



AGENDA ITEM NO.

COUNTY OF HUMBOLDT

For the meeting of March 23, 2015

Date: March 16, 2015

To: Board of Supervisors

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

Subject: Continued Board review of the Planning Commission Approved Draft General Plan. In particular, deliberations on Appendix B: Glossary and Definitions, Appendix C: Community Area Plans Policy Extract, and the work plan for the land use map meetings.

RECOMMENDATIONS:

That the Board of Supervisors:

1. Open the public hearing.
2. Deliberate on Appendix B: Glossary and Definitions.
3. Deliberate on Appendix C: Community Area Plans Policy Extract.
4. Deliberate on the work plan for the upcoming land use map meetings as needed.
5. Deliberate on the Board's review schedule for the Draft General Plan as needed.
6. Continue the meeting to Monday, April 27, 2015 beginning at 1:30 p.m. or as soon thereafter as possible to continue deliberations on the remaining items listed above.

Prepared by

Michael Richardson

Michael Richardson, Senior Planner

CAO Approval

Amy Olsen

REVIEW:

Auditor _____ County Counsel *DS* Human Resources _____ Other _____

TYPE OF ITEM:

_____ Consent
_____ Departmental
☒ Public Hearing
_____ Other _____

PREVIOUS ACTION/REFERRAL:

Board Orders No. C-1

Meetings of: beginning June 12, 2012, and continuing through March 9, 2015

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor
Seconded by Supervisor

Ayes
Nays
Abstain
Absent

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: _____

By: _____

Kathy Hayes, Clerk of the Board

RSW

SOURCE OF FUNDING:

General Fund and General Plan User Fees

DISCUSSION:

At the March 9, 2015 meeting, the Board deliberated on Appendix B: Glossary and Definitions, Appendix C: Community Area Plans Policy Extract, Appendix E: Coastal Plans, and on the work plan for the upcoming Land Use Map workshops and meetings. The Board requested each of these items be brought back for further deliberation at the March 22nd meeting.

Appendix B: Glossary and Definitions

A worksheet has been added to Attachment 1 to identify options for the Board's consideration of the possible additions and other changes to the glossary suggested by the public at the March 9 meeting:

- Add "Lot Line Adjustment"
- Add "Common Sense Clause" from policy
- Add "Grandfathered"
- Modify "Ad Hoc Working Group" (make more general)
- Add "Shall", "Should", "May"
- Modify "Alternative Waste Disposal" (get proposed revisions from Mr. Grover and give them to the Health Department for review)
- Modify "Community Plan" (add people to the definition)
- Modify "Development" (simplify)
- Differentiate man-made wetlands from other wetlands

Appendix C: Community Area Plans Policy Extract

At the March 9 meeting, the Board took public comment and began deliberations on Appendix C: Community Area Plans Extract (**Attachment 2a**). No straw votes were taken to provide more time for review of Appendix C.

There was considerable public discussion about the Avenue of the Giants Community Plan during the March 9th public hearing. Some members of the public believe the public participation for updating the Community Plan was flawed, and question its validity. A review of the project files suggests that this Community Plan was adopted consistent with state law with a rigorous public participation component that included community meetings, several Planning Commission hearings, and several Board of Supervisors hearings. Updating the Community Plan with additional public outreach may be initiated at the discretion of the Board of Supervisors.

Staff continues to recommend that this Community Plan be removed from Appendix C and kept as a separately bound document along with the Eureka Community Plan and the McKinleyville Community Plan. The modifications in **Attachment 2c** proposed by staff are needed to make the Community Plan consistent with the proposed General Plan.

For reference purposes, **Attachment 2b** compares the existing Community Plans with Appendix C. **Attachment 2c** presents suggested revisions to the Avenue of the Giants, Eureka, and McKinleyville Community Plans to maintain consistency with the General Plan Update. **Attachment 2d** provides suggested modifications to the narrative in Chapter 2 to clarify the relationship between Community Plans and the General Plan, prior adopted General Plan Elements and the proposed Plan. Planning staff provided each attachment as an individual electronic file to make the documents easier to retrieve from the County's website.

