

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 2013-2014 budget, and the General Plan user fees.

Discussion: At the September 9, 2013 meeting, the Board of Supervisors finalized (by straw vote) the wording of all the Land Use Designations section of Chapter 4 of the draft General Plan except for the TL - Tribal Land designation. The Board also straw-voted the first eight (8) goals of the Economic Development Element (Chapter 9). The votes taken on September 9 are summarized in the list below. Attachment A of this report shows the text of the draft General Plan approved by straw vote.

Land Use Designations:

- **MC. Industrial, Coastal Dependent.**
- **CFR. Conservation Flood Plain Recreational.**
- **AE. Agricultural Exclusive,**
- **AG. Agricultural Grazing, and**
- **Railroad**

Economic Development Element:

- **ED-G2. Natural Resource Assets.**
- **ED-G5. Economic Development Assistance Programs.**
- **ED-G6. Competitive Quality of Life.**
- **ED-G7. Skilled and Ready Workforce.**
- **ED-G8. Regulatory and Permit Streamlining.**

Outstanding Issues – Land Use Designations

The "Tribal Land" land use designation was discussed during the September 9th General Plan Update hearing. The Board of Supervisors expressed concerns about the purpose of this designation and where it should apply. There was also some concern the County was applying a land use designation for properties where the County may have no jurisdiction. To help make an informed decision, the Board requested more analysis of the proposed land use designation.

The below discussion highlights staff's recommendations, the issues raised, the approach taken in the existing Framework Plan, state requirements, the proposed GPU policies, and an alternative approach that could work, but is not recommended.

Recommendation: Apply the TL – Tribal Lands Land Use Designation to all lands within the boundaries of Reservations and Rancherias of Federally-recognized Native American Tribes and to land outside Reservations and Rancherias that is held in trust for a Tribe or its Members by the federal government. (The same as the Department's previous recommendation.)

Discussion:

County Jurisdiction on "Trust" land and "Fee" land

Humboldt County contains the Bear River Band of the Rohnerville Rancheria, Big Lagoon Rancheria, Blue Lake Rancheria, Hoopa Valley Reservation, Table Bluff Rancheria, Trinidad Rancheria, and the Yurok Reservation. In addition, there are lands held in trust for the Tribes by the federal government (hereafter "Trust land") located outside these reservations and rancherias, in particular the lands held in Trust for the Karuk Tribe in Orleans.

Within the reservations and rancherias there is Trust land and non-Trust land (hereafter "Fee land"). Trust land is the sovereign jurisdiction of the Tribe and the County has no land use authority. Fee

land may be owned by the Tribe, where the County again would have no land use jurisdiction. The County may have land use jurisdiction where Fee land is owned by individuals.

Existing Framework Plan Policies

Current General Plan maps designate most of the reservations and rancherias as "Public Lands". The Public Lands designation is most often applied to federal and state land, such as the Six Rivers National Forest and Humboldt Redwoods State Park. Such lands are typically open to the public. However land within reservations and rancherias is not open to the public, so the "Public Lands" designation applied to those areas does not fit well. Also, the Public Lands designation does not identify allowable uses or development density, which are critical for reviewing development applications. Presently, staff looks to surrounding areas to determine appropriate uses and densities, but this practice is not rooted in General Plan policy, and may yield inconsistent results.

State Requirements and the Proposed GPU Policies

To clarify the "rules of the road" **GP-P23, Tribal General Plans** states that, "within reservation boundaries, the County shall utilize the tribal government's general plan for policy guidance where the County may need to exercise land use or permitting authority on non-trust lands"¹ (p. 3-23). Lands within reservations and rancherias are also mapped "Tribal Land".

The approach taken with the draft General Plan is consistent with the General Plan Guidelines published by the state Office of Planning and Research:

"The plan's text and diagrams must be reconciled, because 'internal consistency requires that general plan diagrams of land use, circulation systems, open-space and natural resources areas reflect written policies and programs in the text for each element.' (Curtin's California Land-Use and Planning Law, 1998 edition, p. 18) Without consistency in all five of these areas, the general plan cannot effectively serve as a clear guide to future development." (p. 13)

Also,

"Indian tribes and federally owned lands in trust for California Indians are not subject to the planning and land use regulations of cities and counties. Nevertheless, cities and counties containing Indian lands need to work closely with local tribes so that the general plan reflects the tribal governments' development plans for these areas." (p. 45)

Review of the Proposed GPU Policies by the Tribes

Staff referred the proposed TL – Tribal Lands land use designation to planning staff of the eight (8) Tribes within the County for their review and comment. At the time this staff report was written, no comments have been received from the tribes.

Alternative Approach

While not recommended at this time, County Counsel identified a possible alternative for the Board to address concerns about applying the TL – Tribal Lands land use designation to all tribal lands. The alternative would create an additional "Tribal Trust Lands (TTL)" land use designation that would apply to Trust lands within the unincorporated area. The proposed Tribal Lands (TL) designation would apply to other tribal lands. The alternative Tribal Lands (TL) designation and Tribal Trust Lands (TTL) designations could be written as follows:

¹ At this time there are no adopted Tribal land use plans that govern non-trust land on Reservations or Rancherias in the County.

