



AGENDA ITEM NO.

# COUNTY OF HUMBOLDT

Meeting Date: September 28, 2015

To: Board of Supervisors

From: Kevin R. Hamblin, Director of Planning and Building Department

Subject: Continued Board review of the Planning Commission Approved Draft General Plan. In particular, continued deliberations on the Land Use Maps beginning with the Central Area, but also considering the Northern and Southern Areas as well.

### RECOMMENDATIONS:

That the Board of Supervisors:

1. Open the public hearing.
2. Continue deliberations on the Central Area land use maps.
3. Continue deliberations on the Northern Area land use maps.
4. Continue deliberations on the Southern Area land use maps.
5. Deliberate on the Board's review schedule for the Draft General Plan.
6. Continue the meeting to Monday, October 19, 2015, beginning at 1:30 PM or as soon thereafter as possible.

### SOURCE OF FUNDING:

General Fund and General Plan User Fees.

Prepared by Michael Richardson  
 Michael Richardson, Senior Planner

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

REVIEW: Auditor \_\_\_\_\_ County Counsel \_\_\_\_\_ Human Resources \_\_\_\_\_ Other \_\_\_\_\_

TYPE OF ITEM:  
 Consent  
 Departmental  
 Public Hearing  
 Other \_\_\_\_\_

PREVIOUS ACTION/REFERRAL:

Board Orders No. C-1

Meetings of: beginning June 12, 2012, and continuing through September 14, 2015

**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**

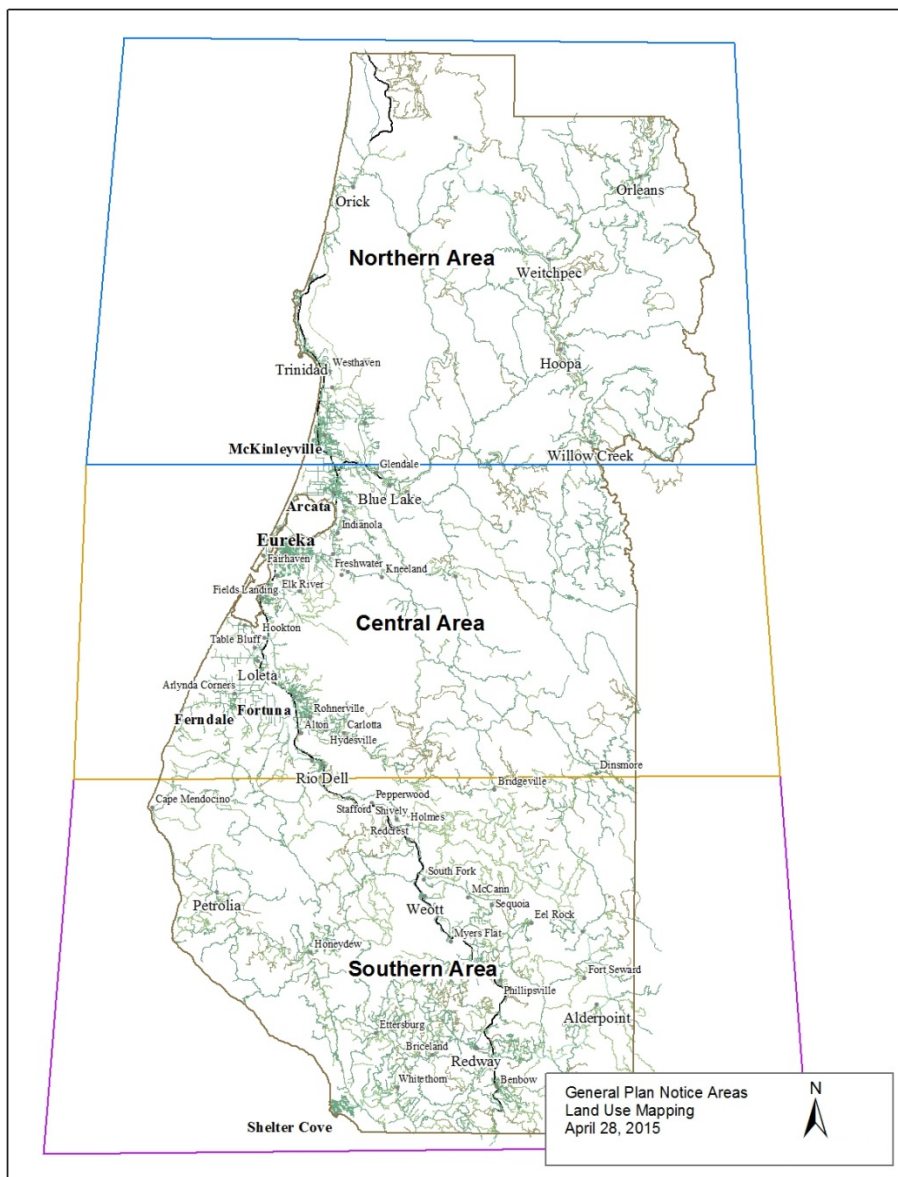
**DISCUSSION:**

**Land Use Mapping Workshops and Meetings**

Attachment 1 of this staff report presents the parcel-specific straw votes from the August 31, 2015 meeting which reviewed the land use maps for the Central Area. The figure below shows the different GPU mapping areas.

At the September 14<sup>th</sup> meeting the Board was scheduled to continue deliberations on the maps for the Northern and Southern Areas and consider setting a deadline of September 23<sup>rd</sup> for submittal of new land use requests. Staff will verbally summarize the results of that meeting at the September 28<sup>th</sup> public hearing.

**Figure 1. Land Use Mapping Workshop and Meeting Areas**



The recommended procedure for completing review of the Central, Northern and Southern Area maps during the public hearing is the same general procedure used at the previous meetings, and it involves the following steps:

- 1) Public comment / Board deliberation / straw vote on the proposed changes to the land use requests for Central Area properties that were not already considered by the Board:
- 2) Public comment / Board deliberation / straw vote on the proposed changes to the Central Area maps.
- 3) If any individual landowner requests or Northern Area maps have yet to be straw-voted, accept public comment, complete Board deliberation and straw vote on the remaining proposed changes to the Northern Area map areas that were not already considered by the Board.
- 4) If any individual landowner requests or Southern Area maps have yet to be straw-voted, accept public comment, complete Board deliberation and straw vote on the remaining proposed changes to the Southern Area map areas that were not already considered by the Board.

#### **GPU Review Schedule**

Attachment 2 is the updated draft schedule for completion of the remaining GPU tasks for review, comment and modification.

#### **FINANCIAL IMPACT:**

The cost of preparing this staff report is borne by the General Fund through the Planning and Building Department, Advance Planning Division's FY 2015-2016 budget, and the General Plan User Fees Trust Fund 3698.

#### **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 1. Straw votes taken for the Central Area Land Use Maps on 8/31/15

