



AGENDA ITEM NO.

# COUNTY OF HUMBOLDT

For the meeting of October 20, 2014

Date: October 13, 2014

To: Board of Supervisors

From: Kevin Hamblin, Director of Planning and Building Department

Subject: Continued Board review of the Planning Commission Approved Draft General Plan. In particular, deliberations on Chapter 10 Conservation and Open Space Element, Section 10.2 Open Space, Section 10.7 Scenic Resources, and the Land Use Map Scheduling and Noticing Process.

### RECOMMENDATIONS:

That the Board of Supervisors:

1. Open the public hearing.
2. Continue deliberations on Chapter 10 Conservation and Open Space Element, Section 10.2 Open Space.
3. Continue deliberations on Chapter 10 Conservation and Open Space Element, Section 10.7 Scenic Resources.
4. Deliberate on the Land Use Map Scheduling and Noticing Process.
5. Deliberate as necessary regarding the Board's review schedule for the Draft General Plan.
6. Continue deliberation to Monday, November 3, 2014 beginning at 1:30 p.m. or as soon thereafter as possible.

Prepared by Michael Richardson  
 Michael Richardson, Senior Planner

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

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

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

PREVIOUS ACTION/REFERRAL:

Board Orders No. C-1

Meetings of; beginning June 12, 2012, and continuing through October 6, 2014

### 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**

## SOURCE OF FUNDING:

General Fund and General Plan User Fees.

## DISCUSSION:

### **October 6, 2014 Actions**

At the October 6, 2014 meeting, the Board straw-voted all the following items in the Conservation and Open Space Element:

Section 10.2.3 Open Space Action Program - added text in paragraph 6:

“To maintain working landscapes, the County will refrain from measures that reduce the economic viability of continued timber, **mining**, and agricultural operations and lobby for more efficient application of state and federal regulatory standards. “

Section 10.5 Waste Management

“**WM-G4. Management Strategy Hierarchy.** An integrated waste management hierarchy that first emphasizes source reduction, followed by reuse and repair, recycling, composting, materials recovery, environmentally safe energy recovery, environmentally safe **transformation materials recovery**, and, as a last resort, landfill disposal. “

Section 10.7 Scenic Resources

**SR-G1. Conservation of Scenic Resources Protection.**

**SR-G2. Community Separators.** (Move to 10.2.4 and bring back with other Community Separation Policies relocated to 10.2.4)

**SR-P6. Limit the Term of Off-Premise Billboards and Prohibition.**

**SR-P7. Billboards in Sensitive Habitat Areas.**

**SR-P8. Removal or Relocation of Billboards on Public Lands and Right-of-Ways in the Northwestern Pacific Railroad Right-of-Way.**

**SR-P9. Removal of Illegal Billboards.**

**SR-S6. New Off-Premise Billboards.**

**SR-SXX. Permits for Billboards.**

**SR-IM4. Sign Ordinance Revision.**

The wording for the approved Scenic Resources items appears in the standard large-format worksheet in Attachment 1 of this staff report. The revisions are also shown in the revised Chapter 10 - Conservation and Open Space chapter on the GPU website:

<http://www.humboldt.gov/org/572/Board-of-Supervisors-Draft>

### **Remaining Section 10.7, Scenic Resources Items**

At the last meeting, the Board requested the Community Separator goals and policies be brought back for review in their suggested new location in 10.2.4 - 10.2.6 which already contains a Community Separator policy. The new version of 10.2.4 - 10.2.6 is shown in Attachment 2. Staff recommends the Board straw vote the remaining Community Separator policies and standards in their new location as shown in the attachment.

Also at the October 6 meeting the Board requested staff bring back SR-Gx Scenic Roadways for continued discussion, including clarification of the state Scenic Highway designation process. The following revisions to the goal were discussed at the meeting, but not voted on:

**“SR-Gx. Scenic Highways/Roadways. Support for a designated scenic highway system.** A system of scenic highways/roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County.”

The County has several state highways that are eligible for inclusion in the state Scenic Highways Program: State Highways 36, 101, 96, and 299. The basic steps to receiving a Scenic Highway designation are 1) apply to Caltrans for scenic highway approval, 2) adopt a Corridor Protection Program, and 3) receive notification that the highway has been officially designated a Scenic Highway. More information about the program is included in Attachment 3 of this staff report. Highways 169, 254 (Avenue of the Giants) and 255 (Samoa Bridge) may also be eligible for inclusion in the state Scenic Highways Program, but are not currently listed. Staff recommends the Board straw vote on this goal after reviewing the information in Attachment 3.

Staff also recommends reconsideration of one item the Board straw-voted on October 6 - **SR-SXX. Permits for Billboards.** The tentatively approved language is:

**“SR-SXX. Permits for Billboards.** Require Conditional Use Permits and conformance to building, zoning and other local codes for construction of new billboards as well as expansion, repair, or re-construction (but not including customary maintenance under the Outdoor Advertising Act, repair, or reconstruction) of existing billboards.”

However, the revised language can be read to exempt maintenance, repair and reconstruction of billboards from conformance to building, zoning and other local codes, which was not the intent expressed by the Board. Staff suggests the wording be revised to clarify that maintenance, repair and reconstruction of billboards is required to conform to building, zoning and other local codes with the following changes, which are also in the large format worksheet in Attachment 1:

**“SR-SXX. Permits for Billboards.** Require Conditional Use Permits and conformance to building, zoning and other local codes for construction of new billboards as well as expansion of existing billboards. ~~-(but not including Customary maintenance under the Outdoor Advertising Act, repair, or reconstruction)~~ of existing billboards **shall not require Conditional Use Permits.**”

### **Land Use Map Scheduling and Noticing**

At the November 5, 2013 meeting, and continuing into December, the Board directed staff to prepare draft notices to all property owners who will have a change to their Land Use Designation through the General Plan Update. The Board's direction also included minor changes such as the renaming of a land use classification.

Staff reports prepared for those meetings estimated that the robust form of noticing selected by the Board would involve sending 10,000 one-page notices, which translated into \$38,000 in mailing and staff time. The estimate was based on cost of mailing, cost of newspaper notice, clerical time, and the assumption that 10% of the persons receiving the notice would call the Department with questions

On January 13, 2014, the Board discussed a map workshop schedule that would distribute meetings by Supervisorial Districts. The Board agreed with the overall process presented by staff,

but preferred the areas be divided geographically, rather than by political district. The three regions are southern, central, and north/eastern Humboldt. The detailed work plan in Attachment 4 reflects this change. It includes the following three meetings for each area:

1. Supervisor(s) and staff meeting – prior to notice to discuss the changes in the area, receive copies of maps, and a list of property owners with APN numbers. This will assist the Supervisors in responding to constituent questions.
2. Regional informational meeting – after the notice is sent, to post maps and discuss each area in detail. This will allow members of the public and property owners to attend and ask specific questions. The date and place will be chosen by the Supervisors, and qualified staff will be available.
3. Public Hearing Board meeting – in Board Chambers for official action.

Also at the January 13, 2014 meeting the Board reviewed a draft notice. There were suggestions from the Board and members of the public at the meeting, and the latest version of the draft notice is included in Attachment 4. Perhaps the most significant change in the new draft responds to the frequently received comment: *“Make it have a more noticeable appearance so people want to read it.”* As suggested by the Board, the notice now has **POTENTIAL CHANGES AFFECTING YOUR PROPERTY** in bold, capitals, and larger font. Staff investigated the use of color print and paper to make it more noticeable, and found those options are unavailable from the contractor processing the mailing.

The Board directed staff to attempt to keep it to a one page notice, using both the front and back sides of the paper. There was a suggestion that the second page have smaller font and address the most common proposed land use change and types. After looking at samples, the proposed notice recommended by staff in Attachment 4 focuses on the land use designation changes that will apply to the specific property, and not include a broader discussion, which may be confusing to the reader.

Other noticing enhancements discussed and rejected by the Board as cost prohibitive, were registered mail, notices with in-depth descriptions of the proposed Land Use Map change, and combined notices for persons/corporations with multiple property ownership.

There was discussion regarding whether the notice should distinguish between a land use change was “minor or major.” The Board settled on directing people to the County’s website and to Planning staff to find out if potential minor or major changes would apply.

The Board also discussed the difference between land use designations and zoning classifications. Zone changes to properties within Humboldt County will not occur as a result of the General Plan Update. Only the County’s land use designations are changing. A common misperception is that with the completion of the GPU the zoning of properties will also be changed concurrently. This is not the case and is conspicuously noted on the draft notice.

Since the January 13, 2014, meeting, calculations of how many notices might go out have been updated. Based on the current directions from the Board, staff estimates there will be 16,778 property owners will receive notices at a total cost of \$56,817 as shown in the table below.