Alternative TL-Tribal and TTL-Tribal Trust Lands land use designation:

“Tribal Lands (TL)

The purpose of the Tribal Lands designation is to identify all lands within the boundaries of Reservations and Rancherias of Federally-recognized Native American Tribes that is not Tribal Trust Land and to land outside Reservations and Rancherias that is held in trust for a Tribe or its Members by the federal government. For areas within these Reservations and Rancherias where the County has jurisdiction over land use and permit approvals, the County shall use the Tribal government’s adopted land use plan as policy guidance for land use and permit such approvals ~~relating to non-Tribal fee land that is planned Tribal Lands.~~

Proposed subdivisions of land ~~planned~~ designated Tribal Lands where the County has jurisdiction shall be originated by contact with the appropriate Tribal government and shall be processed in accordance with the Tribal government’s adopted subdivision regulations, where applicable...”

“Tribal Trust Lands (TTL)

The purpose of the Tribal Trust Lands designation is to identify all lands held in trust for a Tribe or its Members by the Federal government. The County shall not assert jurisdiction over these lands once they are held in trust.”

Staff does not support this alternative because it is more complicated compared to the draft General Plan policies and without clear benefits.

Outstanding Issues – Economic Development Element

The Board stopped its deliberations on the Economic Development Element after taking a straw vote on **ED-G8 Regulatory and Permit Streamlining** at the hearing on September 9, 2013. The Board made no requests for further analysis of any of the Economic Development Element items discussed so far, so the Board is positioned to simply resume its deliberations beginning with **ED-G9 Telecommunications** in Attachment A on page 12 of this staff report.

Outstanding Issues – Guiding Principles

At the July 8, 2013 meeting, the Board set a special night meeting on September 23, 2013 to take additional public comment and reconsider the revised Guiding Principles, which were straw-voted June 3, 2013. The Board has received numerous written public comments on the revised Guiding Principles, and it is anticipated more comments will be received prior to and during the public meeting. The Board made no requests for further analysis of any of the Guiding Principles, so the Board is positioned to simply resume its deliberations on them. The revised Guiding Principles straw-voted June 3, 2013 are provided in Attachment B; modifications to the Planning Commission recommended Guiding Principles are shown in underline and strikeout.

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:

Attachment A: Detail of Board’s straw votes on September 9, 2013, and worksheet for the remaining Economic Element items

Attachment B: Guiding Principles Straw-voted 6/3/13

Attachment A

**Detail of Board's straw votes on September 9, 2013, and
Worksheet for the remaining Economic Element items**

Land Use Classification & Economic Development Element Items – Planning Commission Draft, Ad Hoc Working Group Comments, Straw Votes, and Staff Recommendations

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09-2013; Staff Recommendation & Notes
4.8 Land Use Classifications (Chapter 4. Land Use Element)		
Industrial Designations		
<i>Industrial, Coastal Dependent (MC)</i>		
The purpose of this classification is to protect and reserve parcels on or near the sea for industrial uses dependent on, or related to, the harbor.		
<p>Allowable Use Types: Industrial Aquaculture Coastal-Dependent Industrial Coastal-Related Industrial Heavy Industrial Surface Mining</p> <p>Commercial Office & Professional Warehousing, Storage, & Distribution</p> <p>Civic Essential Services Extensive Impact Civic Uses</p> <p>Other Public Access Facilities Public Recreation Residential Subordinate to Principal Use Similar Compatible Uses</p> <p>Timber Production (only as conditional use)</p>		<p>9/09/13: Straw Vote with Timber Production (only as conditional use): Unanimous</p>
<p>Development Standards: Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning</p>		<p>9/09/13: Straw Vote: Delete height limit. Maximum FAR: 3</p>
Open Space and Public Lands Designations		
<i>Conservation Floodway Plain (CF)</i>		
Applied to the channels of river and streams, including the areas which carry normal flood waters or the area between existing or planned levees, dikes, or other such flood control features, and in which agricultural and limited recreational uses may be desirable or permissible.		<p>9/9/13 Straw Vote deletion of CFR and adding addition uses to CR as other uses and condition and changing name to Conservation Floodway Plain (CF): Unanimous</p>
<p>Allowable Use Types:</p> <p>Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p> <p>Resource Production General Agriculture</p> <p>Industrial Aquaculture Coastal Dependent Industrial</p> <p>Civic Public Recreation & OS</p>		

Land Use Classification & Economic Development Element Items – Planning Commission Draft, Ad Hoc Working Group Comments, Straw Votes, and Staff Recommendations

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09-2013; Staff Recommendation & Notes
Allowable Use Types: Other Surface Mining Caretaker's Residence Subordinate Residential Temporary RV Park Similar Compatible Uses		
Development Standards Additional Provisions – per zoning		
Conservation Flood Plain Recreation (CFR)		
Applied to the channels of river and streams, including the areas which carry normal flood waters or the area between existing or planned levees, dikes or other such flood control features, and in which conditions for recreational uses are favorable.		
Allowable Use Types: Natural Resource —Boating Facilities —Fish & Wildlife Habitat Mgt —Public Access Facilities —Resource-Related Recreational —Watershed Management —Wetland Restoration Resource Production —General Agriculture Industrial —Aquaculture —Coastal-Dependent Industrial Civic —Public Recreation & OS Other —Caretaker's Residence —Subordinate Residential —Surface Mining —Temporary RV Park —Similar Compatible Uses		
Development Standards Additional Provisions – per zoning		
Resource Production Land Use Designations		
Agricultural Exclusive (AE)		
This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Density range is 20-60 acres/unit.		9/9/13 Straw Vote PC version with 60 acre minimum, Single Family Residential unit and second dwelling unit within 2 acre foot print of main house principally permitted: Unanimous
Allowable Use Types: Agricultural Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture Hog Farming Intensive Agriculture Stables & Kennels Timber Timber Production Commercial Agriculture-Related Visitor-Serving ¹		