Attachment 2. Updated Schedule for Completion of the Remaining GPU Tasks

## Attachment 1

Straw Votes Taken for the Central Area Land Use Maps on 8/31/15

| APN         | Owner Name  | Current Land Use Designation | Planning Commission Recommendation | Land Owner Request | Board Action 8/31/15   |
|-------------|---|------------------------------|------------------------------------|--------------------|--|
| 014-291-009 | THOMAS EUGENE B & BENZINGER SUSAN TR              | RL;AE (HBAP)                 | RL/AE                              | RE2.5-5/AE         | Approved PC version  |
| 018-021-006 | HEMLOCK STREET AREA                               | RM                           | RL                                 | Fix Error          | Approve request  |
| 018-021-012 | HEMLOCK STREET AREA                               | RM                           | RL                                 | Fix Error          | Approve request  |
| 018-022-006 | HEMLOCK STREET AREA                               | RM                           | RL                                 | Fix Error          | Approve request  |
| 203-181-028 | RICHARDSON MARVIN P JR & JUDITH T TR              | AS (FACP)                    | RE2.5-5                            | RE1-5              | Approved request   |
| 304-021-001 | SLACK & WINZLER PROPERTIES                        | RL (ECP)                     | RL1-7 (240 MAX)                    | No OS              | Approved modified request change OS to RL; set cap at 320 du; 4-1 (Lovelace)     |
| 304-041-001 | SLACK & WINZLER PROPERTIES                        | RL (ECP)                     | RL1-7 (240 MAX)                    | RL                 | Approved modified request – set cap at 320 du; 4-1 (Lovelace)                    |
| 304-081-001 | SLACK & WINZLER PROPERTIES                        | RL (ECP)                     | RL1-7 (240 MAX)                    | RL                 | Approved modified request – change RA10 to RL, set cap at 320 du; 4-1 (Lovelace) |
| 304-081-003 | SLACK & WINZLER PROPERTIES                        | RL;AR-10 (ECP)               | RL1-7 (240 MAX)/RR10               | RL1-7              | Approved modified request – set cap at 320 du; change RA10 to RL; 4-1 (Lovelace) |
| 304-141-036 | SLACK AND WINZLER PROPERTIES                      | RL (ECP)                     | RL1-7 300 MAX/OS                   | RL1-7              | Approved modified request – change OS to RL; set cap at 320 du 4-1 (Lovelace)    |
| 305-011-001 | SLACK AND WINZLER PROPERTIES                      | RL (ECP);AE (HBAP)           | RL1-7 300 MAX/OS                   | RL1-7              | Approved modified request – change OS to RL; set cap at 320 du 4-1 (Lovelace)    |
| 305-051-002 | SMITH DONALD J & LORRAINE M                       | MR/RL (HBAP);AE (ECP)        | RL/MR/RL                           | AE                 | Approve request  |
| 306-361-003 | EVANS GARY L & FRAZIER ROBERT J & DEBRA J & DEBRA | RV/RE;NR;MR/CR (HBAP)        | RL/RM/NR/MR/CR                     | Split              | Approved request: RM changed to CR   |
| 312-043-002 | RIBAR FRED J SR TR & COX GAY R GRDN               | T(FRWK);TIMBER;GRAZING(NHGP) | T/RE2.5-5                          | T/RE2.5-5*         | Approve modified request – T/RE2.5-5 south of Liscomb Hill Rd.                   |
| 312-043-013 | RIBAR FRED J SR TR & COX GAY R GRDN               | TIMBER (NHGP)                | T                                  |                    | Approved PC  |
| 312-051-046 | RIBAR-COX TIMBERLANDS LP                          | TIMBER (NHGP)                | RR5/T                              | RE2.5-5            | Approved request   |
| 313-032-002 | SIMPSON COMMON PAYMASTER CO                       | (RAILROAD)                   | T                                  | IR                 | Approved IR  |
| 313-051-011 | CALIFORNIA REDWOOD COMPANY                        | DISPERSED HOUSES (NHGP)      | IR/AE                              | IR/AE              | Approved modified request IR/CF/T  |
| 314-151-008 | FULTON FRANK R                                    | AG (FRWK)                    | AG/PF                              | AG                 | Approve request  |
| 314-233-006 | FORT BAKER RANCH CO                               | AG (FRWK)                    | T                                  | AG                 | Approve request  |
| 314-256-002 | FORT BAKER RANCH CO                               | AG (FRWK)                    | T/AG                               | AG                 | Approve request  |
| 314-271-002 | FORT BAKER RANCH CORPORATION                      | T;AG (FRWK)                  | AE/AG                              | AG                 | Approve request  |
| 314-273-002 | FORT BAKER RANCH CO                               | T;AG (FRWK)                  | AG                                 | AE/T               | Approve request  |

