

HUMBOLDT COUNTY PLANNING COMMISSION
February 17, 2011
STUDY SESSION
Attachments

Attachment A: Planning Commission public meetings on GPU

Attachment B: GPU Alternatives Charts review procedures flowchart (i.e. "short list" process)

Attachment C: Example of Planning Commission hearing draft markup

Attachment D: Timeline alternatives for completing the review of the draft General Plan.

**Attachment A
GPU PC-BOS Meetings**

Meeting Type and Location	Date	Purpose	Meeting location	Public comments
Critical Choices:				
Joint PC-BOS workshop	10-24-00	Public comments - workshop	Wharfinger	yes
Joint PC-BOS workshop	2-27-01	Public comments - workshop	Wharfinger	Yes
Joint PC-BOS workshop	3-27-01		Red Lion	Yes
BOS hearing	4-17-01		Courthouse	Yes
Technical Background Studies - wksp				
Buildings Communities	2-28-2002	Workshop	CR forum	Yes
Moving Goods and people	10- 22-2002	Workshop	CR forum	Yes
Natural resources and hazards	10- 22-2002	Workshop	CR forum	Yes
GIS mapping	10- 22-2002	Workshop	CR forum	Yes
Dialogs (CAC)				
Eureka	10-30-03	HAF and County	Holiday Inn	98
	11-06-03	“	“	84
	11-12-03	“	“	79
	12-3-03	“	“	73
Sketch Plans				
Joint PC-BOS workshop	7-1-04	Workshop on Sketch Plans	Courthouse	
Joint PC-BOS workshop	7-14-04	Workshop on Sketch Plans	CR	yes
Joint PC-BOS workshop	8-25-04	Workshop on Sketch Plans	Courthouse	Yes
PC public hearing	9-2-04	Review Sketch Plans	Courthouse	Yes
PC public hearing	9-9-04	Approve sketch plans	Courthouse	Yes
BOS public hearing	9-13-04	Review Sketch Plans	Courthouse	Yes
Urban Study areas - hearings				
PC public hearing	4-28-05	Urban Study Areas	Courthouse	Yes
BOS hearing	7-5-05	Urban Study Areas	Courthouse	Yes
Joint PC and	9-6-05	Urban Study Areas -	Courthouse	Yes

Attachment A GPU PC-BOS Meetings

BOS workshop		workshop		
Administrative Draft GP				
Board hearing	12-05-06	GPU work plan update	Courthouse	Yes
PC Hearing	2-15-07	Review Chapters 1-3		
PC Hearing	3-15-07	Review Chapter 16-19		
PC Hearing	4-19-07	Review Chapter 20-21		
PC Hearing	5-17-07	Review Chapter 11		
PC Hearing	6-21-07	Review Chapter 12-15		
PC Hearing	7-26-07	Review Chapter 17-19		
PC Hearing	8-16-07	Review Chapter 5		
PC Hearing	10-18-07	Review Chapter 4, 5		
PC Hearing	11-15-07	Review Chapter 5		
PC Hearing	12-20-07	Review Chapter 7,8,13		
PC Hearing	1-17-08	Review Chapter 6, 10		
PC Hearing	2-21-08	Review 6, 10		
PC Hearing	3-20-08	Review GPU process		
Planning Commission Draft GP				
PC Hearing	11-2-08	Release of plan	Courthouse	No
PC Hearing	12-18-08	Study Session	Courthouse	No
Housing Element	Jan – march (8 meetings)	hearings	Courthouse	Yes
PC Hearing	4-16-09	Intro LUE	Courthouse	
PC Hearing	4-23-09	Intro LUE	Courthouse	
PC Hearing	4-30-09	All comments	Courthouse	Yes
Housing Element	5-21-09	deliberate	Courthouse	Yes
Housing Element	5-28-09	deliberate	Courthouse	Yes
PC Hearing	6-11-09	All comments	CR	Yes
Housing Element	6-18-09	deliberate	Courthouse	Yes
PC Hearing	6-25-09	LUE: Growth Plan	Courthouse	Yes
PC Hearing	7-23-09	LUE: Growth Plan	Courthouse	Yes
PC Hearing	8-20-09	LUE: Urban Lands	Courthouse	No
PC Hearing	9-17-09	LUE: Urban Lands	Courthouse	Yes
PC Hearing	10-15-09	LUE: Urban Lands	Courthouse	Yes
PC Hearing	10-22-09	LUE: Rural Lands	Courthouse	No