Land Use Classification & Economic Development Element Items – Planning Commission Draft, Ad Hoc Working Group Comments, Straw Votes, and Staff Recommendations

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09-2013; Staff Recommendation & Notes
<p>Allowable Use Types: Industrial/Extractive Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Surface Mining</p> <p>Natural Resource Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p> <p>Other Cottage Industry Farm Employee Housing Labor Camps Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities³ Similar Compatible Uses</p>		
<p>Development Standards Minimum Parcel Size: 60 acres Ground Coverage: 2 acres max. Additional Provisions – no residential subdivisions</p>		
<p>Agricultural Grazing (AG)</p>		
<p>This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation and other non-prime agricultural lands. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.</p>		<p>9/9/13 Straw Vote: PC version Single Family Residential unit and second dwelling unit within 2 acre foot print of main house principally permitted: Unanimous</p>
<p>Allowable Use Types:</p> <p>Agricultural Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture</p> <p>Agricultural Grazing (AG) Allowable Use Types:</p> <p>Agricultural (continued) Hog Farming Intensive Agriculture Stables & Kennels</p> <p>Timber Timber Production Timber-Related Recreation</p> <p>Commercial Agriculture-Related Visitor-Serving¹ Timber-Related Visitor-Serving</p> <p>Industrial/Extractive Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Metallic Mining Surface Mining</p> <p>Natural Resource Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p>		

Land Use Classification & Economic Development Element Items – Planning Commission Draft, Ad Hoc Working Group Comments, Straw Votes, and Staff Recommendations

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09-2013; Staff Recommendation & Notes
Allowable Use Types: Other Cottage Industry Farm Employee Housing Labor Camps Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities ³ Similar Compatible Uses		
Development Standards Minimum Parcel Size: 40 – 160 acres Ground Coverage: 2 acres max. Additional Provisions – per zoning		
		Add <u>“Tribal Lands (TL)”</u> as a land use designation
		<p>Recommendation: Add the following description for the Tribal Lands designation: “The purpose of the Tribal Lands designation is to identify all lands within the boundaries of Reservations and Rancherias of Federally-recognized Native American Tribes and to land outside Reservations and Rancherias that is held in trust for a Tribe or its Members by the federal government. The County shall use the Tribal government’s adopted land use plan as policy guidance for land use and permit approvals relating to non-Tribal fee land that is planned Tribal Lands. Proposed subdivisions of land planned Tribal Lands shall be originated with contact with the appropriate Tribal government and shall be processed in accordance with the Tribal government’s adopted subdivision regulations, where applicable.</p> <p>Where there is no adopted Tribal land use plan, the allowable use types for non-Tribal fee land designated Tribal Lands shall be one of the following:</p> <ol style="list-style-type: none"> 1) For properties zoned TPZ, the allowable use types and maximum allowable residential density shall be the same as those specified for land planned Timber. In addition, all policies relating to timber resources contained in Section 4.6, Forest Resources, shall apply. 2) For properties within or adjacent to urbanized areas of community planning areas the allowable use types shall be the same as those specified for land planned land Residential Estates, and the maximum residential density for shall be one (1) to five (5) acres per dwelling unit. 3) For properties not zoned TPZ and not within or adjacent to urbanized areas of community planning areas, the allowable use types shall be the same as those specified for land planned Rural Residential, and the maximum residential density for shall be 40 to 160 acres per dwelling unit. In addition, all policies relating to Rural Lands contained in Section 4.4, Rural Lands, shall apply.
		Add <u>“Railroad”</u> as a land use designation
		<p>“The purpose of the Railroad designation is to protect contiguous rail rights of way currently held by the North Coast Railroad Authority, and those along the former Annie and Mary Railroad rail corridor between Arcata and Blue Lake from development that may interfere with the use of these rights of way for transportation purposes <u>consistent with North Coast Railroad Authority policy.</u>”</p> <p><u>9/9/13 Straw Vote as written: Unanimous</u></p>

Land Use Classification & Economic Development Element Items – Planning Commission Draft, Ad Hoc Working Group Comments, Straw Votes, and Staff Recommendations