<b>Description</b>	<b>Quantity</b>	<b>Staff Hours</b>	<b>Total</b>
Preparation staff costs (Senior Planner, GIS, Admin)	65	200	\$ 13,000
Publication costs - 1/8 page ad @ \$375 each	6	--	\$ 2,250
Publication costs - mailing @ \$.60 each	16,778	--	\$ 10,067
Follow up with public inquiries (Senior Planners)	1,678	420	\$ 31,500
<b>Total</b>			<b>\$ 56,817</b>

This figure could go either up or down based on the Board's assumptions about what land use changes warrant a public notice being sent. Reductions in this total would occur if certain changes to the land use designations are not flagged as significant, and therefore would not trigger an individual notice. For example, the Board could decide that changes from AR/AL (Agricultural Rural/Agricultural Lands) to RA (Residential Agriculture) and AS (Agricultural Suburban) to RE (Residential Estates) are not significant, and therefore the affected property owners do not need to be sent a notice. That decision would reduce the number of notices sent by 5,200.

On the other hand, this figure could increase based on other assumptions the Board makes. For example, under the current scenario tentatively selected by the Board, no notices are being sent based solely on changes in the allowed uses in the land use designations, which were straw voted by the Board in 2013. The Board may decide those changes warrant mailed notices to property owners, which would increase the number of notices sent. To help refine the estimates of the number of notices sent, staff has produced an Excel spreadsheet which can be used interactively by the Board on the Smartboard during their review. Staff is concerned about the expected high cost of the noticing for the upcoming land use mapping workshops and the impacts on staff resources.

The Board tentatively agreed to mailing individual notices 30 days in advance of each workshop, having a notice published in a local paper, and posting at the library. In addition, staff suggests a general flyer would be available to other groups and agencies to post or circulate via e-mail distribution lists.

Another component of the public outreach for the land use designation workshops is use of the GPU web page. Staff continues to refine the website to make it as user friendly as possible. It will complement the public outreach of mailed notices by enabling property owners to check the existing and proposed land use designations for their properties at their convenience using the online mapping system referred to as "webGIS".

### **GPU Review Schedule**

Attachment 5 is the updated draft schedule for completion of the remaining GPU tasks for review and comment.

### 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 2014-2015 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. Staff presented alternative public noticing scenarios to the Board at the January 13, 2014 meeting.

ATTACHMENTS:

- Attachment 1 Board Worksheet for Chapter 10, Section 10.7 – Scenic Resources
- Attachment 2 Proposed Revisions to Chapter 10, Section 10.2.4 - 10.2.6 Combining Together All the Community Separator Items
- Attachment 3 Background Information on State Scenic Highway Designation
- Attachment 4 Draft Notice and Details of the Land Use Map Scheduling
- Attachment 5 Updated Draft Schedule for Completion of the Remaining GPU Tasks

## **Attachment 1**

### **Worksheet for Section 10.7 Scenic Resources**

Conservation & Open Space, 10.7 Scenic Resources – Planning Commission Recommendations, Public Comments, and Board of Supervisors Actions/Staff Recommendations

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
<p><b>Planning Commission Version</b></p> <p><b>SR-G1. Scenic Resource Protection.</b> Protected high-value forest, agriculture, river, and coastal scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources.</p>		<p><b>SR-G1. Conservation of Scenic Resources Protection.</b> Protected high-value scenic forest, agriculture, river, and coastal scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources.</p> <p><b>Straw Vote:</b> 5-0, 10-6-2014</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-G2. Community Separators.</b> Visible and aesthetic open space areas between urban development areas that separate and preserve unique identities of the county's cities and communities.</p>		<p><b>SR-G2. Community Separators.</b> Visible and aesthetic Open space areas between urban development areas that separate and preserve unique identities of the county's cities and communities.</p> <p><b>Straw Vote:</b> 5-0, 10-6-2014</p> <p><b>Move to Conservation and Open Space Section</b></p>
<p><b>Planning Commission Version</b></p> <p><b>SR-Gx. Scenic Roadways.</b> A system of scenic roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County. <i>Modify 5-0 (5-26-11)</i></p>	<p><b>HCRLWG Recommendation:</b> Delete We disagree with this goal based on the potential impacts to working resource lands and the subjective nature of their designation</p>	<p><b>The version below was discussed by the Board at the October 6, 2014 meeting:</b></p> <p><b>SR-Gx. Scenic HighwaysRoadways. Support for a designated scenic highway system</b> A system of scenic highways roadways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County.</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-PX Working Landscapes.</b> Recognize the scenic value of resource production lands. <i>Modify 4-2 (6-23-11)</i></p>		<p><b>Support the Planning Commission version.</b></p>
<p><b>Planning Commission Version</b></p> <p><b>SR-P1. Development in Mapped Scenic Areas.</b> In mapped scenic areas, new discretionary and ministerial development shall be consistent with and subordinate to natural contours, hilltops, tree lines, bluffs and rock outcroppings. Visible disturbance and interruption of natural features shall be minimized to the extent feasible. <i>Retain 4-1 (6-16-11)</i></p>	<p><b>HCRLWG COMMENTS:</b> It is difficult to assess the effects of this policy without the maps. How does this mesh with the renewable energy policies (for examples wind mills)?</p> <p><b>Members of the Ad Hoc Working Group</b> <b>SR-P1. Development in Mapped Scenic Areas.</b> In mapped scenic areas, new discretionary and ministerial development shall <u>minimize</u> be consistent with and subordinate to natural contours, hilltops, tree lines, bluffs and rock outcroppings. Visible disturbance and interruption of natural features shall be minimized to the extent feasible.</p> <p>Comments: Required in Coastal Zone. Sites have not been mapped...will they be, realistically? Policy is too specific, as it will require clear mapping and standards. Difficult to discuss policy w/o clarity about process for mapping and determining what areas are considered scenic and what types of development is allowable.</p>	<p><b>Support the Planning Commission version.</b></p>

Conservation & Open Space, 10.7 Scenic Resources – Planning Commission Recommendations, Public Comments, and Board of Supervisors Actions/Staff Recommendations

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
<p><b>Planning Commission Version</b></p> <p><b>SR-P2. Development in Mapped Heritage Landscapes.</b> Protect the scenic quality of mapped heritage landscape areas with appropriate land use designations and design review standards to ensure that new development preserves or enhances the heritage landscape values of the site. <i>Retain 5-0 (6-16-11)</i></p>	<p><b>HCRLWG COMMENTS:</b> It is difficult to assess the effects of this policy without the maps. How are heritage landscapes defined?</p> <p><b>Members of the Ad Hoc Working Group</b> Still nervous about the mapping process</p>	<p>Support the Planning Commission version.</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-P3. Scenic Roadway Protection.</b> Protect the scenic quality of designated scenic roadways for the enjoyment of natural and scenic resources, <u>coastal views</u>, landmarks, or points of historic and cultural interest. <i>Modify 5-0 (6-16-11)</i></p>	<p><b>HCRLWG COMMENTS:</b> Who will designate these? What are the criteria? It is difficult to assess the effects of this policy without the maps.</p> <p><b>Members of the Ad Hoc Working Group</b> <b>SR-P3. Scenic Roadway Highway Protection.</b> Protect the scenic quality of designated scenic roadways <u>Byways</u> for the enjoyment of natural and scenic resources, <u>coastal views</u>, landmarks, or points of historic and cultural interest. Why highway vs. local roadway: maintenance commitment; little motivation to designate local roadways and attract higher use/impacts; designation of highways is a defined state program that requires Caltrans action in coordination with local governments.</p>	<p>Support the Planning Commission version.</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-P4. Community Separators.</b> Protect the scenic quality of "community separators" from degradation by maintaining adequate open space between communities and cities. <i>Retain 5-1 (6-23-11)</i></p>	<p><b>HCRLWG Recommendation: Delete</b> Given the effectiveness of current Community Planning Areas we see no need to create these.</p> <p><b>Members of the Ad Hoc Working Group</b> <b>Option 1:</b> Retain as written. agree that there is some redundancy, but need either this or the greenbelt policy in OS. <b>Option 2:</b> Delete. Difference between Greenbelts (OS) &amp; Community Separators? Greenbelts aren't focused on maintaining scenic values. Seems redundant. Terms like "degradation" are subjective. In essence means an urban limit line.</p>	<p>Support the HCRLWG version (delete).</p> <p><b>Discussion:</b> This policy is redundant with CO-P4:</p> <p><b>CO-P4. <u>Greenbelts. Community Separation.</u></b> Maintain separation of urbanized communities through appropriate land use designations and zoning density. Avoid merging urban development boundaries of adjacent communities.</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-P5. Development within Community Separators.</b> Retain a rural character and promote low intensities of development in community separators. <del>Prohibit</del> <u>Avoid</u> annexation or inclusion in spheres of influence for sewer and water services. Provide opportunities for additional development in urban development areas in exchange for permanent open space preservation within community separators. <i>Modify 6-1 (6-23-11)</i></p>	<p><b>HCRLWG Recommendation: Delete</b> Given the effectiveness of current Community Planning Areas we see no need to create these.</p>	<p>Support the Planning Commission version. Consider moving to the Section 10.2 to be with CO-P4 as shown in Attachment 2 of this staff report.</p>