Attachment A
GPU PC-BOS Meetings

PC Hearing	11-12-09	LUE: Rural Lands	Courthouse	No
PC Hearing	11-19-09	LUE: Ag and timber	Courthouse	Yes
PC Hearing	12-10-09	LUE: Ag and timber	Courthouse	Yes
PC Hearing	12-17-09	LUE: All comments	Garberville	Yes
PC Hearing	1-14-10	LUE: Ag	Courthouse	Yes
PC Hearing	2-18-10	LUE: Ag	Courthouse	Yes
PC Hearing	3-11-10	LUE: Ag	Courthouse	Yes
PC Hearing	3-18-10	LUE: Ag	Courthouse	Yes
PC Hearing	4-8-10	LUE: Ag and timber	Courthouse	Yes
PC Hearing	4 -15-10	LUE: timber	Courthouse	Yes
PC Hearing	May 13, 2010	LUE: timber	Courthouse	Yes
PC Hearing	May 27, 2010	LUE: timber	Courthouse	Yes
PC Hearing	June 10 2010	LUE: timber	Courthouse	Yes
PC Hearing	June 17 2010	LUE: public lands	Courthouse	Yes
PC Hearing	June 24 2010	LUE: public lands	Courthouse	Yes
PC Hearing	July 8 , 2010	LUE: land use class	Courthouse	Yes
PC Hearing	July 15, 2010	LUE: land use class	Courthouse	Yes
PC Hearing	7-22-10	LUE: land use class	Courthouse	Yes
PC Hearing	7-29-10	LUE: land use class	Courthouse	Yes
PC Hearing	8-12-10	Ch 5 - Infrastructure	Courthouse	Yes
PC Hearing	8-19-10	Ch 5 - Infrastructure	Courthouse	Yes
PC Hearing	8-26-10	Ch.6 - Telecomm	Courthouse	Yes
PC Hearing	9-9-10	Ch.6 -Telecomm	Courthouse	Yes
PC Hearing	9-16-10	Ch.6 - Telecomm	Courthouse	Yes
PC Hearing	10-14-10	Ch.7 - Circulation	Courthouse	Yes
PC Hearing	10-21-10	Ch.7 - Circulation	Courthouse	Yes
PC Hearing	10-28-10	Ch.7 - Circulation	Courthouse	Yes
PC Hearing	12-9-10	Ch.7 - Circulation	Courthouse	Yes
PC Hearing	12-16-10	Ch.7 - Circulation	Courthouse	Yes
PC Hearing	1-13-11	Ch.7 - Circulation	Courthouse	Yes
PC Hearing	1-20-11	Ch 9 - Economic	Courthouse	Yes
PC Hearing	2-10-11	Ch 9 - Economic	Courthouse	Yes

Attachment A GPU PC-BOS Meetings

Section of Plan	# of meetings	# of Policy decisions
GPU PART 2 – BUILDING COMMUNITIES	44	644
Chapter 4. Land Use Element 4.2 Growth Planning - 2 4.3 Urban Lands - 3 4.4 Rural Lands - 2 4.5 Agricultural Resources - 5 4.6 Forest Resources - 5 4.7 Public Lands - 2 4.8 Land Use Classifications - 4	(28)	389
Chapter 5. Community Infrastructure and Services	(2)	80
Chapter 6. Telecommunications Element	(3)	44
Chapter 7. Circulation Element	(6)	84
Chapter 8. Housing Element Summary	Separate process	n/a
Chapter 9. Economic Development Element	(2–currently meeting)	47
GPU PART 3 – RESOURCE MANAGEMENT		369
Chapter 10. Conservation and Open Space Elements 10.2 Open Space 10.3 Biological Resources 10.4 Mineral Resources 10.5 Waste Management 10.6 Cultural Resources 10.7 Scenic Resources		195
Chapter 11. Water Resources Element		129
Chapter 12. Energy Element		45
GPU PART 4 – PUBLIC HEALTH AND SAFETY		145
Chapter 13. Noise Element		28
Chapter 14. Safety Element		79
Chapter 15. Air Quality Element		38
GPU PART 1 – SETTING		53
Chapter 1. Introduction Chapter 2. Public Guide Chapter 3. Governance Policy		53
GPU PART 5 – MAPS		
EIR		

