Advise the Planning Commission about potential problems or changing the needs that may require plan or regulation amendments;</u>  <u>5. Provide input to the Commission on specific matters in a format consistent with the adopted policies and procedures;</u>  <u>6. Develop hearing drafts of Community Plans consistent with overall county policies in the Framework Plan;</u>  <u>7. Community Advisory Committees should be included in all planning notification procedures that affect their area.</u></p> <p><b><u>§1560 IMPLEMENTATION</u></b>  <u>Humboldt County shall establish guidelines to promote public interest in, and understanding of, the County planning programs based on the following standards:</u>  <u>1. The County should use combinations of the following techniques to involve the public in the planning process:</u>  <u>Questionnaire</u>  <u>Advisory referenda</u>  <u>Press releases</u>  <u>Public hearing and meeting notices</u>  <u>Topical newspaper articles</u>  <u>Public service announcements</u>  <u>Interviews and talk shows</u>  <u>Citizen handbooks</u>  <u>Displays in public buildings</u>  <u>Planning Advisory Committees</u>  <u>Community Advisory Committees</u>  <u>Public hearings</u>  <u>Presentations to community groups</u>  <u>Panel discussions</u>  <u>Slide shows</u>  <u>Workshops</u>  <u>Direct mail</u>  <u>2. The County Planning Department shall provide a complete set of county plans and regulations for public use in the County Library System.</u>  <u>3. The County should establish an orientation program to familiarize new Planning Commissioners with their job, and to explain new programs and regulations to existing Commissioners.</u></p>	

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Planning Commission Recommendation	Public Participation Working Group (PPWG) Proposed Changes	Staff Recommendation & Notes
	<p><u>4. The County should develop and maintain a Citizens participation handbook to explain the planning process to Community Advisory Committee members and the general public.</u></p>	
	<p><b><u>2.9 The Citizens Handbook</u></b>  <u>The Board of Supervisors recognize the need for public involvement in the planning process. The planning process, then, must provide for the education of the public. In the local determination of the future character of Humboldt County, the residents must understand the process, the alternatives and the reasons for decisions made that affect our County, our neighborhoods and our lives. The Citizens Handbook is intended to serve as a self help tutorial and syllabus to facilitate individuals, communities and special interest groups in the understanding of the Humboldt County planning process.</u></p> <p><u>A comprehensive Citizens Handbook will best serve the broad range of public interests to be found throughout the County. The handbook must provide a user friendly format with a complete reference index to locate specific topics and an all inclusive glossary of definitions for commonly used general planning and zoning nomenclature. A bibliography of other sources of more extensive information on specific topics would also advance community self study efforts to gain a clear and correct understanding of the often very confusing and esoteric nature of general planning purpose and practice.</u></p> <p><u>To maximize the education of the public, and as a guide and reference for informed citizen and community involvement in the planning process, the Handbook, at minimum, must contain the following specific chapters:</u></p> <p><b><u>CHAPTER ONE: PLANNING LAW</u></b></p> <ol style="list-style-type: none"> <li><u>1. California Legislative History - Milestones in Planning Laws (Fig. 1)</u></li> <li><u>2. Present State Statutes</u></li> <li><u>3. Office of Planning and Research Guidelines (OPR) Summary of What is Required of the County</u></li> </ol> <p><b><u>CHAPTER TWO: COUNTY HISTORY OF PLANNING</u></b></p> <ol style="list-style-type: none"> <li><u>1. 1965 Adoption of Original Plans</u></li> <li><u>2. Subsequent Planning Activity</u></li> <li><u>3. Humboldt County General Plan Documents (Fig. 3 - Summary)</u> <ol style="list-style-type: none"> <li><u>a. Regional Plans</u></li> <li><u>b. City/Community Plans</u></li> <li><u>c. Plan Elements</u></li> </ol> </li> </ol> <p><b><u>CHAPTER THREE: GENERAL PLAN REVISION PROGRAM</u></b></p> <ol style="list-style-type: none"> <li><u>1. 