Recommended Commission Agenda

At the July 29th meeting, the Commission completed their review and straw voting on Section 4.8-Land Use Classifications. For tonight’s meeting staff recommends that the Commission:

1. Continue review of the remainder of Part 2, which includes Chapter 5, Community Infrastructure and Services Element, Chapter 6, Telecommunications, Chapter 7, Circulation Element and Chapter 9, Economic Development Element.
2. Allow time for public comments.
3. Continue the hearing to August 19th or other date chosen by the Commission.

Supplemental 1:

Chapter 5, Community Infrastructure and Services Element and Chapter 6, Telecommunications Element

The Commission requested that staff consult with both the Fire Chiefs regarding the draft policies regarding fire service in Chapter 5 and experts in the telecommunications fields regarding possible revisions to Chapter 6, Telecommunications Element. Staff has scheduled a public workshop with representatives of the telecommunications industry for Monday August 9th and will report the meeting outcomes (and possible policy recommendations) during the Planning Commission meeting.

On Tuesday August 3rd, Planning staff representatives were invited to a meeting at the Arcata Fire Department Headquarters to discuss concerns regarding fire related policies and standards. Meeting attendees included Fire Chiefs and officers from the Arcata Fire Protection District, Humboldt No. 1 Fire Protection District, Miranda Community Services District, Redway Fire Protection District, CAL FIRE, and the LAFCo Executive Officer. This meeting resulted in proposed changes to Standard IS-S4 and wording for a new policy regarding building permit referrals to fire chiefs as well as other suggestions. Planning staff made revisions Standards IS-S4 and IS-S5 and developed two new policies based on input and comments received at the meeting: new policy #1 IS-PX, Building Permit Referrals; and, new policy #2 IS-PX, Fire Service Impacts from New Development.

Planning staff reviewed the proposed changes with the Arcata, Humboldt No. 1, and Miranda fire chiefs. Following this review, additional comments were received and integrated. Their proposed revisions are attached to this staff report. The fire chiefs have submitted correspondence supporting the revisions.

Supplementals:

Supplemental 1: Proposed Revisions to Fire Related Policies within the Community Infrastructure and Services Element

Supplemental 2: Correspondence.
Supplemental 1:
Proposed Revisions to Fire Related Policies within the Community Infrastructure and Services Element

Proposed Edits:
IS-S4. Subdivisions Outside of Fire District Boundaries. Subdivisions outside of fire district boundaries shall be conditioned to:
A1. annex to or form a fire-related district or a county service area and provide funding to ensure that the district has adequate capacity to provide services, or
B2. if condition A-1 is not feasible, establish an adequate ongoing funding source and execute a fire protection agreement with an appropriate local fire service provider with LAFCO approval, as appropriate, or
C3. record acknowledgment of no available emergency response and fire suppression services and implement required mitigations.

Proposed Final Version:
IS-S4. Subdivisions Outside of Fire District Boundaries. Subdivisions outside of fire district boundaries shall be conditioned to:
1. annex to or form a fire-related district or a county service area and provide funding to ensure that the district has adequate capacity to provide services, or
2. if condition 1 is not feasible, establish an adequate ongoing funding source and execute a fire protection agreement with an appropriate local fire service provider with LAFCO approval, as appropriate, or
3. record acknowledgment of no available emergency response and fire suppression services and implement required mitigations.

Proposed Edits:
IS-S5. Other Development Outside of Fire District Boundaries. New industrial, commercial, and residential development, outside of fire related district boundaries, excluding subdivisions pursuant to the Subdivision Map Act, shall be responsible, prior to permit approval, to obtain, from an appropriate local fire service provider, written acknowledgment of the available emergency response and fire suppression services and recommended mitigations, from a fire service provider. If written acknowledgment indicates that no service is available or no acknowledgment is received the following shall apply:
- For building permits a note shall be placed on the permit indicating that no emergency response and fire suppression services are available.
- For discretionary permits findings shall be made that no service is available and the project shall be conditioned to record acknowledgment of no available emergency response and fire suppression services.