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09-2013; Staff Recommendation & Notes
9.4 Economic Development Element (Chapter 9)		
<p>Planning Commission Version (Modified Alternative A/B/C Version) ED-G2. Natural Resource Assets. Long term economically viable and environmentally sustainable agricultural, mineral resource, timber, and coastal dependent lands.</p>	<p>ED- G2. Natural Resource Assets. Option 1: Natural Resource Assets. Long -term economically viable and environmentally sustainable, mineral resource, timber, and coastal dependent lands utilization and enjoyment of natural resources.</p> <p>Option 2: Natural Resource Assets. Long-term economically viable and environmentally sustainable, mineral resource, timer, and coastal dependent lands utilization of natural resources.</p> <p>Discussion: Environmentally sustainable" & "economically viable" are vague terms. Sustainable is a standard, not a buzz word, included in planning documents throughout the state and is defined. Other natural resource assets missing, such as water.</p> <p>No policies, standards, or IM that refer to it; can it be more direct?</p>	<p>9/9/13 Straw Vote Ad hoc group's Option 1: Unanimous</p>
<p>Planning Commission Version (Modified Alternative A/B Version) ED-G5. Economic Development Assistance Programs. Financial and technical assistance programs that support workers, businesses, service providers, micro-enterprise, and disadvantaged communities.</p>	<p>ED-G5. Economic Development Assistance Programs. Option 1: Economic Development Assistance Programs. Financial and technical assistance programs that support workers, businesses, service providers, micro-enterprise, and disadvantaged communities <u>wage growth, full employment, and businesses inclusive of disadvantaged communities.</u></p> <p>Option 2: Economic Development Assistance Programs. Financial and technical assistance programs that support workers, businesses, service providers, micro-enterprise, and disadvantaged communities <u>wage growth, full employment, and businesses.</u></p> <p>Discussion: List is too long. Who isn't included? If everyone included, why have goal? Disadvantaged communities are a target for grant funding, good to have them specifically listed. EDD, EDA likes terms so they can reference when submitting an application. Wouldn't be to our advantage to remove.</p>	<p>9/9/13 Straw Vote Ad hoc group's Option 1: Unanimous</p>
<p>Planning Commission Version (Modified Alternative A/B/C Version) ED-G6. Competitive Quality of Life. Natural resources, recreational opportunities, quality schools and vibrant town centers that incorporate a mix of employment, housing, and retail uses as well as access to childcare, multi-modal transportation, and cultural and natural amenities.</p>	<p>ED-G6. Competitive Quality of Life. Maintain and enhance natural resources, recreational opportunities, quality schools <u>education</u>, and vibrant town centers, that incorporate a mix of access to employment, housing, and retail uses as well as access to <u>health care, childcare, safety, multimodal transportation, and cultural and natural amenities.</u></p>	<p>9/9/13 Straw Vote Ad hoc group's version as modified below: Unanimous</p> <p>ED-G6. Competitive Quality of Life. <u>Maintain</u>ed and <u>enhanc</u>ed natural resources, recreational opportunities, quality <u>schools</u> <u>education</u>, and vibrant town centers, that incorporate a mix of access to employment, housing, and retail, uses as well as <u>health care, childcare, safety, multimodal transportation, advanced telecommunications,</u> and cultural and natural amenities.</p>
<p>Planning Commission Version (Modified Alternative A/B/C Version) ED-G7. Skilled and Ready Workforce. Proactive development of the workforce through early and higher education, vocational training and retraining, and lifelong learning, so that there is a trained workforce prepared to contribute to the industries in Humboldt County and our region.</p>	<p>ED-G7. Skilled and Ready Workforce. Proactive development of the workforce through access to early and higher education, vocational training and retraining. , and lifelong learning, so that our residents are there is a trained workforce prepared to contribute to the industries in Humboldt County and our region.</p>	<p>9/9/13 Straw Vote Planning Commission version: Unanimous</p>

Land Use Classification & Economic Development Element Items – Planning Commission Draft, Ad Hoc Working Group Comments, Straw Votes, and Staff Recommendations

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09-2013; Staff Recommendation & Notes
<p>Planning Commission Version (Modified Alternative A/B/C Versions) ED-G8. Regulatory and Permit Streamlining. Permitting and licensing processes that respond to the needs and timelines of market conditions and remove unnecessary barriers to businesses, especially those that discourage micro-enterprise and home-based start ups.</p>	<p>ED-G8. Regulatory and Permit Streamlining. Stated and clear permitting and licensing processes that respond to the needs and timelines of market conditions and remove unnecessary barriers to which engage with businesses as customers <u>Stated and clear permitting and licensing processes that respond to the needs and timelines of market conditions and remove unnecessary barriers to which engage with businesses as customers</u>, especially micro-enterprise and home-based startups.</p>	<p>9/9/13 Straw Vote Ad hoc group's Option 1 modified below: Unanimous</p> <p>ED-G8. Regulatory and Permit Streamlining. <u>Stated and clear permitting and licensing processes that respond to the needs and timelines of market conditions and remove unnecessary barriers to businesses which engage with businesses as customers, especially (including micro-enterprise and home-based startups) in a timely, effective and proactive manner.</u></p>
<p>----- End of 9/9/13 Straw Votes -----</p>		
<p>Planning Commission Version (Modified Alternative A/B/C Versions) ED-G9. Telecommunications. Reliable and modern telecommunications infrastructure and services that can attract and retain internet and knowledge-based businesses.</p>	<p>ED-G9. Telecommunications. <u>Reliable, redundant and modern telecommunications infrastructure and services that can attract and retain internet and knowledge-based businesses.</u></p> <p>Discussion: Technology evolves quickly and it's a 20 year plan, so should not include specifics such as the internet.</p>	<p>Support ad hoc group's recommendations.</p>
	<p>ED-GX1. Telecommuting and Workforce Development. Promoting and seeking resources to ensure that the county has a broadband infrastructure that encourages economic and workforce development and promotes telecommuting. (from Telecomm Chapter)</p> <p>Discussion: Retain as written</p>	<p>New Goal that came from discussions with Planning Commission and the Communications Element.</p> <p>Support ad hoc group's recommendation.</p>
	<p>ED-GX2. Embraces new communication technology. Assure that we are a county that welcomes new technology advancements put resources into assuring that broadband infrastructure keeps up with the capacity and demand needs of new technologies.</p> <p>Discussion: Delete. Redundant with ED-G9.</p>	<p>New Goal that came from discussions with Planning Commission and from the Communications Element.</p> <p>Support ad hoc group's recommendation.</p>
<p>Planning Commission Version (Modified Alternative A/B/C Versions) ED-G10. Public Water and Wastewater. Adequate public water and wastewater facilities to accommodate the business and residential needs of the community. Utilize available industrial water resources to provide jobs, revenue, and economic resources to the county.</p>	<p>ED-G10. Public Water and Wastewater.</p> <p>Option 1: Public Water and Wastewater. Adequate public water and wastewater facilities to accommodate the business and residential needs of the community. Utilize available industrial and renewable water resources to provide jobs, revenue, economic resources and <u>environmental enhancement</u> to the county.</p> <p>Option 2: Public Water and Wastewater. Adequate public water and wastewater facilities to accommodate the business and residential needs of the community. Utilize available industrial water resources to provide jobs, revenue, and economic resources to the county.</p>	<p>Support ad hoc group's Option 2 with minor edit:</p> <p>ED-G10. Public Water and Wastewater. Adequate public water and wastewater facilities to accommodate <u>the business and residential</u> needs of the community. Utilize available industrial and renewable water resources to provide jobs, revenue, economic resources and <u>environmental enhancement</u> to the county.</p> <p>This better supports the efforts of the Humboldt Bay Municipal Water District and is proactive planning for use of our water resource.</p>
<p>Planning Commission Version (Modified Alternative A/B/C Versions) ED-G12. Land Inventory. A sufficient land inventory to meet the demand for commercial and industrial expansion and profitable natural resource production.</p>	<p>ED-G12. Land Inventory. A sufficient land inventory <u>ready</u> to meet the demand for <u>high value uses such as commercial and industrial expansion and profitable</u> natural resource production.</p> <p>Discussion: Consistent with Prosperity Strategy D1. Profitable is assumed.</p>	<p>Support ad hoc group's recommendation.</p>