Conservation & Open Space, 10.7 Scenic Resources – Planning Commission Recommendations, Public Comments, and Board of Supervisors Actions/Staff Recommendations

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
<p><b>Planning Commission Version</b></p> <p><b>R-P6. <del>Limit the Term of Off-Premise Billboards and Prohibition.</del></b>            Limit the term of new <del>and existing</del> off-premise billboards <del>by ordinance with use agreements</del> to provide for removal. <del>Prohibit the construction of new off-premise billboards along mapped Scenic Roadways and coastal views.</del></p>		<p><b>SR-P6. <del>Limit the Term of Off-Premise Billboards and Prohibition.</del></b>            Limit the term of new <del>and existing</del> off-premise billboards <del>by ordinance with use agreements</del> to provide for removal <b>consistent with the Outdoor Advertising Act.</b> <del>Prohibit the construction of new off-premise billboards along mapped Scenic Highways Roadways and coastal views.</del></p> <p><b>Straw Vote:</b> 5-0, 10-6-2014</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-P7. Billboards in Sensitive Habitat Areas.</b> Prohibit construction of billboards mapped sensitive, habitat areas.</p>		<p><b>SR-P7. Billboards in Sensitive Habitat Areas.</b> Prohibit construction of billboards <b>in</b> mapped sensitive, habitat areas.</p> <p><b>Straw Vote:</b> 5-0, 10-6-2014</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-P8. Removal or Relocation of Billboards on Public Lands and Right-of-Ways in the Northwestern Pacific Railroad Right-of-Way.</b>            Support efforts of <del>public agencies; such as</del> the North Coast Railroad Authority <del>and the U.S. Fish and Wildlife Service</del> to remove or relocate billboards from their right-of-way between Fields Landing and Arcata <del>on lands under their control.</del></p>		<p><b>Planning Commission version.</b></p> <p><b>Straw Vote:</b> 4-1 (Bohn), 10-6-2014</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-P9. Removal of Illegal Billboards.</b> <del>Illegal billboards on property within County jurisdiction shall be removed through code enforcement. The County shall advocate for removal of illegal billboards in areas outside of County jurisdiction, including petitioning</del> <del>Petition</del> Caltrans' Outdoor Advertising Office to remove illegal billboards along highways.</p>		<p><b>Planning Commission version.</b></p> <p><b>Straw Vote:</b> 5-0, 10-6-2014.</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-S1. Development in Mapped Scenic Areas.</b> <del>Discretionary and ministerial development shall avoid visual disturbance of natural contours, hilltops, tree lines, forest landscapes, bluffs and rock outcroppings, to the maximum extent feasible. Roads and public utility corridors shall be narrow as possible and follow natural contours. Natural features disturbed for construction purposes shall be restored to as close to natural condition as feasible. The construction of new off-premise billboards is prohibited.</del>  <i>Modify 6-0 (6-23-11)</i></p>	<p><b>HCRLWG COMMENTS:</b>            The impact of the standard cannot be assessed without the map. In general we do not agree with additional regulation of ministerial development.</p>	<p><b>Support a modified Planning Commission version:</b></p> <p><b>"SR-S1. Development in Mapped Scenic Areas.</b> <del>Discretionary and ministerial development shall avoid visual disturbance of natural contours, hilltops, tree lines, forest landscapes, bluffs and rock outcroppings, to the maximum extent feasible. Roads and public utility corridors shall be narrow as</del> <b>possible feasible</b> <del>and follow natural contours. Natural features disturbed for construction purposes shall be restored to as close to natural condition as feasible. The construction of new off-premise billboards is prohibited."</del></p> <p><b>Discussion:</b> Inserting the term "where feasible" provides more flexibility compared to the term "where possible", which can help avoid claims of unfair taking of property. Project review based on the term "feasible" can include factors such as the cost of mitigation, which would not necessarily be considered when applying the term "where possible".</p>

Conservation & Open Space, 10.7 Scenic Resources – Planning Commission Recommendations, Public Comments, and Board of Supervisors Actions/Staff Recommendations

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
		<p>The other straw-voted chapters of the GPU most often rely on the term “feasible” rather than “possible”. For example the Board made a similar modification when reviewing Chapter 14 - Safety in 2013:</p> <p>“<b>S-P26. Hazardous Waste.</b> Eliminate the use of toxic materials within Humboldt County, where <b>possible feasible</b>, and require the reduction, recycling, and reuse of such materials, to the greatest extent possible, where complete elimination of their use is not feasible. Require new development which may generate significant quantities of hazardous wastes to provide a plan for disposal which emphasizes on-site treatment, neutralization, and recycling.” Straw Vote 5/0 5-20-2013</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-S2. Development in Mapped Heritage Landscapes.</b> Protect the scenic and historical qualities of mapped heritage landscapes as a resource of public importance. Discretionary and ministerial development shall be sited and designed to protect views, minimize the alteration of natural land forms, be visually compatible with the character of surrounding areas, and preserve significant historical features. Discretionary development should restore and enhance visual quality in visually degraded areas. <i>Retain (6-23-11)</i></p>	<p><b>HCRLWG COMMENTS:</b> The impact of the Standard cannot be assessed without the map.</p>	<p><b>Support the Planning Commission version.</b></p>
<p><b>Planning Commission Version</b></p> <p><b>SR-S3. Scenic Roadway Plan-Standards.</b> <del>The following standards apply to mapped scenic roadways: Plan for scenic roadway protection includes the following standards:</del></p> <p><b>A. Visual Buffer Width.</b> <del>The width of the visual buffer along the road shall not exceed 200 feet from the edge of the traveled roadway.</del></p> <p><b>B. Permitted Uses.</b> <del>Permitted uses shall be allowed except the construction of new off-premise billboards is prohibited. Permitted uses that within the visual buffer area measures may be required to protect scenic qualities of the site.</del></p> <p><b>C. Site Development.</b> Buildings and landscaping within the visual buffer shall be designed and located on the site to create a harmonious visual relationship with surrounding development and the natural terrain and vegetation.</p> <ol style="list-style-type: none"> <li>Existing topography, vegetation, and scenic features of the site shall be retained to the maximum extent possible and incorporated into the proposed development.</li> <li>Structures and signs shall be limited in height, bulk, and siting to be visually compatible with, and subordinate to, the character of surrounding areas.</li> </ol>	<p><b>HCRLWG COMMENTS:</b> The impact of the Standard cannot be assessed without the map. What are the criteria for “harmonious visual relationships”? Section F here would be covered by the grading ordinance.</p> <p><b>SR-S3. Scenic Roadway Plan-Standards. ...</b></p> <p><b>A through G no recommended changes</b></p> <p><b>H. Location and Screening of Unsightly Features.</b> Potentially unsightly features within the visual buffer area, such as parking lots etc., shall be located in areas not visible from the scenic highway <b>where feasible</b>. Where it is not possible to locate such features out of view, features shall be screened from view by planting and/or fences, walls, or berms. Screening shall utilize primarily natural materials rather than solid fencing, preferably vegetation, in conjunction with low-earth berms.</p> <p><b>I through J no recommended changes</b></p>	<p><b>Support a modified HCRLWG version. No recommended changes except to the following paragraphs:</b></p> <p><b>SR-S3. Scenic Roadway Plan-Standards. ...</b></p> <p><b>“C. Site Development.</b> Buildings and landscaping within the visual buffer shall be designed and located on the site to create a harmonious visual relationship with surrounding development and the natural terrain and vegetation.</p> <ol style="list-style-type: none"> <li>Existing topography, vegetation, and scenic features of the site shall be retained to the maximum extent <b>possible feasible</b> and incorporated into the proposed development.</li> <li>Structures and signs shall be limited in height, bulk, and siting to be visually compatible with, and subordinate to, the character of surrounding areas.”</li> </ol> <p>...</p> <p><b>E. Location and Screening of Unsightly Features.</b> Potentially unsightly features within the visual buffer area, such as parking lots etc., shall be located in areas not visible from the scenic highway <b>where feasible</b>. Where it is not <b>possible</b></p>