Proposed Final Version:
IS-S5. Other Development Outside of Fire District Boundaries. New industrial, commercial, and residential development, outside of fire related district boundaries, excluding subdivisions pursuant to the Subdivision Map Act, shall be responsible, prior to permit approval, to obtain, from an appropriate local fire service provider, written acknowledgment of the available emergency response and fire suppression services and recommended mitigations, if written acknowledgment indicates that no service is available or no acknowledgment is received the following shall apply:
- For building permits a note shall be placed on the permit indicating that no emergency response and fire suppression services are available.
- For discretionary permits findings shall be made that no service is available and the project shall be conditioned to record acknowledgment of no available emergency response and fire suppression services.
New policy #1

IS-PX. Building Permit Referrals. Provide building permit referrals to the appropriate local fire chief for new buildings within the fire related district boundary and/or the identified response area.

New policy #2

IS-PX. Fire Service Impacts from New Development. During review of discretionary permits within fire related district boundaries or identified response areas, utilize recommendations from the appropriate local fire chief as feasible mitigation measures to reduce impacts to emergency response and fire suppression services from new development.
Supplemental 2:
Correspondence from Fire Officials
Miller, John

From: Robert Harris [harris911@att.net]
Sent: Thursday, August 05, 2010 7:10 PM
To: Miller, John
Subject: Re: COUNTY GENERAL PLAN REVIEW AND REPORT

John, I like it but would like any other in put and questions via e-mail-but whatever works for all-Thank you for all the work-Bob Harris

--------Original Message--------

From: Miller, John
Date: 8/5/2010 5:06:34 PM
To: imcFarland@arcatafire.org; Kenneth Woods; Dave White; Scanlon, Hugh; Lou Iglesias; Lou Iglesias; Brian Anderson; harris911@att.net; gziemer@suddenlink.net
Cc: Immitt, Cybelle
Subject: COUNTY GENERAL PLAN REVIEW AND REPORT

Hello all

Cybelle and I were glad that we were able to attend your brainstorming session and have continued to play around with the charts based on the conversations we had as well as follow-ups.

You will find attached the chart that was on the screen when the meeting ended “FireChartEdits8-3-10” and a chart that Cybelle and I have been editing including our comments for why we are recommending what we are recommending “FireChartEditsJohnCybelle”. We used track changes to show our edits – The lap-top edits are shown to be “Tom Hofweber” even though it was really us making the changes during the meeting.

I have included Glenn Ziemer in this email. Please forward this to Russ Locatelli.
Cybelle will be out of the office for the next 2 days – please call me if you want to hash any of this out. Cybelle and I could be available if you would like to meet again. We could also set up a phone conference meeting. Or do you want to continue this via email?

Thanks for including us in this process.

John and Cybelle

John Miller
Humboldt County Planning Division
3015 H St.
Eureka, CA 95501
Phone: (707) 268-3781
Fax: (707) 445-7446
jpmiller@co.humboldt.ca.us

FREE Animations for your email - by IncrediMail!  Click Here!
Miller, John

From: jmcfarland@arcatafire.org
Sent: Friday, August 06, 2010 7:44 AM
To: Miller, John; Kenneth Woods; Dave White; Scanlon, Hugh; Lou Iglesias; Lou Iglesias; Brian Anderson; harris911@att.net; gziemer@suddenlink.net
Cc: Immitt, Cybelle
Subject: RE: COUNTY GENERAL PLAN REVIEW AND REPORT

GOOD MORNING EVERYONE...

I BELIEVE WE ACCOMPLISHED WHAT WE WERE REQUESTED TO DO BY THE PLANNING COMMISSION.

THEY ASKED THAT WE MEET WITH STAFF AND DEVELOP LANGUAGE ACCEPTABLE TO THE FIRE SERVICE – WE DID.

I FEEL COMFORTABLE THAT WE ALSO INCLUDED GLENN ZIEMER’S CONCERNS WITH THE DISCLOSURE ISSUES.

THANKS TO ALL OF YOU FOR THE INPUT – I FEEL WE COVERED ALL ANGLES OF THE TOPIC.

I THINK WE ARE GOOD TO GO BACK TO THE PLANNING COMMISSION WITH THIS DOCUMENT AS-IS.