- Reviewed 12 chapters/sections to date – approx 644 policy choices (excluding “D” policies)
- Have 12 remaining chapters/sections left to review – approx 567 policy choices (excluding D)

Attachment B

Planning Commission Plan Alternatives Review Process Guide

Step 1
Distribute charts
and narratives

Prior to Hearing:

Step 1. Distribution of Charts with Key issues. Staff provides the Planning Commission with: 1) narratives found within the Plan on chapter under review; 2) the Key Issues chart with the staff's identified "short list" of key policies; and 3) the Plan Alternatives Comparison charts.

Step 2
PC review;
identify key
issues

Note: Staff's "short list" key issues because they meet one or more of the following criteria: 1) creates a major shift in county policy; and/or 2) received a high level of public interest; and/or 3) covered by more than one alternative.

Step 3
Report on key
issues; receive
public comments

Step 2. Homework. Planning Commissioners review material at home and identify their initial "short list" of key policies, standards and/or implementation measures and any recommended revisions or comments they wish to make regarding these policies.

Step 4
Receive public
comments

During First Hearing:

Step 3. Staff Report. Receive a staff report on the key policy issues and identified "short list." Staff will also review any submitted alternatives charts from the public and provide policy recommendations.

Step 5
PC provides
'short list' to staff

Step 4. Public Comments. Receive public comments.

Step 5. Commissioners "short list". After close of public hearing, each Commissioner verbally provides staff with their final "short list" of key policies, standards and/or implementation measures.

Step 6
Deliberations on
'short list'

Note: Staff will compile the master voting chart of key policies, standards and/or implementation measures and make available to the public.

Step 6. PC Deliberation. Commissioners begin deliberation on short listed items only.

Note: The Alternative "B" version of policies not identified on the short list would be considered a slate of recommended policies for the draft Plan.

Step 7
Address
outstanding
issues

During Second Hearing:

Step 7. Address Outstanding Issues. Receive a staff report addressing any outstanding issues identified by the Commission at previous hearings.

Step 8
Receive public
comments

Step 8. Public Comments. Receive public comments.

Step 9
Deliberate & vote
on each chapter

Step 9. Deliberate and Vote. Beginning with the first short list policy the Chair asks each member to express their initial vote or comment on the policy. After each member's comment and vote are captured for the record, the Chair may move on to the next policy or subject the policy to discussion and deliberation between members. After sufficient deliberation, the chair will call for final comments and straw votes. If necessary, the Chair may make a request to staff to revise the policy or provide additional information and continue voting on the policy to the next meeting.

Repeat steps 7 through 9 as necessary until chapter review is complete.