1980 - 1984: County General Plan Revision Program</u></li> <li><u>2. 1980: Twelve Policy Background Studies</u></li> <li><u>3. 1980 -1982: Citizen Participation Program Development</u></li> <li><u>4. 1981-1982: Public Participation Policy Adopted (§1500)</u></li> <li><u>5. 1982: Citizens Handbook Adopted</u></li> <li><u>6. 1984: Framework Plan Adopted</u></li> <li><u>7. 1982 - 2002: County Community Plans Adopted</u></li> <li><u>8. 1999 - Forward: General Plan Update Process</u></li> </ol> <p><b><u>CHAPTER FOUR: PUBLIC PARTICIPATION</u></b></p> <ol style="list-style-type: none"> <li><u>1. Citizens Handbook, Maintenance and Updating</u></li> <li><u>2. Opportunities for participation</u></li> </ol>	<p>Support PPWG recommendation as a standard in Chapter 3 as shown below:</p> <p><b>GP-SX. Citizens Handbook.</b> <u>The Citizens Handbook is intended to serve as a self help tutorial and syllabus to facilitate individuals, communities and special interest groups in the understanding of the Humboldt County planning process. The handbook must shall provide a user friendly format with figures and flowcharts and a complete reference index to locate specific topics and an all inclusive a glossary of definitions for commonly used general planning and zoning nomenclature. The Handbook, at minimum, must shall contain the following specific chapters:</u></p> <p><b><u>CHAPTER ONE: PLANNING LAW</u></b></p> <ol style="list-style-type: none"> <li><u>1. California Legislative History - Milestones in Planning Laws (Fig. 1)</u></li> <li><u>2. Present State Statutes</u></li> <li><u>3. Office of Planning and Research Guidelines (OPR) Summary of What is Required of the County</u></li> </ol> <p><b><u>CHAPTER TWO: COUNTY HISTORY OF PLANNING</u></b></p> <ol style="list-style-type: none"> <li><u>1. 1965 Adoption of Original Plans</u></li> <li><u>2. Subsequent Planning Activity</u></li> <li><u>3. Humboldt County General Plan Documents (Fig. 3 – Summary)</u> <ol style="list-style-type: none"> <li><u>a. Regional Plans</u></li> <li><u>b. City/Community Plans</u></li> <li><u>c. Plan Elements</u></li> </ol> </li> </ol> <p><b><u>CHAPTER THREE: GENERAL PLAN REVISION PROGRAM</u></b></p> <ol style="list-style-type: none"> <li><u>1. 1980 - 1984: County General Plan Revision Program</u></li> <li><u>2. 1980: Twelve Policy Background Studies</u></li> <li><u>3. 1980 -1982: Citizen Participation Program Development</u></li> <li><u>4. 1981-1982: Public Participation Policy Adopted (§1500)</u></li> <li><u>5. 1982: Citizens Handbook Adopted</u></li> <li><u>6. 1984: Framework Plan Adopted</u></li> <li><u>7. 1982 - 2002: County Community Plans Adopted</u></li> <li><u>8. 1999 - Forward: General Plan Update Process</u></li> </ol> <p><b><u>CHAPTER FOUR: PUBLIC PARTICIPATION</u></b></p> <ol style="list-style-type: none"> <li><u>1. Citizens Handbook, Maintenance and Updating</u></li> <li><u>2. Opportunities for participation</u></li> <li><u>3. Citizen Participation: Individuals; Planning Advisory Committees; Community Advisory Committees; Ad-hoc Workgroups; Special Interest &amp; Stake Holder Workgroups; (Fig. 5 Flow Chart)</u></li> <li><u>4. Hearing Drafts and Environmental Assessments (Fig. 4 Flow Chart)</u></li> <li><u>5. Draft Plan Review and Adoption</u></li> <li><u>6. Mapping &amp; Zoning (Fig. 6 Flow Chart)</u></li> <li><u>7. General Plan Amendments</u></li> </ol> <p><b><u>APPENDIX:</u></b></p> <ol style="list-style-type: none"> <li><u>1. Glossary</u></li> <li><u>2. Bibliography</u></li> </ol>

Public Guide and Governance Policy Items – Planning Commission Draft, Proposed Changes based on Public Participation Working Group Comments, and Staff Recommendations

Planning Commission Recommendation	Public Participation Working Group (PPWG) Proposed Changes	Staff Recommendation & Notes
	<p><b>3. Citizen Participation: Individuals; Planning Advisory Committees; Community Advisory Committees; Ad-hoc Workgroups; Special Interest &amp; Stake Holder Workgroups; (Fig. 5 Flow Chart)</b></p> <p><b>4. Hearing Drafts and Environmental Assessments (Fig. 4 Flow Chart)</b></p> <p><b>5. Draft Plan Review and Adoption</b></p> <p><b>6. Mapping &amp; Zoning (Fig. 6 Flow Chart)</b></p> <p><b>7. General Plan Amendments</b></p> <p><b>APPENDIX:</b></p> <p><b>1. Glossary</b></p> <p><b>2. Bibliography</b></p>	