| APN         | Owner Name  | Current Land Use Designation | Planning Commission Recommendation | Land Owner Request | Board Action 8/31/15                                  |
|-------------|---|------------------------------|------------------------------------|--------------------|---|
| 315-024-017 | GREEN DIAMOND RESOURCE COMPANY                    | T (FRWK)                     | T                                  | T                  | Approve request                                       |
| 316-175-004 | GREEN DIAMOND RESOURCE COMPANY                    | AG (FRWK)                    | AG                                 | T                  | Approve request                                       |
| 316-255-006 | GREEN DIAMOND RESOURCE COMPANY                    | T (FRWK)                     | T                                  | T                  | Approve request                                       |
| 317-166-003 | FORT BAKER RANCH CO                               | AG (FRWK)                    | AG/T                               | AG                 | Approve request                                       |
| 401-031-056 | HUMBOLDT BAY HARBOR REC & CONV DIST               | MC (HBAP)                    | CR                                 | CR                 | Approve request                                       |
| 403-051-026 | HUMBOLDT COMMUNITY SERVICES DISTRICT              | RR (HBAP)                    | RE2.5-5                            | PF                 | Approve request                                       |
| 403-071-056 | FRAZIER ROBERT J & DEBRA J & ODAY SEAN 2006 TRUST | AE(HBAP);AR(FWC P)           | AE/RA5-20                          | RA5-20             | Approve request                                       |
| 403-071-057 | FRAZIER ROBERT J & DEBRA J & ODAY SEAN 2006 TRUST | AE(HBAP)                     | AE/RA5-20                          | RA5-20             | Approve request                                       |
| 403-071-058 | FRAZIER ROBERT J & DEBRA J & ODAY SEAN 2006 TRUST | AE(HBAP);AE(FWC P)           | AE/RA5-20                          | RA5-20             | Approve request                                       |
| 403-081-023 | BLAIR JOHN C & LETHA F TR                         | AL;T (FWCP)                  | RA40-160                           | RA5-20             | Approve request                                       |
| 403-161-034 | HUMBOLDT COMMUNITY SERVICES DIST                  | RR (HBAP)                    | RE2.5-5                            | PF                 | Approve request                                       |
| 404-011-012 | JACOBY CREEK LAND TRUST                           | T (JCCP)                     | T                                  | T                  | Approve request                                       |
| 404-011-013 | JACOBY CREEK LAND TRUST                           | T (JCCP)                     | T/RA5-20                           | T                  | Approve request                                       |
| 404-061-023 | FRAZIER ROBERT J & DEBRA J TR                     | RR (JCCP)                    | RA5-20                             | None               | Approve request                                       |
| 404-141-004 | CALIFORNIA REDWOOD COMPANY                        | NR;MG (HBAP)                 | IG/NR                              | MG/NR              | Approve request                                       |
| 501-071-012 | JACOBY CREEK LAND TRUST                           | AE (JCCP)                    | RE2.5-5/AE                         | AE                 | Approve request                                       |
| 501-111-013 | JACOBY CREEK LAND TRUST                           | RS;RR (JCCP)                 | RE2.5-5/AE                         | AE                 | Approve request                                       |
| 501-201-025 | SLACK FAMILY LLC                                  | AE;RR (HBAP)                 | AE                                 | Part 2.5           | Approve request – RE2.5 above slope                   |
| 501-261-039 | SLACK FAMILY LLC                                  | AE;RR (HBAP)                 | AE                                 | Part 2.5           | Approve request – RE2.5 above slope                   |
| 501-291-004 | SCHNEIDER DAVID L                                 | T (FWCP);T (JCCP)            | RA5-20                             | RA5-20             | Approve request                                       |
| 501-291-005 | SCHNEIDER RYAN                                    | T (JCCP)                     | RA5-20/AR20                        | RA5-20             | Approved request 4-1 (Lovelace)                       |
| 501-291-006 | SARGENT VERONICA R & CHRISTOPHER G                | T (FWCP)                     | RA5-20                             | RA5-20             | Approve request                                       |
| 501-291-007 | SCHNEIDER DAVID L TR                              | T (FWCP);T (JCCP)            | RA20                               | RA5-20             | Approved request 4-1 (Lovelace)                       |
| 502-031-065 | JACOBY CREEK LAND TRUST                           | T (JCCP)                     | T/RA5-20                           | T                  | Approve request                                       |
| 507-141-032 | GRAHAM DONALD R                                   | EXCL AGRI (ARC66);AE (HBAP)  | AE/CF                              | CG/AE              | Approved modified request AE/CF; IG west of Mad River |
| 516-091-051 | MCADAMS LANDS LP                                  | TIMBER (NHGP)                | AE                                 | T                  | Approve request                                       |
| 516-141-018 | SAWATZKY KENT & TERESA                            | DISPERSED HOUSES (NHGP)      | AE                                 | RE1-5              | Approved request 4-1 (Lovelace)                       |

| APN         | Owner Name                         | Current Land Use Designation | Planning Commission Recommendation | Land Owner Request | Board Action 8/31/15                  |
|-------------|------------------------------------|------------------------------|------------------------------------|--------------------|---------------------------------------|
| 516-201-019 | PERRY MERRITT & WALKER<br>KRISTINA | DISPERSED<br>HOUSES (NHGP)   | AG                                 | RA5-20             | Approved modified request AG/RE 2.5-5 |
| 516-241-024 | SUSMILCH DOUGLAS M & DIAN O        | TIMBER (NHGP)                | RE2.5-5                            | Not PF             | Approve request                       |

## Attachment 2

### Updated Schedule for Completion of the Remaining GPU Tasks



Review of the 2012 Planning Commission Approved Draft Plan by the Humboldt County Board of Supervisors