**Conservation & Open Space, 10.7 Scenic Resources – Planning Commission Recommendations, Public Comments, and Board of Supervisors Actions/Staff Recommendations**

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
<p><b>D. Consideration of Views.</b> Structures, signs, and plant materials within the visual buffer shall be constructed, installed, and planted to complement, enhance, and retain scenic views. Vegetative screening shall be used where needed to prevent significant intrusion or degradation of public views.</p> <p><b>E. Location and Screening of Unightly Features.</b> Potentially unightly features within the visual buffer area, such as parking lots etc., shall be located in areas not visible from the scenic highway. Where it is not possible to locate such features out of view, features shall be screened from view by planting and/or fences, walls, or berms. Screening shall utilize primarily natural materials rather than solid fencing, preferably vegetation, in conjunction with low-earth berms.</p> <p><b>F. Site Grading.</b> Grading or earth-moving operations within the visual buffer area shall be planned and executed in such a manner that final contours appear to be consistent with the existing terrain both on, and adjacent to, the site.</p> <ol style="list-style-type: none"> <li>1) Vegetative cover shall be provided within a reasonable time after grading is completed to prevent visible scars remaining on the land from such operations.</li> <li>2) Contours altered by grading shall be restored by means of land sculpturing and a cover of topsoil in such a manner as to minimize runoff and erosion and prevent ponding of water.</li> <li>3) Finished contours shall be planted with native vegetation, so as to require minimum care and to be visually compatible with the existing <del>ground cover</del> landscaping.</li> </ol> <p><b>G. Access Roads.</b> The location and design of access roads within the visual buffer area shall not detract from the scenic quality of the road.</p> <p><b>H. Utilities.</b> New, relocated, or existing utility distribution lines within the visual buffer area shall be placed underground whenever feasible. When it is not feasible to place lines underground, they shall be located so as to be inconspicuous from the scenic route wherever feasible. Combined or adjacent rights-of-way and common poles shall be used wherever feasible.</p> <p><b>I. Railroads and Public Facilities.</b> Visual buffers shall exclude railroad rights-of-way and public facilities.</p> <p><i>Modify 6-0 (6-23-11)</i></p>		<p><b>feasible</b> to locate such features out of view, features shall be screened from view by planting and/or fences, walls, or berms. Screening shall utilize primarily natural materials rather than solid fencing, preferably vegetation, in conjunction with low-earth berms.</p> <p><b>Discussion:</b> Inserting the term "where feasible" provides more flexibility compared to the term "where possible". See above discussion for SR-S1 for more detail.</p>

Conservation & Open Space, 10.7 Scenic Resources – Planning Commission Recommendations, Public Comments, and Board of Supervisors Actions/Staff Recommendations

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
<p><b>Planning Commission Version</b></p> <p><b>SR-S4. Development in Mapped Community Separators.</b> <del>Unless there are existing design standards adopted for community separators, New structures development within mapped community separators shall:</del></p> <ul style="list-style-type: none"> <li>A. Site and design structures to take maximum advantage of existing topography and vegetation in order to substantially screen structures from view along scenic corridors.</li> <li>B. Minimize cuts and fills on hills and ridges.</li> <li>C. Minimize the removal of trees and other mature vegetation.</li> <li>D. Install landscaping consisting of native vegetation in natural groupings that fits with the character of the area in order to screen structures from view where existing topography and vegetation would not screen structures from view from scenic corridors.</li> <li>E. Design structures to use building materials and color schemes that blend with the natural landscape.</li> <li>F. Cluster structures on each parcel within existing built areas <del>and near existing natural features,</del> to the maximum extent feasible.</li> <li>G. <u>Locate building sites and roadways to preserve natural features, native vegetation and existing trees.</u></li> </ul> <p><i>Modify 6-0 (6-23-11)</i></p>	<p><b>HCRLWG Recommendation: Delete</b>                  The impact of the Standard cannot be assessed without the map. Given the effectiveness of current Community Planning Areas we see no need to create these.</p>	<p>Support the Planning Commission version. Consider moving to Section 10.2 to be with the Community Separator policy as shown in Attachment 2 of this staff report.</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-S5. Subdivisions in Community Separators.</b> Subdivisions in community separators shall:</p> <ul style="list-style-type: none"> <li>A. Ensure developments are subordinate to the viewscape, from the point of view of public roadways <u>and trails.</u></li> <li>B. Reduce visual impact where consistent with the Land Use Element by clustering.</li> <li>C. Preserve natural features and native vegetation by locating building sites and roadways.</li> <li>D. Require dedication of permanent open space easement at the time of subdivision to the extent <del>possible</del> <u>allowable by law.</u></li> <li>E. <u>Be accompanied by a visual analysis that demonstrates that the development is not detrimental to or enhances the visual quality of the Community Separators as a whole.</u></li> <li>F. <u>Adequate additional public services and infrastructure are available to serve the development.</u></li> <li>G. <u>The development is compatible with surrounding properties especially those used for agricultural pursuits.</u></li> </ul> <p><u>In addition to the mandatory criteria set forth above, special consideration will be given to projects that incorporate one or more of the following:</u></p> <ul style="list-style-type: none"> <li>1) <u>Aggregation of parcels within the Community Separator to achieve a project design that enhances the separators as a whole.</u></li> </ul>	<p><b>HCRLWG Recommendation: Delete</b>                  Given the effectiveness of current Community Planning Areas we see no need to create these.</p>	<p>Support the Planning Commission version. Consider moving to Section 10.2 to be with the Community Separator policy as shown in Attachment 2 of this staff report.</p>

Conservation & Open Space, 10.7 Scenic Resources – Planning Commission Recommendations, Public Comments, and Board of Supervisors Actions/Staff Recommendations

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
<p>2) <u>Creative financing mechanisms to maintain and preserve open space or parkland that may be dedicated in fee as part of the proposed development.</u></p> <p>3) <u>Project design features that provide for pedestrian or bicycle links between the communities on either side of the Community Separator and to any parkland that may be dedicated in fee as part of the proposed development.</u></p> <p><i>Modify 6-0 (6-23-11)</i></p>		
<p><b>Planning Commission Version</b></p> <p><b>SR-S6. New Off-Premise Billboards.</b> New off-premise billboards shall be restricted to a maximum term of <del>15</del> <u>10</u> <del>5</del> years and limited to areas designated as Commercial Services or Industrial General. <u>Off-premise billboards shall not include animation or electronic messaging unless for public service purposes and be restricted to a size of 300 square feet.</u></p>		<p><b>SR-S6. New Off-Premise Billboards.</b> New off-premise billboards shall be restricted to a maximum term of <u>15</u> <del>10</del> <del>5</del> years and limited to areas designated as Commercial Services or Industrial General. <u>Off-premise billboards shall not include animation or electronic messaging unless for public service purposes</u> and be restricted to a size of 300 square feet.</p> <p><b>Straw Vote:</b> 4-1 (Lovelace), 10-6-2014</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-SX. Light and Glare.</b> New outdoor lighting shall be compatible with the existing setting. Exterior lighting fixtures and street standards (both for residential and commercial areas) shall be fully shielded, and designed and installed to minimize off-site lighting and direct light within the property boundaries.</p> <p><i>Retain (6-23-11)</i></p>		<p><b>Support the Planning Commission version.</b></p>
<p><b>Planning Commission Version</b></p> <p><b>SR-SXX. Permits for Billboards.</b> Require Conditional Use Permits and conformance to building, zoning and other local codes for construction of new billboards as well as expansion, repair, or re-construction of existing billboards.</p>		<p><b>SR-SXX. Permits for Billboards.</b> Require Conditional Use Permits and conformance to building, zoning and other local codes for construction of new billboards as well as expansion, <u>repair, or re-construction (but not including customary maintenance under the Outdoor Advertising Act, repair, or reconstruction)</u> of existing billboards.</p> <p><b>Straw Vote:</b> 4-1 (Lovelace), 10-6-2014</p> <p><b>Discussion:</b> Consider further modifications as shown below to clarify that maintenance, repair and reconstruction of billboards is required to conform to building, zoning and other local codes.</p> <p><b>“SR-SXX. Permits for Billboards.</b> Require Conditional Use Permits and conformance to building, zoning and other local codes for construction of new billboards as well as expansion <u>of existing billboards. (but not including Customary maintenance under the Outdoor Advertising Act, repair, or reconstruction)</u> of existing billboards <u>shall not require Conditional Use Permits.</u>”</p>

Conservation & Open Space, 10.7 Scenic Resources – Planning Commission Recommendations, Public Comments, and Board of Supervisors Actions/Staff Recommendations