Land Use Classification & Economic Development Element Items – Planning Commission Draft, Ad Hoc Working Group Comments, Straw Votes, and Staff Recommendations

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09-2013; Staff Recommendation & Notes
<p>Planning Commission Version (Modified Alternative A/B Versions) ED-G13. Brownfields. A successful recycling program converting underutilized brownfields into valuable land for housing and business expansion.</p>	<p>ED-G13. Brownfields. A successful recycling program converting underutilized brownfields into valuable land uses for housing and business expansion. Discussion: Might also include public or recreational uses.</p>	<p>Support ad hoc group's recommendation.</p>
	<p>ED-P1X. Economic Stability and Diversity. Promote economic stability, <u>growth</u> and diversity by emphasizing development of base and emerging industries identified as priorities in the current County Economic Development Strategy (without excluding other industries) and encouraging innovation, entrepreneurship, and global competition. Discussion: Removed old language to replace with current terminology that will remain relevant. Want to encourage any economic activity and not inadvertently be used to limit activity. Consider terminology like "federally legal businesses".</p>	<p>New policy modified by the ad hoc group. Support the ad hoc group's version with some modifications: ED-P1X: Economic Stability and Diversity. Promote economic stability, <u>growth</u> and diversity by emphasizing development of base and emerging industries identified as priorities in the current County's Comprehensive Economic Development Strategy (without excluding other industries) and encouraging innovation, entrepreneurship, and global competition. Clean version: ED-P1X: Economic Stability and Diversity. Promote economic stability, growth and diversity by emphasizing development of target industries identified as priorities in the County's Comprehensive Economic Development Strategy and encouraging innovation, entrepreneurship, and global competition.</p>
<p>Planning Commission Version (Modified Alternative A/B Versions) ED-P2. Job Growth and Workforce. Collaborate with economic development entities in the region to promote job growth, technological innovations, and entrepreneurship in base and emerging industries. Work with the education and private sectors to promote education, vocational training, professional development, and lifelong learning in the workforce.</p>	<p>ED-P2. Job Growth and Workforce. Collaborate with economic development entities in the region to promote job growth, technological innovations, and entrepreneurship in base and emerging industries identified as priorities in the current County Economic Development Strategy (without excluding other industries). Work with the education and private sectors to promote education, vocational training, professional development, and lifelong learning in the workforce. Discussion: Similar to PDX1. Concern with adoption of experimental technologies related to workforce development. Not necessary to mention at this point where technology is a core part of this effort.</p>	<p>Support ad hoc group's version with modifications: ED-P2. Job Growth and Workforce. Collaborate with economic development entities in the region to promote job growth, and entrepreneurship in <u>target</u> industries identified as priorities in the current County's Comprehensive Economic Development Strategy (without excluding other industries). Work with the education and private sectors to promote education, vocational training, professional development, and lifelong learning in the workforce.</p>
<p>Planning Commission Version (Amended Alternative A/B Versions) ED-P3. Affordable Housing. Ensure housing at a price commensurate with income levels as reflected in the County Regional Housing Needs Assessment, and a transportation system to provide efficient connectivity between housing and places of employment to minimize commute travel times and distances.</p>	<p>ED-P3. Affordable Housing. Ensure <u>Promote</u> housing at a price commensurate with income levels as reflected in the County Regional Housing Needs Assessment, and a transportation system to provide efficient connectivity between housing and places of employment to minimize commute travel times and distances. Discussion: Doesn't seem feasible to ensure.</p>	<p>Support ad hoc group's version with minor modifications: ED-P3. Affordable Housing. <u>Promote</u> housing at a price commensurate with income levels as reflected in the County Regional Housing Needs <u>Assessment Allocation</u>, and a transportation system to provide efficient connectivity between housing and places of employment to minimize commute travel times and distances.</p>
<p>Planning Commission Version (Amended Alternative A/B Versions) ED-P5. Aging Population. Respond to the increasing transportation, service, and housing needs of the county's aging population.</p>	<p>ED-P5. Aging Population. Plan for Respond to the increasing transportation, service, and housing needs of the county's aging population.</p>	<p>Support ad hoc group's recommendations.</p>
<p>Planning Commission Version (Amended Alternative B Version) ED-P6. Large Format Retail. Require discretionary review, including analysis of the economic and workforce impacts, of large format "big box" commercial uses. PC Split Vote 4-2-1</p>	<p>Option 1. Retain. Option 2. Delete. Discussion: Option 1: The goal of the economic development element is to support local businesses, so large format retail proposals should be</p>	<p>Support ad hoc group's recommendations for Option 1, with minor modification: ED-P6. Large Format Retail. Require discretionary review, including analysis of the economic <u>and workforce</u> impacts <u>on local business</u> of large format "big box" commercial uses.</p>

