

AGENDA ITEM NO.



COUNTY OF HUMBOLDT

For the meeting of: September 17, 2012

Date: September 12, 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 including Proposed Changes to the Review of materials for Future Meetings

RECOMMENDATIONS:

That the Board of Supervisors:

1. Open the public hearing and receive a staff report on proposed changes to the review materials and process for future meetings.
2. Receive public comments.
3. Close public comments.
4. Deliberate as necessary regarding the Board's review process for the Draft General Plan.
5. 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.
6. Begin deliberation and straw votes on Chapters 5 (Infrastructure) and Chapter 6 (Telecommunications).
7. Continue the public hearing to October 1, 2012.

Prepared by _____
Martha Spencer, Interim Director, Planning and Building

CAO Approval _____

REVIEW:

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

TYPE OF ITEM:

_____ Consent
 _____ Departmental
 XX _____ Public Hearing
 _____ Other _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor _____ Seconded by Supervisor _____

Ayes _____
 Nays _____
 Abstain _____
 Absent _____

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

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 September 10, 2012 meeting, members of your Board expressed concern regarding the complexity of the General Plan Update issues and the inadequacy of the review materials provided to help facilitate the understanding necessary to work through these issues. In particular, there were questions on the differences between the existing Framework Plan and the Approved Planning Commission Draft Plan, and the need for the Optional Elements.

For future meetings, staff proposes to provide, in a narrative format, a discussion of the major issues for each section (similar to what is found in the Key Issues chart) and compare how the Framework Plan treats it (and cite policies) to the Draft Plan (and cite policies). A discussion would follow as to why the change was made (i.e. state law requirements, community support, staff recommendation, Planning Commission recommendation, environmental impacts, etc). Staff also proposes to prepare a report for Board review **after** your straw votes have been tallied for each chapter that analyzes the changes from the Framework Plan, implications on property rights and includes a "mini" implementation program discussion (costs, timeline, etc.). Staff proposes to provide a brief PowerPoint presentation during the Board meeting on Monday to explain these new review materials and will provide sample handouts during the meeting.

If the Board is comfortable with this new approach, staff recommends continuation of the straw voting process with the understanding that if new issues arise as a result of the key issues analysis, new items can be added to the short list for review and deliberation. Following is a summary of the outstanding issues returning to the Board for further discussion and/or deliberation on September 17th. Please note that staff recommendations were provided previously as a part of the August 13th 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

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:

None