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
<p><b>Planning Commission Version</b></p> <p><b>SR-IM1. Mapping of Scenic Areas, Heritage Landscapes and Scenic Roadways.</b> Initiate a public process to identify, map, and designate Scenic Areas, Heritage Landscapes and Scenic Roadways, including specific ordinance standards for scenic protections and design review  <i>Retain (6-23-11)</i></p>	<p><b>HCRLWG Recommendation: Delete</b>                      The designation of these areas could negatively impact the owners' ability to manage and make necessary improvements on the resource lands.</p> <p><b>Members of the Ad Hoc Working Group</b>                      (break them apart):  <b>SR-IM1. Mapping of <u>Create Scenic Areas Mapping Program, &amp;</u> Heritage Landscapes and Scenic Roadways.</b> Initiate a public process to identify, map, and designate Scenic Areas, Heritage Landscapes and Scenic Roadways, including specific ordinance standards for scenic protections and design review</p> <p><b>SR-IMXX. Create Heritage Landscapes.</b> <u>Initiate a public process to identify, map, and designate Heritage Landscapes, including specific ordinance standards for scenic protections and design review.</u></p> <p><u>New IM: SR-IMXXX. Scenic Highway Designation.</u> Work with Caltrans to get eligible highways designated as scenic highway.</p> <p>Heritage landscapes process will be more straightforward than Scenic Resources. Also, Scenic Byway process involves Caltrans and separate state process. Warrants separate IMs related to separate policies.</p>	<p>Support the Planning Commission version.</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-IM2. Community Separators.</b> Identify, map, and designate an overlay zone for community separators with specific standard for open space protections and design review.  <i>Retain 5-1 (6-23-11)</i></p>	<p><b>HCRLWG Recommendation: Delete</b>                      Given the effectiveness of current Community Planning Areas we see no need to create these.</p>	<p>Support the Planning Commission version. Consider moving to Section 10.2 to be with the Community Separator policy as shown in Attachment 2 of this staff report.</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-IM3. Scenic Road Protection Program.</b> Community Development Services and Department of Public Works staff shall develop a program for coordinated protection of mapped scenic roads in concert with the involved public and private agencies.  <i>Retain (6-23-11)</i></p>	<p><b>HCRLG Recommendation: Delete</b>                      The impact of the Standard cannot be assessed without the map.</p>	<p>Support the Planning Commission version.</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-IM4. Sign Ordinance Revision.</b> Amend the sign ordinance to implement adopted policies for off-premise billboards and to consider other revisions to ensure community compatibility.</p>		<p>Planning Commission version.  <b>Straw Vote:</b> 5-0, 10-6-2014.</p>
<p><b>Planning Commission Version</b></p> <p><b>SR-IM5. Removal of Illegal Billboards.</b> Identify billboards that may have been placed without permits <u>or have expired permits</u>—and with the help of Caltrans' Outdoor Advertising Office—pursue removal of billboards found to be illegally placed <u>as defined by the California Outdoor Advertising Act.</u></p>		<p>Planning Commission version.  <b>Straw Vote:</b> 5-0, 10-6-2014.</p>

Conservation & Open Space, 10.7 Scenic Resources – Planning Commission Recommendations, Public Comments, and Board of Supervisors Actions/Staff Recommendations

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
<p><b>Planning Commission Version</b></p> <p><b>SR-IM6. Wayfarers Signage.</b> Establish a local scenic byways network designed to direct travelers to areas of scenic, cultural, and historic interest. <i>Retain (6-23-11)</i></p>		<p><b>Support the Planning Commission version.</b></p>
<p><b>Draft Environmental Impact Report (DEIR): (SCH# 2007012089) Mitigation 3.15.3.1.a</b></p> <p>“Until a public process is initiated to identify, map, and designate Scenic Areas, Heritage Landscapes and Scenic Roadways, including specific ordinance standards for scenic protections and design review, as provided for in SR-IM1 (and CU-IM1), the County shall address potential for significant impacts to scenic resources during ministerial and discretionary permit review.”</p>		<p><b>Modify the DEIR version.</b></p> <p><b>Discussion:</b> This mitigation measure is necessary to avoid permitting development that causes significant adverse impacts to scenic resources during the time period between the adoption of scenic resource protection policies and adoption of the maps implementing the policies. The mitigation requires at a minimum that interim scenic resource protection measures be applied to projects in areas that would arguably be protected in the future.</p> <p>However, as written, this mitigation is too vague to achieve the desired results, and should be modified at the time the EIR is recirculated to clarify the interim performance measures, and to better identify the areas where those measures will be applied.</p>
<p><b>Draft Environmental Impact Report (DEIR) Mitigation 3.15.3.1.a</b></p> <p><b>SR-PX. Scenic Roadway Map.</b> Until such time as a the General Plan Scenic Roadway Map is prepared and adopted, Humboldt County roadways listed in Sections 263.1 through 263.8 of the California Streets and Highways Code shall be considered to be Scenic Roadways pursuant to Policy SR-P3. Scenic Roadway Protection.</p>		<p><b>Support the DEIR version.</b></p>
<p><b>Draft Environmental Impact Report (DEIR) Mitigation 3.15.3.2.a</b></p> <p><b>SR-IMX. Community Separator Protection Program.</b> The County shall implement a program that allows the protection and maintenance of distinct separators between developed areas by protecting continued viability of working resource lands within these community separators.</p>		<p><b>Support the DEIR version.</b></p>

**Conservation & Open Space, 10.7 Scenic Resources – Planning Commission Recommendations, Public Comments, and Board of Supervisors Actions/Staff Recommendations**

Planning Commission Draft	Public Comments	Board of Supervisors Actions/Staff Recommendation
<p><b>Draft Environmental Impact Report (DEIR) Mitigation 3.15.3.3.a</b></p> <p><b>SR-IMX Lighting Design Guidelines.</b> Amend the Zoning Regulations to include lighting design guidelines. Require new development and projects that would make significant parking lot improvements or add new exterior lighting to submit a lighting plan consistent with these guidelines. Lighting design guidelines should address:</p> <ul style="list-style-type: none"> <li>• Intensity – Acceptable standards shall be defined for various land uses and development types specifying the maximum allowable total lumens per acre;</li> <li>• Directional Control – Standards shall be developed to minimize the upward transmission and intensity of light at various distances from its source through the use of full-cutoff lighting, downward casting, shielding, visors etc;</li> <li>• Signage – Standards with respect to illuminated signs shall be developed that prohibit or limit the size, spacing, design, upward transmission of light, and hours of operation. In addition signs should be white or light colored lettering on dark backgrounds;</li> <li>• Night Lighting – Hours of operation for various uses shall be specified in order to prohibit all night lighting except when warranted for public safety reasons. On demand lighting shall be encouraged;</li> <li>• Incentives – The County shall develop incentives for residents and businesses encouraging the conversion of existing lighting sources to compliant ones; and</li> <li>• Enforcement – These standards shall be incorporated into the County Development Code and design review process for new development.</li> </ul>		<p>Support the DEIR version.</p>

## **Attachment 2**

### **Proposed Revisions to Chapter 10, Section 10.2.4 - 10.2.6 Combining Together All the Community Separator Items**

## 10.2.4 Goals and Policies

### Goals

**CO-G1. Conservation of Open Spaces.** Open spaces that distinguish and showcase the county's natural environment, including working resource lands while not impacting the ability to ~~that~~ provide livelihoods, ~~and~~ profitable economic returns, ~~and while~~ ~~maintaining open space and ecological values.~~

**Straw vote: 5-0 [5-19-2014]**

**CO-G3. Conservation and Open Space Program.** An Open Space and Conservation Program that implements this Element's policies and is complimentary to the conservation and open space lands and programs of cities, tribes, and state and federal agencies while respecting private property rights.

**Straw vote: 5-0 [5-19-2014]**

**CO-G4. Parks and Recreation.** Well maintained and accessible parks offering a range of popular recreation opportunities and a countywide regional trail system that meets future recreational and non-motorized transportation demands.

**Straw vote: 5-0 [5-19-2014]**

**CO-G5. Open Space and Residential Development.** Orderly residential development of open space lands that protects natural resources, sustains resource production, minimizes exposure to ~~public safety natural~~ hazards, and ~~recovers~~ minimizes seeks to minimize the costs of providing public infrastructure and services.

**Straw vote: 5-0 [5-19-2014]**

~~SR-G2~~ **CO-G6. Community Separators.** ~~Visible and aesthetic~~ Open space areas between urban development areas that separate and preserve unique identities of the county's cities and communities.