<p><b>Governance Policy (Chapter 3)</b></p>		
<p><b>3.3 Background: Amendments</b></p> <p><b>Amendments</b></p> <p>As a long-term policy document with a 20-year planning horizon, the General Plan will likely undergo course corrections and refinements. While planning is a continuous process and periodic review to consider changes in circumstances is necessary, the Plan must also represent a sufficiently solid vision for long-term implementation such as infrastructure investments.</p> <p>The Plan should strike a balance between the flexibility needed to respond to unique situations and the rigidity necessary to guide development decisions in a predictable and consistent manner. As a “constitution” for future development, some aspects should be considered foundational and not subject to interim change.</p> <p>Major reviews of the entire Plan are scheduled to coincide with state mandated five-year periodic review of the Housing Element. Major plan amendments should be responsive to changed circumstances, such as deviations from anticipated population growth, or address strategic needs, such as updates to community plans.</p> <p>Apart from County-initiated amendments, there will be requests from private property owners for amendments to the land use designation for individual parcels. While this amendment process is critical to the flexibility of the Plan, the General Plan is a policy document for the entire county and may only be amended “in the public interest” as determined by the Board of Supervisors. In other words, the Plan can only be amended when the change benefits the entire county, not merely because the change would benefit a particular property owner. Every General Plan amendment must also be consistent with the rest of the Plan or appropriate changes need to be made to the Plan to achieve consistency with the proposed amendment.</p>	<p>Clarification and consistency needed.</p> <p><b>a. Comment:</b> Last sentence of the second paragraph is in conflict with the General Plan amendment process The entire sentence is incorrect because, as a constitutional document, any aspect of the General Plan is amendable through the proper amendment due process.</p> <p><b>Recommend:</b> Delete “As a constitution for future development, some aspects should be considered foundational and not subject to interim change”.</p> <p><b>b. Comment:</b> Last paragraph pg 3-2: “...the Plan can only be amended when it benefits the entire county”. The standard of “<b>community consensus</b>” as set forth in the Framework Plan, seems, by definition more inclusion of general public consideration, whereas as determination of “<b>benefit to the entire county</b>” appears more likely to be subject to judgment based upon undefined assumptions and planning doctrine.</p> <p><b>Recommend:</b> Clarification is needed in the text, for the “benefit” of educating the general public, and as instruction to the governing process, as to how, and upon what criteria, is a finding of “<b>benefit to the entire county</b>” determined and verified?</p>	<p><b>Support the PPWG recommendation.</b></p> <p><b>Support the PPWG by modifying the sentence to substitute “community consensus” in place of “benefits the entire county”:</b> In other words, the Plan can only be amended when the change <b>has broad community consensus</b> benefits the entire county, not merely because the change would benefit a particular property owner.</p>

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<p><b>GP-IM5. Meaningful Participation.</b> Comprehensively review and update the participation processes required by County Code to provide adequate time, information, and means of input to ensure early and meaningful community involvement in planning projects as required by state law. <u>Whenever possible, public input sessions for county-initiated legislative changes should be formatted in such a way as to encourage meaningful participation and be held in the geographic areas under consideration. Provide interactive live remote, whenever possible.