2015 CALENDAR

| January  | February  | March  | April   | May  | June   | July   | August   | September  | October   | November  | December   |  |  |   |
|--|---|--|---|--|--|--|--|--|---|---|--|--|--|---|
| <b>Board of Supervisors Hearing Process</b>                          |   |  |   |  |  |  |  |  |   |   |  |  |  |   |
| BOS Hearing<br>1-12-15<br>1:30-6:00<br>Chapter 11<br>Water Resources | BOS Hearing<br>2-9-15<br>1:30-6:00<br>Chapter 11<br>Water Resources &<br>Chapter 10.2<br>Community Separators &<br>Chapter 10.7<br>Scenic Resources &<br>Land Use Map<br>Timeline and<br>Noticing | BOS Hearing<br>3-9-15<br>1:30 - 6:00<br>Appendix B<br>Glossary<br>& Appendix C<br>Community Plans<br>& Appendix E<br>Coastal Plans<br>Land Use Map<br>Noticing and<br>Timeline | BOS Hearing<br>4-27-15<br>1:30-6:00<br>Appendix B<br>Glossary &<br>Land Use<br>Mapping<br>Notice and<br>Schedule &<br>Consideration<br>of straw votes<br>prior to<br>consistency<br>review and<br>environmental<br>analysis | BOS Hearing<br>6-22-15<br>11:00 -7:00<br>Land Use Maps<br>North &<br>Eastern<br>Humboldt | REGIONAL WORKSHOPS<br>6/3 - Willow Creek Services District<br>6/9 - McKinleyville Azalea Hall<br>6/29 - Garberville Veterans Hall<br>7/6 - Scotia Theater<br>7/20 - Eureka Redwood Acres       |  | BOS Hearing<br>7-13-15<br>11:00 - 7:00<br>MATEEL<br>COMMUNITY<br>CENTER<br>Land Use Maps<br>Southern | BOS Hearing<br>8-17-15<br>1:30-6:00<br>Contiuation:<br>Land Use Maps<br>Northern &<br>Southern<br>Humboldt<br>*****<br>DEADLINE<br>FOR SUBMITTAL<br>OF REQUESTS<br>TO BOS FOR<br>REVIEW OF | BOS Hearing<br>8-31-15<br>1:30-6:00<br>Contiuation:<br>Land Use Maps<br>Emphasis<br>Central<br>Humboldt | BOS Hearing<br>9-14-15<br>11:00 - 7:00<br>Land Use Maps<br>Northern and<br>Southern<br>Humboldt<br>*****<br>9/23 DEADLINE<br>FOR SUBMITTAL<br>OF REQUESTS<br>FOR LAND USE | BOS Hearing<br>9-28-15<br>11:00 - 7:00<br>TENTATIVE<br>Land Use Maps<br>Central, and<br>remaining<br>requests all<br>areas | BOS Hearing<br>10-19-15<br>1:30-6:00<br>TENTATIVE<br>Glossary and<br>Reconsideration<br>of Straw Votes | BOS Hearing<br>11-16-15<br>1:30-6:00<br>TENTATIVE<br>Continue<br>Straw Vote<br>Policy<br>Discussion<br>&<br>Begin<br>Consistency | BOS Hearing<br>12-14-15<br>1:30-6:00<br>TENTATIVE<br>Continue<br>Consistency<br>Review<br>&<br>Determination<br>of Substantial<br>Changes |
|  |   |  |   |  | BOS Hearing<br>2-23-15<br>1:30-6:00<br>Chapter 11<br>Water Resources &<br>Chapter 10.2<br>Community<br>Separators &<br>Appendix F:<br>Other Maps:<br>Biological,<br>Safety, and<br>Circulation | BOS Hearing<br>3-23-15<br>1:30-6:00<br>Appendix B<br>Glossary<br>&<br>Appendix C<br>Community<br>Plans<br>& Land Use<br>Mapping Notice |  |  |   |   |  |  |  |   |

- Cancelled
- BOS deliberation
- Future Proposed Meeting
- Staff Work

GPU PART 1 – SETTING

- Chapter 1. Introduction **finished review**
- Chapter 2. Public Guide **finished review**
- Chapter 3. Governance Policy **finished review**
- GPU PART 2 – BUILDING COMMUNITIES
- Chapter 4. Land Use Element **finished review**
- Chapter 5. Community Infrastructure and Services **finished review**
- Chapter 6. Telecommunications **finished review**
- Chapter 7. Circulation Element **finished review**
- Chapter 8. Housing Element Summary **finished review**
- Chapter 9. Economic Development Element - **finished review**

GPU PART 3 – RESOURCE MANAGEMENT

- Chapter 10. Conservation and Open Space Elements - **finished review**
- Chapter 11. Water Resources Element - **finished review**
- Chapter 12. Energy Element **finished review**

GPU PART 4 – PUBLIC HEALTH AND SAFETY

- Chapter 13. Noise Element **finished review**
- Chapter 14. Safety Element **finished review**
- Chapter 15. Air Quality Element **finished review**

GPU PART 5 - MAPS **under review**