

AGENDA ITEM NO.



# COUNTY OF HUMBOLDT

For the meeting of: September 10, 2012

Date: August 16, 2012

To: Board of Supervisors

From: Martha Spencer, Interim Director, Planning and Building Department

Subject: Continued Board Review of the Planning Commission Approved Draft General Plan

### RECOMMENDATIONS:

That the Board of Supervisors:

1. Open the public hearing and receive a staff report.
2. Receive public comments.
3. Close public comments.
4. Continue deliberation and straw votes on outstanding issues for Chapter 4, Land Use Element, focusing on Sections 4.5, Agricultural Resources; 4.6 Forest Resources; 4.7, Public Lands; 4.8, Land Use Classifications.
5. Begin deliberation and straw votes on Chapters 5 (Infrastructure) and Chapter 6 (Telecommunications).
6. Continue the public hearing to September 17<sup>th</sup>.

Prepared by \_\_\_\_\_  
Martha Spencer, Interim Director, Planning and Building

CAO Approval \_\_\_\_\_

### REVIEW:

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

### TYPE OF ITEM:

\_\_\_\_\_ Consent  
 \_\_\_\_\_ Departmental  
 XX \_\_\_\_\_ Public Hearing  
 \_\_\_\_\_ Other \_\_\_\_\_

### PREVIOUS ACTION/REFERRAL:

Board Order No. H-2, D-1, C-1, L-1, C-1, C-1, L-3

Meeting of: June 12, June 18, June 25, July 10, July 16, July 23, July 24, 2012

### BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor \_\_\_\_\_ Seconded by Supervisor \_\_\_\_\_

Ayes \_\_\_\_\_  
 Nays \_\_\_\_\_  
 Abstain \_\_\_\_\_  
 Absent \_\_\_\_\_

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: \_\_\_\_\_

By: \_\_\_\_\_

**Kathy Hayes, Clerk of the Board**

#### SOURCE OF FUNDING:

The cost of preparing this staff report was borne by the General Fund through the Planning and Building Department – Advance Planning Division's FY 2012-2013 budget and the General Plan user fees.

#### DISCUSSION:

At the August 13, 2012 meeting, your Board continued the discussion of the Planning Commission Approved Draft General Plan (Draft Plan). In light of seating a new County Supervisor, the Board suspended the deliberation and straw voting for the outstanding items on the day's agenda, and continued this review to September 10<sup>th</sup>. As a result of this action, the GPU review schedule was modified to reflect new Board review dates (see Attachment A). Subsequently, the revised schedule has been posted to the Department's website, published in the newspaper and emailed to the GPU distribution list (containing over 700 addresses).

Following is a summary of the outstanding issues returning to the Board for further discussion and/or deliberation on September 10<sup>th</sup>. Please note that staff recommendations were provided previously as a part of the August 13<sup>th</sup> Board report. These recommendations have not changed.

The Board requested staff return with additional information on the following policies:

- AG-S1. Subdivision of Planned Agricultural Exclusive (AE) Lands (outstanding issues)
- FR-P2. Timber Harvest Plan Review (new Implementation Measure)
- FR-P8. Protection of High Quality Timberlands (outstanding issues)
- PL-P2. In-holdings (outstanding issues)

The Board proposes to begin deliberation on the following policies/Chapters at today's meeting:

- UL-P4. Support for Micro and Small Business Development  
(possible title change to ~~Support for~~ Micro and Small Business Development)
- UL-P12. Design Review
- AG-Pxxxx. Second Dwellings
- FR-P9. Residential Construction on TPZ Zoned Parcels
- FR-P10. Substandard Lots and TPZ Rezoning
- FR-P11. Lot Line Adjustments
- FR-P17. Forestland-Residential Interface (FRI)
- FR-S2 Forestland-Residential Interface (FRI)
- FR-S1. Planned Rural Development Program Clustering Incentive Options
- FR-Sx. Second Units
- FR-IMxx. Substandard Lots
- AG - Agricultural Grazing Land Use Designation
- IT - Industrial Timberland Land Use Designation
- T – Timber Land Use Classification (houses as primary versus compatible use)
- IS-P17. Law Enforcement
- IS-S4. Subdivisions Outside of Fire District Boundaries
- IS-S5. Other Development Outside of Fire District Boundaries
- IS-IM16. Sheriff's Office Funding Sources
- T-IM15. Research Possible Monitoring Policy

During review of this section, the Board also requested a copy of the Forestry Review Committee's motions on the GPU. This is included as Attachment B.

### FINANCIAL IMPACT:

Awarded grants, General Plan user fees, and the General Fund contribution to the Advanced Planning Division has paid for the costs of the General Plan Update Program to date.

This project fits into the County's Strategic Framework in several ways.

- The project is consistent with the Mission Statement; the General Plan Update will serve the needs and concerns of the community, and enhance their quality of life. It provides a framework for strategically pursuing a broad range of services provided by the County and other agencies, and guiding new development toward the goals presented in the Plan.
- The General Plan Update supports the self reliance of the community by clarifying County policy and regulations in a broad number of subject areas, and presenting them in a format that is easy to understand and available on the internet.
- The General Plan Update will safeguard the public trust by establishing clear County policy and regulations guiding new development.
- The proposed implementation measures of the General Plan Update ensure its sustainability over time.
- The General Plan Update increases the transparency, accessibility, and accountability of the services provided by the County by establishing clear roles and procedures, using language that is easy to understand and available on the internet. The General Plan Update promotes interjurisdictional and regional cooperation.
- The General Plan Update is intended to be "an effective voice for our community in areas outside traditional mandates". The General Plan Update includes provisions for public involvement that extend far beyond the requirements of state law. Public involvement encouraged by the General Plan Update will include discussions of natural resource and the County's economic future. The General Plan Update also intends to engage new partners through its implementation measures.