**Straw Vote: 5-0 [10-6-2014]** Note: Relocated from Section 10.7 Scenic Resources

### Policies

**CO-P1. Conservation and Open Space Program.** The County shall inventory and appropriately zone conservation, resource and open space lands and work to ~~protect~~ maintain these lands through discretionary or ministerial development review, Williamson Act programs, TPZ zoning designations, conservation easement and recreation programs, and support for continued resource production.

**Straw vote: 5-0 [5-19-2014]**

**CO-P1x. Transfer of Development Rights.** ~~The County shall~~ Research and develop, if feasible, a voluntary manage a transfer of development rights program to transfer subdivision rights from high value open space and resource lands to urban development areas. as a method of protecting resource lands and open space based on community input.

**Straw vote: 5-0 [5-19-2014]**

**CO-P1xx. Open Space Acquisition.** The County ~~shall seek may consider~~ opportunities to ~~purchase~~ acquire high value open space lands, including community forests, and open space conservation easements ~~Full fee acquisitions shall only be from willing sellers.~~

**Straw vote: 5-0 [5-19-2014]**

**CO-P2. Support for Working Lands.** The County shall support policies that maintain profitable resource production on timber and agricultural lands as a means to secure long-term protection and sustainability of open space lands through programs such as the Williamson Act and Timber Production Zone incentive programs.

**Straw vote: 5-0 [5-19-2014]**

**CO-P3. Conservation Easements.** Support conservation easement programs that protect natural resource and open space assets. ~~Promote and~~ Where private and/or non-profit options do not exist or are not needed, the County may consider Develop mechanisms to accepting voluntary offers of conservation easements associated with permissible development on open space lands. easement programs that generate economic returns to the landowners and continued resource production, in exchange for permanent protection of natural resource and open space values.

**Straw vote: 5-0 [5-19-2014]**

**CO-P4. ~~Greenbelts.~~ Community Separation.** Maintain separation of urbanized communities through appropriate land use designations and zoning density. Avoid merging urban development boundaries of adjacent communities.

**Straw vote: 5-0 [5-19-2014]**

**SR-P5 CO-P4X. Development within Community Separators.** Retain a rural character and promote low intensities of development in community separators. ~~Prohibit~~ Avoid annexation or inclusion in spheres of influence for sewer and water services. Provide opportunities for additional development in urban development areas in exchange for permanent open space preservation within community separators.

**Note: Relocated from Section 10.7 Scenic Resources**

**CO-P5. Planning for Recreational Needs within Communities.** Policies addressing community recreational needs shall be prepared as part of planning efforts within each community. Implement park in-lieu fee programs in major communities.

**CO-P6. Develop and Maintain County Parks.** Secure, develop, and maintain county parks and recreation areas that are highly accessible to the public in order to serve the present and future needs of county residents.

**Straw vote: 5-0 [5-19-2014]**

**CO-P7. Encourage Private Outdoor Recreation.** Encourage private acquisition, development, and management of compatible outdoor recreational services and facilities as a means to generate economic returns for the landowner from conservation and open space lands where such recreational uses do not reduce do not significantly detract from the agricultural capability or timber productivity of lands planned and zoned for agriculture or timber.

**Straw vote: 5-0 [5-19-2014]**

**CO-Px4. Public Recreation.** Support acquisition, development and management of parklands and trails primarily in locations that are highly accessible to the public in order to serve the outdoor recreation and ADA needs of current and future residents, and where such uses do not reduce the agricultural capability, timber productivity and ecological services on open space lands.

**CO-P8. Development Review.** Development proposed on conservation and open space lands shall be reviewed for consistency with Conservation and Open Space Element policies.

## 10.2.5 Standards

**CO-S1. Identification of Local Open Space Plan.** The County's local open space plan consists of the goals, policies, standards, and implementation measures of the following sections of this general plan:

- A. Preservation of Natural Resources:
  - 1) Sections 10.1 and 10.2 - Conservation and Open Space
  - 2) Section 10.3 – Biological Resources
  - 3) Chapter 11 – Water Resources Element
- B. Managed Production of Resources:
  - 1) Section 4.5 – Agricultural Resources
  - 2) Section 4.6 – Forest Resources
  - 3) Section 10.4 – Mineral Resources
  - 4) Chapter 12 – Energy Element
- C. Outdoor Recreation, and Cultural and Scenic Values:
  - 1) Section 4.7 – Public Lands
  - 2) Section 10.6 - Cultural Resources
  - 3) Section 10.7 – Scenic Resources
  - 4) Chapter 7 - Circulation
- D. Public Health and Safety:
  - 1) Chapter 14 – Safety Element
  - 2) Chapter 15 – Air Quality Element

**CO-S2. Identification of the Open Space Action Program.** The specific programs which are intended to implement the open space plan:

A. The following land use designations:

CF, CFR, NR, OS, PR, P, MR/, T, TC, AE, AG, AGR, and AEG.

B. The following zoning classifications:

- 1) Agriculture Exclusive (AE)
- 2) Timber Production Zone (TPZ)
- 3) Commercial Timber (TC) [Coastal Zone]
- 4) Natural Resources (NR) [Coastal Zone]
- 5) Public Recreation (PR)

C. The following combining zone ~~designations~~ classifications:

- 6) Archaeological Resource Combining Zone (A)

- 7) Alquist-Priolo Combining Zone (G)
- 8) Streams and Riparian Corridors Protection Combining Zone (R)
- 9) Flood Hazard Combining Zone (F)
- 10) Alquist-Priolo Fault Hazard (G)
- 11) Mineral Resources Combining Zone (MR) [Coastal Zone]
- 12) "T" Combining Zone ~~(Coastal)~~ [Coastal Zone]

D. The following plan overlay areas:

- 1) FEMA mapped flood hazard zones
- 2) Sensitive cultural resource area
- 3) Special biological areas
- 4) Streamside Management Areas and Other Wet Areas
- 5) Areas mapped of geologic instability
- 6) Areas mapped as Very High Fire Severity hazard
- 7) Critical Water Supply
- 8) Critical Watersheds
- 9) The implementation measures of the chapters and sections listed in CO-S1.

**Straw vote: 5-0 [5-19-2014]**

**CO-S3. Conservation and Open Space Element Consistency Determination.** No building permit may be issued, no subdivision map approved, and no open space ordinance adopted unless the proposed action is consistent with the local open space plan as identified in CO-S1 and CO-S2 above.

**CO-S4. Open Space Consistency Determination on Legal Non-Conforming Substandard Parcels.** Require an open space consistency determination, based upon the conformance with General Plan density and open space development policies, for the development of residential structures based upon the following standards:

- A. For substandard Legal Non-Conforming residentially designated lots:
  - Substandard Legal non-conforming lots may be developed with a residential structure if the lot was lawfully created and has not been previously merged, regardless of whether or not development of the lot would be consistent with the density of the General Plan. A Special Permit is required for the development of a residential structure on a substandard lot located wholly within a flood hazard zoned or a Streamside Management Area (SMA) or Other Wet Area (OWA).
- B. Resource production, open space, and public land designated lots may be developed with a residential structure if:
  - the lot was lawfully created for uses other than utility or right of way purposes; and,
  - has not been previously merged; and,
  - plan density can be met; or,
    - the lot is planned for agricultural production and found necessary for an agricultural operation. Or

- the lot is zoned TPZ and it is found necessary for the management of timber, and if less than 20 acres, a use permit and/or rezone out of TPZ is required.

**Straw vote: 5-0 [5-19-2014]**

**CO-S5. Lot Line Adjustments on Resource Lands.** Lot line adjustments for lands planned for resource production may be allowed to create logical management units where densities are met and there is no resulting increase in the number of building sites.

**Straw vote: 5-0 [5-19-2014]**

**SR-S4 CO-S6. Development in Mapped Community Separators.** Unless there are existing design standards adopted for community separators, New structures development within mapped community separators shall:

- A. Site and design structures to take maximum advantage of existing topography and vegetation in order to substantially screen structures from view along scenic corridors.
- B. Minimize cuts and fills on hills and ridges.
- C. Minimize the removal of trees and other mature vegetation.
- D. Install landscaping consisting of native vegetation in natural groupings that fits with the character of the area in order to screen structures from view where existing topography and vegetation would not screen structures from view from scenic corridors.
- E. Design structures to use building materials and color schemes that blend with the natural landscape.
- F. Cluster structures on each parcel within existing built areas ~~and near existing natural features~~, to the maximum extent feasible.
- G. Locate building sites and roadways to preserve natural features, native vegetation and existing trees.