Attachment B

Chapter 5 Community Infrastructure and Service – PC Markup 8-19-10

Plan Alternative				Chapter 5 Community Infrastructure and Service					Staff Remarks/ Implementati on	Position R,M,D	
				5.4 Goals							
A	B	C		IS-G1. Adequate Infrastructure and Services. Well maintained public infrastructure and services supporting existing development with an ability to expand to satisfy the needs of new development.						R	
Vote Tally:				Alt A/B/C 6-0 favor	Kreb Yes	Gearheart Yes	Faust Absent	Smith Yes	Emad Yes	Nelson Yes	Mayo Yes
Commission Comments:				C. Nelson – if the infrastructure exists and is in poor repair, then new development should pay for the impact that they have on the existing infrastructure. If I have an existing house, I should not have to pay for their impacts. This point is not made in this goal.							
August 12, 2010				C. Smith – this may be addressed in future policies and standards.							
				C. Mayo – The local community that has not caused this lack of funding for infrastructure improvements, the state has been robbing the County. This goal makes good sense; however, we need to talk about getting the money back from the state. Impact fees will not get it.							
				Straw vote was taken – all in favor.							
A	B	C		IS-G2. Sustainable Funding. Adequate and sustainable revenue sources for capital improvements and maintenance of infrastructure and services.						R	
A	B	C		IS-G3. Interagency Coordination. Coordinated planning, prioritization, funding, and implementation of infrastructure and public service projects across jurisdictional boundaries.						R	

Attachment C

				5.4 Policies		
	B			IS-P5. Fiscal Impact Assessment. The economic impacts of discretionary development on existing and planned public infrastructure and services shall be considered during the project review process. Significant adverse affects shall be mitigated to the extent feasible through changes in project design, timing, or financial exactions in proportion to project impacts.	Prog, QJ, Min, IM3	R Straw Vote 6-1
A				IS-P5. Fiscal Impact Assessment. The economic impacts of discretionary development on existing and planned public infrastructure and services shall be assessed during the project review process. Significant adverse affects shall be mitigated through changes in project design, timing, or financial exactions in proportion to project impacts.		D
				COMMENTS: 8-12-10: C. Smith – we need to take into account the property tax contribution of new development when we prepare fiscal impact assessments. This may sometimes offset the cost of the public infrastructure improvements. Straw vote - all in favor of Alternative B (C. Faust absent). 9-9-10 Commissioner Faust supports Alternative A because the project proponent should mitigate impacts at the time and not pass to future generations.		
A	B	C	A	New policy #3: 8-26-10 IS-PX. Out of Area Service to Address Threats to Public Health. Encourage the Humboldt LAFCo to amend its policies and procedures to allow local agencies to provide new or extended services outside jurisdictional boundaries and outside spheres of influence to respond to existing or impending threats to the public health or safety, consistent with Government Code 56133, without the requirement to execute an annexation agreement.		New policy R Straw Vote 7-0
				COMMENTS: 8-19-10: During the review of IS-P19, Commissioner Emad inquired about policies to improve existing infrastructure and commented on existing failing infrastructure in outlying areas. Commissioner Faust pointed out that those areas did not have services providers. Chairman Smith commented that the Commission should keep Commissioner Emad's points about improvement to existing inadequate infrastructure in mind. It was requested that staff come back with possible polices for improving existing inadequate infrastructure in regards to health and safety. Conversation ensued regarding suggested policies and implementation measures. Assistant County Counsel Carolyn Ruth stated staff would work on the discussed new polices and present them to the Commission at a future meeting.		

Attachment C

**Humboldt County General Plan Update
Planning Commission markup 8-19-10**




Plan Alternatives Comparison Chart


			8-26-10: Staff proposed revised language for IS-P14 and a new policy, IS-PX to address these issues. The Commission reviewed the revised wording for IS-P14 and new policy language of IS-PX and voted unanimously to support the changes/addition.							
A	B	C	IS-P17. Law Enforcement. The County shall continue to monitor law enforcement needs and coverage. New development shall pay its proportionate share of law enforcement costs.						Prog, IM2-7, IM16	R Split vote 4-3
Vote Tally:			Alt A/B/C 4-3	Kreb yes	Gearheart yes	Faust yes	Smith no	Emad no	Nelson yes	Mayo no
Commission Comments: August 12, 2010			C. Smith – this just seems too complicated for the needs of this county and level of development, especially for law enforcement – this should be a county budgeted item – opposed							
			C. Mayo – opposed Proportional may then be expected for impacts for that use (example – new computers that serve everyone, not just the development)							
			C. Krebs – Is there a study that shows what these proportional costs are? D. Girard – it would be a part of the impact study. Kreb – I support							
			C. Emad – what is the definition of development – homes 5 miles out of town – is that development? Or is it only applied to subdivision in town? C. Girard – up to the Board to decide, they can assess on ministerial and/or discretionary projects. That detail is usually a part of the analysis itself – left general now because you need more data to know what development and improvement you are talking about.							
			C. Emad – I’m opposed							
			C. Gearheart– I support							
			C. Nelson – I support							
			8-19-10: Commissioner Faust weighed in on IS-P17 due to his absence and he was in support.							