Land Use Classification & Economic Development Element Items – Planning Commission Draft, Ad Hoc Working Group Comments, Straw Votes, and Staff Recommendations

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09-2013; Staff Recommendation & Notes
	<p>analyzed for their impacts on local business.</p> <p>Option 2: No longer relevant. The County should support more jobs, regardless.</p>	<p>“Workforce” is under the umbrella of economic impacts.</p>
<p>Planning Commission Version (Amended Alternative A Version)</p> <p>ED-P8. Public Infrastructure. Assist local service providers in the pursuit of state and federal funding and development of land use assessment, rates and connection fee programs to upgrade and enhance water and wastewater facilities.</p>	<p>ED-P8. Public Infrastructure. Assist local service providers <u>Community Services or Improvement Districts</u> in the pursuit of state and federal funding and development of land use assessment, rates and connection fee programs to upgrade and enhance <u>infrastructure, including water, and wastewater and recreational facilities.</u></p>	<p>Support ad hoc group’s recommendations.</p>
<p>Planning Commission Version (Amended Alternative A/B Versions)</p> <p>ED-P9. Freight Mobility. Pursue financial and technical solutions to provide unrestricted interstate truck access on both U.S. 101 and State Highway 299.</p>	<p>ED-P9. Freight Mobility. Support pursuit of <u>Pursue</u> financial and technical solutions to provide unrestricted <u>improve</u> interstate truck access on both U.S. 101 and State Highway 299.</p>	<p>Support ad hoc group’s recommendations.</p>
<p>Planning Commission Version (Amended Alternative A/B Versions)</p> <p>ED-P11. Port Development. Support efforts to maintain and develop the port for the fishing industry, marine dependent coastal industries, mariculture and recreation. Zone and develop infrastructure to create an adequate supply of ready-to-build coastal dependent land suitable to compete for marine dependent industries.</p>	<p>ED-P11. Port Development. Support efforts to maintain and develop the port for <u>shipping, the fishing industry, aquaculture, renewable energy, marine coastal-dependent and -associated industries.</u> Zone and develop infrastructure to create an adequate supply of ready-to-build coastal dependent land suitable to compete for marine dependent industries.</p>	<p>Support ad hoc group’s recommendations.</p>
	<p>ED-P12A. Airport-Related Business Development. Support efforts to maintain and develop airports to accommodate air service-dependent and -associated industries.</p>	<p>New Policy recommended by the ad hoc group.</p> <p>Support ad hoc group’s recommendations.</p>
<p>Planning Commission Version (Amended Alternative A Versions)</p> <p>ED-P14. Industrial and Business Parks. Promote development of well-planned and designed industrial and business parks catering to existing local, as well as outside, opportunities, where appropriate. Encourage master environmental assessments for industrial and business parks in order to streamline the subsequent development process.</p>	<p>ED-P14. Industrial and Business Parks. Promote development of well-planned and designed industrial and business parks <u>with special consideration for ports, airports, value-added manufacturing and industries identified as priorities in the current County Economic Development Strategy catering to existing local, as well as outside, opportunities, where appropriate.</u> Encourage master environmental assessments and pre-permitting for industrial and business parks in order to streamline the subsequent development process.</p>	<p>Support ad hoc group’s recommendations with minor edits:</p> <p>ED-P14. Industrial and Business Parks. Promote development of well-planned and designed industrial and business parks <u>with special consideration for access to highways, ports, airports, and benefit to value-added manufacturing and target industries identified as priorities in the current County’s Comprehensive Economic Development Strategy catering to existing local, as well as outside, opportunities, where appropriate.</u> Encourage master environmental assessments and pre-permitting for industrial and business parks in order to streamline the subsequent development process.</p>
<p>Planning Commission Version (Amended Alternative A/B Versions)</p> <p>ED-P15. Revitalization. Promote the revitalization of communities in transition due to the decline of resource-based industries.</p>	<p>ED-P15. Revitalization. Promote the revitalization strategies such as infrastructure and/or economic development to assist of disadvantaged communities in transition due to the decline of resource-based industries.</p> <p>Discussion: Focus on the clearly defined term of “disadvantaged” communities” (S-4). Willow Creek is a good example of what infrastructure support can do to vitalize a disadvantaged community.</p>	<p>Support ad hoc group’s recommendations with minor edits:</p> <p>ED-P15. Revitalization. Promote the revitalization strategies such as infrastructure and/or economic development to <u>revitalize assist of</u> disadvantaged communities in transition due to the decline of resource-based industries.</p>

Land Use Classification & Economic Development Element Items – Planning Commission Draft, Ad Hoc Working Group Comments, Straw Votes, and Staff Recommendations