</u></p>	<p><b>Feedback/evaluations of Citizen Participation Process</b>  <b>Comment:</b> This earlier PPWG proposal was apparently misunderstood by the Staff suggestion that customer services was the appropriate place for evaluations, preferring feedback from permit applicants, not recognizing our aim to provide a meaningful evaluation/feedback process for public workshops, public planning meetings and hearings to be used toward the encouragement and improvement of authentic public participation in the planning process, improving the support of the community(s) and building the public trust.</p> <p><b>Recommend:</b> In addition to the customer service evaluations, add the following Public Participation Evaluation implementation measure:  <u>Establish a process to evaluate the effectiveness of any ongoing citizen participation programs, including public workshops and planning meetings including public hearings before the Planning Commission and the Board of Supervisors. Evaluations are essential to the success of meaningful plans and policies, as well as building the public trust and gaining the authentic support of the community.</u></p>	<p><b>Support the PPWG recommendations. Add the proposed evaluations as an implementation measure:</b></p> <p><b>GP-IMX. Evaluation of Public Participation Programs.</b> <u>Evaluate the effectiveness of any ongoing citizen participation programs, including public workshops and planning meetings including public hearings before the Planning Commission and the Board of Supervisors.</u></p>
<p><b>GP-IM6. City-State-County Coordination.</b> County staff shall be available to work with city and state staff on issues and projects of mutual interest. County staff shall keep the Planning Commission and Board of Supervisors informed to support policy level decision making on issues that require joint coordination pursuant to Government Code Section 65103(f).</p>	<p><b>Definitions for GPU glossary and Citizens Handbook.</b>  PPWG have been led to believe that the definitions to following terms would be provided when the GPU reached the Land Use Element. We have been requesting these definitions for over a year and ask that they be provided without further delay.</p> <p><b>a. Definitions to be added to the glossary (Appendix B) of the Draft Plan:</b>  <u>Citizens Handbook</u>  <u>Resource Lands</u>  <u>Low Density</u>  <u>New Development</u>  <u>Patent Parcel.</u></p> <p><b>b. Definitions to be included and defined in the Citizens Handbook:</b>  <u>Citizen Advisory Committee</u>  <u>Working Group</u>  <u>Ad Hoc Work Group</u>  <u>Stakeholder Group</u></p>	<p><b>Proposed Definitions in the Glossary of the Draft Plan:</b></p> <p><b>Citizens Handbook:</b> <u>A reference for educating the public about the many ways they can participate in the County's decision-making process on land use issues.</u></p> <p><b>Resource Lands:</b> <u>Properties primarily used for natural resource production which also provide ecological services. Examples include, but are not limited to, timberland and farmland.</u></p> <p><b>Low Density:</b> <u>A form of residential development which typically involves only single family uses.</u></p> <p><b>New Development:</b> <u>Conversion of land from a natural state to a different use. Typically new development involves construction of structures, but it also includes pre-development activities, including land clearing and grading.</u></p> <p><b>Patent Parcel.</b> <u>A parcel created by a grant of formerly public land to an individual from the federal government.</u></p> <p><b>Proposed Definitions in the Glossary of the Citizens Handbook:</b></p> <p><b>Citizen Advisory Committee.</b> <u>A group of County residents appointed by the Board of Supervisors which advise the Board on land use and other matters.</u></p> <p><b>Working Group.</b> <u>A self-appointed group of persons from more than one (1) organization with a common interest that provide recommendations to the Planning Commission and Board of Supervisors on land use matters.</u></p> <p><b>Ad Hoc Work Group.</b> <u>A self-appointed group of persons with a diversity of</u></p>

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		<p><u>interests that came together in 2012 to advise the Board of Supervisors on the Draft Plan.</u></p> <p><b>Stakeholder Group.</b> <u>A group of persons from one (1) or more organizations sharing a common interest that provide recommendations to the Planning Commission and Board of Supervisors on land use matters.</u></p>