Attachment C

Humboldt County General Plan Update
 Planning Commission markup 8-19-10

Plan Alternatives Comparison Chart

	B			IS-P18. Expanded Fire Protection Services. Encourage the expansion of existing special district boundaries, or the formation of a County Service Area with agreements to fund contract fire services, as a means to provide fire protection services to areas outside of fire district boundaries.	Prog, IM22; S4-5	M						
A				IS-P18. Expanded Fire Protection Services. Require the expansion of existing special district boundaries, or the formation of a County Service Area with agreements to fund contract fire services, to ensure the provision of fire protection services to existing and proposed development outside of fire district boundaries.	QJ, Min, S4-5, IM17-18, IM22 	D						
Vote Tally: 6-1				Alt B 6	Alt A 1	Kreb B	Gearheart B	Faust A	Smith B	Emad B	Nelson B	Mayo B
Commission Comments: August 19, 2010				C. Faust- this should be a requirement, I support the wording in Alternative A								
				C. Emad- this policy along with S4 for Alternative A is a quasi moratorium(bad recipe); I support Alternative B								
				C. Nelson-can someone contract for services? [yes] Director Girard stated that countywide service area is an option. I support Alternative B.								
				C. Smith – I agree w staff recommendation for Alternative B.								
				C. Kreb - I support Alternative B - we have the Fire chiefs recommendations and we ought to follow them.								
				C. Mayo I agree w staff recommendation for Alternative B								
				C. Gearheart - I agree w staff recommendation for Alternative B								
A	B	C		IS-P19. Water and Wastewater System Capital Improvement Programs. Support the efforts of service providers to develop and maintain capital improvement programs for construction of water and wastewater systems.	Prog, IM1	R						
A	B			IS-P20. On-Site Sewage Disposal Requirements. Maintain regulations governing construction and maintenance of on-site sewage disposal systems to protect health and safety and to reflect changes in state law and advances in treatment technologies.	Prog, Leg, 	R						
A	B			IS-P21. Parks and Recreation Service in Urban Development Areas. Encourage and support special districts to provide neighborhood parks and recreation services within Urban Development Areas.	Iss	R						
A	B			IS-P22. Park Dedications Held in Perpetuity. Parklands shall be dedicated and held in perpetuity and protected against diversion to both non-recreational purposes and conflicts with adjacent land uses.	Prog, 	M STRAW VOTE 5-2						