### OTHER AGENCY INVOLVEMENT:

The General Plan Update program has been a multi-year project. Multiple agencies have been involved in the review and preparation of the Planning Commission approved Draft General Plan. The County has been in communication with the Planning Commissioners, County Counsel and the County Administrator's office on the transmittal of these draft documents.

### ALTERNATIVES TO STAFF RECOMMENDATIONS:

Board's discretion.

### ATTACHMENTS:

NOTE: the Board Worksheet with staff recommended policy changes for the policies to be discussed today were previously distributed with the August 13<sup>th</sup> Board Report. It can be found on the Department's website at [www.planupdate.org](http://www.planupdate.org).

Attachment A Revised Board review schedule (with Approved Key Issues List)

Attachment B Motions by the Forestry Review Committee on the GPU Forest Resources policies

**Attachment A**  
**Board Approved Key Issues List for policy review by the Board**  
**September 10, 2012 (revised August 13, 2012)**

**Key**

- Items from the Key Issues List
- Items added at the July 10, 2012 meeting
- Items added at the June 25<sup>th</sup> meeting

**September 10<sup>th</sup> Board meeting:**

**(Continued deliberation from August 13<sup>th</sup>):**

**Chapter 4: Land Use Element**

**Section 4.3 Urban Lands**

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

**Section 4.5 Agricultural Resources**

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

**Section 4.6 Forest Resources**

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

**Section 4.7 Public Lands**

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

**Section 4.8 Land Use Classifications**

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

**Chapter 5, Infrastructure**

- IS-P17. Law Enforcement
- IS-S4. Subdivisions Outside of Fire District Boundaries
- IS-S5. Other Development Outside of Fire District Boundaries
- IS-IM16. Sheriff's Office Funding Sources

**Chapter 6, Telecommunications**

- T-IM15. Research Possible Monitoring Policy

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

**September 17<sup>th</sup> meeting:**

**Chapter 7, Circulation**

- C-G2. Balanced Transportation Opportunities
- C-P1. Orderly Development
- C-P2. Consideration of Land Uses in Transportation Decision Making
- C-P3. Consideration of Transportation Impacts in Land Use Decision Making
- C-P4. Mitigation Measures
- C-P11. Roadway Functional Classifications
- C-P14. Efficiency and Capacity
- C-P23. Public Transit Service
- C-P34. Bicycle Facilities
- C-P35. Development of Railroad Right-of-Ways for Bicycles and Pedestrians
- C-P42. Re-establishing Regional Rail Service
- C-S3. Traffic Thresholds of Significance
- C-IM5. Roadway System Construction
- C-IM6. Coordination with the Division of Environmental Health
- C-IM10. U.S. Highway 101 Safety Corridor Improvements

**Chapter 9, Economic**

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

**September 17<sup>th</sup> Board meeting:**

- Chapter 4, Land Use Element (cont'd),
- Building Communities
  - Chapter 5, Infrastructure(cont'd),
  - Chapter 6, Telecommunication (cont'd),
  - Chapter 7, Circulation' and
  - Chapter 9, Economic Development:

**October 1<sup>st</sup> Board meeting:**

**Chapter 10, Conservation and Open Space**

**Section 10.2, Open Space**

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

**Section 10.3, Biological Resources**

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

**Section 10.4, Mineral Resources**

- MR-P11. Permit Conditions to Reduce Impacts

**Section 10.6, Cultural Resources**

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

**Section 10.7, Scenic Resources**

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

**Chapter 11, Water Resources**

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

**Chapter 12, Energy Resources**

- E-P11. Energy-efficient Landscape Design

**October 1<sup>st</sup> Board meeting:**

- **Building Communities (continued)**
- **Chapter 10, Conservation & Open Space**
- **Chapter 11, Water Resources, &**
- **Chapter 12, Energy**

**October 15<sup>th</sup> Board meeting:**

**Chapter 13, Noise**

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

**Chapter 14, Safety**

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

**Chapter 15. Air Quality:**

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

**Residual Policy Decisions – Split Votes**

**October 15<sup>th</sup> Board meeting:**

- Continuation of:
  - Chapter 10, Conservation & Open Space
  - Chapter 11, Water Resources, &
  - Chapter 12, Energy
- Chapters 13, Noise,
- Chapter 14, Safety, &
- Chapter 15, Air Quality

**November 5<sup>th</sup> and 8<sup>th</sup> Board meeting:**

Land Use Maps  
Community Plan Policies

**November 5<sup>th</sup> and 8<sup>th</sup> Board meeting:**

- Land Use Maps
- Community Plan Policies
  - \*November 5<sup>th</sup> Extend into an evening meeting

**Policy abbreviations**

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

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

**Attachment B**  
**Motions by the Forestry Review Committee**  
**on the GPU Forest Resources policies**