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09-2013; Staff Recommendation & Notes
<p>Planning Commission Version (Amended Alternative A/B Versions) ED-P16. Brownfields. Pursue and distribute funding and technical assistance to assess, clean up, and reuse Brownfield's. Streamline regulatory review for proposed development in commercial and industrial zoned Brownfields.</p>	<p>ED-P16. Brownfields. Pursue and distribute funding and technical assistance to assess, clean up, and reuse Brownfield's. Streamline regulatory review for proposed development in commercial and industrial zoned Brownfields. Discussion: County doesn't lead regulatory review for Brownfields, they look for funds. This is addressed in IM-4.</p>	<p>Modify the Planning Commission version to address concerns expressed by the ad hoc group: ED-P16. Brownfields. Pursue and distribute funding and technical assistance to assess, clean up, and reuse Brownfield's. Streamline the County's regulatory review process for proposed development in commercial and industrial zoned Brownfields.</p>
	<p>ED-P2X: Local Vendor Preference. Identify under-utilized and discarded materials and the waste byproducts of local industry (esp. manufacturing, forest products and agriculture/food production). Develop "highest and best use" opportunities for waste reduction and end-use markets with in the local economy such as reuse or as feedstock for local manufacturers.</p>	<p>New policy recommended by the ad hoc group. Support the ad hoc group's recommendation with modifications. The County's Comprehensive Economic Development Strategy includes two actions that appear to be referenced in the ad hoc group's recommendation: F1-a and F4. The Department recommends both be included (and re-numbered). ED-P2X. Local Vendor Preference. Develop and support implementation of procurement policies and procedures that increase access for locally-owned companies to bidding process, and that considers local economic impact in selection process. ED-IM11X. Material Reuse. Identify under-utilized and discarded materials and the waste byproducts of local industry (esp. manufacturing, forest products and agriculture/food production). Develop "highest and best use" opportunities for waste reduction and end-use markets with in the local economy such as reuse or as feedstock for local manufacturers.</p>
	<p>ED-P3X: Value Added Manufacturing. Support opportunities to remove barriers to and facilitate expansion of value-added manufacturing.</p>	<p>New Policy recommended by the ad hoc group. Support ad hoc group's recommendation.</p>
	<p>ED-P4X: Tribal Government Partnership. Pursue and support economic and infrastructure partnerships with Tribal Governments.</p>	<p>New Policy recommended by the ad hoc group. Support ad hoc group's recommendation.</p>
<p>ED-S2. Large Format Retail. The County shall require discretionary review of retail uses with a total building floor area; including multiple buildings, outdoor sale areas and storage, in excess of 50,000 square feet.</p>		<p>Support the Planning Commission version. This was a "Short List" item. This standard must be consistent with policy ED-P6 above.</p>
<p>ED-IM7. Large Format Retail. Develop guidelines for conducting economic and workforce impact analysis for "big box" commercial uses.</p>		<p>Support the Planning Commission version. This was also a "Short List" item. This implementation measure must be consistent with policy ED-P6 and standard ED-S2 above.</p>
	<p>ED-IM1X: Encourage local economic development entities to provide support and information resources for entrepreneurial business systems efficiency and management, particularly as the marketplace evolves (e.g. licensed Point of Sale systems). Don't want the County setting a standard, but want it to provide support. Recommend use of CEDS Strategies B & C as IMs.</p>	<p>New Implementation Measure related to ED-P2 recommended by the ad hoc group Support the ad hoc group's recommendation as a policy rather than an implementation measure, titled, "ED-P6X. Support For Entrepreneurial Business Systems Efficiency".</p>

Land Use Classification & Economic Development Element Items – Planning Commission Draft, Ad Hoc Working Group Comments, Straw Votes, and Staff Recommendations

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09-2013; Staff Recommendation & Notes
	ED-IM2X: Use permits shall renew if there are no significant changes made to a business.	New Implementation Measure related to ED-P2 recommended by the ad hoc group. Staff does not support this program as it seems to attempt to remove a review that already doesn't occur
	ED-IM3X: If there is no proposed change in the use type of a business upon change in ownership, no inspection shall be required to obtain a business license.	New Implementation Measure related to ED-P2 recommended by the ad hoc group. Staff recommends a modified version: ED-IM3X. Business License Renewal. Consider revising inspection procedures in the Tax Collector's Office and Building Department so that if there is no proposed change in the use type of a business upon change in ownership, no inspection shall be required to obtain a business license.
	ED-IM4X: Share regional economic status updates with the business sector and the public on at least an annual basis, preferably on a quarterly basis. E.g. HSU Economic Index (too broad), EDD Labor Market Information Division data, comparison of regional and state target cluster data and analysis of significant changes in workforce.	New Implementation Measure related to ED-P2 recommended by the ad hoc group. Support ad hoc group's conceptual recommendations, with the following program: (Note: See p. 17-18 of Prosperity 2012: Evaluation Methodology) ED-IM4X. Economic Data Sharing. Publish economic data showing how the county, the region and the target industries are performing at least annually. Compare Humboldt to other rural counties in the region, the state and the nation.
	ED-IM5X: Zone and develop infrastructure to create an adequate supply of ready-to-build coastal dependent land suitable to compete for marine dependent and associated industries. Develop an overlay program to pre-permit coastal commercial/industrial development.	New Implementation Measure related to ED-P11 recommended by the ad hoc group. Support ad hoc group's recommendations, with modifications to consolidate this program and the next: ED-IMX. Coastal Dependent Industry. Zone and develop infrastructure property to create an adequate supply of ready-to-build coastal dependent commercial/industrial land suitable to compete for marine dependent and associated industries. Working with the Harbor District, develop an overlay program to pre-permit coastal dependent commercial/industrial development giving special consideration for priority industries. As written by the ad hoc group, the program creates obligation for that entity, which may or may not have funding for the activity or exist in the future. The Harbor District has jurisdictional authority.
	ED-IM6X: Creating a program and overlay zone to principally permit coastal commercial/industrial development, giving special consideration for priority industries.	New Implementation Measure related to ED-P11 recommended by the ad hoc group. Support ad hoc group's recommendations, with modifications as described above.