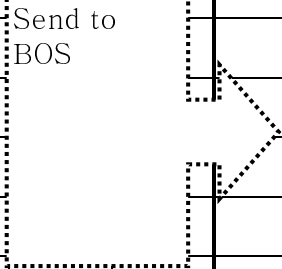
5.5 Standards												
	B		<p>IS-S4. Subdivisions Outside of Fire District Boundaries. Prohibit industrial, commercial or residential subdivisions unless the County finds that the Subdivisions outside of fire district boundaries proposed subdivision is located within the boundaries of a fire related district, or the subdivision approval is shall be conditioned upon one of the following to:</p> <p>A1. If the project site is not located within the boundaries of a fire related district, approval shall be conditioned upon the annexation to or form a <u>an existing adjacent</u> fire-related district or annexation to, or formation of, a county service area established to provide fire protection services, and the establishment of appropriate funding mechanisms provide funding to ensure that the district has adequate capacity to provide services, or</p> <p>B2. If the project site is not located within the boundaries of a fire related district and if condition A-1 is not feasible, approval shall be conditioned upon the establishment of an adequate ongoing funding source and the execution of a fire protection agreement with <u>an appropriate</u> local fire service provider. <u>with LAFCO approval, as appropriate, or</u></p> <p>C3. <u>record acknowledgment of no available emergency response and fire suppression services and implement required mitigations.</u></p>								 Recommend ed new wording for Alt B	M Straw Vote: 4-2-1
	A		<p>IS-S4. Subdivisions Outside of Fire District Boundaries. <u>Subdivisions outside of fire district boundaries Residential development</u> shall be conditioned to annex to or form a fire-related district or county service area and provide funding to ensure that the district has adequate capacity to provide services.</p>									
	Vote Tally: 4-2-1	Alt B 4	Alt A 0	Kreb Yes	Gearheart Yes	Faust Partial support	Smith Yes	Emad No	Nelson Yes	Mayo No		
Commission Comments:	Comments: 8-19-10: See Discussion under New Policy 1 above.											
	Commissioners Smith supported S4 with the revised language "or" recommended by HAR and supported by the Fire Chiefs.											
	Commissioners Mayo and Emad did not support S4 as a standard/											
	Commissioners Nelson, Kreb and Gearheart supported S4 with the revised language as per supplemental 1.											
Commissioner Faust supported the Fire Chiefs recommendations in respect to options 1 and 2 but did not support option 3.												

GPU Schedule Alternative 1

	2011												2012					
	Jan.	February	March	April	May	June	July	August	September	October	Nov.	Dec.	Jan.	Feb.	March	April	May	June
Planning Commission Review of the Hearing Draft Plan, EIR and Mapping																		
Hearing Dates:																		
Economic Development																		
10.2 Open Space																		
10.3 Biological																		
10.4 Mineral Resources																		
10.5 Waste Management																		
10.6 Cultural Resources																		
10.7 Scenic Resources																		
Ch 11 Water Resources																		
Ch 12 Energy Element																		
Ch. 13 Noise																		
Ch. 14 Safety																		
Ch 15 Air Quality																		
Ch 1-3 Governance																		
Mapping																		
EIR																		
Final Review and Approval																		
Implementing Ordinances?																		

Timeline 1

- 3 GPU meetings per month
- regular meeting hours
- may need extra days for special meetings
- complete by end of the year



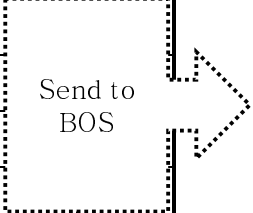
maps

EIR

PC Approves

GPU Schedule Alternative 2

	2011												2012																									
	Jan.	February	March	April	May	June	July	August	September	October	Nov.	Dec.	Jan.	Feb.	March	April	May	June																				
Planning Commission Review of the Hearing Draft Plan, EIR and Mapping																																						
Hearing Dates:			2/10	2/17	2/24	3/10	3/17	3/24	3/31	4/14	4/21	4/28	5/12	5/19	5/26	6/9	6/16	6/23	6/30	7/14	7/21	7/28	8/11	8/18	8/25	9/8	9/15	9/22	9/29	10/13	10/20	10/27	11/10	11/17	12/8	12/15		
Economic Development			[Purple Bar]																																			
10.2 Open Space					[Purple Bar]																																	
10.3 Biological						[Purple Bar]																																
10.4 Mineral Resources																																						
10.5 Waste Management																																						
10.6 Cultural Resources																																						
10.7 Scenic Resources																																						
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Ch. 13 Noise																																						
Ch. 14 Safety																																						
Ch 15 Air Quality																																						
Ch 1-3 Governance																																						
Mapping																																						
EIR																																						
Final Review and Approval																																						
<p>Timeline 2</p> <ul style="list-style-type: none"> • 2 GPU meetings per month • expanded meeting hours (5-9:30) • less review time for some sections • allows for scheduling of special meetings • not complete by end of the year 																																						
Implementing Ordinances?																																						



Maps

EIR

PC Approves