Coastal Plans

Staff transmitted the straw-voted GPU chapters to local Coastal Commission staff on Thursday, March 5, 2015. Coastal Commission staff will review each policy, standard, and implementation measure, and insert those that are applicable into each LCP. The draft LCPs will then be reviewed and approved by the Board of Supervisors and officially transmitted to the Coastal Commission for approval. The Land Use maps will also be transmitted to local Coastal Commission staff for review once they are straw-voted by the Board. No action by the Board is needed at this time for the update of the coastal plans.

Land Use Mapping Workshop and Meeting Work Plan

Staff met with three Board members on March 11, 2015 to review the Planning Commission recommendations for the General Plan Land Use maps, and to identify workshop sites. Staff will be continuing that conversation with the remaining Board members on Thursday, March 26, 2015. The table below summarizes meeting locations, dates, and the overall schedule for the land use mapping effort.

Table 1. Land Use Mapping Meeting Schedule

INDIVIDUAL MEETINGS WITH BOARD MEMBERS TO DETERMINE WORKSHOP LOCATION		
Meet with Fifth District Supervisor	Ryan Sundberg	Thursday 3/26, 2:00 – 3:30
Meet with Second District Supervisor	Estelle Fennel	Thursday 3/26, 3:30 – 5:00
FLYERS E-MAILED TO LIBRARIES/CITIES & SERVICE DISTRICTS: MAY 26nd		
GENERAL NEWSPAPER NOTICE: RELEASED CONCURRENT WITH FIRST INDIVIDUAL NOTICES • Times Standard – publish: Sunday May 24th • North Coast Journal – publish: Thursday May 28th • Other Newspapers (after May 24)		
Map Noticing Workshops/Board Meetings – North Eastern Area		
Release Notice (Mail notice to contractor Friday, April 24, 2015) Notice will include three BOS meetings and one or more workshops (location(s) to be determined).		Release Notice May 22, 2015
OPTIONAL WORKSHOP(S) 1. Willow Creek: June ?? (Note: the McKinleyville Municipal Advisory Committee is scheduled to review the maps at a public hearing on May 20 th)	Two Planners + Supervisor(s)	TBD June 1 – June 20
North Eastern Mapping Board Meeting		June 22, 2015 11:00 am – 7:00 pm
Map Noticing Workshops/Board Meetings – Southern Area		
Release Notice (Mail notice to contractor Friday, May 15, 2015) Notice will include three BOS meetings and one or more workshops (location(s) to be determined)		Release Notice June 12, 2015
OPTIONAL WORKSHOP(S) 1. Weott/Rio Dell/Scotia: 2. Garberville/Redway	Two Planners + Supervisor(s)	TBD June 20-July 11
Southern Mapping Board Meeting (LOCATION NOT YET DETERMINED)	OFFSITE MEETING	July 13, 2015 11:00 am – 7:00 pm

Map Noticing Workshops/Board Meetings – Central Area		
Release Notice (Mail notice to contractor Friday, June 4, 2015) Notice will include two BOS meetings and one or more workshops (location(s) to be determined)		Release Notice July 2, 2015
WORKSHOP(S) 1. Redwood Acres 2. Petrolia 3. Blue Lake:	<i>Two Planners + Supervisor(s)</i>	TBD July 11 - 25
Central Mapping Board Meeting		July 27, 2015 11:00 am – 7:00 pm

GPU Review Schedule

Attachment 3 is the updated draft schedule for completion of the remaining GPU tasks for review, comment and modification as needed.

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.

ATTACHMENTS:

Attachment 1. Appendix B - Glossary

Attachment 2 Community Plans

Attachment 2a Appendix C: Community Plans Policy Extract

Attachment 2b Comparison of Appendix C to Adopted Community Plans

Attachment 2c Suggested Modifications to Chapter 2 Narrative

Attachment 2d Suggested Revisions to Other Community Plans to Maintain Consistency with the General Plan Update

Attachment 3 Updated Schedule for Completion of the Remaining GPU Tasks