**Note: Relocated from Section 10.7 Scenic Resources**

**SR-S5 CO-S7. Subdivisions in Community Separators.** Subdivisions in community separators shall:

- A. Ensure developments are subordinate to the viewscape, from the point of view of public roadways and trails.
- B. Reduce visual impact where consistent with the Land Use Element by clustering.
- C. Preserve natural features and native vegetation by locating building sites and roadways.
- D. Require dedication of permanent open space easement at the time of subdivision to the extent ~~possible~~ allowable by law.
- E. Be accompanied by a visual analysis that demonstrates that the development is not detrimental to or enhances the visual quality of the Community Separators as a whole.
- F. Adequate additional public services and infrastructure are available to serve the development.
- G. The development is compatible with surrounding properties especially those used for agricultural pursuits.

In addition to the mandatory criteria set forth above, special consideration will be given to projects that incorporate one or more of the following:

1. Aggregation of parcels within the Community Separator to achieve a project design that enhances the separators as a whole.
2. Creative financing mechanisms to maintain and preserve open space or parkland that may be dedicated in fee as part of the proposed development.
3. Project design features that provide for pedestrian or bicycle links between the communities on either side of the Community Separator and to any parkland that may be dedicated in fee as part of the proposed development.

**Note: Relocated from Section 10.7 Scenic Resources**

## 10.2.6 Implementation Measures

**CO-IM1. Conservation and Recreation Easement Program.** Provide staffing and secure continued funding to support the Williamson Act Program and ~~expand~~ continue the County's Conservation and Recreation Easement Program as a means to maintain and protect working landscapes, priority open space lands, and outdoor recreational opportunities.

**Straw vote: 5-0 [5-19-2014]**

**CO-IM2. Working Landscapes.** Advocate for state and federal regulatory policy that sustains profitable resource production as a means to sustain the conservation and open space values of forest and agricultural land. Support market development efforts that maximize financial returns to the landowner for agriculture and timber products, recreation, and ecological services.

**CO-IM3. Review of New Development for Impacts on Recreational Resources.** Seek input from Parks and Recreation Division staff regarding land use planning decisions related to recreational opportunities in the county.

**CO-IM4. Pursuit of Funding.** The County shall maintain its Parks and Recreation Program within Public Works and shall pursue state and federal grant funding for the acquisition and maintenance of recreational facilities, trails, and other programs consistent with this Plan.

**CO-IM5. Zoning Ordinance Revision for Open Space Consistency Determinations.** Revise the Zoning Regulations governing development in open space lands to guide development consistency determinations pursuant to Government Code Section 65567.

**~~SR-IM2~~ CO-IM6. Community Separators.** Identify, map, and designate an overlay zone for community separators with specific standard for open space protections and design review.

Note: Relocated from Section 10.7 Scenic Resources

## **Attachment 3**

### **Background Information on State Scenic Highway Designation**

**What is the difference between an "eligible" and an "officially designated" scenic highway?**

The status of a proposed state scenic highway changes from eligible to officially designated when the local governing body applies to Caltrans for scenic highway approval, adopts a Corridor Protection Program, and receives notification that the highway has been officially designated a Scenic Highway.

**What is a Corridor Protection Program?**

When a city or county nominates an eligible scenic highway for official designation, it must identify and define the scenic corridor of the highway. Scenic corridors consist of land that is visible from the highway right of way, and is comprised primarily of scenic and natural features. Topography, vegetation, viewing distance, and/or jurisdictional lines determine the corridor boundaries. The city or county must also adopt ordinances, zoning and/or planning policies to preserve the scenic quality of the corridor or document such regulations that already exist in various portions of local codes. They should be written in sufficient detail to avoid broad discretionary interpretation and demonstrate a concise strategy to effectively maintain the scenic character of the corridor. These ordinances and/or policies make up the Corridor Protection Program.

**What is included in a Corridor Protection Program?**

There are five legislatively required elements for scenic corridor protection:

1. Regulation of land use and density of development;
2. Detailed land and site planning;
3. Control of outdoor advertising;
4. Careful attention to and control of earthmoving and landscaping; and
5. The design and appearance of structures and equipment.

Public participation in developing these elements is very important if the program is to have popular support.

**What steps are necessary to receive official designation?**

If a route is included on the list of scenic highways eligible for official designation, contact the Caltrans District Scenic Highway Coordinator. For the coordinator near you go to the Landscape Architecture Program webpage at:

[http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/scenic.hwy coordinators.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic.hwy coordinators.htm).

The city or county with jurisdiction over lands adjacent to the highway must take the following steps:

1. Conduct a visual assessment of the route to determine if it meets the current scenic highway criteria and to what extent, if any, development has intruded on the scenic views.
2. Submit a Scenic Highway Proposal to the District Scenic Highway Coordinator. The package should include a letter of intent by the local governing body, maps showing the scenic corridor and existing zoning, a map overlay of development in the corridor, and a narrative description of the scenic elements. The District and State Scenic Highway Coordinators review the proposal and if it is determined that the corridor meets the scenic criteria, the applicant proceeds to the next step. If the route fails this review, it is not advisable to continue seeking official designation.
3. Prepare and adopt a Corridor Protection Program. The District and State Scenic Highway Coordinators review the protection program. If it is determined that the program meets the legislative standards, a recommendation to designate the highway as scenic is forwarded to the Caltrans Director.

**Can highways be added to the Scenic Highway System?**

Yes. A city or county may propose adding routes with outstanding scenic elements to the list of eligible state highways. However, additions can only be made through legislative action. Consult with the District Scenic Highway Coordinator before initiating action, to ensure that the route qualifies.

**Can county roads become part of the Scenic Highway System?**

Yes. Although there is no official list of county highways eligible for scenic designation, county highways that have outstanding scenic qualities are considered eligible and do not require legislation. To receive official designation, the county must follow the same process required for official designation of state scenic highways.

**How are officially designated scenic highways identified?**

The California poppy serves as the logo for the scenic highway program. Caltrans places signs with this logo along officially designated routes. Also, the poppy logo identifies scenic highways on travel maps, and maps produced by the State Division of Tourism.

**Is there special funding for the Scenic Highway Program?**

There is no special State funding sources for preparation of scenic highway nominations. However, interested cities and counties can apply for Community Based Planning Grants for this purpose. More information is available on the Caltrans Division of Transportation Planning webpage at: <http://www.dot.ca.gov/hq/tpp/grants.html>

**Can scenic highways be widened or otherwise changed?**

Yes. However, Caltrans works with appropriate agencies to ensure the protection of scenic corridors to the maximum extent feasible. It identifies impacts to scenic corridors (i.e., degradation and obstruction of scenic views) as an integral part of its project planning, project development and maintenance operations.

**Does official designation preclude development?**

No, but an effective Corridor Protection Program will ensure activities within the scenic corridor are compatible with scenic resource protection and consistent with community values while still allowing appropriate development.

**Can scenic highway designations be revoked?**

The most critical element of the scenic highway program is implementation and enforcement of the Corridor Protection Program. Caltrans performs a compliance review of scenic highways every five years, or more often if appropriate. Revocation of a scenic highway designation can occur if Caltrans determines that the Corridor Protection Program or the scenic quality of the corridor is no longer in compliance. A city or county may request revocation if it no longer wishes to be part of the program.

**What are some of the benefits of scenic highway designation?**

Official designation requires a local governing body to enact a Corridor Protection Program that protects and enhances scenic resources along the highway. A properly enforced program can:

- Protect the scenic corridor from encroachment of incompatible land uses such as junkyards, dumps, concrete plants, and gravel pits, etc.
- Mitigate activities within the corridor that detract from its scenic quality by proper siting, landscaping or screening.
- Prohibit billboards and regulate on-site signs so that they do not detract from scenic views.

- Make development more compatible with the environment and in harmony with the surroundings.
- Regulate grading to prevent erosion and cause minimal alteration of existing contours and to preserve important vegetative features along the highway.
- Preserves views of hillsides by minimizing development on steep slopes and along ridgelines.
- Prevent the need for noise barriers (sound walls) by requiring a minimum setback for residential development adjacent to a scenic highway.

In addition, scenic highway designation will:

- Enhance community identity and pride, encouraging citizen commitment to preserve community values.
- Enhance land values by maintaining the scenic character of the corridor.
- Provide a vehicle for the community to promote local tourism that is consistent with the community's scenic values.