Land Use Classification & Economic Development Element Items – Planning Commission Draft, Ad Hoc Working Group Comments, Straw Votes, and Staff Recommendations

Planning Commission Recommendation	GPU Ad Hoc Working Group (AHWG) Proposed Changes	Straw Votes 9-09-2013; Staff Recommendation & Notes
	<p>ED-IM7X: Zone and develop infrastructure to create an adequate supply of ready-to-build airport dependent land suitable to compete for air service-dependent and associated industries. Develop an overlay program to pre-permit air service-related commercial/industrial development.</p> <p>Discussion: Want to make sure that "-associated" industries also means air operations & maintenance facilities/services such as hangars and maintenance and other Fixed Base Operation services.</p>	<p>New Implementation Measure related to ED-P12A recommended by the ad hoc group.</p> <p>Support ad hoc group's recommendations, with modifications to consolidate this program and the next:</p> <p>ED-IM7X. Airport Dependent Industry. Zone and develop infrastructure property to create an adequate supply of ready-to-build airport dependent land suitable to compete for air service-dependent and associated industries. Working with the Airport Advisory Commission, develop an overlay program to pre-permit air service-related commercial/industrial development.</p> <p>As written by the ad hoc group, the program creates obligation for that entity, which may or may not have funding for the activity or exist in the future.</p>
	<p>ED-IM8X: Creating a program and overlay zone to principally permit airport-related commercial/industrial development, giving special consideration for priority industries.</p>	<p>New Implementation Measure related to ED-P12A recommended by the ad hoc group. Support the ad hoc group's recommendations, with modifications as described above.</p>
	<p>ED-IM9X: Promoting aggregation of common infrastructures. Hubs for particular industries regarding moving goods/access, e.g. warehouse at airport for shippers, trucking-needs industries clustered. Sites for clusters of common businesses. Pre-determined locations for certain priority industries (e.g. Lost Coast Brewery, Cypress Grove).</p> <p>Discussion: Could infrastructure support also mean marketing/shipping/systems incubator support for startup businesses?</p>	<p>New Implementation Measure related to ED-P14 recommended by the ad hoc group. Support the ad hoc group's conceptual recommendations with modifications:</p> <p>ED P5X. Aggregation of Common Businesses. Promote hub locations designed to provide industries with common infrastructure around which businesses can cluster to increase efficiency, e.g. access for goods movement, warehousing, etc. Pre-determine locations for development to support target industries.</p>
	<p>ED-IM10X: Plan for research and development and large-scale training spaces availability in business and industrial parks.</p>	<p>New Implementation Measure related to ED-P14 recommended by the ad hoc group. Support the ad hoc group's conceptual recommendations with modifications:</p> <p>ED-IM10X. Large Scale Training Sites. Modify the zoning ordinance to allow large scale training spaces in the MB – Business Park and MH – Heavy Industrial Zones.</p>

Attachment B

**Guiding Principles
(Chapter 1)**

As Straw Voted 6-03-13

1.4 Guiding Principles (strike through/underline to GPU version)

1. Ensure that public policy is reflective of the needs of the citizenry as expressed by the citizens ~~themselves~~.
2. Preserve and enhance the diverse character of Humboldt County and the quality of life it offers.
3. ~~Provide sufficient developable land, encourage development of affordable~~ Promote and facilitate the creation of new housing opportunities to mitigate the decline in availability of affordable housing for all income levels, ~~and prevent housing scarcity under a range of population growth scenarios.~~
4. ~~Ensure efficient use of water and sewer~~ Cooperate with services providers in delivering efficient water and sewer services and infrastructure and support scientifically proven waste management systems in areas not served by public sewer ~~focus development in those areas and discourage low-density residential conversion of resource lands and open space.~~
5. Support ~~the County's economic development strategy~~ and work to retain and create living-wage job opportunities.
6. ~~Protect~~ Encourage, incentivize and support agriculture and timberland over the long term, using measures such as increased restrictions and compatible uses on resource lands ~~subdivisions and patent parcel development.~~
7. Honor landowners' rights to live in urban, suburban, rural or remote areas of the county while using a balanced approach to ~~Protect~~ natural resources, especially open space, water resources, fisheries habitat and water quality in cooperation with state and federal agencies, ~~scenic beauty, and salmonid habitat.~~
- ~~8. Include actionable plans for infrastructure financing and construction.~~
- ~~98.~~ Adhere to a practical ~~strategy~~ ies that can be implemented utilizing constructive cooperation and common sense.
- ~~109.~~ Provide a clear statement of land use values and policies ~~to provide clarity in the County's permit processing system and simplify review of projects that are consistent with the General Plan.~~
- ~~110.~~ Maximize the opportunities to educate the public about the planning process, in order to have meaningful participation in the development and maintenance of the Plan.
- ~~121.~~ Support a broad public participation program at all levels of the decision making process; including study, workshops, hearings, and plan revisions.

Straw Vote Fennel/Bohn proposal with changes to #2 ("preserve" instead of "honor") and #7 (add "fisheries habitat"): 4/1 (Lovelace dissenting)