WE ACCOMPLISHED A LOT AT A TRULY POSITIVE AND PRODUCTIVE MEETING.

THANKS TO CYBELLE AND JOHN AS WELL AS THE REST OF THE GANG!

John McFarland
John H. McFarland, Fire Chief
Arcata Fire Protection District
631 Ninth Street, Arcata, CA 95521
(707) 825-2000

From: Miller, John [mailto:jpmiller@co.humboldt.ca.us]
Sent: Thursday, August 05, 2010 5:09 PM
To: jmcfarland@arcatafire.org; Kenneth Woods; Dave White; Scanlon, Hugh; Lou Iglesias; Lou Iglesias; Brian Anderson; harris911@att.net; gziemer@suddenlink.net
Cc: Immitt, Cybelle
Subject: COUNTY GENERAL PLAN REVIEW AND REPORT

Hello all

Cybelle and I were glad that we were able to attend your brainstorming session and have continued to play around with the charts based on the conversations we had as well as follow-ups.

You will find attached the chart that was on the screen when the meeting ended “FireChartEdits8-3-10” and a chart that Cybelle and I have been editing including our comments for why we are recommending what we are recommending “FireChartEditsJohnCybelle”. We used track changes to show our edits – The lap-top edits are shown to be “Tom Hofweber” even though it was really us making the changes during the meeting.

I have included Glenn Ziemer in this email. Please forward this to Russ Locatelli.

Cybelle will be out of the office for the next 2 days – please call me if you want to hash any of this out.

8/6/2010
Cybelle and I could be available if you would like to meet again. We could also set up a phone conference meeting. Or do you want to continue this via email?

Thanks for including us in this process.

John and Cybelle

John Miller
Humboldt County Planning Division
3015 H St
Eureka, CA 95501

Phone: (707) 268-3781
Fax: (707) 445-7446
jpmiller@co.humboldt.ca.us

8/6/2010
From: David White [davewhite@sbcglobal.net]  
Sent: Friday, August 06, 2010 8:02 AM  
To: Miller, John  
Subject: Re: COUNTY GENERAL PLAN REVIEW AND REPORT  

John,  
It looks good to me. Based on the meeting Tuesday, the update seems to address all of the concerns. Thanks for getting this done so quickly.  

Dave  

--- On Thu, 8/5/10, Miller, John <jpmiller@co.humboldt.ca.us> wrote:  

From: Miller, John <jpmiller@co.humboldt.ca.us>  
Subject: COUNTY GENERAL PLAN REVIEW AND REPORT  
To: jmcfarland@arcatafire.org, "Kenneth Woods" <kwoods@hfd1.org>, "Dave White" <davewhite@sbcglobal.net>, "Scanlon, Hugh" <Hugh.Scanlon@fire.ca.gov>, "Lou Iglesias" <dogwood62@humboldt.net>, "Lou Iglesias" <dogwood62@humboldt.net>, "Brian Anderson" <redwayfire@gmail.com>, harris911@att.net, gziemer@suddenlink.net  
Cc: "Immitt, Cybelle" <CImmitt@co.humboldt.ca.us>  
Date: Thursday, August 5, 2010, 5:08 PM  

Hello all  

Cybelle and I were glad that we were able to attend your brainstorming session and have continued to play around with the charts based on the conversations we had as well as follow-ups.  

You will find attached the chart that was on the screen when the meeting ended “FireChartEdits8-3-10” and a chart that Cybelle and I have been editing including our comments for why we are recommending what we are recommending “FireChartEditsJohnCybelle”. We used track changes to show our edits – The lap-top edits are shown to be “Tom Hofweber” even though it was really us making the changes during the meeting.  

I have included Glenn Ziemer in this email. Please forward this to Russ Locatelli.  

Cybelle will be out of the office for the next 2 days – please call me if you want to hash any of this out. Cybelle and I could be available if you would like to meet again. We could also set up a phone conference meeting. Or do you want to continue this via email?
Thanks for including us in this process.

John and Cybelle

John Miller
Humboldt County Planning Division
3015 H St
Eureka, CA 95501
Phone: (707) 268-3781
Fax: (707) 445-7446
jnmiller@co.humboldt.ca.us

8/6/2010