Source: *Frequently Asked Questions About the State Scenic Highway Program*  
(<http://www.dot.ca.gov/hq/LandArch/scenic/faq.htm>)

## **Attachment 4**

### **Details of the Land Use Map Scheduling and Noticing Process**





Planning and Building Department  
 Planning Division  
 COUNTY OF HUMBOLDT  
 3015 H Street  
 Eureka CA 95501

RETURN SERVICE REQUESTED

## IMPORTANT PUBLIC HEARINGS

- ADD1
- ADD2
- ADD3
- ADD4
- ADD5
- ADD6

Parcel	Address	Current Land Use Designation	Proposed New Land Use Designation
XXX-XXX-XXX	XX Rural Street	Disbursed Houses, Timber, Thick Underbrush	Residential Low Density (RL1)

CURRENT LAND USE DESIGNATION(S)	PROPOSED NEW LAND USE DESIGNATION(S)
<p><b>Dispersed Houses (1 dwelling unit/acre) (Northern Humboldt General Plan)</b>            Residential area with one acre lots. In this category one will find a great many second homes.</p> <p><b>Timber and Thick Underbrush (1 dwelling unit /20 acre) (Northern Humboldt General Plan)</b>            These areas include all types of forest including those with the highest timber production and sawmill potential and lands of significant tree cover. These areas have been left white in order to make the map more readable.</p>	<p><b>Residential Low Density (1 dwelling unit /acre)</b>            The Residential Low Density (RL) designation is used for areas suitable for residential use where urban services are available or are anticipated to be available. Single family units on individual lots are the dominant use, but the designation can accommodate a mix of housing types including townhouses and common-wall clustered units.</p>

### Description of Common Terms

**Residential Development Density** (dwelling units per acre or du/acre) is the maximum number of houses that can be that are allowed per acre.

**Land Use Designations and Land Use Maps.** A description of the allowable uses (residential, commercial, etc.), maximum allowable development density or non-residential development intensity, and are displayed maps that are adopted by the Board of Supervisors that apply land use designations to all property within the County.

**Zoning Classification and Zoning Map** A specifically delineated area or district within which detailed regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings, as well as other activities such as parking, open areas, and environmental protections. The zoning maps are not being changes at this time, but could change in the future.

# HUMBOLDT 21st Century

## Notice of Public Hearings Humboldt County Board of Supervisors

### HUMBOLDT COUNTY DRAFT GENERAL PLAN UPDATE LAND USE DESIGNATION MAPPING

The Humboldt County Board of Supervisors will hold public hearings on the General Plan Update Land Use Designation Mapping. Workshops and public hearings will be held in your area to review current designations and proposed changes. Supervisors and staff will be available to listen to comments and answer questions from Southern Area property owners.

#### **SOUTHERN AREA WORKSHOP**

Wednesday, April 8, 2015  
5:00 pm – 9:00 pm

Redway Elementary School Gymnasium  
District 1 Supervisor Rex Bohn  
District 2 Supervisor Estelle Fennel

#### **PUBLIC HEARING**

Monday, April 13, 2015  
11:00 am – 7:00 pm

Board of Supervisors' Chamber  
825 Fifth Street, Eureka

#### **LAND USE DESIGNATION AND MAPPING**

Humboldt County is currently in the process of revising the General Plan which includes changes to land use designations mapping. The maps, together with General Plan policy, govern the kinds, locations, and intensities of land uses within the unincorporated areas of the County and **MAY CONTAIN POTENTIAL CHANGES TO YOUR PROPERTY'S DESIGNATION. THE ZONING FOR YOUR PROPERTY IS NOT CHANGING AT THIS TIME, BUT COULD CHANGE IN THE FUTURE.**

The General Plan Update, Planning Commission Draft Plan, supporting documents and a schedule of the proposed hearing dates for the Draft Plan are available at the Humboldt County Planning Division's website at [www.planupdate.org](http://www.planupdate.org), the County Library located at 1313 Third Street, Eureka, California and at the Planning and Building Department, 3015 H Street, Eureka, California.

Learn more about proposed changes to your property or your neighborhood, including maps and land-use tables with allowable uses:

- **Website:** [www.planupdate.org](http://www.planupdate.org)
- **Telephone:** (707) 268-3795
- **E-mail questions:** [gpu@co.humboldt.ca.us](mailto:gpu@co.humboldt.ca.us)

## **Attachment 5**

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

2014 DRAFT CALENDAR

January	February	March	April	May	June	July	August	September	October	November	December
<b>Board of Supervisors Hearing Process</b>											
<p>BOS Hearing (1-13-14) Items to Refer Back to Planning Commission Map Noticing WorkPlan Chapters 2 &amp; 3 Public Guide and Governance</p>	<p>BOS Hearing (2-10-14) CANCELLED</p>	<p>BOS Hearing (3-10-14) 1:30-6:00 Report from Planning Commission Chapter 4: Land Use Designation: Tribal Open Amended Schedule</p>	<p>BOS Hearing (4-7-14) 1:30 - 6:00 CANCELLED</p>	<p>BOS Hearing (5-5-14) 1:30-6:00 HOUSING ELEMENT</p>	<p>BOS Hearing (6-2-14) 1:30 - 6:00 Open Space &amp; Conservation Chapter 10.3 Biological Resources</p>	<p>BOS Hearing (7-14-14) 1:30-6:00 Open Space &amp; Conservation Chapter 10.3 Biological</p>	<p>BOS Hearing (8-18-14) 1:30-6:00 TENTATIVE Open Space &amp; Conservation Chapter 10.3 Biological Resources</p>	<p>BOS Hearing (9-8-14) 1:30-6:00 Open Space &amp; Conservation: Chapter 10.3 Biological Resources &amp; Chapter 10.4 Mineral Resources &amp; Chapter 10.5 Waste Management</p>	<p>BOS Hearing (10-6-14) 1:30-6:00 Open Space &amp; Conservation: Introduction &amp; Chapter 10.5 Waste Management &amp; Chapter 10.7 Scenic Resources</p>	<p>BOS Hearing (11-3-14) 1:30 - 6:00 TENTATIVE Open Space &amp; Conservation 10.6 Cultural Resources</p>	<p>BOS Hearing (12-15-14) 1:30 - 6:00 TENTATIVE Chapter 11 Water Resources</p>
<p>BOS Hearing (1-27-14) CANCELLED</p>	<p>BOS Hearing (2-24-14) CANCELLED</p>	<p>BOS Hearing (3-24-14) 1:30-6:00 Chapters 2 &amp; 3 Public Guide &amp; Governance</p>	<p>BOS Hearing (4-21-14) 1:30 - 6:00 HOUSING ELEMENT</p>	<p>BOS Hearing (5-19-14) 1:30 - 6:00 Open Space &amp; Conservation Chapter 10.2 Open Space</p>				<p>BOS Hearing (9-22-14) 1:30-6:00 Open Space &amp; Conservation: Chapter 10.4 Mineral Resources &amp; Chapter 10.5 Waste Management &amp; Chapter 10.7 Scenic Resources</p>	<p>BOS Hearing (10-20-14) 1:30-6:00 TENTATIVE Open Space &amp; Conservation 10.2 Open Space (Community Separators) &amp; 10.7 Scenic Resources &amp; Land Use Map Scheduling &amp;</p>		

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

Cancelled

BOS deliberation

Future Proposed Meeting

**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 **partial review**
- Chapter 11. Water Resources Element
- 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**

2015 DRAFT

January	February	March	April	May	June	July	August	September	October	November	December
<b>Board of Supervisors Hearing Process</b>											
BOS Hearing 1-12-15 1:30-6:00 TENTATIVE  Chapter 11  Water Resources	BOS Hearing 2-9-15 1:30-6:00 TENTATIVE  Appendix F: Other Maps:  Biological, Safety, and Circulations	BOS Hearing 3-9-15 11:00-7:00 TENTATIVE  Maps: Central Humboldt	BOS Hearing 4-13-15 11:00 - 7:00 TENTATIVE  Maps: Southern Humboldt			BOS Hearing TBD 11:00 - 7:00 TENTATIVE  Maps: North & Eastern Humboldt  Any time: May, June, July			BOS Hearing 10-5-15 1:30-6:00 TENTATIVE  Environmental Impact Report	BOS Hearing 11--15 1:30-6:00 TENTATIVE  Environmental Impact Report	BOS Hearing 12-14-15 1:30-6:00 TENTATIVE  FINAL VOTE
	BOS Hearing 2-23-15 1:30-6:00 TENTATIVE  Appendix B Glossary & Appendix C Community Plans & Appendix E Coastal Plans	BOS Hearing 3-23-15 1:30-6:00 TENTATIVE  TBD	BOS Hearing 4-27-15 1:30-6:00 TENTATIVE  Punch List Items			BOS Hearing 7-27-15 1:30-6:00 TENTATIVE  Consistency Review & Determination of Substantial Changes			BOS Hearing 10-19-15 1:30-6:00 TENTATIVE  Environmental Impact Report		

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

Cancelled

BOS deliberation

Future Proposed Meeting

**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 **almost complete 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 **-UNDER REVIEW**
- Chapter 11. Water Resources Element
- 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**